



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, June 24, 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.franklin.tn.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

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CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of The May 27, 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

Although public notices were mailed for the Poplar Farms Plan of Services, Annexation, Zoning, and Development Plan, these items were removed from the agenda due to incomplete submittals. When these items are again placed on an FMPC agenda, a new public notice will be mailed.

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.

2. Consideration Of Approval Of Items 3 and 9-12 On The Consent Agenda.

SITE PLAN SURETIES

3. Spring Creek Subdivision, Site Plan, Section 1, Revision 4 (Spring Creek Center); Extend The Performance Agreement For Landscaping (Retail) Improvements To June 23, 2022. (CONSENT AGENDA)

Sponsors: Paula Kortas

ENVISION FRANKLIN PLAN AMENDMENTS

4. PUBLIC HEARING: Consideration Of Resolution 2021-104, A Resolution To Adopt An Envision Franklin Plan Amendment For A Portion Of The Property Located At 1740 New Hwy 96 W To Amend The Southeast Portion Of The Property From The Conservation Subdivision Design Concept To The Neighborhood Mixed-Use Design Concept And Create New Special Considerations.

Sponsors: Emily Wright, Andrew Orr, Eric Conner

REZONINGS/DEVELOPMENT PLANS

5. Consideration of Ordinance 2021-19, An Ordinance To Rezone 0.89 Acres From Residential-1 (R-1) District To Office Residential (OR) District For The Property Located East Of Franklin Road And South Of Country Road, Located At 532 Franklin Road.

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

6. Consideration of Ordinance 2021-05, An Ordinance To Rezone 233.66 Acres From Agricultural (AG) District And Civic Institutional (CI) District To Planned (PD 2.02) District For Several Properties Located

Near The Intersection Of Hillsboro Road and Mack Hatcher Memorial Parkway (Brownland Farm PUD Subdivision).

Sponsors: Emily Wright, Amy Diaz-Barriga

7. Consideration Of Resolution 2021-53, A Resolution Approving A Development Plan For Brownland Farm PUD Subdivision, For Several Properties Located Near The Intersection Of Hillsboro Road And Mack Hatcher Memorial Parkway.

Sponsors: Emily Wright, Amy Diaz-Barriga

8. Consideration of Resolution 2021-54, A Resolution Approving A Revised Development Plan for Christ Community Church For The Property Located West Of Hillsboro Road And South Of The Harpeth River (1215 Hillsboro Road).

Sponsors: Emily Wright, Amy Diaz-Barriga

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

9. Cherokee Place PUD Subdivision, Final Plat (Includes a Portion of the Chickasaw PUD Subdivision), Creating 2 Multifamily Lots, On 10.39 Acres, Located At 1101 Shawnee Drive. (CONSENT AGENDA)

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

10. Morton Subdivision, Final Plat, Creating 3 Duplex Lots And One Open Space Lot, On 0.39 Acres, Located At 207 Fairground Street. (CONSENT AGENDA).

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

11. Westhaven PUD Subdivision, Final Plat, Section 58, Creating 39 Residential Lots, Three Open Space Lots, And Reserving And Dedicating Right-Of-Way, On 17.824 Acres, Located Near The Intersection Of Cavanaugh Lane And Bonaire Lane. (CONSENT AGENDA)

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

12. Westhaven PUD Subdivision, Final Plat, Section 59, Creating 62 Residential Lots And Reserving And Dedicating Right-Of-Way, On 10.578 Acres, Located Near The Intersection Of Stonewater Boulevard And Boyd Mill Pike. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

Chair Lindsey called the meeting to order at 7:02 pm.

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

Chair Lindsey read the following statement:

The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room 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. • 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 are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom if social distancing can be met, or wait in the lobby. Staff will ensure that those speakers waiting in the lobby are called in when their item is being discussed.

APPROVAL OF MINUTES

1. Consideration Of Approval Of the April 22, 2021 FMPC Minutes.

Sponsors:

Attachments:

1. DRAFT 2 FMPC Minutes April 2021 with attachments

Chair Lindsey asked for a motion to approve the Minutes from the April 22, 2021 meeting.

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

Chair Lindsey asked for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Minutes, Item 1, by Alderman Ann Petersen second by Commissioner Alma McLemore;
Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked for citizen comments. There were none.

ANNOUNCEMENTS

Ms. Emily Wright, Director of Planning and Sustainability, welcomed the Commissioners back. She gave the following statement regarding Brownland Farm:

Although public notices were mailed for the Brownland Farm Rezoning and Development Plan, and the Christ Community Church PUD Development Plan revision, these items were removed from the agenda due to incomplete submittals. When these items are again placed on an FMPC agenda, a new public notice will be mailed.

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

2. Consideration Of Approval Of Items 3, 4, And 6 On The Consent Agenda.

Sponsors:

Attachments:

None

Chair Lindsey stated that the vote for the Consent Agenda would include Items 3, 4 and 6.

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 Consent Agenda, Item 2, 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 Williamson, Nick Mann

NOES: None

ABSTAIN: None

SITE PLAN SURETIES

3. Silver Grace PUD Subdivision, Site Plan, Section 1; Release The Maintenance Agreement For Landscaping Phase B And Landscaping Phase C Improvements. (CONSENT AGENDA)

Sponsors:

Paula Kortas

Attachments:

None

This item was approved on the Consent Agenda.

4. Westhaven PUD Subdivision, Site Plan, Section 25; Extend The Performance Agreement For Drainage Improvements To May 26, 2022. (CONSENT AGENDA)

Sponsors:

Paula Kortas

Attachments:

None

This item was approved on the Consent Agenda.

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:

Emily Wright, Andrew Orr, Eric Conner

Attachments:

1. Area Map
2. Resolution 2021-26
3. Buckley Property Treemont Letter
4. City Of Brentwood Letter to City of Franklin re Buckley Property

5. Staff Report
6. Deferral Request
7. Applicant Submitted Materials

Ms. Emily Wright stated that this Envision Franklin Amendment would change the Design Concept from Conservation Subdivision to Multi-Family Residential. She stated that, since the Commissioner's last saw the application, the Conceptual Plan had changed from a Multi-Family Residential to an assisted living facility design. The Applicant had requested to withdraw this item from consideration on this agenda. Ms. Wright stated that the Applicant would provide more details. She stated that the Public Hearing for this item should still be held.

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that, at the last Planning Commission meeting on April 22, 2021, the Commissioners recommended that the Applicant come back with a plan that had a smaller footprint, lower density, and less traffic. Mr. Gamble stated that they believed they had a Master Plan that responds to these comments. He stated that his client needs a better understanding of the details for Continuum of Care, including the business plan and the market. Mr. Gamble stated that they want to make sure that they could deliver the plan before the Commission voted. They were requesting to withdraw from the present agenda. He stated that they will bring another plan to the Commission once they have a better understanding of the business economics and market.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, to withdraw Resolution 2021-26.

Chair Lindsey asked for any discussion on the motion.

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Withdraw the Resolution 2021-26, Item 5, 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 Williamson, Nick Mann

NOES: None

ABSTAIN: None

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. Lockwood Glen PUD Subdivision, Final Plat, Section 17, Creating 49 Residential Lots, Two Open Space Lots, And Reserving And Dedicating Right-Of-Way, On 11.77 Acres, Located Near The Intersection Of

Braidwood Lane And Halswelle Drive. (CONSENT AGENDA)**Sponsors:**

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7528 Lockwood Glen, Section 17 FP
2. CONDITIONS OF APPROVAL 7528 Lockwood Glen PUD Subdivision, Final Plat, Section 17
3. PLAT 7528 Lockwood Glen PUD Subdivision, Section 17

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 Mann moved, seconded by Commissioner Harrison, to Adjourn.

Chair Lindsey called for a roll call vote.

The motion Passed unanimously.

ACTION: Motion to Adjourn by Commissioner Nick Mann second by Commissioner Scott Harrison;

Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

There being no further business, the meeting adjourned at 7:13 p.m.

Chair

Date



File #: 21-02045

DATE: May 5, 2021
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Andrew Orr, Long Range Planning Supervisor
Eric Conner, Principal Planner

SUBJECT:

PUBLIC HEARING: Consideration Of Resolution 2021-104, A Resolution To Adopt An Envision Franklin Plan Amendment For A Portion Of The Property Located At 1740 New Hwy 96 W To Amend The Southeast Portion Of The Property From The Conservation Subdivision Design Concept To The Neighborhood Mixed-Use Design Concept And Create New Special Considerations.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission Regarding Resolution 2021-104

BACKGROUND/STAFF COMMENTS:

This application is to amend the Envision Franklin Design Concepts Map for approximately 22 acres in the southeast portion of the parcel located at 1740 New Hwy 96 W, on the northwest corner of New Highway 96 W and the future Mack Hatcher Parkway: commonly known as the Short Farm. The property currently has the Conservation Subdivision Design Concept and the applicant is requesting that the southeast portion of the parcel receive the Neighborhood Mixed-Use Design Concept while the remainder of the property remain Conservation Subdivision. The applicant intends to develop the site with a master-planned 'agrihood' consisting of single-family homes, townhomes, big houses, multifamily, and commercial spaces focused around the active working farm.

Additionally, the applicant is requesting new special considerations for the Neighborhood Mixed-Use and the Conservation Subdivision Design Concepts to further create and define allowable uses for the 'agrihood' development, as they are seeking additional allowances than what Envision Franklin currently has established. The applicant has submitted documents outlining their conceptual design for the 'agrihood', which indicates the 'village core' and 'farm stay' as the areas requesting the Neighborhood Mixed-Use Design Concept. The Special Consideration for the Conservation Subdivision area north of Old Charlotte Pike and directly west of Mack Hatcher Parkway would support one restaurant/café and ground-floor uses that fit into the context of the neighborhood (such as artisan and crafting spaces), as part of an overall master plan.

Envision Franklin states that applicant-requested Plan amendments 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 part of their submittal package as an attachment to this item in Civic Clerk. Staff responses to these criteria are as follows:

1. There have been significant changes to this area since the adoption of Envision Franklin that make this request appropriate. The near completion of Mack Hatcher Parkway on the east side of the property, connecting New Highway 96 W to Hillsboro Road will provide connectivity to this area that Envision Franklin did not anticipate occurring in such a short timeframe as this project was fast-tracked as part of the Governor's IMPROVE Act. Additionally, Westhaven PUD underwent a major revision in 2020 that culminated in the addition of seven acres, the removal of 250,000 square feet of commercial space, and the addition of 694 residential units. The majority of the changes affect the areas across the street and diagonal from the Short Farm.

The property owners within the 'West Harpeth Basin' have been engaged in conversations throughout the first half of 2021 regarding the future of the basin and the future of their respective properties which has provided the City a better idea of how to plan for infrastructure. The agrihood concept was developed and advanced during the property owner engagement process and staff recommended the applicant submit a plan amendment to accommodate their desired future uses.

2. The applicant's proposal is consistent with the overall intent of Envision Franklin, as it preserves the agricultural nature of the existing farm while providing residents of Franklin with niche retail opportunities, a variety of housing options, and a unique development that encourages a strong sense of place and character. The proposed change to Neighborhood Mixed-Use, with the corresponding special consideration, is consistent with the surrounding area and would be an appropriate transition from Westhaven towards the rest of the 'agrihood.'

3. The design would not cause an abrupt change in massing, form, or architecture; the proposed 'village core' area would have height restrictions of 2-3 stories, making it contextually appropriate to the area and be located behind a large row of trees, leaving the structures partially screened from both Mack Hatcher Parkway and New Highway 96 W. The maximum heights would be less than the tallest structures at Westhaven.

4. The proposal would not adversely affect the health and safety of residents, nor damage the natural environment or scenic quality of the area. The introduction of farming education and knowledge into a community would provide healthy food options for nearby residents and visitors alike. Additionally, the proposed conceptual design provides a large number of outdoor spaces that encourages residents and visitors to spend time outside, as well as multi-use paths throughout to encourage pedestrian and bicycle trips. Lastly, the applicant has indicated the existing farm buildings are to remain and be reused if possible, meaning the scenic views from New Highway 96 W and the iconic

silos would remain.

5. The introduction of a unique agriculture-centric development such as the one proposed would increase the quality of life for City residents, providing them with living, shopping, dining, and educational experiences that are currently not provided within City limits.

Any plan shown as part of this application is conceptual and has not been fully reviewed for compliance with Franklin’s Zoning Ordinance. Specific plans for any development at this site are reviewed as a part of the Development Plan or Site Plan stage to ensure the development meets all requirements.

A virtual neighborhood meeting was held on May 12, 2021. A recording of the meeting is located on the City’s website at www.franklintn.gov/neighborhoodmeetings.

Project Considerations

Staff has worked closely with the applicant on the language of the proposed Special Considerations and is comfortable with the verbiage the applicant has provided to outline their vision for the ‘agrihood’ on the Short Farm property. The Special Considerations proposed are an integral part of this application and are included in the attachments.

Access into and out of this site has been identified as an important factor to ensure that the development has enough access to sustain retail uses while also not inviting high-speed cut-through traffic during peak hours. The east entrance on Mack Hatcher has been designed as a right-in/ right-out due to the proximity to the Mack Hatcher Parkway/ New Highway 96 W intersection and access aligned with Front Street on New Highway 96 W is also planned to be a right-in/right-out. A local street connection to the More Property has been conceptually shown to help alleviate congestion and allow for enhanced connectivity.

Staff has also identified the importance of pedestrian connections to and from Westhaven for this conceptual development. Increasing bike and pedestrian trips into the development and decreasing overall vehicle trips will be integral to reducing overall traffic congestion in this area as both local traffic and regional traffic will be utilizing the major thoroughfares of Mack Hatcher and Hwy 96. These pedestrian connections must be convenient and safe for people of all ages in order to be effective.

Staff encourages the adaptive reuse of the existing farm structures, however, the feasibility of this is uncertain due to requirements of the International Building Code and what may be required to ensure the safety of the structures as commercial buildings. It should be noted that while this is part of the application, language in the proposed Special Consideration allow for “new buildings and additions that do not overwhelm or detract from the historic structures.”

Recommendation **Approval**

FINANCIAL IMPACT:

Unknown

RECOMMENDATION:

Staff recommends Approval of Resolution 2021-104



WESTBROOK FARM

A FARM CONSERVATION COMMUNITY

Envision Franklin Amendment
June 3, 2021

WESTBROOK FARM

The proposed Westbrook Farm seeks to create a farm conservation community on a working farm in the west basin of Franklin, Tennessee. Four generations of Short Family have established the preservation of their family heritage as a a core project value through the creation of an exceptional example of an agrihood and proposes Middle Tennessee's first Farm Conservation Community. Westbrook Farm incorporates the three primary design principles of: Conservation, Agriculture, Village. The following pages illustrate the vision for the Westbrook Farm Conservation Community.

The Village Core and the proposed produce markets, artisan shops, and farm-based enterprises requires an amendment to Envision Franklin land use plan. The development team requests an amendment to Neighborhood Mixed Use Design Concept to allow these uses.

Family Heritage

Originally purchased in 1887 by two brothers, Jesse A. Short and Benjamin F. Short, Westbrook has been a working farm through four generations. The goal of the Westbrook Farm Conservation Community is to preserve the rich heritage of the farm by restoring some of the buildings and maintaining agricultural aspects of the family farm while also offering opportunities for small-scale commercial businesses woven into the fabric of the development.



Connection to the Land



Generational Value



Historic Agriculture Buildings

Agrihoods

Relating to the land is central to the concept of an agrihood. Residents are reminded of the importance of nature through seasonal changes and the bounty of local produce. By preserving the agricultural heritage of the area and providing opportunities for sustainable growth and development, Westbrook Farm offers a different type of neighborhood than currently exists in Franklin. It offers a Farm Conservation Community.



Healthy Communities



Access to Fresh Healthy Food



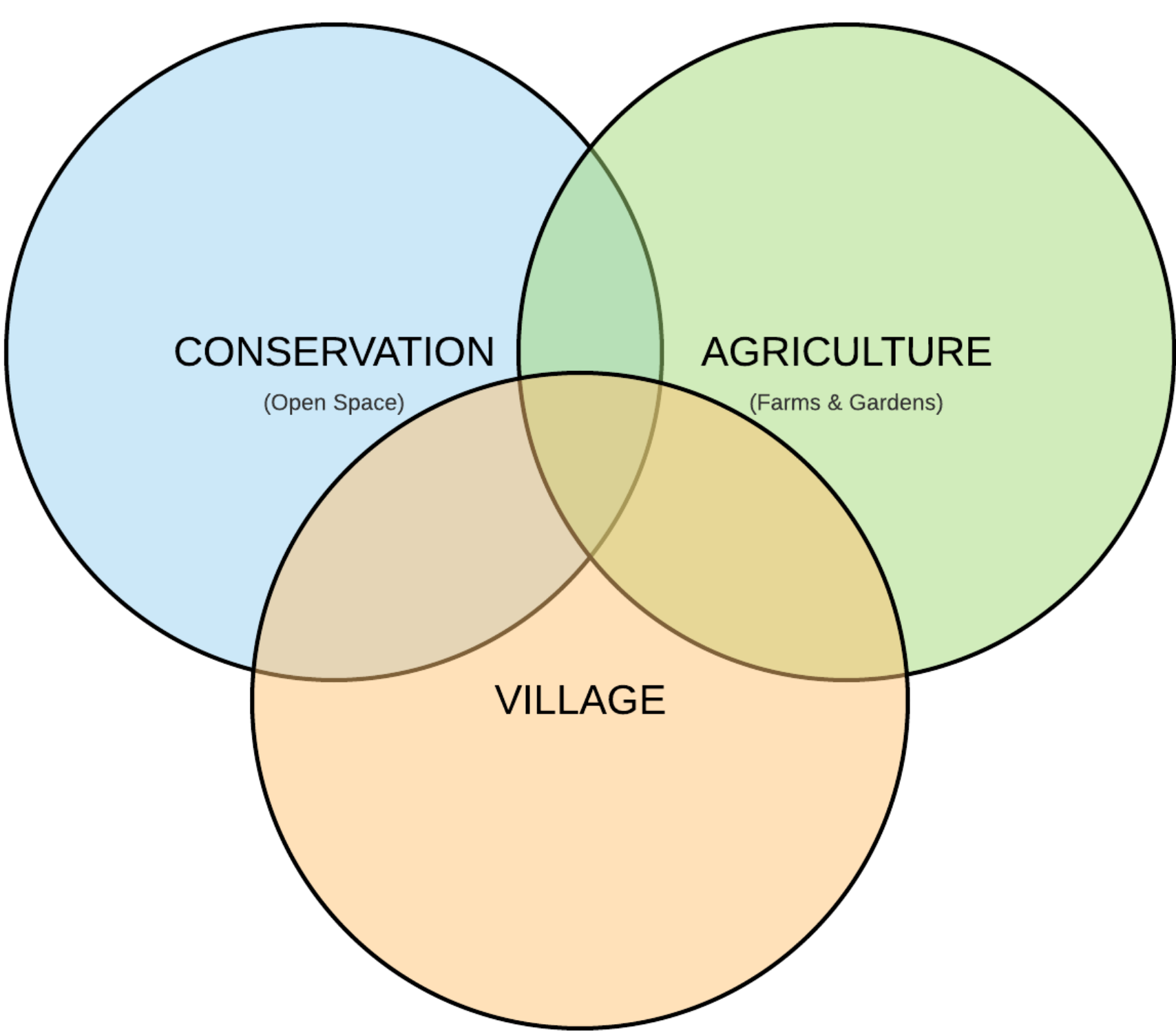
Events



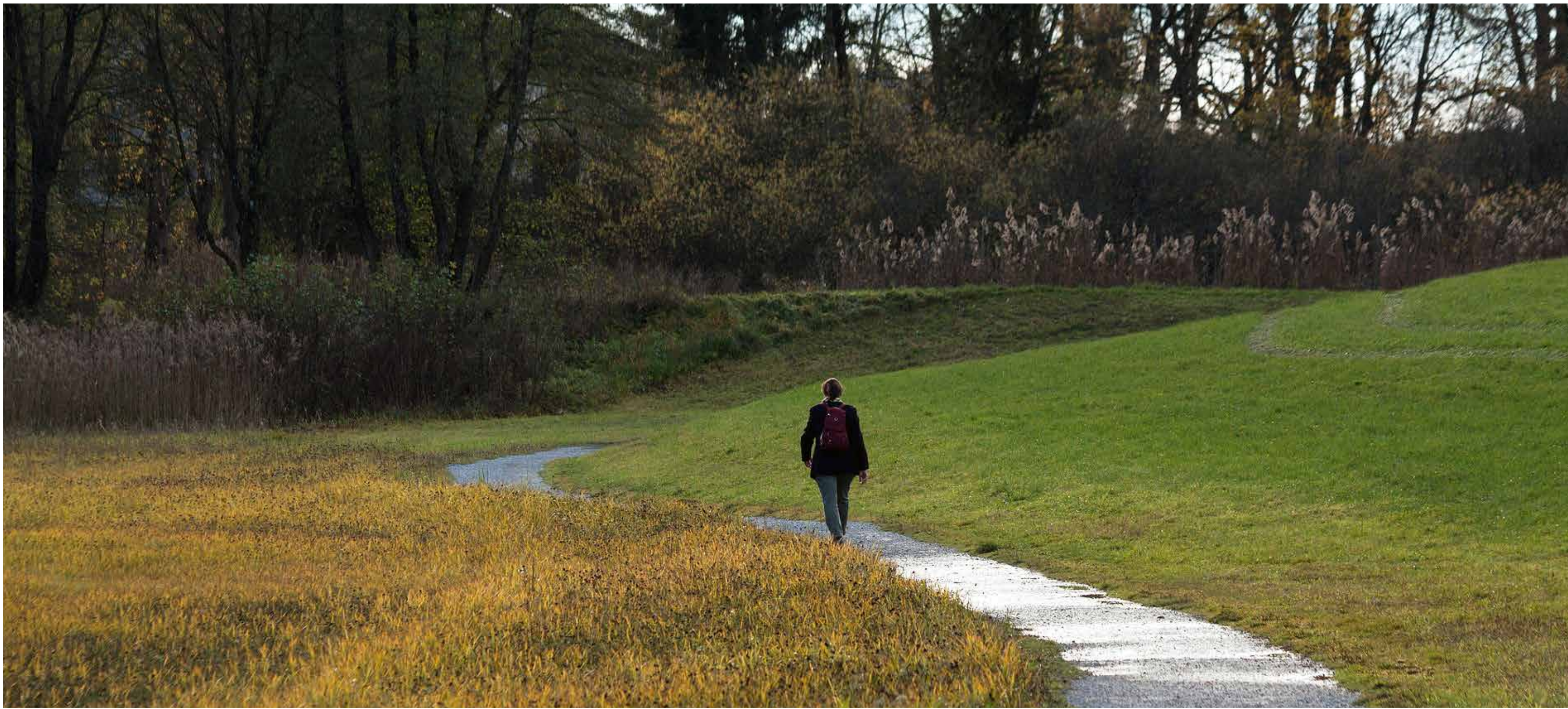
Education

Farm Conservation Community

Westbrook Farm will preserve the rural and farm character of the property by creating a Farm Conservation Community. The community will preserve 50% of the land as farm and woodlands and will cluster development into small villages. This is achieved through a pedestrian-priority design, ensuring connections through greenways and open spaces and providing rich opportunities for farm-based activities.



A Farm Conservation Community is at the nexus of three core design principles



Open Spaces



Village Cluster



Farm Based Activities

Master Plan

The community includes a diverse mix of housing. The architecture would incorporate southern farm style to complement existing historic structures with generous front porches open to community-wide pedestrian trails and community gardens.



Conservation

By preserving large areas focused on biodiversity and watershed management, nature, farming, and passive recreation are allowed to flourish. This provides long term economic resilience and green space connections for the entire community while protecting the rural character of the surrounding area.



Green Space Connectivity



Watershed Health



Protected Areas



Sustainable Practices



Biodiversity

Agriculture

The farming tradition of this area would live on. Growing vegetables, flowers, fruits, herbs as well as raising animals would all continue as an integrated activity at Westbrook Farm. The farm's harvest will be sold through community-supported agriculture (CSA) and farmer's markets to provide the neighborhood and surrounding community with fresh farm-to-table produce. A portion of the harvest will also be shared with food pantries in the area.



Animal Husbandry



Community Farm



Gardens



Orchards



Agriculture Overlay

Village

Westbrook Farm would be a community where neighbors of all ages can interact in a development that combines residential, educational, commercial, and recreational opportunities into a vibrant place to live. Year-round community spaces, educational venues, and outdoor recreation bring concerts, cultural events, and seasonal festivals to the community.



Markets



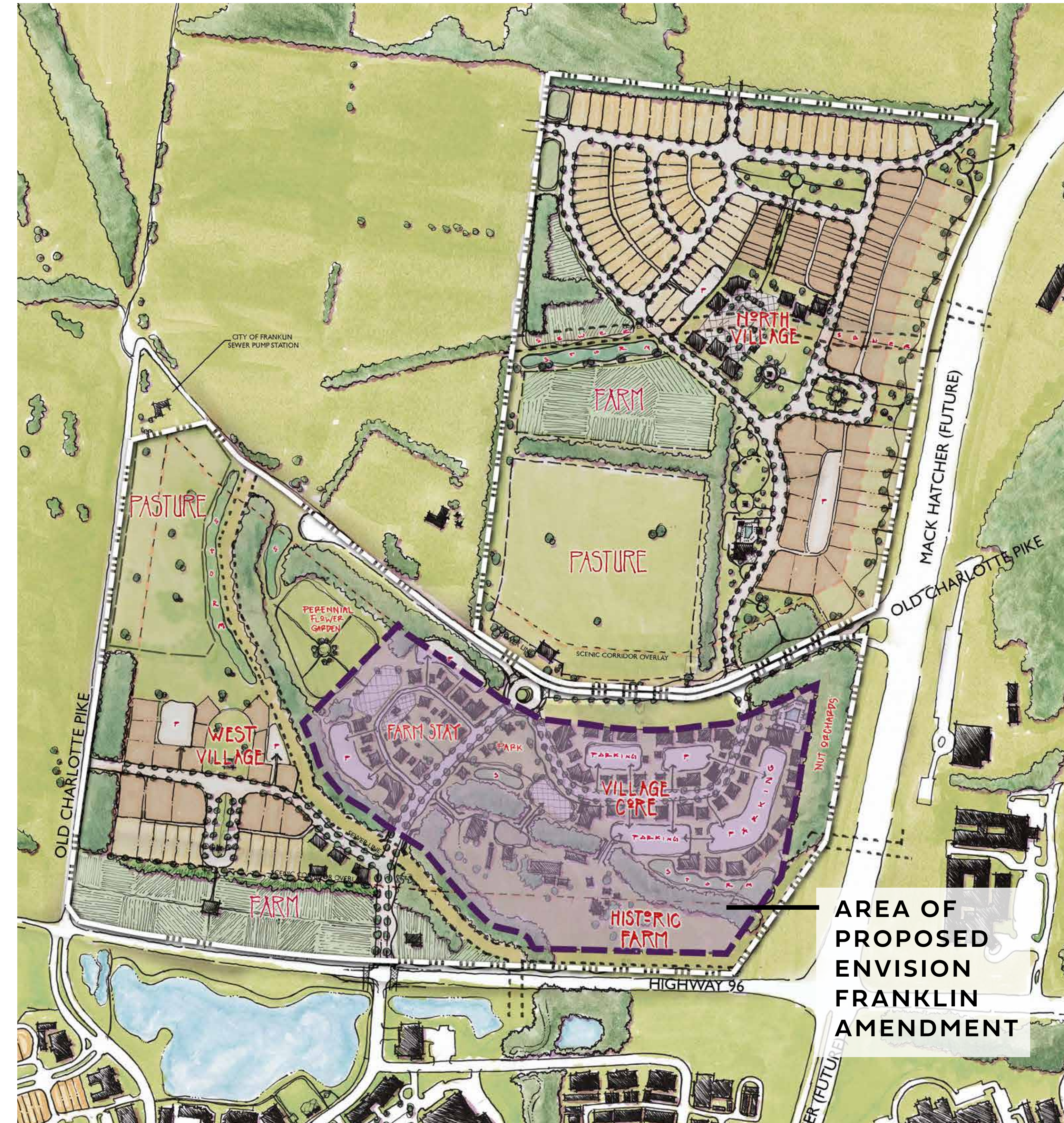
Artisan Shops



Farm Based Enterprise

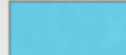
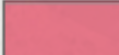
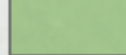
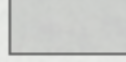
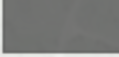
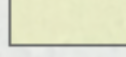


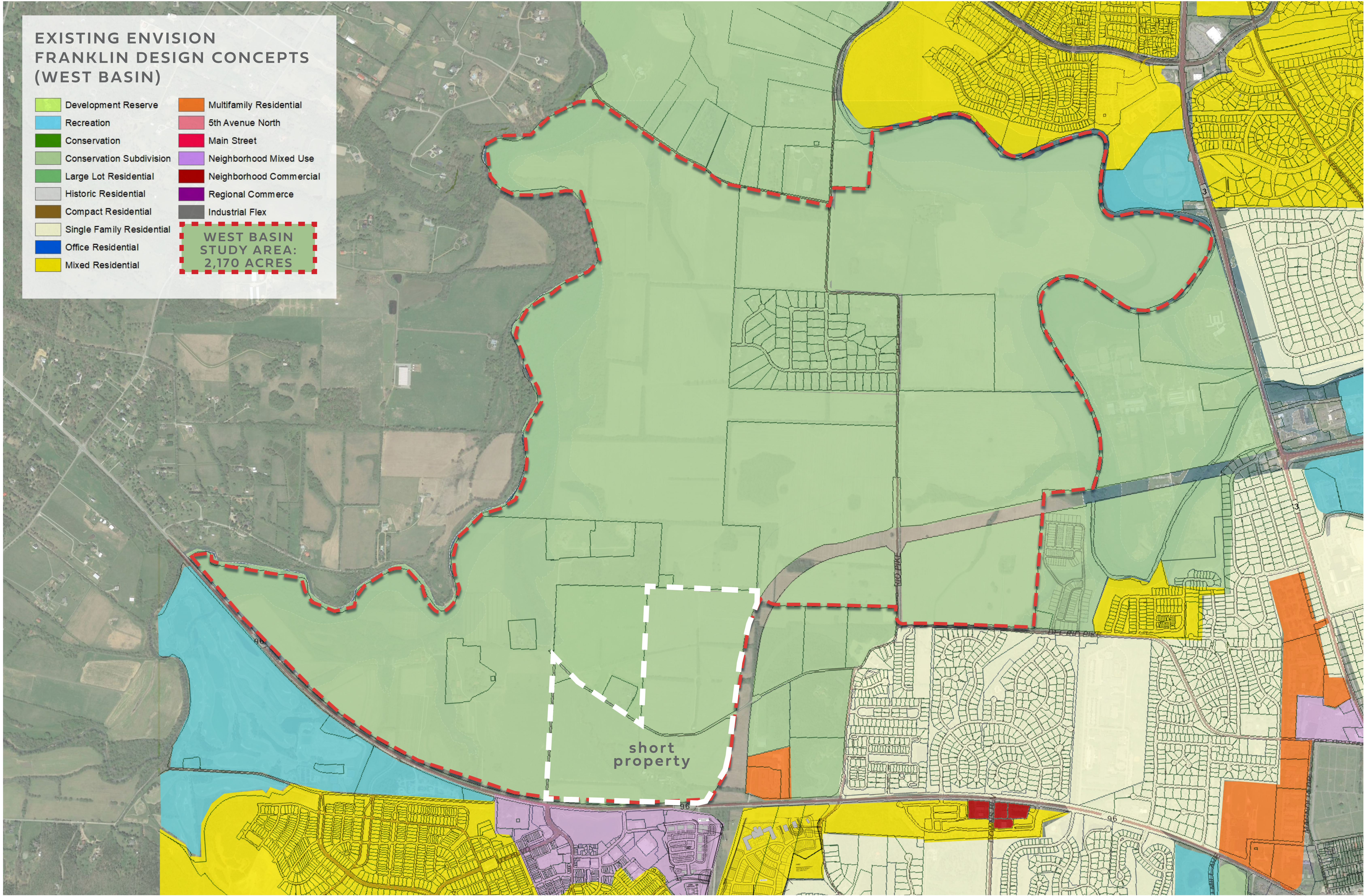
Farm Based Hospitality



Proposed Plan Amendment

EXISTING ENVISION
FRANKLIN DESIGN CONCEPTS
(WEST BASIN)

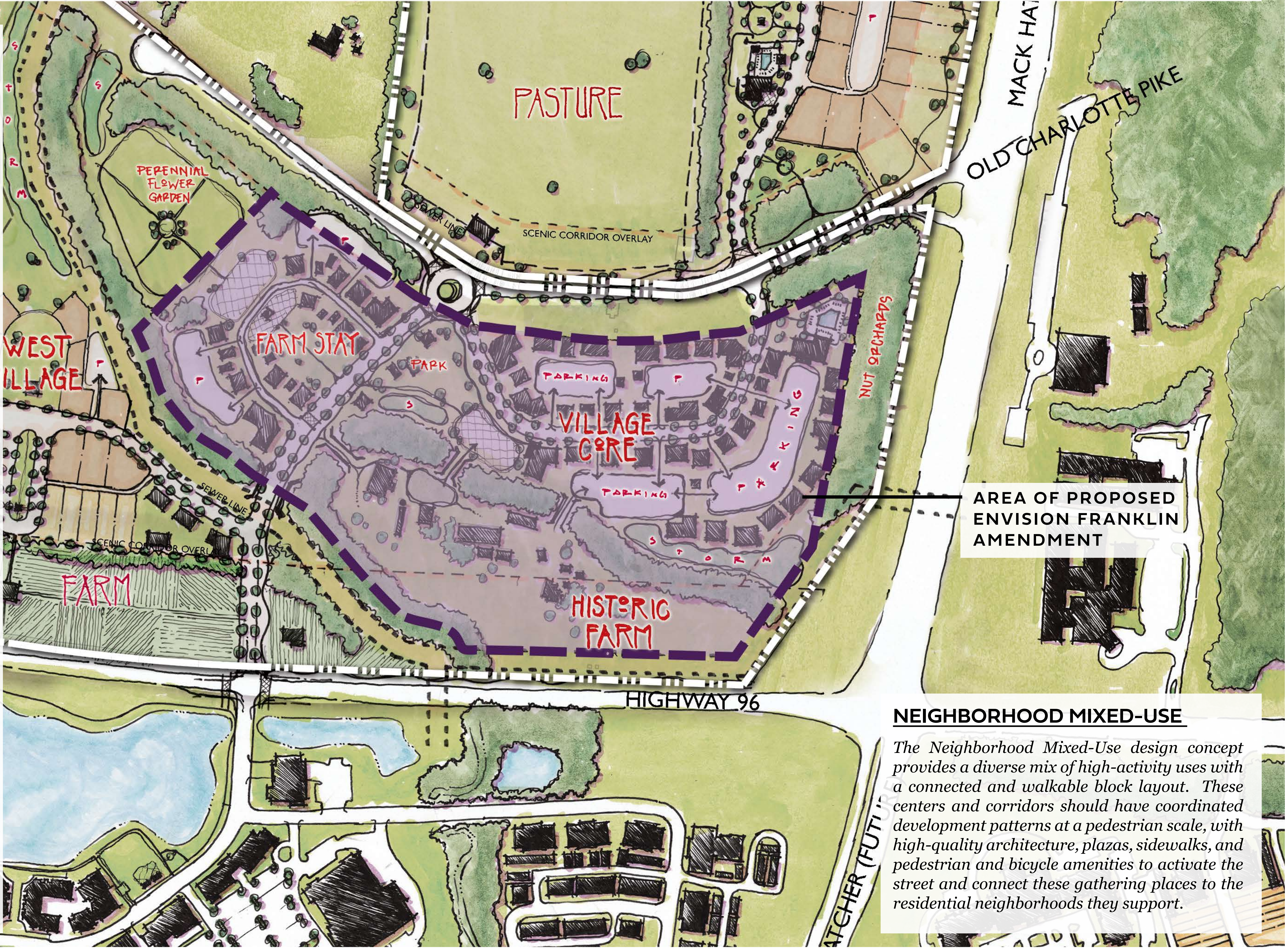
	Development Reserve		Multifamily Residential
	Recreation		5th Avenue North
	Conservation		Main Street
	Conservation Subdivision		Neighborhood Mixed Use
	Large Lot Residential		Neighborhood Commercial
	Historic Residential		Regional Commerce
	Compact Residential		Industrial Flex
	Single Family Residential	WEST BASIN STUDY AREA: 2,170 ACRES	
	Office Residential		
	Mixed Residential		



Village Core (Area of Requested Envision Franklin Amendment)

ENVISION FRANKLIN AMENDMENT JUSTIFICATION:

- A. Significant changes have occurred since the adoption of the plan. Land owners and City of Franklin Staff have joined together to create an overall vision for the development of the West Harpeth Basin. This vision considers completion of the construction of Mack Hatcher, approved changes to Westhaven, and the desired preservation of agricultural uses in the northern and western reaches of the study area. The proposed Envision Franklin Amendment appropriately transitions from these existing and proposed uses to surrounding properties and proposes compatible uses on the perimeter of the area.
- B. The proposal is consistent with the overall intent of Envision Franklin by allowing for the development of an Agriculture-based neighborhood which preserves the rural character of this gateway to the city and to the county. The integrated agricultural goals of the proposed amendment are in perfect sync with the goals of Envision Franklin.
- C. The proposed plan amendment is compatible with the design concepts of the surrounding area and does not cause an abrupt change in massing, form, or architecture through the use of smaller scale building forms with authentic Middle Tennessee architectural themes smoothly transitioning from the mixed use areas south of the study area to the agricultural uses north and west of the study area.
- D. The proposal does not adversely affect the health, safety, and welfare of the public. The plan will preserve significant farm areas and open spaces and provides access to trails meandering through a bucolic, Middle Tennessee farm which will produce farm-fresh foods that will actually benefit the health of the public.
- E. The proposed development substantially improves the quality of life for Franklin citizens by providing residents and visitors with the opportunity to live in and interact with an agriculture-base, mixed-use neighborhood which imagines a farm-to-table culinary experience and exposes the public to artisan crafts produced by local makers and creatives. This experience will be unique to Franklin and to Middle-Tennessee and will improve the quality of life for both residents and visitors.



NEIGHBORHOOD MIXED-USE

The Neighborhood Mixed-Use design 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 to activate the street and connect these gathering places to the residential neighborhoods they support.



Special Considerations

NEIGHBORHOOD MIXED USE:
WEST OF MACK HATCHER PARKWAY AND NORTH OF NEW HIGHWAY 96 WEST

Areas of Neighborhood Mixed-Use developed as an “Agrihood” are appropriate at the northwest quadrant of the intersection of Mack Hatcher Parkway and New Highway 96 West as a transition between the mixed-uses established at Westhaven Town Center and the agricultural uses found throughout the West Harpeth Basin. An Agrihood is defined as a farm-focused, mixed-use development that incorporates a working farm.

At the “Historic” Farm (buildings near the intersection of New Highway 96 and Mack Hatcher Parkway), buildings should maintain their agricultural character, but may be repurposed for agriculture-related uses and enterprises. New buildings and additions may be appropriate to support the Agrihood that complement and do not overwhelm or detract from the historic structures. This area is intended to be accessed primarily by pedestrians and general vehicular traffic should be avoided, however, minimal farm or house-related vehicular traffic may access the area by gravel, dirt, or grass drive aisles as is consistent with existing agricultural character. Development should strive for dark sky compliance and should utilize low light levels rather than typical commercial lighting standards.

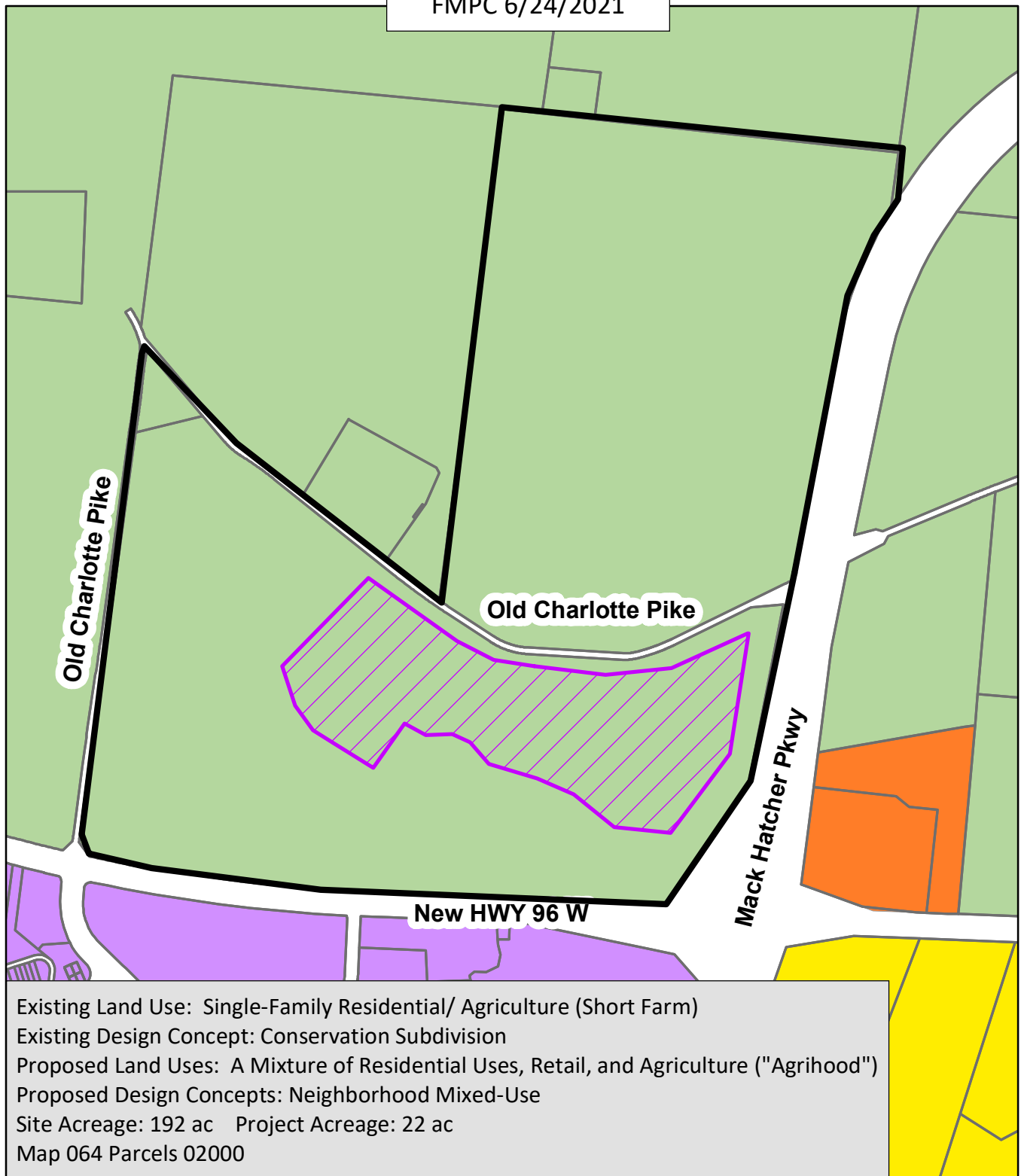
The Village Core of the Agrihood should establish a “Main Street” Commercial Area intended to be comprised of neighborhood-scale commercial uses as well as niche uses like makers’ spaces, a farmers’ market, artist studios, and other similar uses that are complementary to local farming. This neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the retail environment. However, stand-alone multifamily buildings are appropriate and should be limited to two to three stories in height with six to ten units per structure.

Neighborhood Mixed-Use in this area may also include a Boutique Inn with up to 20 rooms and Farm-Stay cottages for rent. Both the Inn and Cottages should not exceed two stories in height, and the Inn should have unique architecture that fits contextually into the Agrihood. Cottages should be designed in character with single family residential and the agricultural character of the neighborhood and should serve as a secondary use. The Inn’s accessory uses may include a café, restaurant, or other food/beverage service.

Other secondary uses could include an outdoor wedding and special events venue, as well as an indoor event venue, if associated impacts of these uses are deemed acceptable through a BOMA approval of a development plan and rezoning.

CONSERVATION SUBDIVISION:
WEST OF MACK HATCHER PARKWAY AND NORTH OF OLD CHARLOTTE PIKE

The Parcel north of Old Charlotte Pike and immediately west of Mack Hatcher Parkway may integrate complementary and ancillary nonresidential uses into the “Agrihood.” An Agrihood is defined as a farm-focused mixed-use development that incorporates a working farm. One farm market café/restaurant located as a community amenity associated with open space, plazas, parks, or community gardens could be supported. 10-20 small-scale office, live-work units, and/or makers’ spaces may be appropriate where incorporated into townhomes and big houses as a portion of an overall master plan. These types of uses should be complimentary to the residential and agricultural uses.



Legend

- | | |
|--------------------------|--------------------------------------|
| Parcels | Proposed Neighborhood Mixed-Use Area |
| Conservation Subdivision | Short Farm (Subject Property) |
| Mixed Residential | |
| Multifamily Residential | |
| Neighborhood Mixed-Use | |

0 0.15 0.3
Miles



RESOLUTION 2021-104

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR A PORTION OF THE PROPERTY LOCATED AT 1740 NEW HWY 96 W TO AMEND THE SOUTHEAST PORTION OF THE PROPERTY FROM THE CONSERVATION SUBDIVISION DESIGN CONCEPT TO THE NEIGHBORHOOD MIXED-USE DESIGN CONCEPT AND CREATE NEW SPECIAL CONSIDERATIONS

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 a portion of the property located at 1740 New Hwy 96, from Conservation Subdivision to Neighborhood Mixed-Use; and

WHEREAS, as part of the amendment request, as depicted in the attached excerpt, is to establish the new “West of Mack Hatcher Parkway and North of New Highway 96 West” Special Consideration of the Neighborhood Mixed-Use Design Concept; and

WHEREAS, as part of the amendment request, as depicted in the attached excerpt, is to establish the new “West of Mack Hatcher Parkway and North of Old Charlotte Pike” Special Consideration of the Conservation Subdivision Design Concept; 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. That *Envision Franklin* shall be amended to include the attached Special Considerations for the Neighborhood Mixed-Use and Conservation Subdivision Design Concepts.

SECTION IV. 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 V. That this Resolution shall take effect upon approval by the FMPC on June 24, 2021, the health, safety, and welfare of the citizens requiring it.

ATTEST:

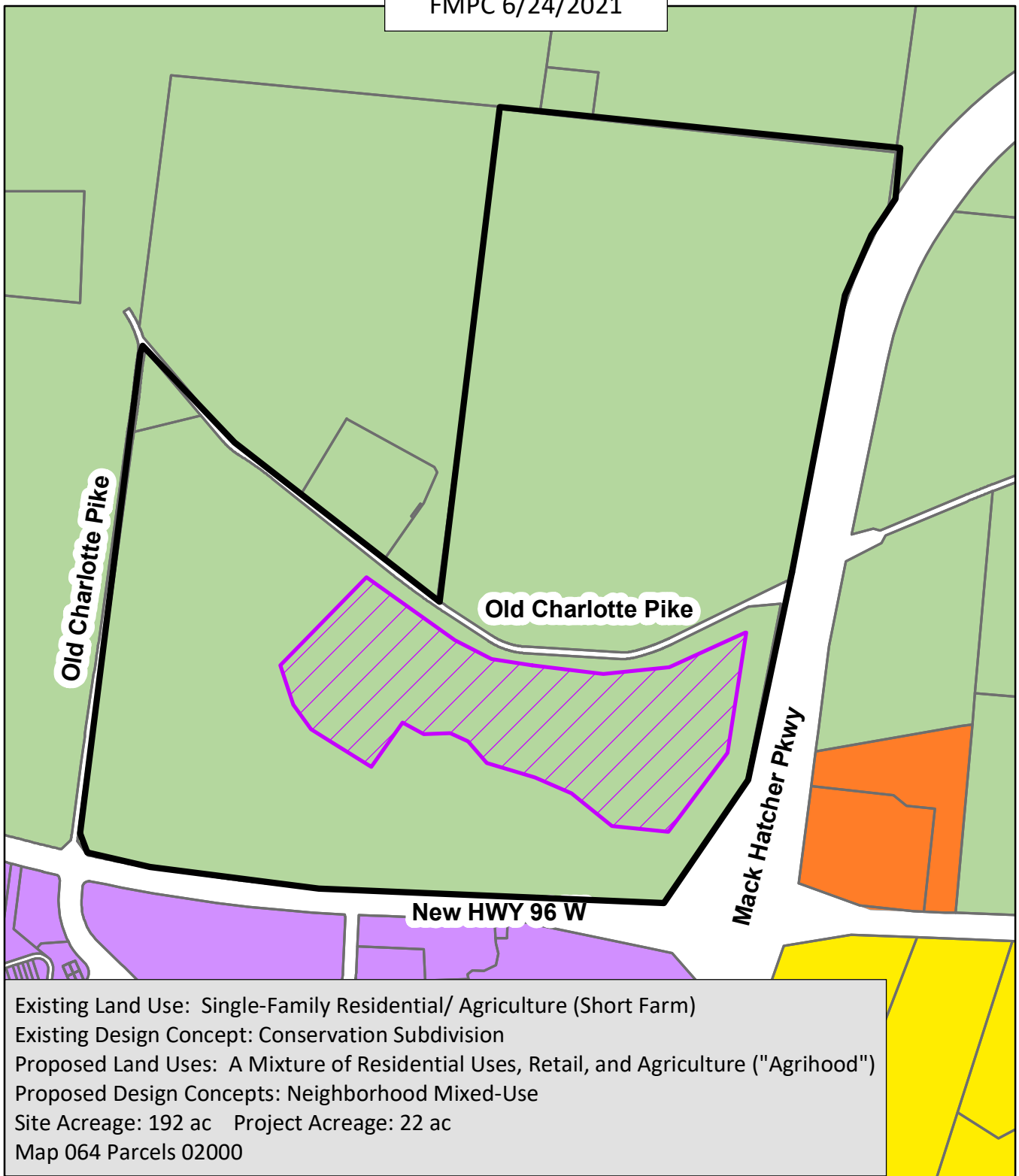
CITY OF FRANKLIN, TENNESSEE:

By: _____
Roger Lindsey
Chair

By: _____
Emily Hunter
Secretary

Approved as to Form:

By: _____
Shauna Billingsley
City Attorney



Legend

- | | |
|--------------------------|--------------------------------------|
| Parcels | Proposed Neighborhood Mixed-Use Area |
| Conservation Subdivision | Short Farm (Subject Property) |
| Mixed Residential | |
| Multifamily Residential | |
| Neighborhood Mixed-Use | |

0 0.15 0.3
Miles



CONSERVATION SUBDIVISION

SPECIAL CONSIDERATIONS	West of Mack Hatcher Parkway and North of Old Charlotte Pike	The Parcel north of Old Charlotte Pike and immediately west of Mack Hatcher Parkway may integrate complementary and ancillary nonresidential uses into the “Agrihood.” An Agrihood is defined as a farm-focused mixed-use development that incorporates a working farm. One farm market café/restaurant located as a community amenity associated with open space, plazas, parks, or community gardens could be supported. 10-20 small-scale office, live-work units, and/or makers’ spaces may be appropriate where incorporated into townhomes and big houses as a portion of an overall master plan. These types of uses should be complimentary to the residential and agricultural uses.
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NEIGHBORHOOD MIXED-USE

SPECIAL CONSIDERATIONS	West of Mack Hatcher Parkway and North of New Highway 96 West	Areas of Neighborhood Mixed-Use developed as an “Agrihood” are appropriate at the northwest quadrant of the intersection of Mack Hatcher Parkway and New Highway 96 West as a transition between the mixed-uses established at Westhaven Town Center and the agricultural uses found throughout the West Harpeth Basin. An Agrihood is defined as a farm-focused, mixed-use development that incorporates a working farm. At the “Historic” Farm (buildings near the intersection of New Highway 96 and Mack Hatcher Parkway), buildings should maintain their agricultural character, but may be repurposed for agriculture-related uses and enterprises. New buildings and additions may be appropriate to support the Agrihood that complement and do not overwhelm or detract from the historic structures. This area is intended to be accessed primarily by pedestrians and general vehicular traffic should be avoided, however, minimal farm or house-related vehicular traffic may access the area by gravel, dirt, or grass drive aisles as is consistent with existing agricultural character. Development should strive for dark sky compliance and should utilize low light levels rather than typical commercial lighting standards. The Village Core of the Agrihood should establish a “Main Street” Commercial Area intended to be comprised of neighborhood-scale commercial uses as well as niche uses like makers’ spaces, a farmers’ market, artist studios, and other similar uses that are complementary to local farming. This neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the retail environment. However, standalone multifamily buildings are appropriate and should be limited to two to three stories in height with six to ten units per structure. Neighborhood Mixed-Use in this area may also include a Boutique Inn with up to 20 rooms and Farm-Stay cottages for rent. Both the Inn and Cottages should not exceed two stories in height, and the Inn should have unique architecture that fits contextually into the Agrihood. Cottages should be designed in character with single family residential and the agricultural character of the neighborhood and should serve as a secondary use. The Inn’s accessory uses may include a café, restaurant, or other food/beverage service. Other secondary uses could include an outdoor wedding and special events venue, as well as an indoor event venue, if associated impacts of these uses are deemed acceptable through a BOMA approval of a development plan and rezoning.
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File #: 21-02052

DATE: May 18, 2021
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration of Ordinance 2021-19, An Ordinance To Rezone 0.89 Acres From Residential-1 (R-1) District To Office Residential (OR) District For The Property Located East Of Franklin Road And South Of Country Road, Located At 532 Franklin Road.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7519
Applicant: Paul Lebovitz
Owner: Mahmoud Sajjadi

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone 0.89 acres from R-1 to Office Residential (OR) for the property located at 532 Franklin Road. Envision Franklin places this parcel into the Office Residential Design Concept. Envision Franklin states that property within this design concept, "designates the transition area between more intensive commercial areas and the surrounding residential areas. Buildings, regardless of use, should maintain a single-family residential character." The proposed rezoning to Office Residential is consistent with the recommendations in Envision Franklin. No corresponding site plan for the property has been submitted for review at this time.

PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

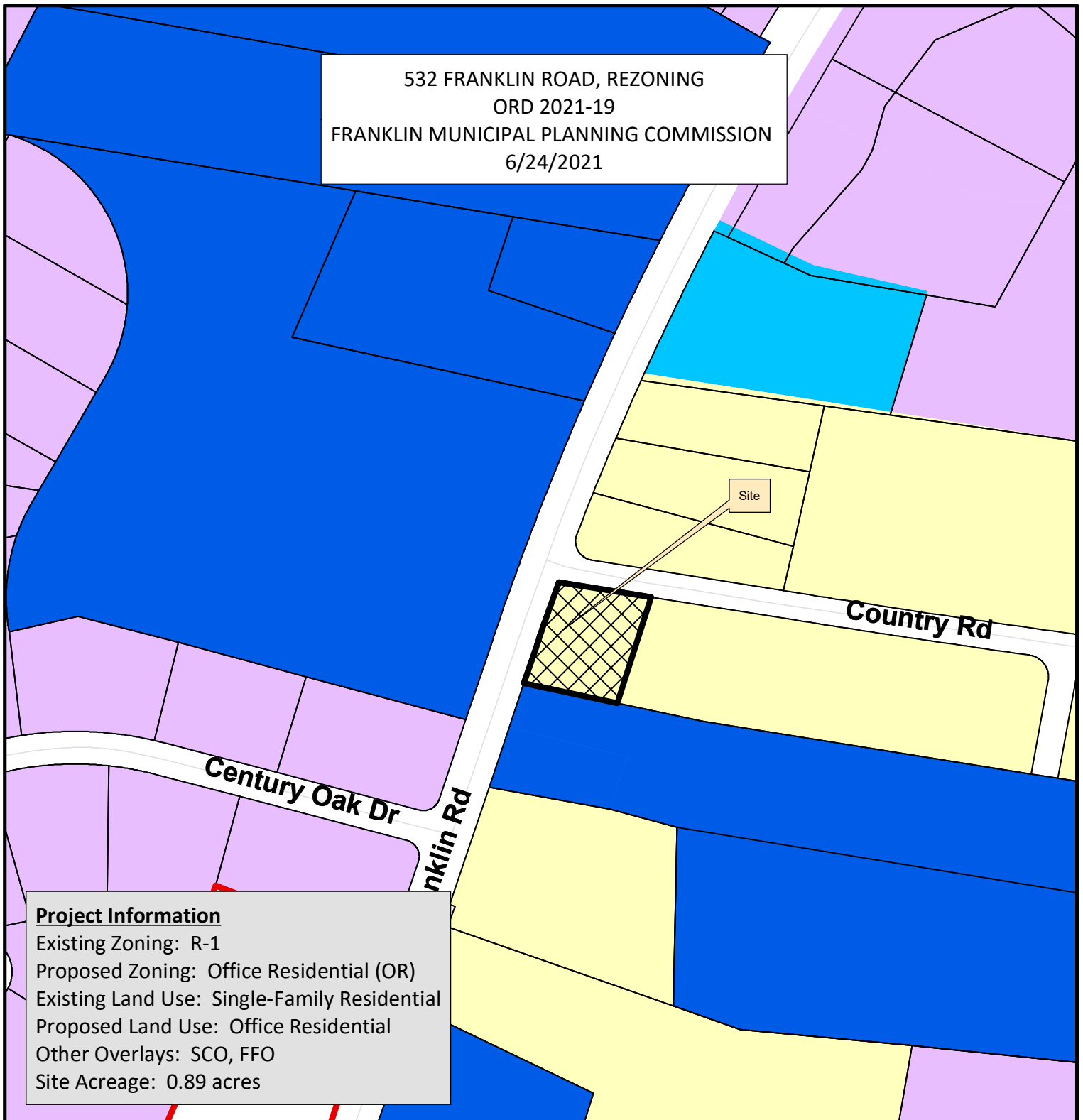
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of Ordinance 2021-19 to the Board of Mayor and Aldermen.

532 FRANKLIN ROAD, REZONING
ORD 2021-19
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/24/2021



Project Information

Existing Zoning: R-1
Proposed Zoning: Office Residential (OR)
Existing Land Use: Single-Family Residential
Proposed Land Use: Office Residential
Other Overlays: SCO, FFO
Site Acreage: 0.89 acres

- | | | |
|--------------------------------|------------------------------------|------------------------------|
| 532 Franklin Rd | OR Office Residential District | LI Light Industrial District |
| AG Agricultural District | CI Civic Institutional District | HI Heavy Industrial District |
| ER Estate Residential District | NC Neighborhood Commercial | |
| R1 Residential 1 District | CC Central Commercial District | |
| R2 Residential 2 District | DD Downtown District | |
| R3 Residential 3 District | 1ST Avenue District | |
| R4 Residential 4 District | 5TH Avenue District | |
| R6 Residential 6 District | RC6 Regional Commerce 6 District | |
| MR Mixed Residential District | RC12 Regional Commerce 12 District | |
| PD Planned District | GO General Office District | |



0 125 250 500
Feet

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.

ORDINANCE 2021-19

AN ORDINANCE TO REZONE 0.89 ACRES FROM RESIDENTIAL-1 (R-1) DISTRICT TO OFFICE RESIDENTIAL (OR) DISTRICT FOR THE PROPERTY LOCATED EAST OF FRANKLIN ROAD AND SOUTH OF COUNTRY ROAD, LOCATED AT 532 FRANKLIN ROAD.

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

WHEREAS, the Office Residential (OR) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; 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 **Residential-1 (R-1)** District to **Office Residential (OR)** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
053-60.00	0.89
Total	0.89

Beginning at a stake on the east side of Nashville-Franklin Highway, W.F. Jackson's southwest corner; and running thence south 86 degrees east 200 feet to a stake; thence south 14 degrees west 195 feet to a stake; thence north 86 degrees west 200 feet to a stake on the east margin of said highway; thence with the east margin of said highway north 14 degrees east 195 feet to the beginning.

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

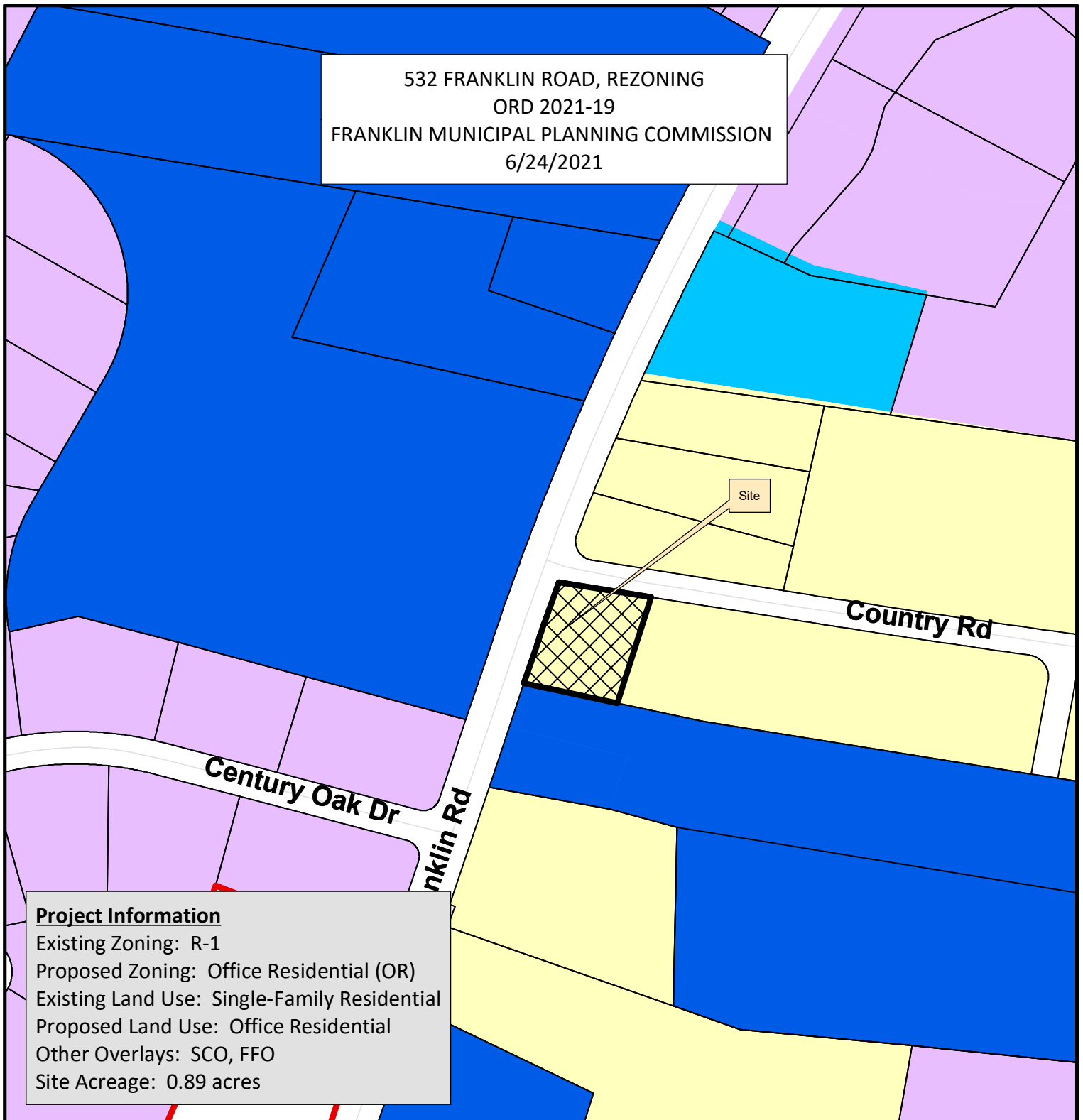
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

532 FRANKLIN ROAD, REZONING
ORD 2021-19
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/24/2021



- | | | |
|--------------------------------|------------------------------------|------------------------------|
| 532 Franklin Rd | OR Office Residential District | LI Light Industrial District |
| AG Agricultural District | CI Civic Institutional District | HI Heavy Industrial District |
| ER Estate Residential District | NC Neighborhood Commercial | |
| R1 Residential 1 District | CC Central Commercial District | |
| R2 Residential 2 District | DD Downtown District | |
| R3 Residential 3 District | 1ST Avenue District | |
| R4 Residential 4 District | 5TH Avenue District | |
| R6 Residential 6 District | RC6 Regional Commerce 6 District | |
| MR Mixed Residential District | RC12 Regional Commerce 12 District | |
| PD Planned District | GO General Office District | |



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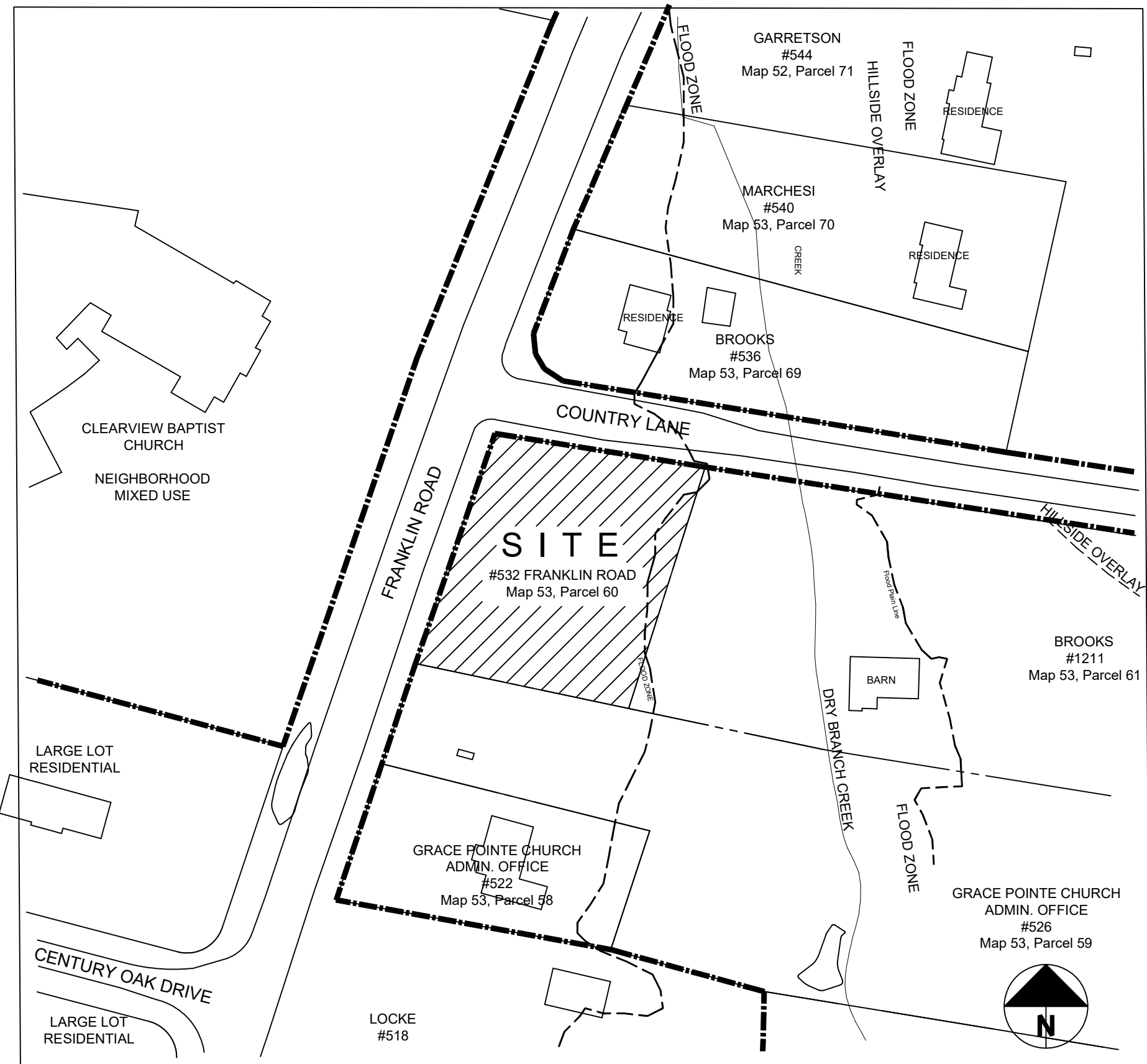
This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.

532 FRANKLIN ROAD REZONING PLAN

Rezoning of Map 53 - Parcel 60
with Envision Concept of Office Residential
from R-1 to Office Residential

OWNER:
Mahmoud (Mike) Sajjadi
1401 Bowman Lane
Brentwood, TN 37027
615-491-5497
persianmarine@aol.com

CONSULTANT:
Paul Lebovitz, Landscape Architect
102 Winslow Road
Franklin, TN 37064
615-415-6855
pleb@bellsouth.net



VICINITY MAP
SCALE 1" = 100'

14TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE

SUBMITTAL DATE 4.12.21

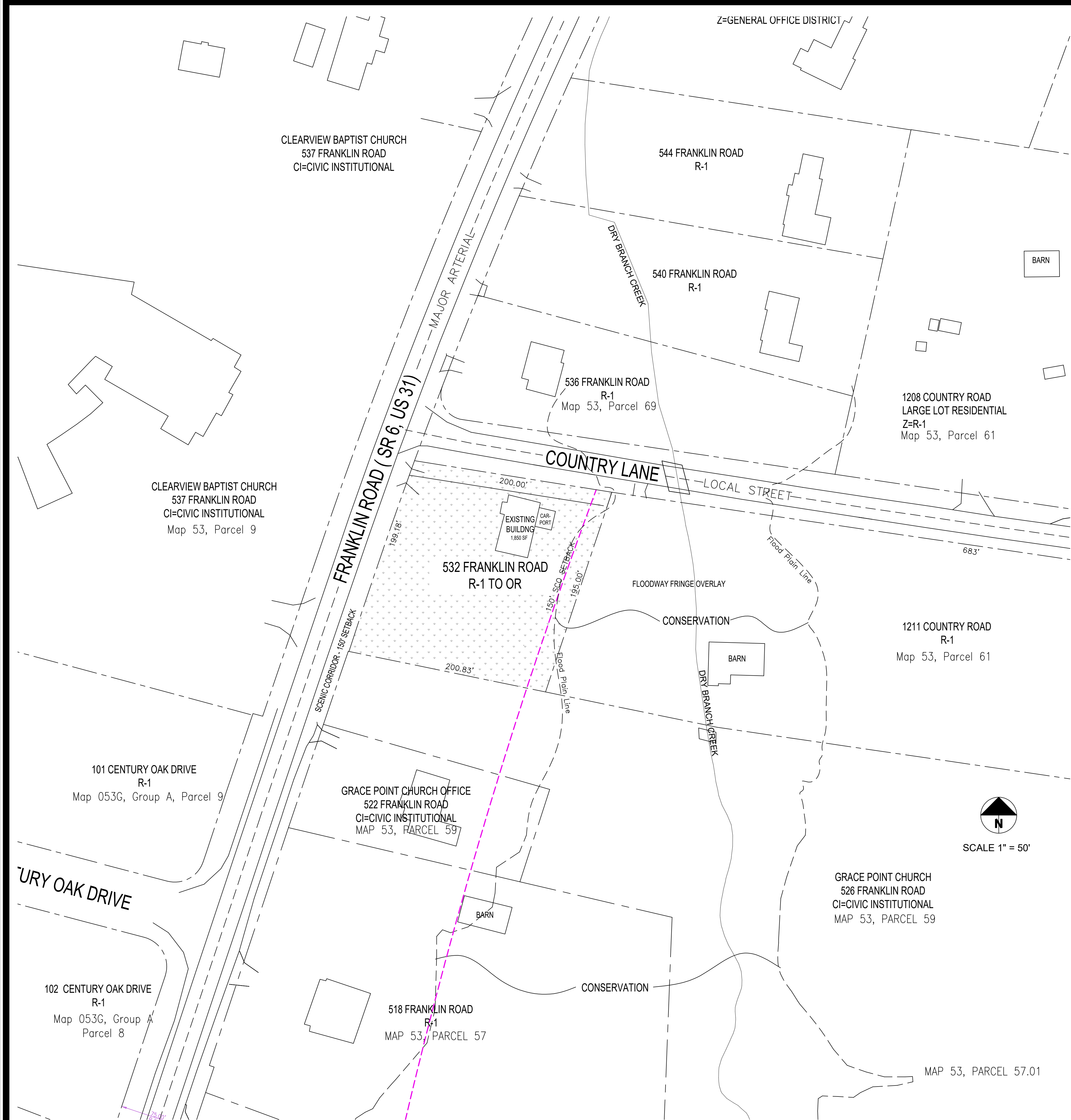
INDEX OF SHEETS

SHEET	DESCRIPTION
C 0.0	COVER SHEET & LOCATION MAP
C 1.0	BOUNDARY & EXISTING CONDITIONS PLAN



MAY 6, 2021
APRIL 12, 2021

COF #: 7519



532 FRANKLIN ROAD

DESIGN CONCEPT: OFFICE RESIDENTIAL

EXISTING ZONING: LARGE LOT RESIDENTIAL R-1
ACREAGE: .89

PROPOSED ZONING: OFFICE RESIDENTIAL
ACREAGE: .89

SITE DATA

PROJECT NAME: 532 FRANKLIN ROAD REZONING
PROJECT NUMBER: 7519
SUBDIVISION: NA
LOT NUMBER: NA
ADDRESS: 532 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH
MAP, GROUP, PARCEL: MAP 53, PARCEL 60
EXISTING ZONING: R-1
PROPOSED ZONING: OFFICE RESIDENTIAL
CHARACTER AREA OVERLAYS: FFO Floodway Fringe Overlay
SCO Scenic Corridor Overlay
150' Setback

APPLICABLE DEVELOPMENT STD.: CONVENTIONAL
TOTAL ACREAGE: .79 (per COF GIS)
TOTAL SQUARE FOOTAGE: 34,410.86

MINIMUM REQUIRED SETBACKS:
FRONT YARD: 10' OR NO CLOSER THAN CLOSEST ADJACENT BLDG, WHICHEVER IS LARGER
SIDE YARD: 7'
REAR YARD: 30'

APPLICANT / OWNER
ADDRESS
PHONE
EMAIL ADDRESS
CONTACT

MIKE MAHMOUD
1401 BOWMAN LANE
BRENTWOOD, TN 37027
615-491-5497
persianmarine@aol.com
Mike Mahmoud

LANDSCAPE ARCHITECT
ADDRESS
PHONE
EMAIL ADDRESS
CONTACT

PAUL LEBOVITZ, LA
102 WINSLOW ROAD
FRANKLIN, TN 37064
65-415-6855
pleb@bellsouth.net
Paul Lebovitz

SITE ANALYSIS

1. VEGETATION: HALF DOZEN HACKBERRIES, LAWN
2. SLOPE: ENTIRE SITE LESS THAN 10% SLOPE
3. STRUCTURES: 1 EXISTING BUILDING IN FAIR CONDITION; ORIGINALLY WAS 2 BRICKO BLOCK STORAGE BUILDINGS THAT OWNER CONNECTED WITH WOOD FRAMING AND THEN FACED IN BRICK 40 YEARS AGO
4. DRAINAGE: POSITIVE TO CREEK TO EAST; SITE HAS NOT EVER FLOODED

STATEMENT OF IMPACTS

BUILDING DESIGN
THE BUILDING DESIGN WILL BE MAXIMUM TWO STORIES AND MODELED TO APPEAR MUCH LIKE ONE OF THE HOMES UP AND DOWN THE STREET. THE PARKING WILL BE BEHIND THE NEW BUILDING. THE FRONT OF THE FUTURE BUILDING FACING FRANKLIN ROAD WILL APPEAR AS IF IT IS THE FRONT OF A HOUSE. THERE MAY BE A FRONT PORCH, AND THE FACIA WILL BE DETAILED LIKE OTHER BUILDING FRONTS ON FRANKLIN ROAD.

DRAINAGE FACILITIES
THE SITE WILL MEET ALL STANDARDS SET BY CITY OF FRANKLIN AND STATE OF TENNESSEE. THE SITE HAS A MILD SLOPE DRAINING TO DRY BRANCH CREEK BEHIND IT.

MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

PHASING
THE DEVELOPMENT WILL BE CONSTRUCTED IN A SINGLE PHASE.

POLICE AND FIRE LOCATION
FRANKLIN FIRE DEPT. STATION #3 - 1.7 MILES
COLUMBIA AVENUE POLICE STATION - 3.4 MILES

PROJECTED STUDENT POPULATION
NONE

RECREATION FACILITIES
THERE WILL BE NO RECREATION FACILITIES AT THIS SITE AND OCCUPANTS WILL NOT BE EXPECTING ANY FROM THE OWNER OR CITY OF FRANKLIN.

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY PRIVATE SERVICE VIA ROLL OUT CANS OR DUMPSTER.

RESTRICTIVE COVENANTS
THERE WILL NOT BE ANY RESTRICTIVE COVENANTS. THE OWNER WILL MAINTAIN THE BUILDING.

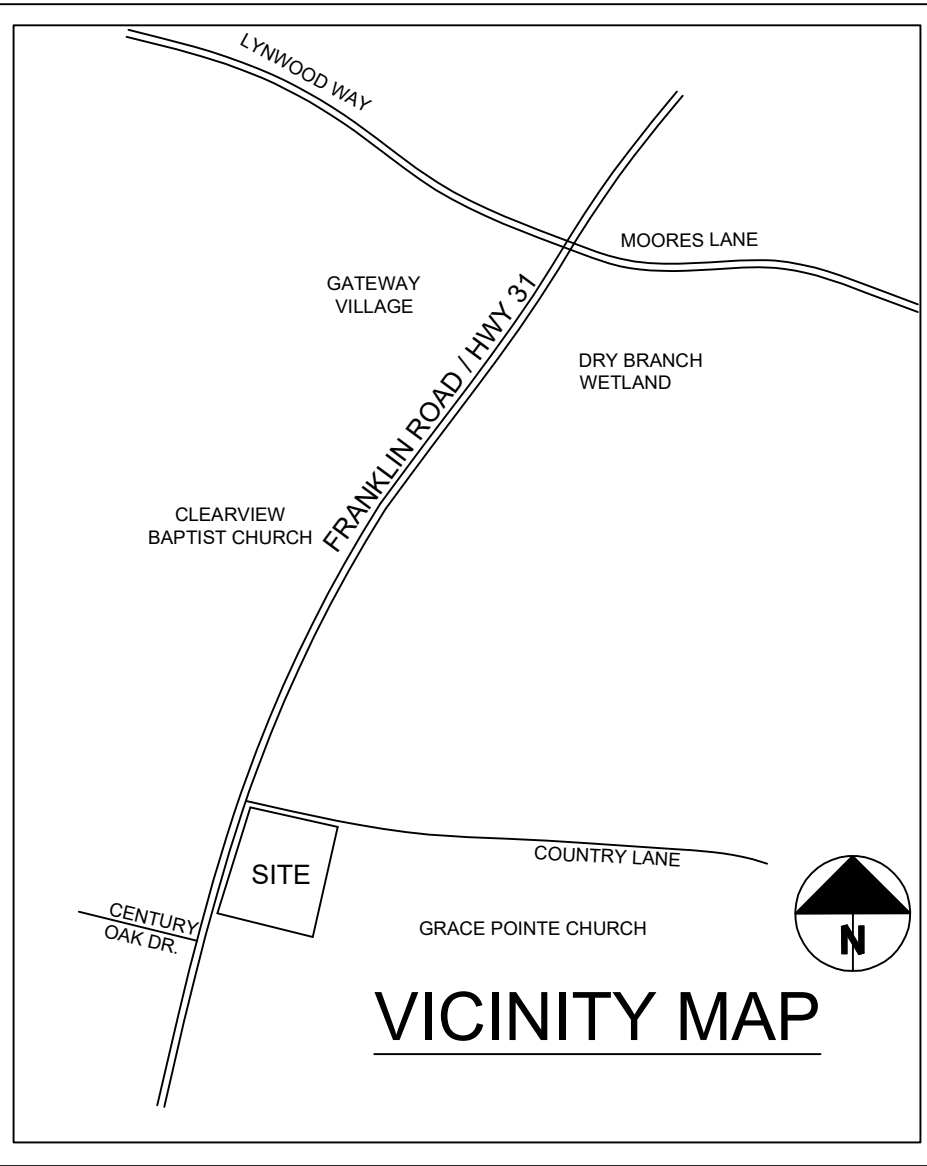
SEWER
THE SITE IS CURRENTLY ON A SEPTIC FIELD. WHEN BUILDING PLANS ARE CREATED AND SUBMITTED, THE OWNER WILL APPLY FOR SEWER SERVICE TO THE EXISTING LINE RUNNING JUST BEHIND THE SITE.

SITE DESIGN
THE SITE IS SLIGHTLY LESS THAN 1 ACRE AFTER FRANKLIN ROAD WIDENING. THE SETBACKS LIMIT THE SITE DESIGN FOOTPRINT. THE BUILDING WILL FRONT FRANKLIN ROAD. THE ENTRY WILL BE ON COUNTRY LANE. THE PARKING WILL BE BEHIND THE BUILDING. STORMWATER WILL BE HANDLED AT SOUTH END OF BUILDING OR BETWEEN PARKING AND THE ADJACENT CREEK.

TRAFFIC AND PARKING
THE SITE SIZE LIMITS THE AMOUNT OF BUILDING SQUARE FOOTAGE AND THUS NUMBER OF OCCUPANTS. ESTIMATED NUMBER OF PARKING SPACES IS 15. THIS NUMBER IS INSIGNIFICANT TO THE AMOUNT OF TRAFFIC ON FRANKLIN ROAD IN 2019 WHICH WAS ABOUT 18,000 CARS PER DAY.

A TRAFFIC SIGNAL WILL NOT BE REQUESTED. THE NEW SITE PLAN WILL PLACE THE SITE ACCESS ON COUNTRY LANE, REMOVING IT FROM BUSY FRANKLIN ROAD. THE PRESENT SITE ACCESS IS POORLY LOCATED IMMEDIATE AND PARALLEL TO COUNTRY LANE.

WATER (DOMESTIC)
WATER SERVICE IS CURRENTLY MALLORY VALLEY UTILITY DISTRICT AND WILL CONTINUE. THERE IS AMPLE SERVICE FOR A NEW BUILDING WITH MORE OCCUPANTS.



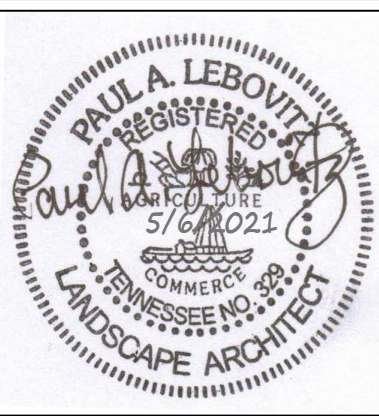
Paul A. Lebovitz,
Landscape Architect

102 Winslow Road
Franklin, Tennessee 37064
Office: (615) 415-6855
pleb@bellsouth.net

REVISIONS

- △ _____
- △ _____
- △ _____
- △ _____
- △ _____

REZONING to OFFICE RESIDENTIAL
for
532 FRANKLIN ROAD
FRANKLIN, TENNESSEE



Designed By: pal
Drawn By: pal
Issue Date: 5/6/2021
Job No. 21000
Sheet No.

C1.0
BOUNDARY PLAN

COF #7519



File #: 21-01917

DATE: May 17, 2021
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Consideration of Ordinance 2021-05, An Ordinance To Rezone 233.66 Acres From Agricultural (AG) District And Civic Institutional (CI) District To Planned (PD 2.02) District For Several Properties Located Near The Intersection Of Hillsboro Road and Mack Hatcher Memorial Parkway (Brownland Farm PUD Subdivision).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7471
Applicant: Greg Gamble with Gamble Design Collaborative
Owner: Robin Anderton with Anderton Family Partnership, Margaret B. Anderton Rev. Trust, Christ Community Church, and Stephen B. Etherly

BACKGROUND/STAFF COMMENTS:

Envision Franklin places this development in both the Conservation Subdivision and the Conservation Design Concepts. Conservation Subdivision calls for the primary use to be single-family residential, and supports secondary uses of multiplexes and duplexes. Additionally, there is a special consideration for this area of the city that also supports townhomes as a secondary use. Conservation does not support any residential uses, and only supports recreational uses that preserve the natural features of the area.

This plan includes additional housing types that are not supported by Envision Franklin, and also shows development encroaching significantly into the Conservation Design Concept. Because of these two factors, staff believes that the density they are proposing can only be achieved by a plan that is direct conflict with several components of Envision Franklin, and therefore recommends disapproval.

PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission recommend disapproval of Ordinance 2021-05.

ORDINANCE 2021-05

AN ORDINANCE TO REZONE 233.66 ACRES FROM AGRICULTURAL (AG) DISTRICT AND CIVIC INSTITUTIONAL (CI) DISTRICT TO PLANNED (PD 2.02) DISTRICT FOR SEVERAL PROPERTIES LOCATED NEAR THE INTERSECTION OF HILLSBORO ROAD AND MACK HATCHER MEMORIAL PARKWAY (BROWNLAND FARM PUD SUBDIVISION).

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

WHEREAS, the Planned (PD 2.02) 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 2021-53, 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 **Agricultural (AG) District and Civic Institutional (CI) District** to **Planned (PD 2.02) District**:

PREMISES CONSIDERED	
Map-Parcel	Acres
52 - 7.01	13.277
52O - 27.00 (A)	2.146
52O - 27.00 (B)	18.925
52O - 27.00 (C)	5.840
63 - 2.00	184.144
63 - 2.02	
63 - 2.01	9.328
Total	233.66

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric S. Stuckey

City Administrator/Recorder

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

**BROWNLAND FARM PUD SUBDIVISION
RESOLUTION 2021-53
ORDINANCE 2021-05
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/24/2021**

Site

Project Information

Existing Zoning: Agricultural (AG) and Civic Institutional (CI)
 Proposed Zoning: Planned Development, PD (2.02)
 Existing Land Use: Agricultural uses
 Proposed Land Use: Residential
 Other Overlays: FFO, SCO, FWO
 Site Acreage: 233.64 acres
 Proposed Number of Dwelling Units: 472
 Proposed Building Height: 3 stories

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



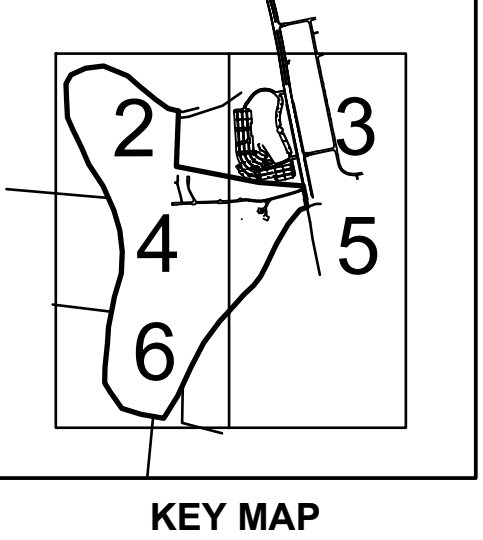
0 250 500 1,000

 Feet

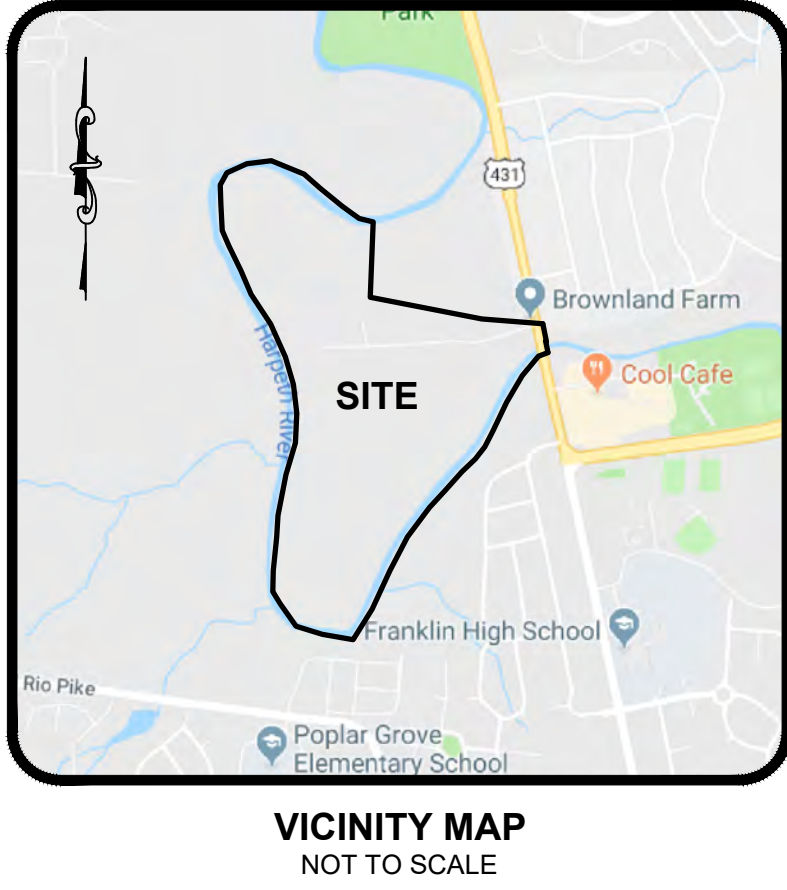
This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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LEGEND											
IRON PIN FOUND		WATER METER		ELECTRIC MH		DECIDUOUS TREE		GAS		4" G	
IRON PIN SET		WATER VALVE		LIGHT POLE		HANDICAP PARKING		COMMUNICATIONS		COM	
FENCE POST FOUND		FIRE HYDRANT		UTILITY POLE		SIGN		BOUNDARY			
NON-MONUMENTED POINT		SANITARY SEWER MH		GUY ANCHOR		TURN LANE MARKING		CENTERLINE			
CONC. MON. FOUND		SANITARY SEWER CO		COMMUNICATION BOX		MAIL BOX		FENCE		X	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH		SANITARY SEWER		WATER FEATURE			
CONTROL POINT FOUND		CURB INLET		GAS METER		WATER		TREE LINE			
CONTROL POINT SET		STORM MH		GAS VALVE		UNDERGROUND ELEC					
BENCH MARK		ELECTRIC METER-BOX		EVERGREEN TREE		OVERHEAD ELEC					



CONTROL TABLE			
1	N 589690.582	E 1707502.282	EL 623.06' PK NAIL (BASE)
101	N 589572.762	E 1707222.677	EL 625.03' PK IN ASP
102	N 590399.155	E 1706584.330	EL 626.35' 10" NAIL
103	N 589079.401	E 1706560.685	EL 629.73' 10" NAIL
104	N 589721.740	E 1707573.098	EL 622.07' 10" NAIL
105	N 589508.147	E 1707958.984	EL 621.60' 10" NAIL
106	N 590805.125	E 1707641.591	EL 621.65' 10" NAIL
107	N 589086.036	E 1706159.814	EL 628.59' 10" NAIL
108	N 588239.446	E 1706076.078	EL 622.36' 10" NAIL
109	N 587772.580	E 1705856.941	EL 626.09' 10" NAIL
110	N 587647.845	E 1705513.555	EL 621.26' 10" NAIL
111	N 588141.741	E 1705210.045	EL 620.44' 10" NAIL
112	N 589056.468	E 1705170.481	EL 619.69' 10" NAIL
113	N 589428.824	E 1704661.605	EL 620.62' 10" NAIL
114	N 589852.183	E 1704447.643	EL 616.41' 10" NAIL
115	N 590675.494	E 1704147.684	EL 613.90' 10" NAIL
116	N 587748.383	E 1705060.277	EL 616.22' 10" NAIL
PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES. NAD83, GEOD 03 ZONE 7 REVISED. NO DATUM ADJUSTMENT.			
GRAPHIC SCALE: 1" = 300'			



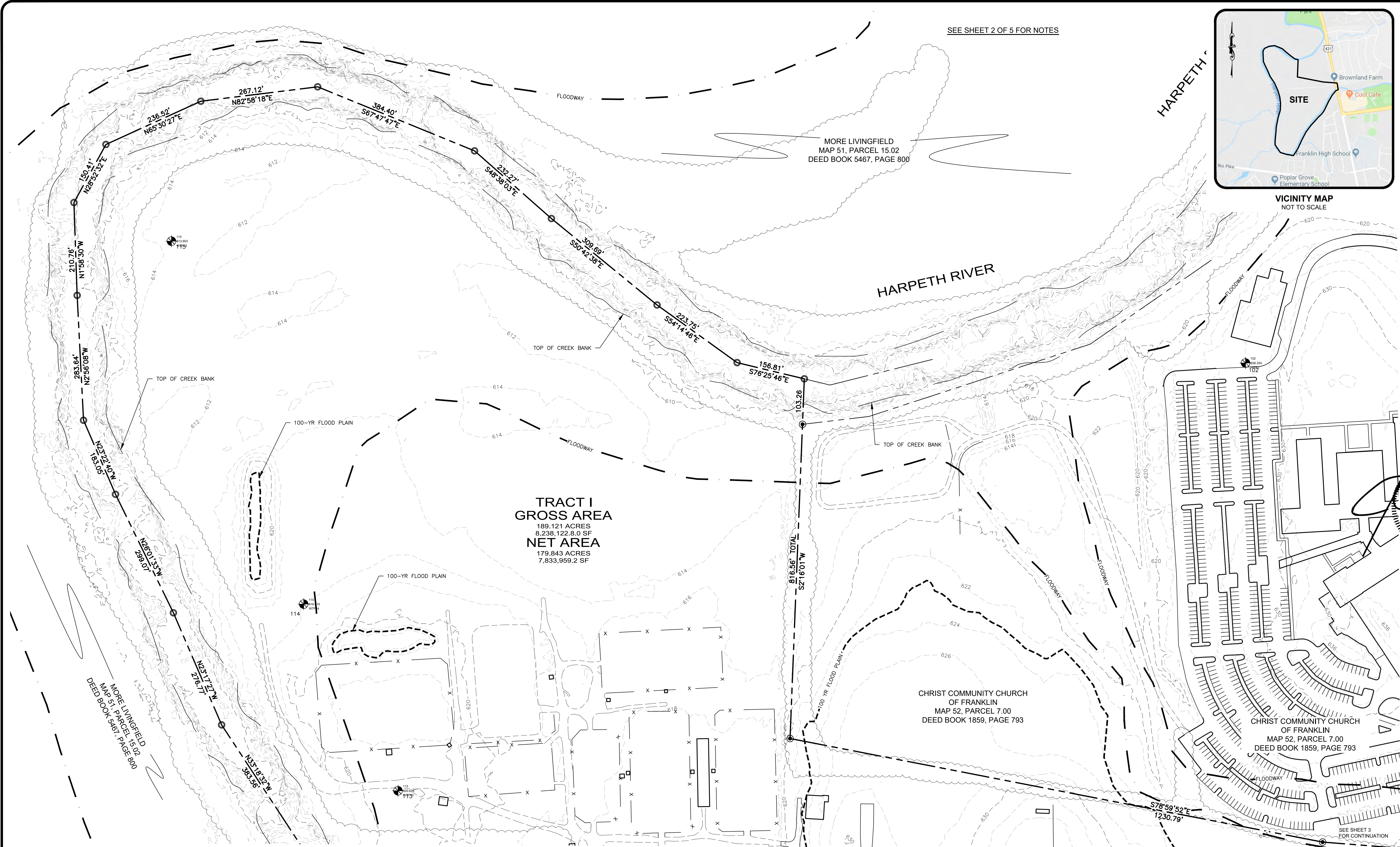
NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

W**A** **WILSON & ASSOCIATES, P.C.**
Engineering/Surveying/Environmental

ALTA/NSPS LAND TITLE SURVEY
BROWNLAND FARMS MAP X, PARCEL X
1155 HILLSBORO - FRANKLIN
WILLIAMSON CO., TN
FOR: LAND SOLUTIONS COMPANY

DRAWN BY: JAG
APPVD BY: JCW II
DATE 5/5/21
PROJ. No. 19-1299
SCALE: 1" = 300'
SHEET No.
1 OF 6



SEE SHEET 2 OF 5 FOR NOTES

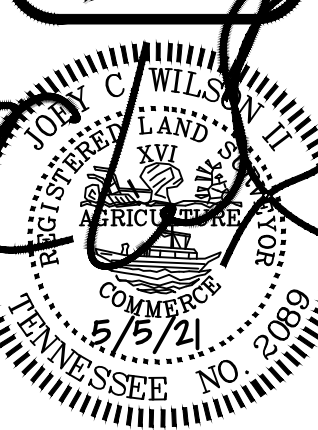


VICINITY MAP
NOT TO SCALE

NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

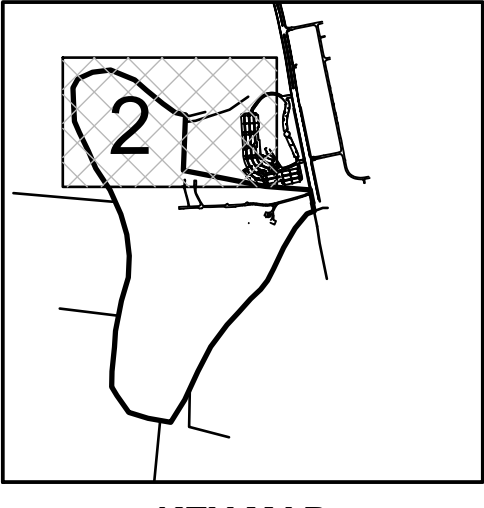
WILSON & ASSOCIATES, P.C.
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ALTA/NSPS LAND TITLE SURVEY
BROWNLAND FARMS MAP X, PARCEL X
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FOR: LAND SOLUTIONS COMPANY

DRAWN BY: JAG
APPVD. BY: JCW II
DATE: 5/5/21
PROJ. No. 19-1299
SCALE: 1" = 100'
SHEET No.
2 OF 6

LEGEND											
IRON PIN FOUND	●	WATER METER	⊕	ELECTRIC MH	⊕	DECIDUOUS TREE	⊕	GAS	— 4" —		
IRON PIN SET	○	WATER VALVE	⊕	LIGHT POLE	⊕	HANDICAP PARKING	⊕	COMMUNICATIONS	— COM —		
FENCE POST FOUND	●	FIRE HYDRANT	⊕	UTILITY POLE	⊕	SIGN	⊕	BOUNDARY	— — — — —		
NON-MONUMENTED POINT	○	SANITARY SEWER MH	⊕	GUY ANCHOR	⊕	TURN LANE MARKING	⊕	CENTERLINE	— — — — —		
CONC. MON. FOUND	■	SANITARY SEWER CO	⊕	COMMUNICATION BOX	⊕	MAIL BOX	⊕	FENCE	— X —		
CONC. MON. SET	□	AREA DRAIN	⊕	COMMUNICATION MH	⊕	SANITARY SEWER	— 8" SA —	WATER FEATURE	— — — — —		
CONTROL POINT FOUND	▲	CURB INLET	⊕	GAS METER	⊕	WATER	— 4" W —	TREE LINE	— — — — —		
CONTROL POINT SET	△	STORM MH	⊕	GAS VALVE	⊕	UNDERGROUND ELEC	— UGE —				
BENCH MARK	⊕	ELECTRIC METER-BOX	⊕	EVERGREEN TREE	⊕	OVERHEAD ELEC	— OHE —				



KEY MAP

CONTROL TABLE			
102 N 590399.155	E 1706584.330	EL 626.35'	10" NAIL
113 N 589428.824	E 1704661.605	EL 620.62'	10" NAIL
114 N 589852.183	E 1704447.643	EL 616.41'	10" NAIL
115 N 590675.494	E 1704147.684	EL 613.90'	10" NAIL

PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES.
NAD83, GEOID 03 ZONE 7 REVISED. NO DATUM ADJUSTMENT.

GRAPHIC SCALE: 1" = 100'

GENERAL NOTES:

1. THE PURPOSE OF THIS SURVEY IS: BOUNDARY/LIAISON/TOPOGRAPHIC
2. THE ADDRESS OF THIS PROPERTY IS: 1155 HILLSBORO ROAD, FRANKLIN, TN
3. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCELS 2.00, 2.01, & 2.02, ON WILLIAMSON COUNTY TAX MAP #8. SAID PARCEL IS FURTHER IDENTIFIED AS A PORTION OR ALL OF THE PROPERTY DESCRIBED IN DEED BOOK 1380, PAGE 969; BOOK 6686, PAGE 805; BOOK 6692 , PAGE 913; BOOK 1380, PAGE 969; BOOK 4739, PAGE 571 IN THE REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF SURVEY, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTION; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY .
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, OR TITLE COMMITMENT, NOR THE RESULTS OF TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
7. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE CLIENT AND IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, INSTITUTIONS OR SUBSEQUENT OWNERS OF THE SUBJECT PROPERTY.
8. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 055563CTN, DATED APRIL 12, 2019 AT 6:00AM. IT IS SUBJECT TO ITS FINDINGS. THERE MAY BE OTHER IMPROVEMENTS OR ENCUMBRANCES THAT AFFECT THE PROPERTY SINCE THE ISSUANCE OF THE REPORT.
9. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
10. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED EITHER FOUND OR SET. ANY MISSING CORNERS ARE MARKED WITH AN IRON ROD AND CAP BEARING THIS SURVEYOR'S COMPANY NAME.
11. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING AN ADEQUATE TITLE OR UTILITY LOCATION UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN AN AREA, EITHER ABOVE OR BELOW THE SURFACE OF THE EARTH. WE FURTHER DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
12. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0184G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. BASE FLOOD ELEVATION FOR THIS PROPERTY IS 622.5 TO 627. ZONE "AE" IS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
13. I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE DEPARTMENT OF REVENUE SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.

- a. POSITIONAL ACCURACY: 0.08'
 - b. DATE OF SURVEY: 6/20/19
 - c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83), OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
 - d. GEOID 3, ZONE 7 REVISIED
 - e. NO COMBINED GRID FACTORS WERE USED.
14. THE CONTOURS SHOWN HEREIN WERE DERIVED FROM LIDAR DATA [POST PROCESSED KINEMATIC (PPK) USING STATE PLANE COORDINATES AND VERTICAL DATUM GEOID 03], AND INCLUDE SEVERAL DIFFERENT LAND COVER CLASSES WHICH HAVE BEEN COMPILED TO MEET OR EXCEED THE NATIONAL MAP ACCURACY STANDARDS (NMAS) OF A 2 FOOT EQUIVALENT CONTOUR INTERVAL AT 85 PERCENT CONFIDENCE LEVEL. THIS MEETS OR EXCEEDS A VERTICAL ACCURACY EQUAL TO NATIONAL STANDARD FOR SPATIAL DATA ACCURACY (NSDA) = $\pm 1.860' (5 (RMSE(Z)))$ (NORMALLY DISTRIBUTED ERROR) = $\pm 1.19'$ FT, AS SET FORTH BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) VERSION 1.0. RANDOM SHOTS TAKEN ACROSS THE SITE YIELD AN AVERAGE VERTICAL ACCURACY OF 0.50 FEET. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING AT THE TIME OF SURVEY.
15. THERE ARE NO KNOWN CHANGES TO THE STREET ROW AT THE TIME OF SURVEY.
16. THERE WAS NO EVIDENCE OF DELINEATED WETLANDS AT THE TIME OF SURVEY.
17. THERE WAS NO EVIDENCE OF ENCROACHMENTS AT THE TIME OF SURVEY.
18. LAND DISTURBANCE WAS OBSERVED IN THE VICINITY OF TOOT ROW.

LEGAL DESCRIPTION

Legal Description Tract I

Subject property is presently identified as Parcels 2.00, and 2.02, on Williamson County Tax Maps 63. Said parcel is further identified as a portion or all of the property described in Deed Book 1380, Page 969; Deed Book 6686, Page 805 as corrected by Scrivener's Affidavit in Deed Book 6692, Page 913 in the Registers Office of Williamson County, Tennessee.

LAND lying in the 9th Civil District of Williamson County, Tennessee, and being bounded on the north by the Harpeth River & Christ Community Church of Franklin as of record in book 1859, page 793; on the east by the Harpeth River and Hillsboro Road and on the south and west by the Harpeth river and is more particularly described as follows:

BEGINNING at an iron pin set in the west ROW of Hillsboro Road, said point also being the northeast corner of the herein described tract and having a TN State Plane Coordinate of Nor 589,260.4950 East 1,707,419.3906 ;

THENCE, leaving the west ROW of Hillsboro Road, with a new line across the lands of Anderton, the following calls:

S 67°20'55" W, for a distance of 100.03 feet to a point;
 S 74°35'49" W, for a distance of 396.47 feet to a point;
 S 77°39'3" W, for a distance of 132.02 feet to a point;
 S 84°20'20" W, for a distance of 40.33 feet to a point;
 N 85°43'10" W, for a distance of 52.39 feet to a point;
 N 82°20'12" W, for a distance of 95.84 feet to a point;
 N 86°5'52" W, for a distance of 66.96 feet to a point;
 S 89°34'27" W, for a distance of 77.24 feet to a point;
 S 4°50'41" E, for a distance of 464.13 feet to a point;
 N 88°11'47" E, for a distance of 628.01 feet to a point to a point in the centerline of the Harpeth River;

THENCE, with the centerline of the Harpeth River, the following calls:

S 30°24'50" W, for a distance of 258.24 feet to a point;
S 25°29'42" W, for a distance of 347.87 feet to a point;
S 27°25'52" W, for a distance of 189.28 feet to a point;
S 37°52'30" W, for a distance of 163.63 feet to a point;
S 46°28'8" W, for a distance of 200.37 feet to a point;
S 41°42'57" W, for a distance of 263.60 feet to a point;
S 42°42'56" W, for a distance of 256.75 feet to a point;
S 36°49'42" W, for a distance of 359.87 feet to a point;
S 27°28'28" W, for a distance of 409.33 feet to a point;
S 24°46'28" W, for a distance of 461.16 feet to a point;
S 31°56'13" W, for a distance of 389.87 feet to a point;
N 80°31'3" W, for a distance of 339.21 feet to a point;
N 72°53'50" W, for a distance of 296.37 feet to a point;
N 35°13'3" W, for a distance of 302.28 feet to a point;
N 31°14'41" W, for a distance of 150.18 feet to a point;
N 1°19'12" E, for a distance of 228.53 feet to a point;
N 54°49'3" E, for a distance of 357.75 feet to a point;
N 3°28'6" E, for a distance of 240.13 feet to a point;
N 11°6'20" E, for a distance of 452.50 feet to a point;
N 16°33'54" E, for a distance of 356.66 feet to a point;
N 7°35'50" E, for a distance of 320.40 feet to a point;
N 6°37'57" W, for a distance of 314.43 feet to a point;
N 16°15'50" W, for a distance of 311.22 feet to a point;
N 24°10'45" W, for a distance of 390.13 feet to a point;
N 31°19'32" W, for a distance of 383.58 feet to a point;
N 23°17'22" W, for a distance of 276.77 feet to a point;
N 26°13'3" W, for a distance of 299.07 feet to a point;
N 23°22'40" W, for a distance of 183.05 feet to a point;
N 2°56'18" W, for a distance of 203.64 feet to a point;
N 1°58'30" W, for a distance of 210.76 feet to a point;
N 28°52'32" E, for a distance of 150.41 feet to a point;
N 65°30'27" E, for a distance of 326.52 feet to a point;
N 62°58'18" E, for a distance of 267.12 feet to a point;
N 67°44'7" E, for a distance of 384.54 feet to a point;
S 48°38'3" E, for a distance of 232.27 feet to a point;
S 50°42'38" E, for a distance of 309.69 feet to a point;
S 54°14'46" E, for a distance of 225.75 feet to a point;
S 16°25'46" E, for a distance of 156.81 feet to a point in the northwest corner of Christ Community Church of Franklin;

THENCE, with the west and south boundary of Christ Community Church of Franklin, the following calls:

S 2°16'11" W, passing an iron pin found at 103.26' for a total distance of 816.56 feet to an iron pin found in the southeast corner of Christ Community Church of Franklin;
S 78°59'52" E, for a distance of 1230.79 feet to an iron pin found;
S 85°30'15" E, for a distance of 662.20 feet to the POINT OF BEGINNING, containing 8,238.122 sq.ft. or 189.121 acres more or less based on a field run survey by Wilson & Associates, P.C. Jun 20, 2019.

Included in the above description, but excluded from this survey is a certain tract of land conveyed to TDOT as of record in Book 5209, Page 459 in the Register's Office of Williamson County, Tennessee and is more particularly described as follows:

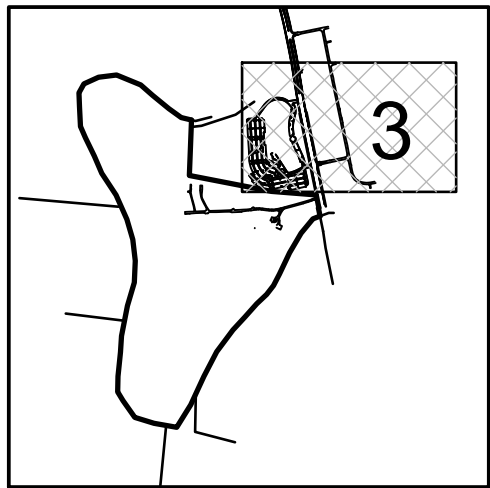
BEGINNING at a point in the center of the Harpeth River with a TN State Plane Coordinate of North 587,461.1121 East 1,706,367.7641, said point also being in the north ROW Mack Hatcher Parkway;

THENCE, leaving the ROW, with the center of the Harpeth River, S 46°28'08" W, for a distance of 200.37 feet to a point, S 41°42'57" W, for a distance of 263.60 feet to a point in the south ROW of Mack Hatcher Parkway;

THENCE with the south ROW of Mack Hatcher Parkway, S 82° 53' 57" W for a distance of 1819.56 feet to a point in the center of the Harpeth River;

THENCE, with the center of the Harpeth River, N 11° 06' 20" E, 223.15 feet to a point in the north ROW of Mack Hatcher;

THENCE, with the north ROW of Mack Hatcher, N 82° 53' 57" E 2000.27 feet to the POINT OF BEGINNING containing 404,163.6 sq.ft. or 9.278 acres more or less

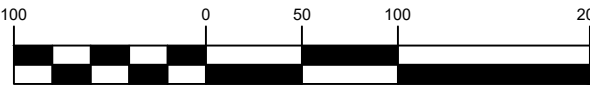


KEY MAP

CONTROL TABLE

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101	N 589572.762	E 1707222.677	EL 625.03'	PK IN ASP.
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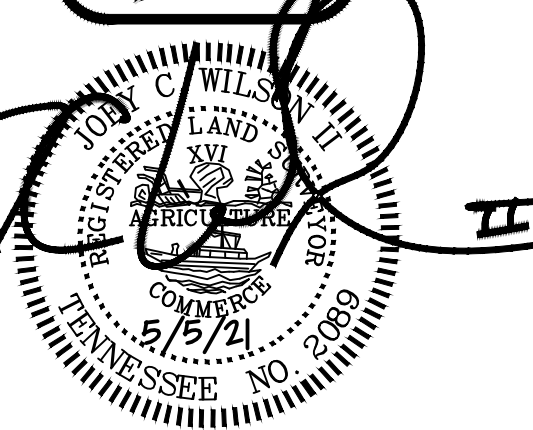
PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES
NAD83, GEOID 03 ZONE 7 REVISED. NO DATUM ADJUSTMENT.



GRAPHIC SCALE: 1" = 100'

108 Beasley Drive
Franklin, TN
37064
615.794.2275

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental



CERTIFICATION OF SURVEY FOR ALTA/NSPS
LAND TITLE SURVEYS

TO: (I) MILES RIVER PARTNERS, & (II) FIDELITY NATIONAL TITLE INSURANCE COMPANY,

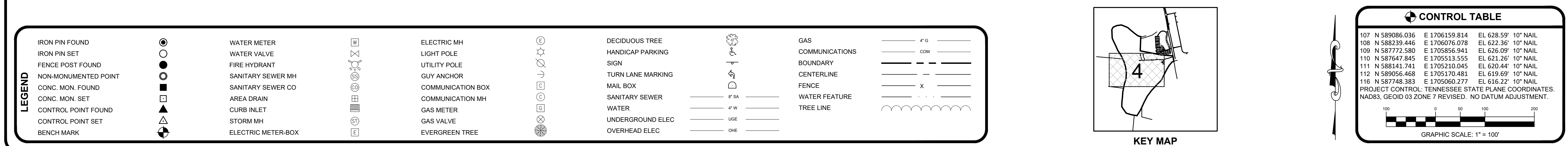
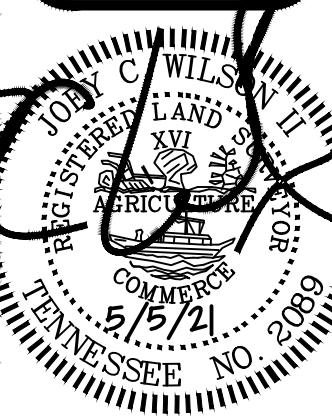
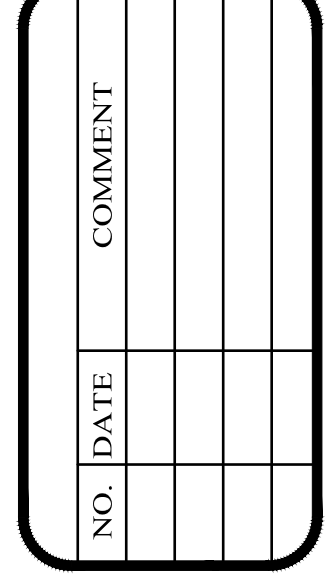
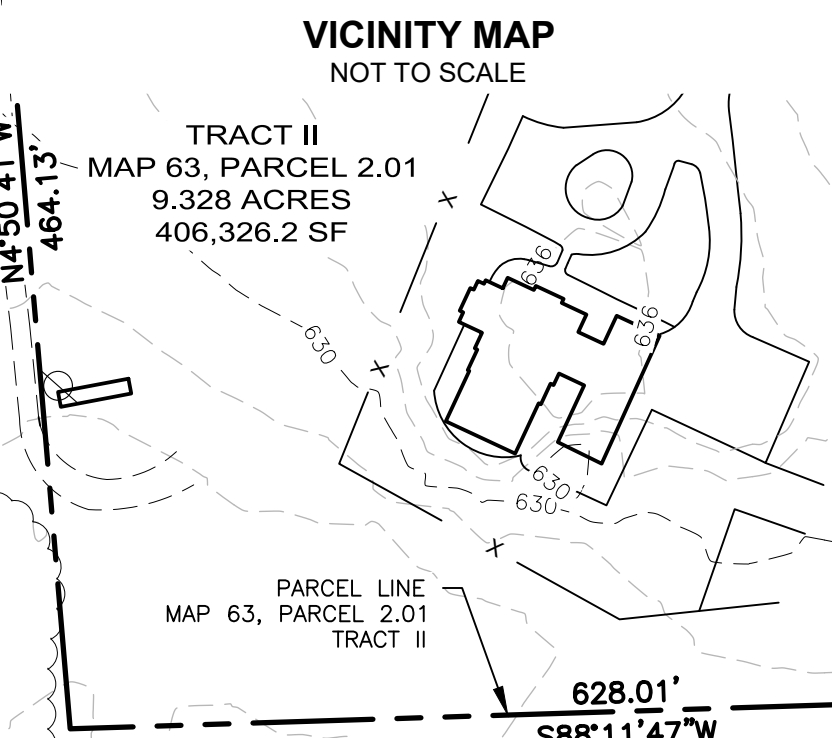
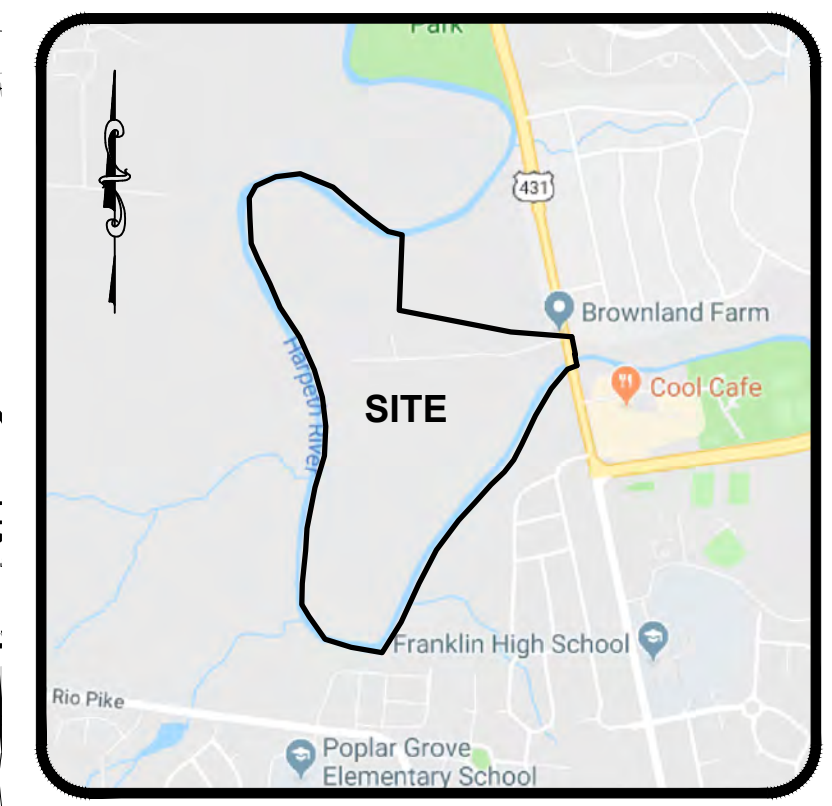
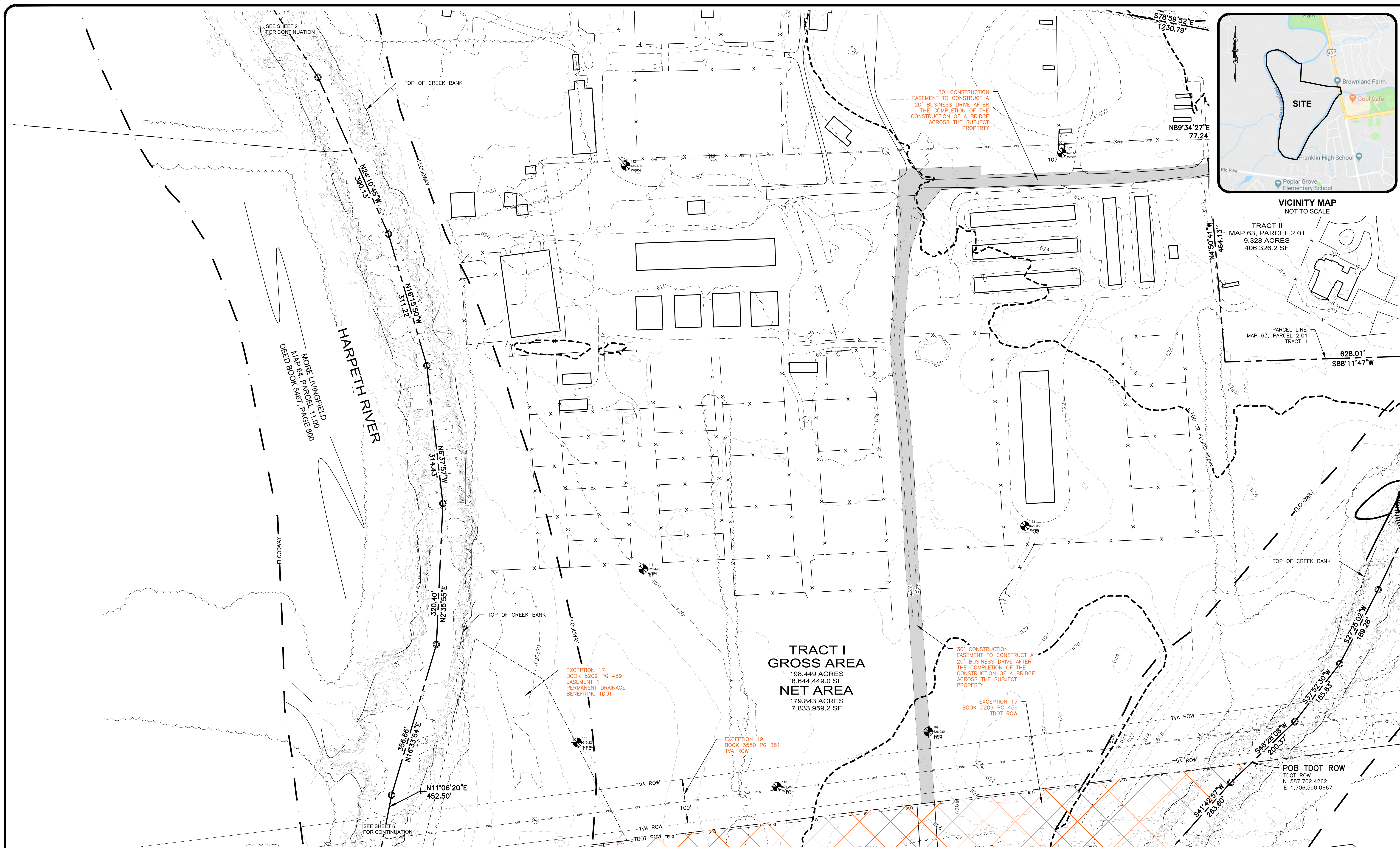
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 10, 13, 16, 17, 18, AND 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/20/19 & 5/5/21.

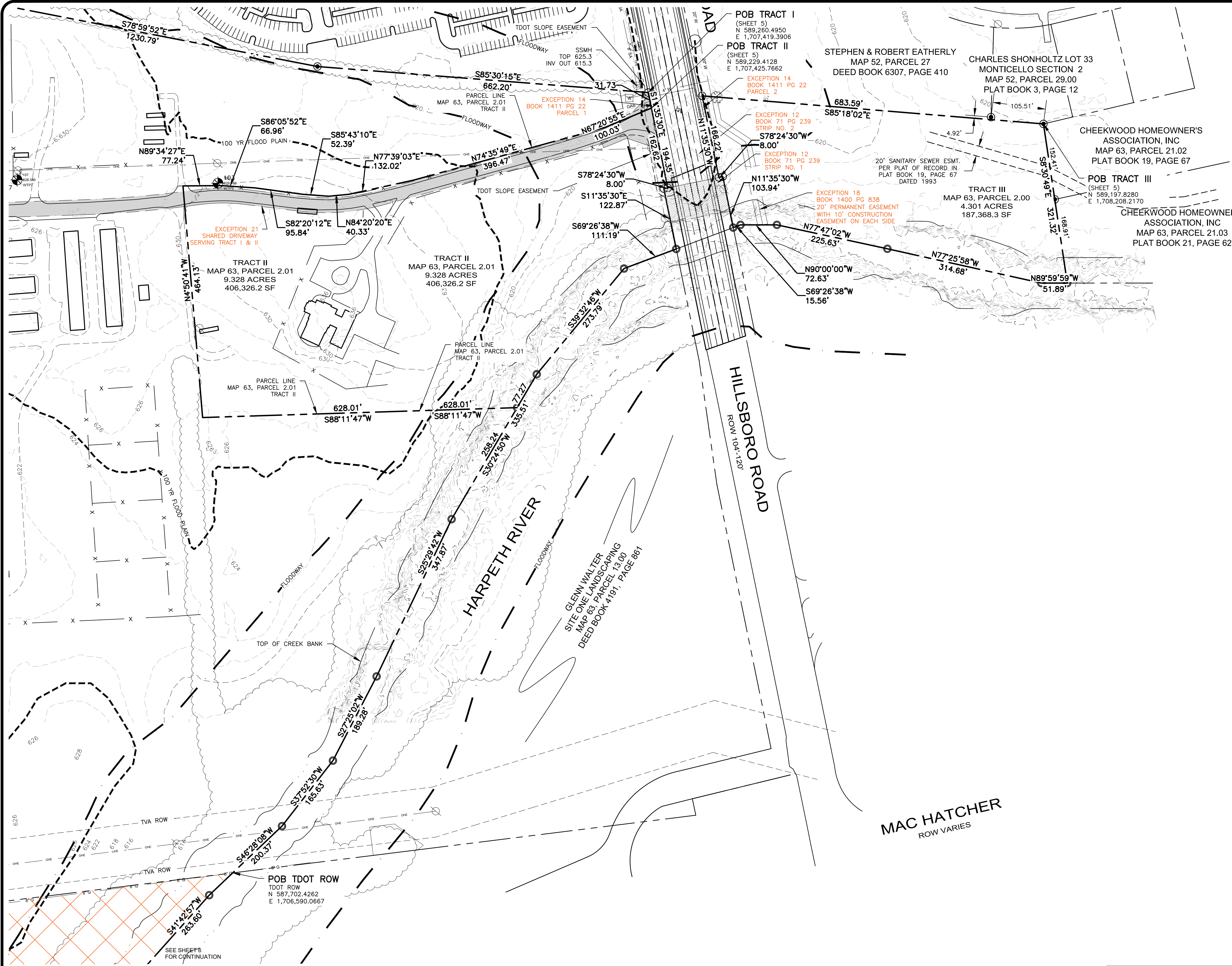
JOEY C. WILSON II, PE, RLS
TN PE NO. 106976
TN RLS NO. 2089

ALTA/NSPS LAND TITLE SURVEY
BROWNLAND FARMS MAP X, PARCEL X
1155 HILLSBORO - FRANKLIN
WILLIAMSON CO., TN
FOR: LAND SOLUTIONS COMPANY

DRAWN BY: JAG
APPVD. BY:JCW II
DATE 5/5/21
PROJ. No. 19-1299
SCALE: 1" = 100'
SHEET No.

3 OF 6

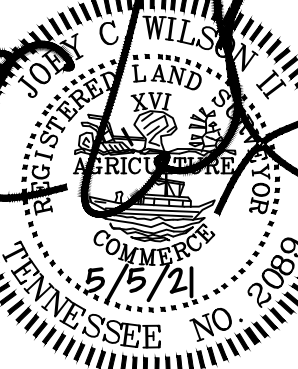




NO.	DATE	COMMENT

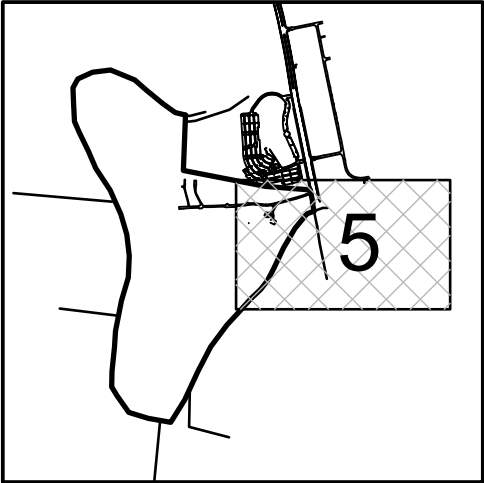
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WA
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Engineering/Surveying/Environmental



ALTA/NSPS LAND TITLE SURVEY
BROWNLAND FARMS MAP X, PARCEL X
1155 HILLSBORO - FRANKLIN
WILLIAMSON CO., TN
FOR: LAND SOLUTIONS COMPANY

LEGEND	IRON PIN FOUND	WATER METER	ELECTRIC MH	DECIDUOUS TREE	GAS	4" G
	IRON PIN SET	WATER VALVE	LIGHT POLE	HANDICAP PARKING	COMMUNICATIONS	COM
	FENCE POST FOUND	FIRE HYDRANT	UTILITY POLE	SIGN	BOUNDARY	
	NON-MONUMENTED POINT	SANITARY SEWER MH	GUY ANCHOR	TURN LANE MARKING	CENTERLINE	
	CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	MAIL BOX	FENCE	X
	CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	SANITARY SEWER	WATER FEATURE	
	CONTROL POINT FOUND	CURB INLET	GAS METER	WATER	TREE LINE	
	CONTROL POINT SET	STORM MH	GAS VALVE	UNDERGROUND ELEC		
	BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	OVERHEAD ELEC		



KEY MAP

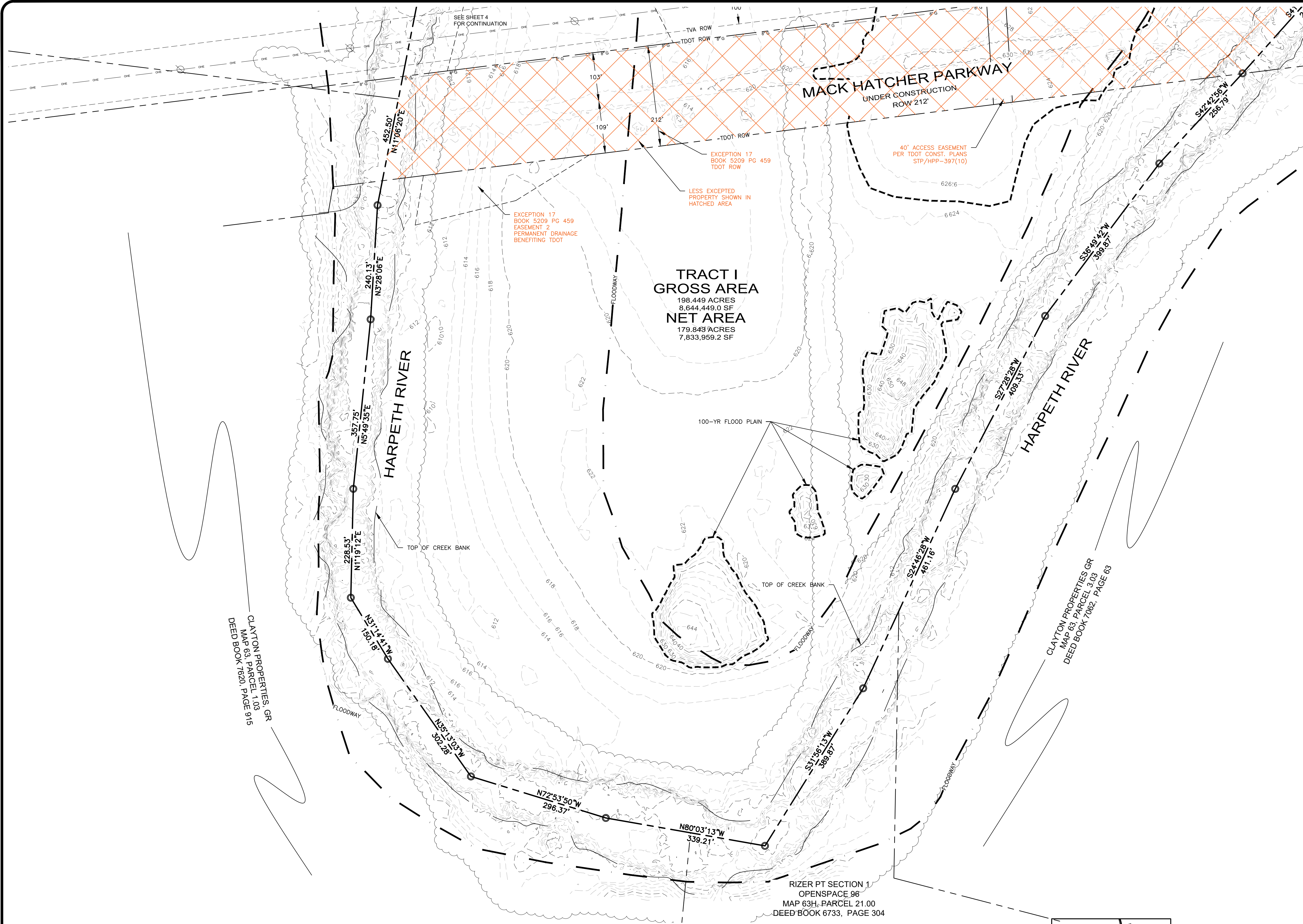
CONTROL TABLE

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PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES, NAD83, GEOID 03 ZONE 7 REVISED. NO DATUM ADJUSTMENT.

GRAPHIC SCALE: 1" = 100'

DRAWN BY: JAG
APPVD BY: JCW II
DATE: 5/5/21
PROJ. No.: 19-1299
SCALE: 1" = 100'
SHEET No.
5 OF 6

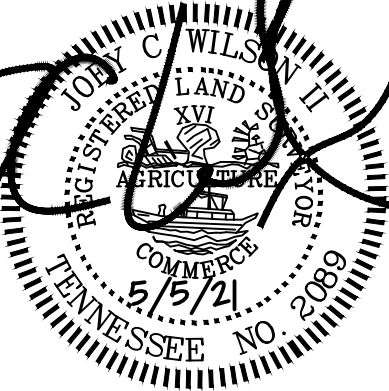


VICINITY MAP
NOT TO SCALE

NO.	DATE	COMMENT

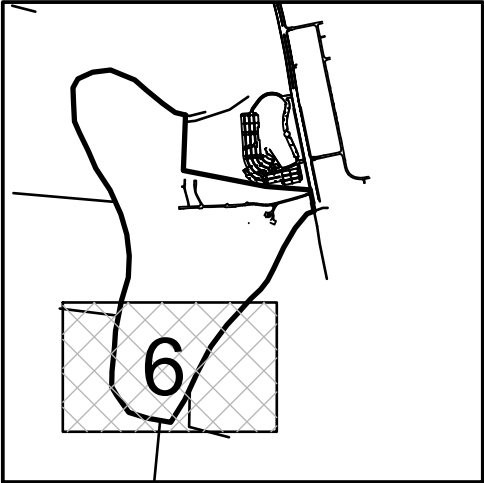
108 Beasley Drive
Franklin, TN
37064
615.794.2275

WA WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental



ALTA/NSPS LAND TITLE SURVEY
BROWNLAND FARMS MAP X, PARCEL X
1155 HILLSBORO - FRANKLIN
WILLIAMSON CO., TN
FOR: LAND SOLUTIONS COMPANY

LEGEND	IRON PIN FOUND		WATER METER		ELECTRIC MH		DECIDUOUS TREE		GAS	
	IRON PIN SET		WATER VALVE		LIGHT POLE		HANDICAP PARKING		COMMUNICATIONS	
	FENCE POST FOUND		FIRE HYDRANT		UTILITY POLE		TURN LANE MARKING		BOUNDARY	
	NON-MONUMENTED POINT		SANITARY SEWER MH		GUY ANCHOR		MAIL BOX		CENTERLINE	
	CONC. MON. FOUND		SANITARY SEWER CO		COMMUNICATION BOX		SANITARY SEWER		FENCE	
	CONC. MON. SET		AREA DRAIN		COMMUNICATION MH		WATER		WATER FEATURE	
	CONTROL POINT FOUND		CURB INLET		GAS METER		UNDERGROUND ELEC		TREE LINE	
	CONTROL POINT SET		STORM MH		GAS VALVE		OVERHEAD ELEC			
	BENCH MARK		ELECTRIC METER-BOX		EVERGREEN TREE					



KEY MAP

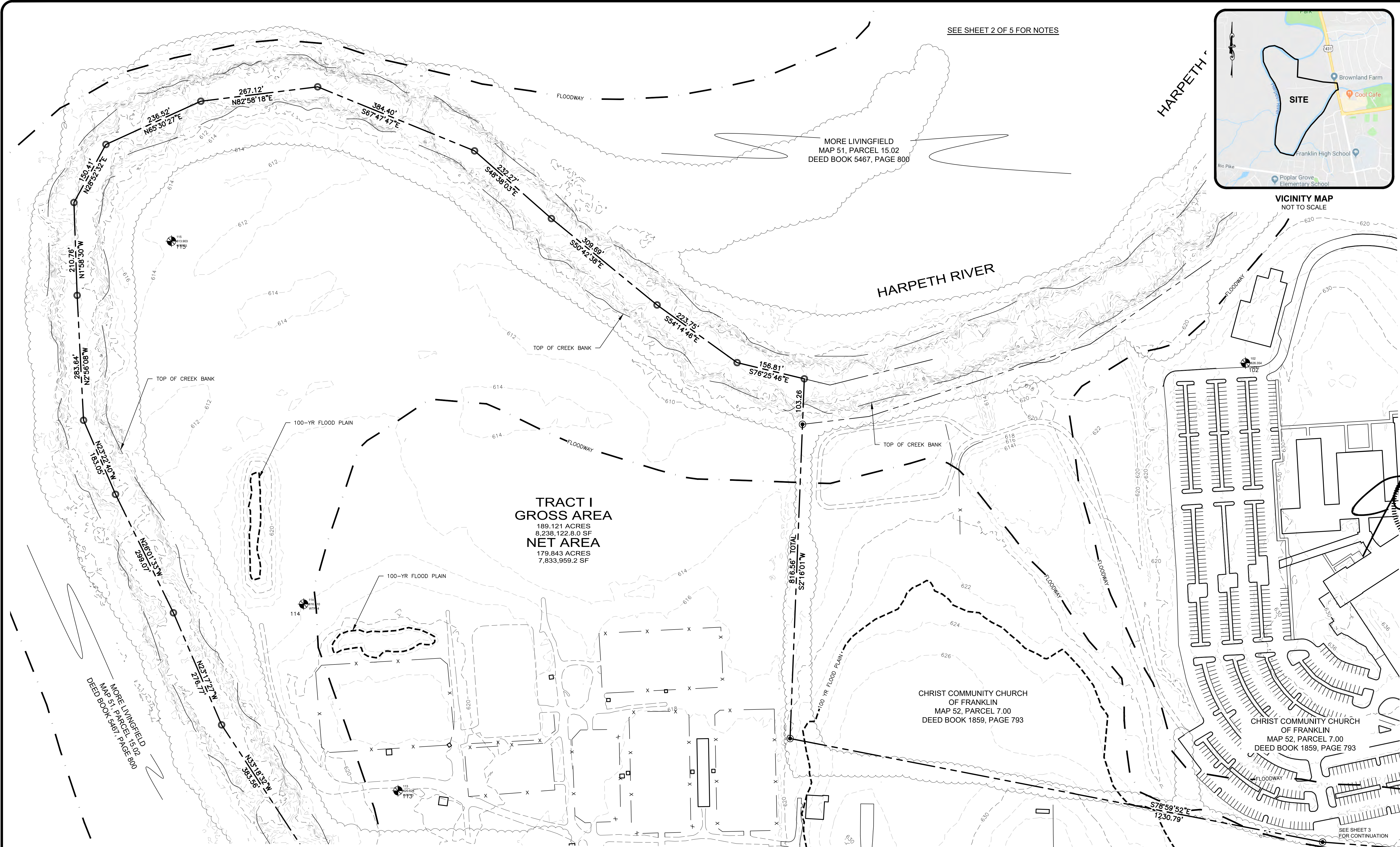
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GRAPHIC SCALE: 1" = 100'			

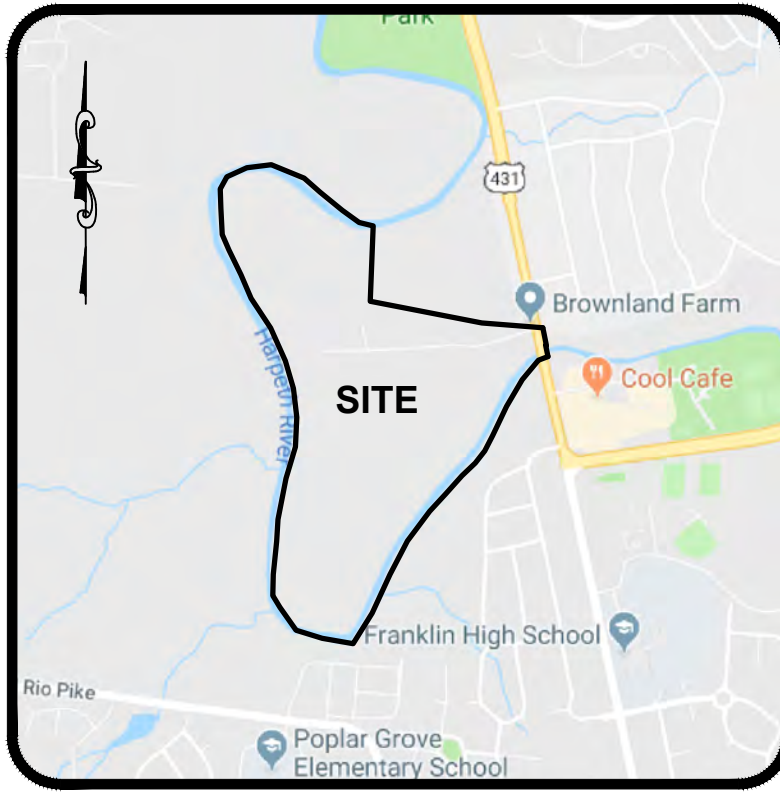
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APPVD BY: JCW II
DATE: 5/5/21
PROJ. No. 19-1299
SCALE: 1" = 100'

SHEET No.

6 OF 6



SEE SHEET 2 OF 5 FOR NOTES

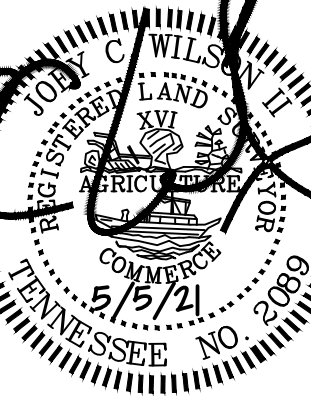


VICINITY MAP
NOT TO SCALE

NO.	DATE	COMMENT

108 Beasley Drive
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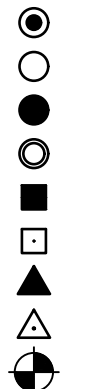


ALTA/NSP LAND TITLE SURVEY
BROWNLAND FARMS MAP X, PARCEL X
1155 HILLSBORO - FRANKLIN
WILLIAMSON CO., TN
FOR: LAND SOLUTIONS COMPANY

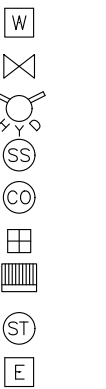
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APPVD. BY: JCW II
DATE: 5/5/21
PROJ. No. 19-1299
SCALE: 1" = 100'

SHEET No.
2 OF 6

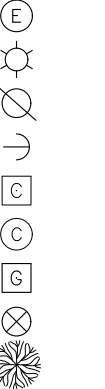
- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - FENCE POST FOUND
 - NON-MONUMENTED POINT
 - CONC. MON. FOUND
 - CONC. MON. SET
 - CONTROL POINT FOUND
 - CONTROL POINT SET
 - BENCH MARK



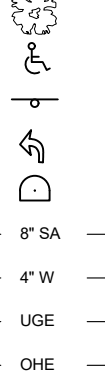
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MH
- SANITARY SEWER CO
- AREA DRAIN
- CURB INLET
- STORM MH
- ELECTRIC METER-BOX



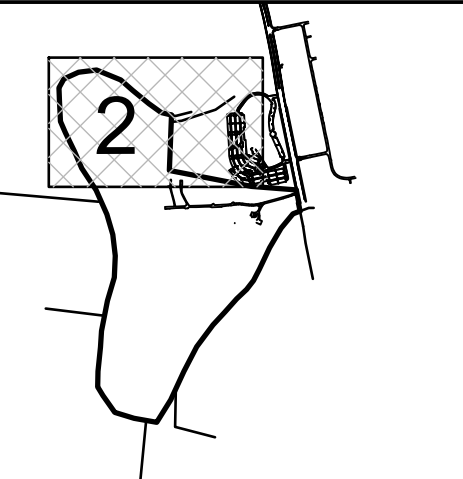
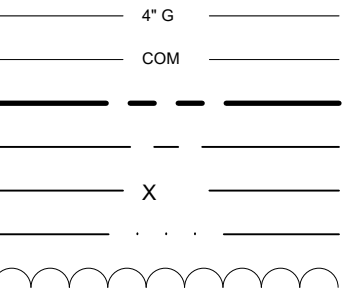
- ELECTRIC MH
- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- COMMUNICATION BOX
- COMMUNICATION MH
- GAS METER
- GAS VALVE
- EVERGREEN TREE



- DECIDUOUS TREE
- HANDICAP PARKING
- SIGN
- TURN LANE MARKING
- MAIL BOX
- SANITARY SEWER
- WATER
- UNDERGROUND ELEC
- OVERHEAD ELEC



- GAS
- COMMUNICATIONS
- BOUNDARY
- CENTERLINE
- FENCE
- WATER FEATURE
- TREE LINE

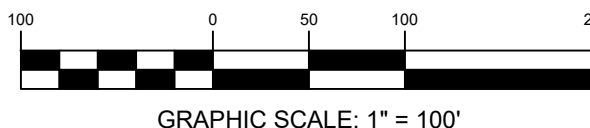


KEY MAP

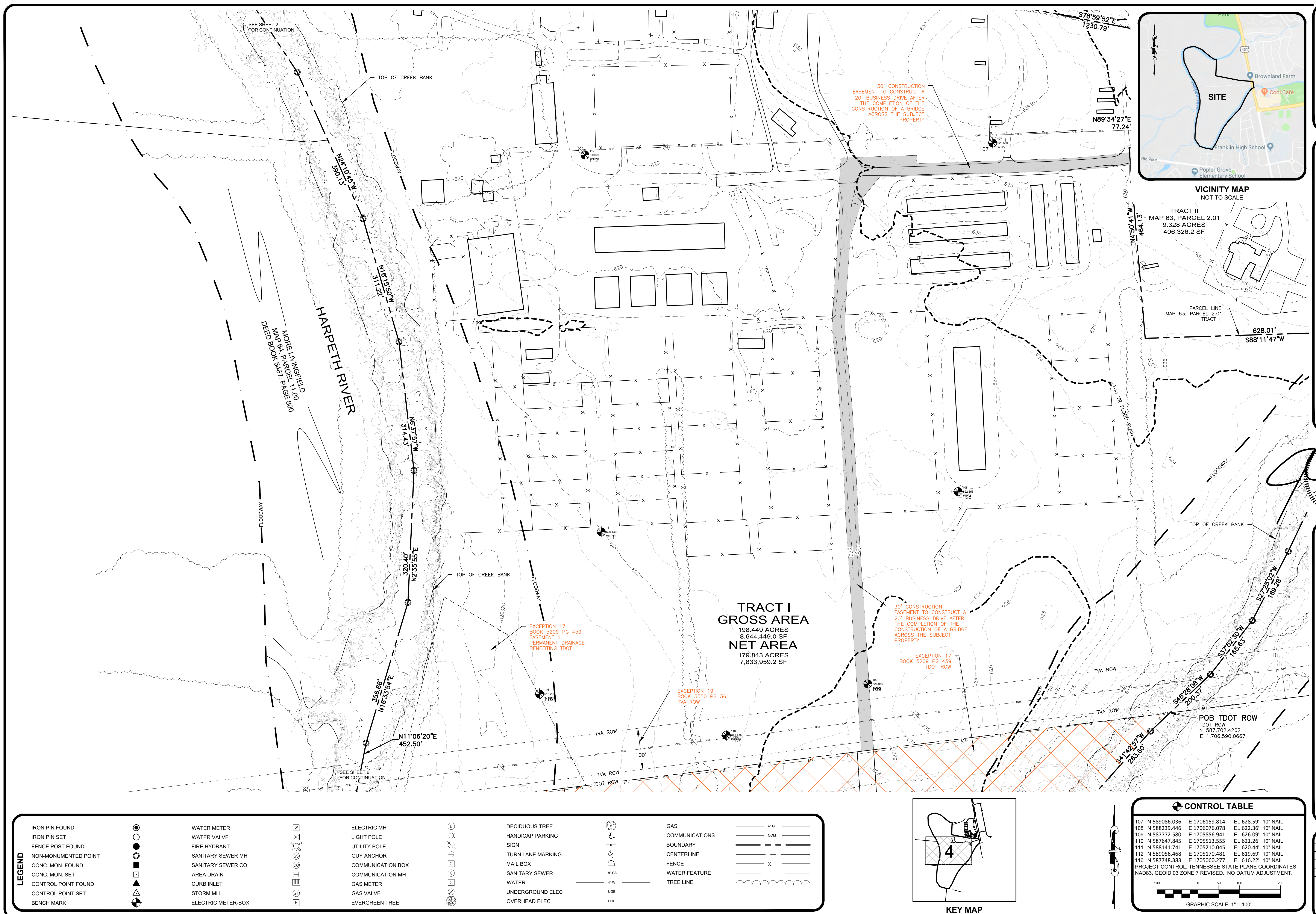
CONTROL TABLE

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115 N 590675.494	E 1704147.684	EL 613.90' 10" NAIL

PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES.
NAD83, GEOID 03 ZONE 7 REVISED. NO DATUM ADJUSTMENT.

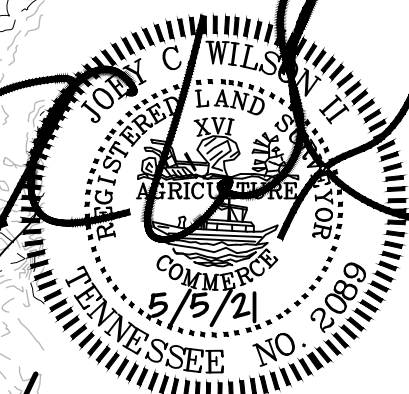


GRAPHIC SCALE: 1" = 100'

[illegible]

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ALTA/NSPS LAND TITLE SURVEY

BROWNLAND FARMS MAP X, PARCEL X
1155 10TH STREET, FRANKLIN, MA 01825

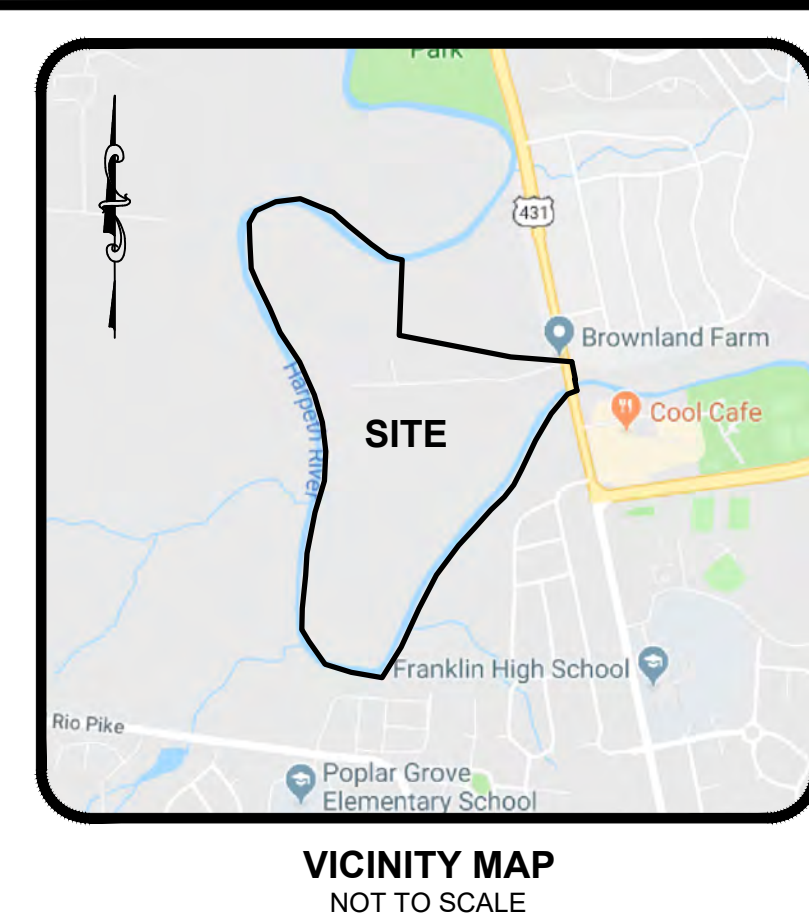
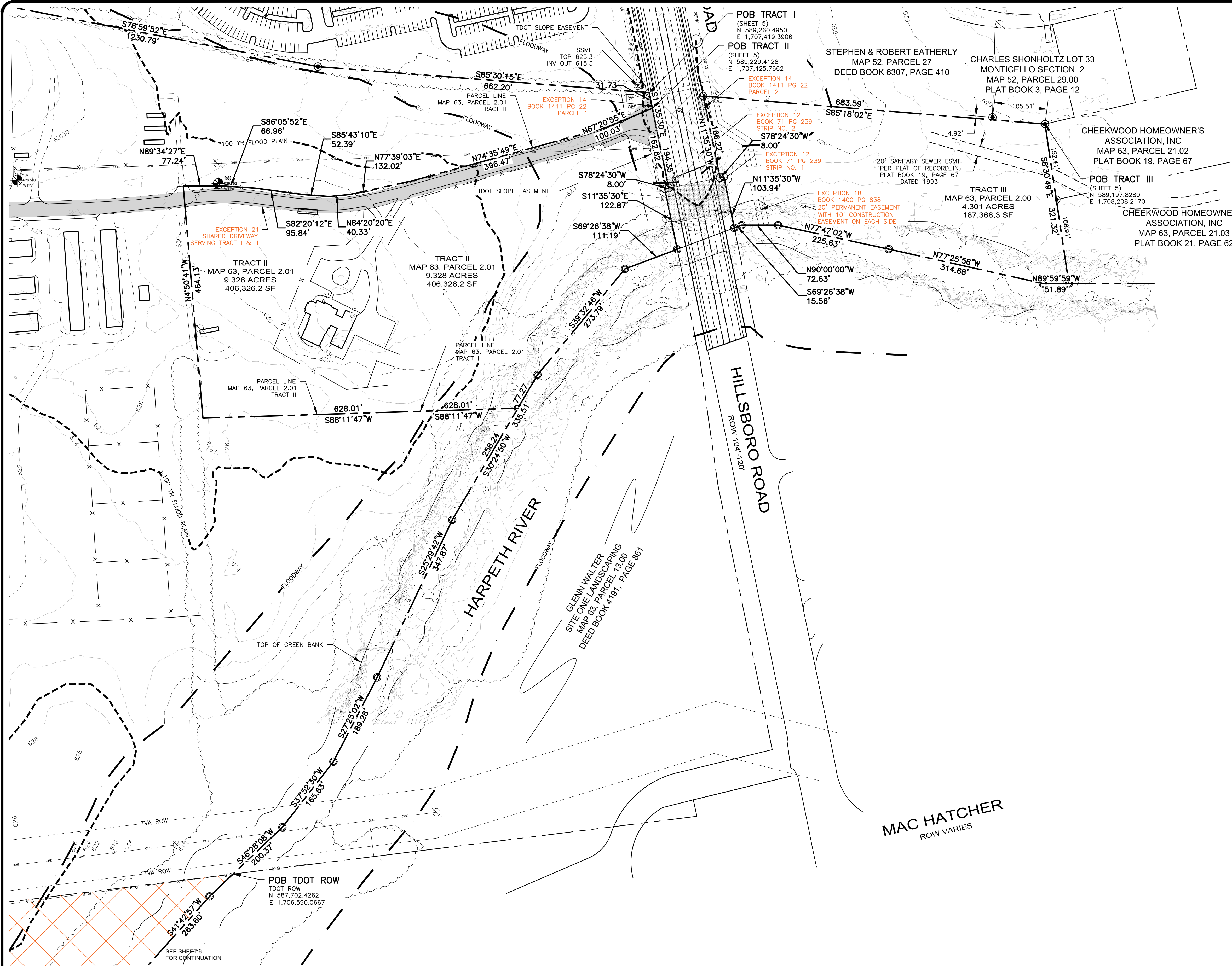
WILLIAMSON CO., TN

FOR: LAND SOLUTIONS COMPANY

DRAWN BY: JAG
APPVD. BY:JCW II
DATE 5/5/21
PROJ. No. 19-1299
SCALE: 1" = 100'

SHEET No.

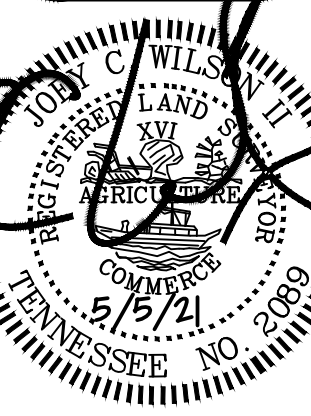
4 OF 6



NO.	DATE	COMMENT

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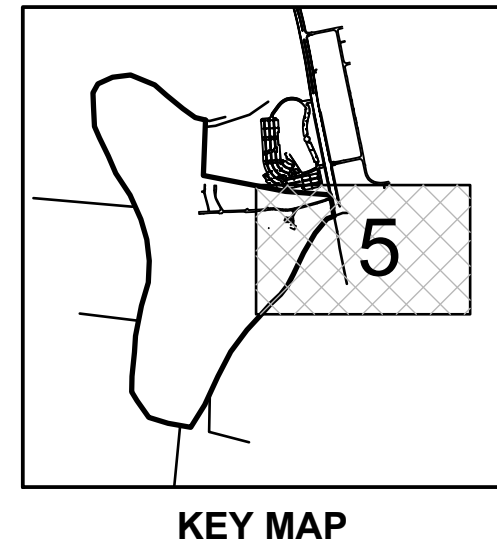


ALTA/NSPS LAND TITLE SURVEY
BROWNLAND FARMS MAP X, PARCEL X
1155 HILLSBORO - FRANKLIN
WILLIAMSON CO., TN
FOR: LAND SOLUTIONS COMPANY

DRAWN BY: JAG
APP'D BY: JCW II
DATE: 5/5/21
PROJ. No.: 19-1299
SCALE: 1" = 100'
SHEET No.
5 OF 6

LEGEND

IRON PIN FOUND	●	WATER METER	⊕	ELECTRIC MH	⊕	DECIDUOUS TREE	⊕	GAS	— 4" G —
IRON PIN SET	○	WATER VALVE	⊕	LIGHT POLE	⊕	HANDICAP PARKING	⊕	COMMUNICATIONS	— COM —
FENCE POST FOUND	●	FIRE HYDRANT	⊕	UTILITY POLE	⊕	SIGN	⊕	BOUNDARY	— — — — —
NON-MONUMENTED POINT	○	SANITARY SEWER MH	⊕	GUY ANCHOR	⊕	TURN LANE MARKING	⊕	CENTERLINE	— - - - -
CONC. MON. FOUND	■	SANITARY SEWER CO	⊕	COMMUNICATION BOX	⊕	MAIL BOX	⊕	FENCE	— X —
CONC. MON. SET	□	AREA DRAIN	⊕	COMMUNICATION MH	⊕	SANITARY SEWER	— 8" SA —	WATER FEATURE	— — — — —
CONTROL POINT FOUND	▲	CURB INLET	⊕	GAS METER	⊕	WATER	— 4" W —	TREE LINE	— — — — —
CONTROL POINT SET	△	STORM MH	⊕	GAS VALVE	⊕	UNDERGROUND ELEC	— UGE —		
BENCH MARK	⊕	ELECTRIC METER-BOX	⊕	EVERGREEN TREE	⊕	OVERHEAD ELEC	— OHE —		

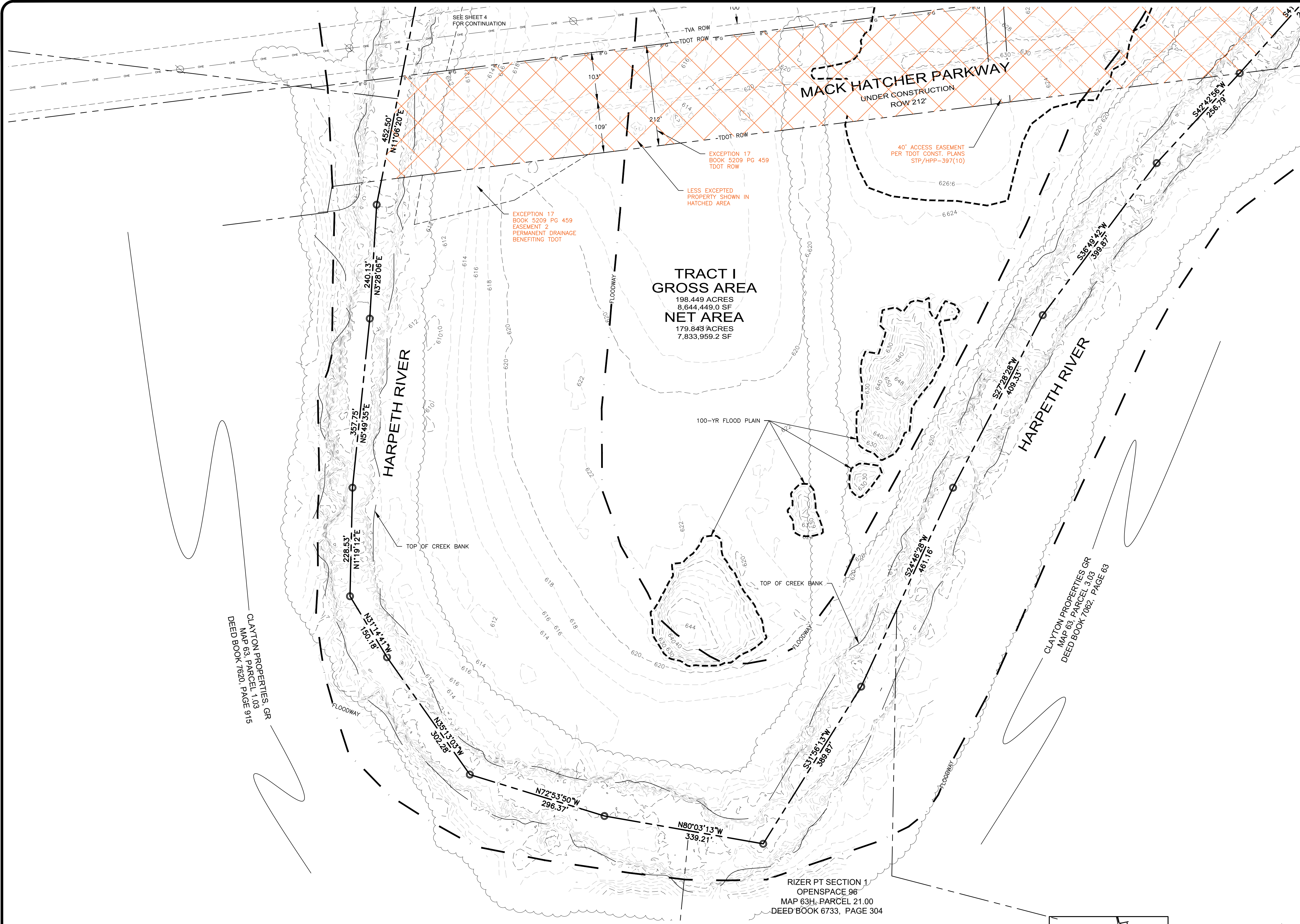


CONTROL TABLE

1	N 589690.582	E 1707502.282	EL 623.06' IP CAP (BASE)
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PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES, NAD83, GEOID 03 ZONE 7 REVISED. NO DATUM ADJUSTMENT.

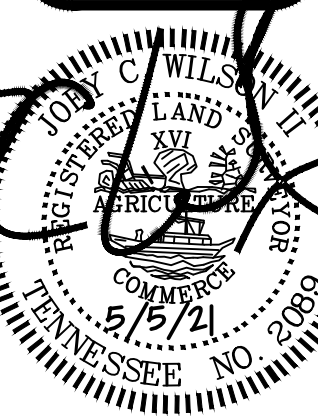
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NO.	DATE	COMMENT

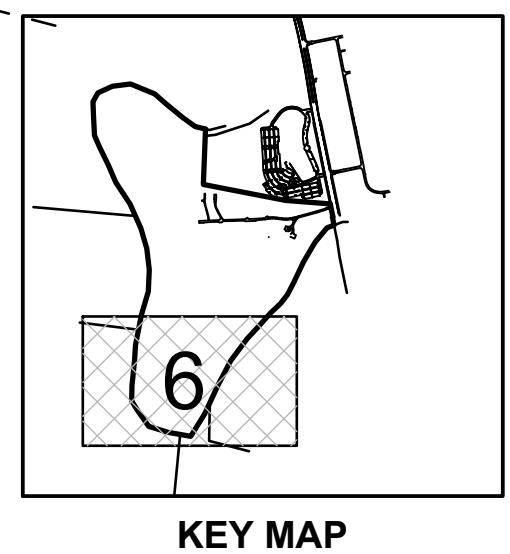
108 Beasley Drive
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W**A**
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ALTA/NSPS LAND TITLE SURVEY
BROWNLAND FARMS MAP X, PARCEL X
1155 HILLSBORO - FRANKLIN
WILLIAMSON CO., TN
FOR: LAND SOLUTIONS COMPANY

LEGEND	IRON PIN FOUND IRON PIN SET FENCE POST FOUND NON-MONUMENTED POINT CONC. MON. FOUND CONC. MON. SET CONTROL POINT FOUND CONTROL POINT SET BENCH MARK	WATER METER WATER VALVE FIRE HYDRANT SANITARY SEWER MH SANITARY SEWER CO AREA DRAIN CURB INLET STORM MH ELECTRIC METER-BOX	ELECTRIC MH LIGHT POLE UTILITY POLE GUY ANCHOR COMMUNICATION BOX COMMUNICATION MH GAS METER GAS VALVE EVERGREEN TREE	DECIDUOUS TREE HANDICAP PARKING SIGN TURN LANE MARKING MAIL BOX SANITARY SEWER WATER UNDERGROUND ELEC OVERHEAD ELEC	GAS COMMUNICATIONS BOUNDARY CENTERLINE FENCE WATER FEATURE TREE LINE	4" G COM X



CONTROL TABLE

1 N 589690.582 E 1707502.282 EL 623.06' IP CAP (BASE)

PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES.
NAD83, GEOID 03 ZONE 7 REVISED. NO DATUM ADJUSTMENT.

GRAPHIC SCALE: 1" = 100'

DRAWN BY: JAG
APPVD BY: JCW II
DATE 5/5/21
PROJ. No. 19-1299
SCALE: 1" = 100'
SHEET No.
6 OF 6

**BROWNLAND FARM PUD SUBDIVISION
RESOLUTION 2021-53
ORDINANCE 2021-05
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/24/2021**

Site

Project Information

Existing Zoning: Agricultural (AG) and Civic Institutional (CI)
 Proposed Zoning: Planned Development, PD (2.02)
 Existing Land Use: Agricultural uses
 Proposed Land Use: Residential
 Other Overlays: FFO, SCO, FWO
 Site Acreage: 233.64 acres
 Proposed Number of Dwelling Units: 472
 Proposed Building Height: 3 stories

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



0 250 500 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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From: Ehab Kasasbeh <ehab_k78@hotmail.com>
Sent: Sunday, June 20, 2021 6:14 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>;
Bev@aldermanburger.com; Brandy Blanton <brandy.blanton@franklintn.gov>; Roger Lindsey
<roger.lindsey@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>
Subject: Brownland — Vote NO — Items 6,7,8 (2021-05, 2021-53, 2021-54)

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.

As a resident of the area since 2007, I feel this is detrimental to the community and will add much traffic, take away from the country feel that our area has and destroy the beautiful scenery while removing the lovely equestrian show grounds all at the same time.

Please don't approve this

Dr Ehab Kasasbeh

Sent from my iPhone

From: Chris Chaney <cec246@gmail.com>

Sent: Monday, June 21, 2021 3:31 PM

To: Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; roger.lindsey@nashville.gov; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>

Cc: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Planning Intake <planningintake@franklintn.gov>

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 Franklin Planning Commision and BOMA members:

As a resident of Cottonwood I am against the proposed Brownland Development. I am very concerned about the possibility of the Franklin Planning Staff recommendation not being heeded and this development allowed to move forward.

As you all surely know, just a couple of months ago that property flooded alongwith much of Franklin, including Cottonwood, River Landing and Meadowgreen. Allowing development on that parcel of land will surely make the next flood even worse for those of us downstream. It seems irresponsible to allow such a density of homes to be built in such a flood-prone area.

Aside from flooding concerns, the traffic pattern the proposed entrances and traffic lights to come with it will create a bottleneck on Hillsboro. With children in in WCS, one headed to an already crowded FHS, I worry that many family homes will result in overcrowding.

While I appreciate that Franklin is a desirable community and we have an influx of new residents, allowing a massive development like this will make our part of Franklin less desirable.

I am sure the developer, Monticello HOA and representatives from Christ Community will be present to persuade you that the community is supportive of this development. We are not! Those three entities stand to make a great financial gain should the land sell and be developed as proposed. As a personal note, I am a member of Christ Community Church. I can assure you that the vote to sell that parcel of land was not conducted when a vast majority of members could be present to vote.

Please do not allow this development to move forward.

Thank you for your service to our great community.

Sincerely,
Chris E Chaney
Franklin, TN resident

From: Tonya Whitaker <sntwhit615@bellsouth.net>
Sent: Monday, June 21, 2021 8:18 PM
To: Planning Intake <planningintake@franklintn.gov>

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 Planning Staff,

We respectfully ask you vote NO regarding the Brownland Farm development project. It will not benefit the land or people of this area. As long-time residents of Meadowgreen and Cottonwood subdivisions, we have seen firsthand the effects of flash flooding and rising rivers in our neighborhood. Re-routing flood plans with increased building is not the answer. Please preserve our land for the future generations and help us provide for the safest and healthiest path moving forward.

Thank you,
Scot & Tonya Whitaker

From: scott.black1@comcast.net <scott.black1@comcast.net>

Sent: Tuesday, June 22, 2021 9:26 AM

To: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; danamclendon@comcast.net; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; annpetersen@comcast.net; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandybblanton@gmail.com>; John Schroer <john.schroer@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott N. Harrison <scottnharrison@yahoo.com>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <rdlindsey@comcast.net>; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>

Cc: Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Kelly Dannenfelser <kellyd@franklintn.gov>; 'Greg Gamble' <greg209@bellsouth.net>

Subject: Brownland Farms

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,

Let me start by expressing my gratitude to all of you for the service that you personally provide to our city through your time and efforts. I am writing to you today to express my strong support for the proposed development at Brownland Farms. To keep this simple, below are my bullet points of support for this community:

1. As a 20+ year resident of Fieldstone Farms, I welcome the idea of new growth to our side of town. Over the last 2 decades a great deal of new growth has happened in other sectors of our community (Westhaven, McEwen, Carothers, etc.). And this, I believe will bring a great boost to our side of the overall community.
2. With the additional passive parkland along Hillsboro Road with a formal design will do nothing but enhance the entire area, including the adjacent Monticello neighborhood.

- 2.
3. This is the **RIGHT** place for a development like this for the following reasons:
 - a. Since moving to Fieldstone Farm, I watched our community spend a great deal of money on the road systems for the expansion of Hillsboro Road (in front of our neighborhood) and the expansion of Mack Hatcher. Brownland Farms sits at the intersection of those investments. This is why a project like this (or even higher density) is appropriate.
 - b. This current design has a well-balanced design that will locate the density closer to the major thoroughfares and leave open the land closest to the river, giving that open space over for community use and recreation. It is very important that each community is equipped with its own natural features and they have done that with this design.
4. When it comes to our community growth, you are faced with many variables to address. In this case, we have a natural green space that has been used as an active horse farm for over 7 decades. There are several variables that stem from this point:
 - a. As one who believes in limited government, I believe every land owner should have choices about what they can do with their land. I also believe that this should fit within how the growth of the city has been planned. Based strictly on the invested infrastructure, this is absolutely, the right place for this community design. We, as a city, have already signaled that this is the place for higher density with the infrastructure provided.
 - b. As one who believes in being fiscally conservative, I think that we should always introduce more density where the infrastructure (roads, sewer, safety, etc.) will allow. This site clearly meets that. Any major opposition to a design like this, is simply because it is different than what it has always been on that site. And that is not a guide by which we should make decisions about our city growth. If someone wants to maintain an active horse farm on this site, they should step forward to do so, at the price that is appropriate.
 - c. This design respects that natural features and works to enhance those, while at the same time providing a node of density in the appropriate location.
 - d. I recognize that this design actually works with the river flow in the area and tries to enhance that and make viable places for community use.

A few things that I would suggest about this current design:

1. Mixed-use is always a good thing. It provides the opportunity to reduce transportation demand on our system. There could be commercial component introduced to this design and that would be a great thing.
2. As an apartment developer, the current multifamily building configurations (in the front) are going to be a harder design to develop. When you are under 100 units per building, it is very difficult to develop effectively. I would advocate for more density. If you review the current traffic demands from the 2 or 3 apartment communities within a 3 mile radius, I think you will discover it is not as bad as people think (I drive them daily). This site has the capacity for more density.

I tried to keep these ideas simple. Thanks for taking time to read through them. Please vote to support this project.

Cordially,
Scott Black

From: Elizabeth Fuller <ebfuller13@gmail.com>

Sent: Tuesday, June 22, 2021 9:43 AM

To: Planning Intake <planningintake@franklintn.gov>

Cc: Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>; Bev@aldermanburger.com; Danamcclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>

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.

Please vote NO on the Brownland Farms development!

This development is not in the best interest of our community. We need to pay attention to the natural beauty of this area and preserve it. More people and more buildings/houses are causing environmental concerns, traffic concerns, and flooding concerns. Our great schools are already overcrowded. The roads are keeping up with the growth as it is. It takes FOREVER to make improvements to our infrastructure so why add to it?

I lived in Fieldstone Farms for 8 years and now live in Cheekwood in the area (since 2003). Our current Cheekwood neighborhood is being ruined by development (damaging the natural landscape and will cause more flooding), and I don't want to see this happen to my neighbors.

Thank you.
Elizabeth Brown Fuller
cell - 615-305-9518
Native Middle Tennessean

-----Original Message-----

From: Judith Mathis <jsm1014@comcast.net>

Sent: Tuesday, June 22, 2021 1:33 PM

To: Planning Intake <planningintake@franklintn.gov>

Subject: Brown land Farm 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.

My husband and I vote NO to all aspects of the planned Development.

Thank you,

Sid and Judy Mathis

From: Lee Anne Williams <wleeanne@hotmail.com>

Sent: Tuesday, June 22, 2021 8:51 PM

To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>

Subject: Brownland Farm 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.

Dear all,

This email is in support of the Planning Commission's recommendation to deny the Brownland Farms development plan as currently written. Our main concern is the flood plain. The engineer for the project said he can "move alot of dirt" to mitigate any flooding concerns and he may be able to do that and do it well but we would like the city to get approval from TEMA and FEMA before approving any plans for this property. Without their approval it is like putting the cart before the horse. While the 2010 flood may not ever occur again we do not need a smaller flood event from a new man-made issue.

Secondly the plan seeks to make a significant change to the Envision Franklin Plan for this area. We believe the plan was fair and many people had input and worked hard to bring it forward, it should be followed as much as possible.

In briefly reviewing the proposal and comments it seems there are many unanswered questions that should be cleared up before approval, such as the floodplain, sewer etc. While we would like to see this property stay agricultural, I believe the Andertons have rights as property owners but this is not the correct plan for this parcel of land.

Thank you,

Lee Anne & Michael Williams
2305 Bryana Ct
Franklin 37064

From: jesse.tumblin@gmail.com <jesse.tumblin@gmail.com>

Sent: Wednesday, June 23, 2021 10:45 AM

To: jesse.tumblin@gmail.com

Subject: Browland Farms

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 Planning Commission,

It's my understanding that your staff are going to recommend against approving the Brownland Farms development tomorrow. I'd urge you to accept that recommendation and reject the development.

There are many compelling reasons not to further destroy the land and character of this town with another large development. It will make Hillsboro even less usable than it already is, and put population pressure on the surrounding homes, schools, and businesses, for example.

The land also floods. I would know—my childhood home across the street in Rebel Meadows was destroyed completely in 2010. Thousands of tons of steel and concrete now stand where it was, all there to try to ensure that the river doesn't destroy the Mack Hatcher extension they paved over it. Time will tell on that. There were sinkholes in all our yards along that street as well. As difficult as it is to muster preemptive sympathy for the middle-class people from California who will buy whatever ghastly dwellings are built at Brownland Farms, they don't deserve to flee the environmental disasters that are currently destroying their state just to have their new homes destroyed again. As much as I'd prefer my old home back to my current one in Fieldstone Farms, the fact of the matter is that land near the river isn't good for building homes, and too many homes in this county are built on suboptimal land due to greed and regulatory fecklessness. Engineering and survey reports with vested interests may be telling you otherwise. You live here. You know what happens when it rains.

The deeper point here is that land has intrinsic value beyond its use for “development.” It may be that the folks who own Brownland Farms have irresistible profit incentives to sell it; it may be that the land’s death warrant has already been signed via zoning decisions. The farm is beautiful. Housing developments are not, regardless of the aesthetically vacuous lies we tell ourselves to the contrary. The farm sustains culture and activity that is authentic to this area in the form of equestrian events. A housing development will not. The farm’s fields and paddocks can survive and thrive through flooding. A housing development cannot.

People from all over the country are scrambling to buy up homes and land in this town and county, as you undoubtedly know best. The easiest thing imaginable would be to meet that demand by building more homes in bad locations. Do the hard thing.

Sincerely,

Jesse Tumblin, PhD

The Quest for Security: Sovereignty, Race, and the Defense of the British Empire, 1898-1931

Cambridge University Press, 2020

From: Glenda Gabriel <glendagabriel64@gmail.com>
Sent: Wednesday, June 23, 2021 11:42 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: BROWNLAND – PLEASE VOTE “NO”

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.

Please vote “no” on all items pertaining to the proposed Brownland Farms development. Please support the City Planning Staff’s recommendations of denial. We are residents in the Monticello subdivision. We oppose the Brownland Farms Development, contrary to the position of the Monticello HOA.

My husband and I ask the City to stick with the current Envision Plan and preservation of the floodplains for the best interest of its citizens. We believe the Envision Plan was developed for the good of the citizens who live here, not the developers who may not live in the area, nonetheless in the neighborhoods near the proposed development. Attached are pictures we took along Monticello Road during the last Spring flood. This exemplifies a reason not to disrupt the floodplain for development.

Our objection to this proposed development is based on the following:

1. Cut/fill Floodway and Floodplain - No one can truly predict how the Harpeth, especially with its bends and loops, would flow during flooding conditions after the cut/fill. This has not been reviewed and approved by FEMA.

At about mid-2014, FEMA issued a new flood rate insurance map. This increased the number of properties in Monticello subdivision that are in the 100-year flood zone. The count on the new map was 26 properties. This is just Monticello and does not include surrounding neighborhoods such as Rebel Meadows, Cottonwood, Fieldstone Farms and others that experienced flooding in 2010 and Spring 2021. The Harpeth River has not changed. So why would FEMA give this developer any type of approval to cut/fill, especially the large acreage that can potentially create devastation for so many families?

It seems the developer is putting the City Planning Commission in an awkward position by asking for changes to the zoning before going to FEMA. If the City Planning Commission allows the requested changes and FEMA denies the cut/fill in the floodway and the floodplain as proposed by the developer, the developer would have put the City Planning Commission in conflict with FEMA. In that case, would the City Planning Commission revert to the original zoning? Also, how would all of this impact the City's eligibility for the National Flood Insurance Program?

2. Erosion and Sedimentation – What impact would the cut/fill process and the final result have on the erosion and sedimentation of the Harpeth River? Sediment is usually a major pollutant on construction sites. It seems that eliminating the floodplain and the floodway as proposed would stop natural dispersion of the river's overflow and instead concentrate the flow so that it would be deeper and more forceful. Wouldn't this cause more significant erosion of the riverbanks? Additionally, it seems the construction process itself as well as the resulting change in dispersion of the river's overflow have potential to adversely increase sediment in the river. Sediment can degrade the water quality and impact the biology of the river. Also, wouldn't water treatment for communities relying on the Harpeth River be more costly due to increased sediment?

3. Intense Density and Traffic – The 3 multifamily buildings with many units are not compliant with the housing types in Envision Franklin. Also traffic density will already be increased by traffic coming from Westhaven and HWY 96 through the new part of Mack Hatcher Parkway. Further, what impact would be added by the Cheekwood Golf Course proposed development and the Grassland Village development concept? This tremendous increase in traffic is a public safety concern as well as a quality of life concern for our neighborhoods. Already accesses from Monticello Road and Poteet Road to Hillsboro Road are safety concerns.

Thank you for your leadership and for listening to the community.

Glenda and Gabriel Katona



File #: 21-01918

DATE: May 17, 2021
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Consideration Of Resolution 2021-53, A Resolution Approving A Development Plan For Brownland Farm PUD Subdivision, For Several Properties Located Near The Intersection Of Hillsboro Road And Mack Hatcher Memorial Parkway.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7478
Applicant: Greg Gamble with Gamble Design Collaborative
Owner: Robin Anderton with Anderton Family Partnership, Margaret B. Anderton Rev. Trust, Christ Community Church, and Stephen B. Etherly

BACKGROUND/STAFF COMMENTS:

The Brownland Farm Development Plan proposes a mix of housing options across a grid of street network, and provides a variety of open spaces that are easily accessible to the proposed residents of the development. On another site in a different Design Concept, staff would most likely support this development. However, staff cannot support the plan as shown because several key components of the plan are not consistent with the City's Long Range Plan, Envision Franklin.

First, the plan proposes development in approximately 52 acres of land currently within the floodplain. Staff has attached an exhibit to this staff report to highlight the areas of the plan where development is proposed within the current limits of the floodplain. These areas coincide with the Conservation Design Concept of Envision Franklin. The Conservation Design Concept specifically states that "Conservation of floodplains....has an inherent long-term value. The preservation of floodplains has a direct public-safety purpose and helps to minimize property damage during periods of flooding. Disruption in any Conservation area should be limited to preserve the function, form, and character of the area." Conservation of floodplain is not a new concept in our long range land use plans. Envision Franklin merely highlights its in a more consistent way. While it can be pointed out that we have previously allowed manipulation of the floodplain with past residential developments, staff heard loud and clear during our Land Use Plan update that conserving our floodplain areas was of extreme importance to our citizens and elected and appointed officials. Therefore staff stands behind Envision Franklin and cannot support any development within the current limits of the floodplain.

Additionally, the plan includes three multifamily buildings averaging 21 units per building, which are in direct conflict to the uses supported in Envision Franklin for this area, under the Conservation Subdivision Design Concept. In fact, the applicant had previously applied for an amendment to Envision Franklin to change the Design Concept to Multifamily Residential, but ultimately withdrew this application prior to a Planning Commission vote. Currently, the only housing type along this stretch of Hillsboro Road between the Harpeth River and Anderson Creek (just south of Fieldstone Parkway) are single-family residential homes. The only exception to this building type along this stretch of Hillsboro Road is Christ Community Church. During the adoption of Envision Franklin, it was contemplated whether additional building types and densities were appropriate in these areas. It was determined that additional housing types could be supported, but in smaller scale and by retaining the character of single-family homes. Higher intensity uses, such as multifamily and commercial, were best concentrated at nodes of the major intersections of Hillboro Road and Mack Hatcher and Hillsboro Road and Fieldstone Parkway. Staff supports only the smaller scale housing types of townhomes and multiplexes (max of 4 units per building) on this site, but not multifamily buildings like those proposed.

To summarize, staff is recommending disapproval of this plan not because of its layout or design but because of its direct conflict with multiple sections of Envision Franklin.

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be “clouded.” 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.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission recommend disapproval of Resolution 2021-53.

**BROWNLAND FARM PUD SUBDIVISION
RESOLUTION 2021-53
ORDINANCE 2021-05
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/24/2021**

Site

Project Information

Existing Zoning: Agricultural (AG) and Civic Institutional (CI)
 Proposed Zoning: Planned Development, PD (2.02)
 Existing Land Use: Agricultural uses
 Proposed Land Use: Residential
 Other Overlays: FFO, SCO, FWO
 Site Acreage: 233.64 acres
 Proposed Number of Dwelling Units: 472
 Proposed Building Height: 3 stories

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



0 250 500 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 2021-53

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR BROWNLAND FARM PUD SUBDIVISION, FOR SEVERAL PROPERTIES LOCATED NEAR THE INTERSECTION OF HILLSBORO ROAD AND MACK HATCHER MEMORIAL 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 2021-05; 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
52 - 7.01	13.277
52O - 27.00 (A)	2.146
52O - 27.00 (B)	18.925
52O - 27.00 (C)	5.840
63 - 2.00	184.144
63 - 2.02	
63 - 2.01	9.328
Total	233.66

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 Brownland Farm PUD Subdivision are as follows:

Entitlements	Brownland Farm PUD Subdivision
Base Zone District	PD, Planned Development (2.02)
Other Zoning Overlays	SCO, FWO, FFO
Number of Dwelling Units	471
Number of Nonresidential Square Footage	None
Number of Hotel Rooms	None
Open Space Requirements	15%
Number of Phases in Development	One

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 2021-05, 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:

October 6, 2020

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

February 25, 2021

NEIGHBORHOOD MEETING:

October 8, 2020

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

**BROWNLAND FARM PUD SUBDIVISION
RESOLUTION 2021-53
ORDINANCE 2021-05
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/24/2021**

Site

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| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



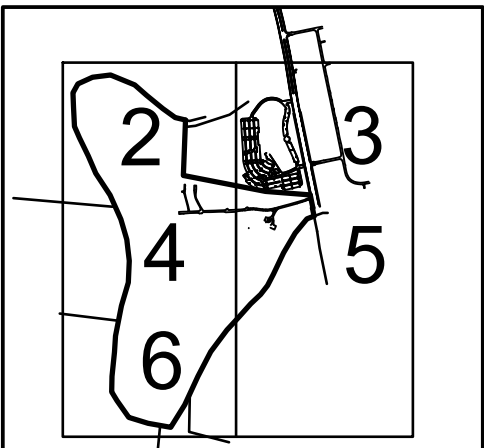
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 Feet

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LEGEND									
IRON PIN FOUND		WATER METER		ELECTRIC MH		DECIDUOUS TREE		GAS	
IRON PIN SET		WATER VALVE		LIGHT POLE		HANDICAP PARKING		COMMUNICATIONS	
FENCE POST FOUND		FIRE HYDRANT		UTILITY POLE		SIGN		BOUNDARY	
NON-MONUMENTED POINT		SANITARY SEWER MH		GUY ANCHOR		TURN LANE MARKING		CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO		COMMUNICATION BOX		MAIL BOX		FENCE	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH		SANITARY SEWER		WATER FEATURE	
CONTROL POINT FOUND		CURB INLET		GAS METER		WATER		TREE LINE	
CONTROL POINT SET		STORM MH		GAS VALVE		UNDERGROUND ELEC			
BENCH MARK		ELECTRIC METER-BOX		EVERGREEN TREE		OVERHEAD ELEC			



KEY MAP

CONTROL TABLE			
1	N 589690.582	E 1707502.282	EL 623.06' PK NAIL (BASE)
101	N 589572.762	E 1707222.677	EL 625.03' PK IN ASP
102	N 590399.155	E 1706584.330	EL 626.35' 10" NAIL
103	N 589079.401	E 1706560.685	EL 629.73' 10" NAIL
104	N 589721.740	E 1707573.098	EL 622.07' 10" NAIL
105	N 589508.147	E 1707958.984	EL 621.60' 10" NAIL
106	N 590805.125	E 1707641.591	EL 621.65' 10" NAIL
107	N 589086.036	E 1706159.814	EL 628.59' 10" NAIL
108	N 588239.446	E 1706076.078	EL 622.36' 10" NAIL
109	N 587772.580	E 1705856.941	EL 626.09' 10" NAIL
110	N 587647.845	E 1705513.555	EL 621.26' 10" NAIL
111	N 588141.741	E 1705210.045	EL 620.44' 10" NAIL
112	N 589056.468	E 1705170.481	EL 619.69' 10" NAIL
113	N 589428.824	E 1704661.605	EL 620.62' 10" NAIL
114	N 589852.183	E 1704447.643	EL 616.41' 10" NAIL
115	N 590675.494	E 1704147.684	EL 613.90' 10" NAIL
116	N 587748.383	E 1705060.277	EL 616.22' 10" NAIL
PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES. NAD83, GEOD 03 ZONE 7 REVISED. NO DATUM ADJUSTMENT.			
GRAPHIC SCALE: 1" = 300'			

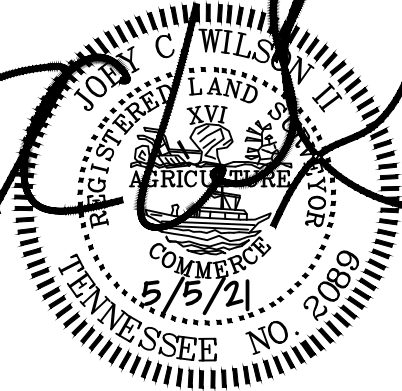


VICINITY MAP
NOT TO SCALE

NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

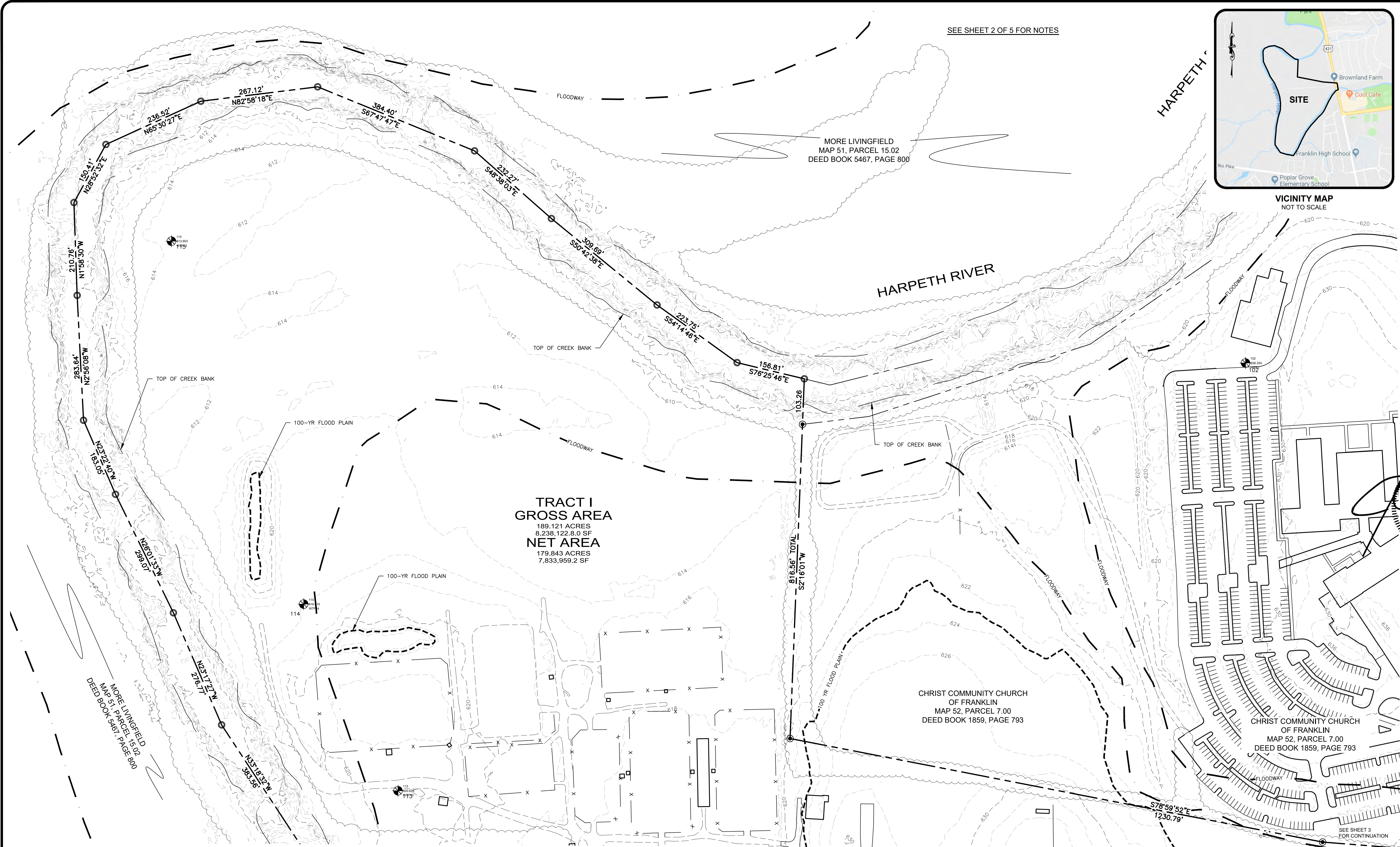
WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental



ALTA/NSPS LAND TITLE SURVEY
BROWNLAND FARMS MAP X, PARCEL X
1155 HILLSBORO - FRANKLIN
WILLIAMSON CO., TN
FOR: LAND SOLUTIONS COMPANY

DRAWN BY: JAG
APPVD BY: JCW II
DATE: 5/5/21
PROJ. No. 19-1299
SCALE: 1" = 300'

SHEET No.
1 OF 6



SEE SHEET 2 OF 5 FOR NOTES

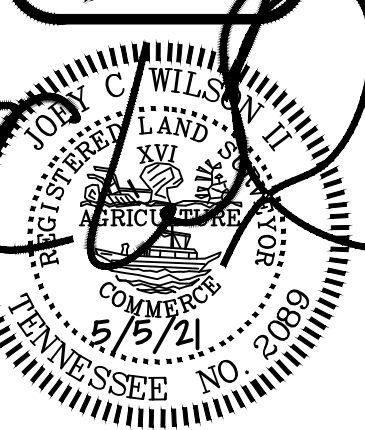


VICINITY MAP
NOT TO SCALE

NO.	DATE	COMMENT

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615.794.2275

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental



ALTA/NSPS LAND TITLE SURVEY
BROWNLAND FARMS MAP X, PARCEL X
1155 HILLSBORO - FRANKLIN
WILLIAMSON CO., TN
FOR: LAND SOLUTIONS COMPANY

DRAWN BY: JAG
APPVD. BY: JCW II
DATE: 5/5/21
PROJ. No. 19-1299
SCALE: 1" = 100'

SHEET No.
2 OF 6

- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - FENCE POST FOUND
 - NON-MONUMENTED POINT
 - CONC. MON. FOUND
 - CONC. MON. SET
 - CONTROL POINT FOUND
 - CONTROL POINT SET
 - BENCH MARK

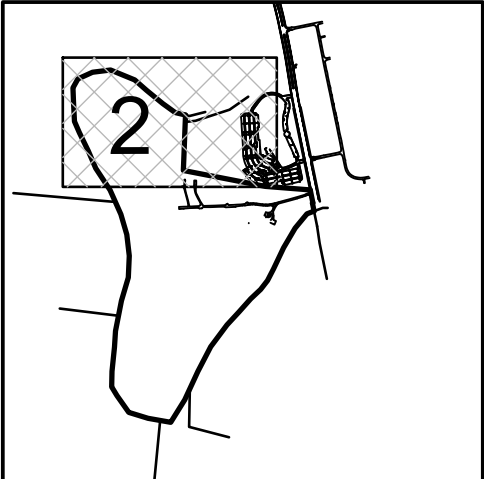
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MH
- SANITARY SEWER CO
- AREA DRAIN
- CURB INLET
- STORM MH
- ELECTRIC METER-BOX

- ELECTRIC MH
- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- COMMUNICATION BOX
- COMMUNICATION MH
- GAS METER
- GAS VALVE
- EVERGREEN TREE

- DECIDUOUS TREE
- HANDICAP PARKING
- SIGN
- TURN LANE MARKING
- MAIL BOX
- SANITARY SEWER
- WATER
- UNDERGROUND ELEC
- OVERHEAD ELEC

- GAS
- COMMUNICATIONS
- BOUNDARY
- CENTERLINE
- FENCE
- WATER FEATURE
- TREE LINE

- 4" G
- COM
- X
- ONE

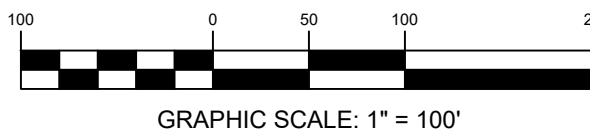


KEY MAP

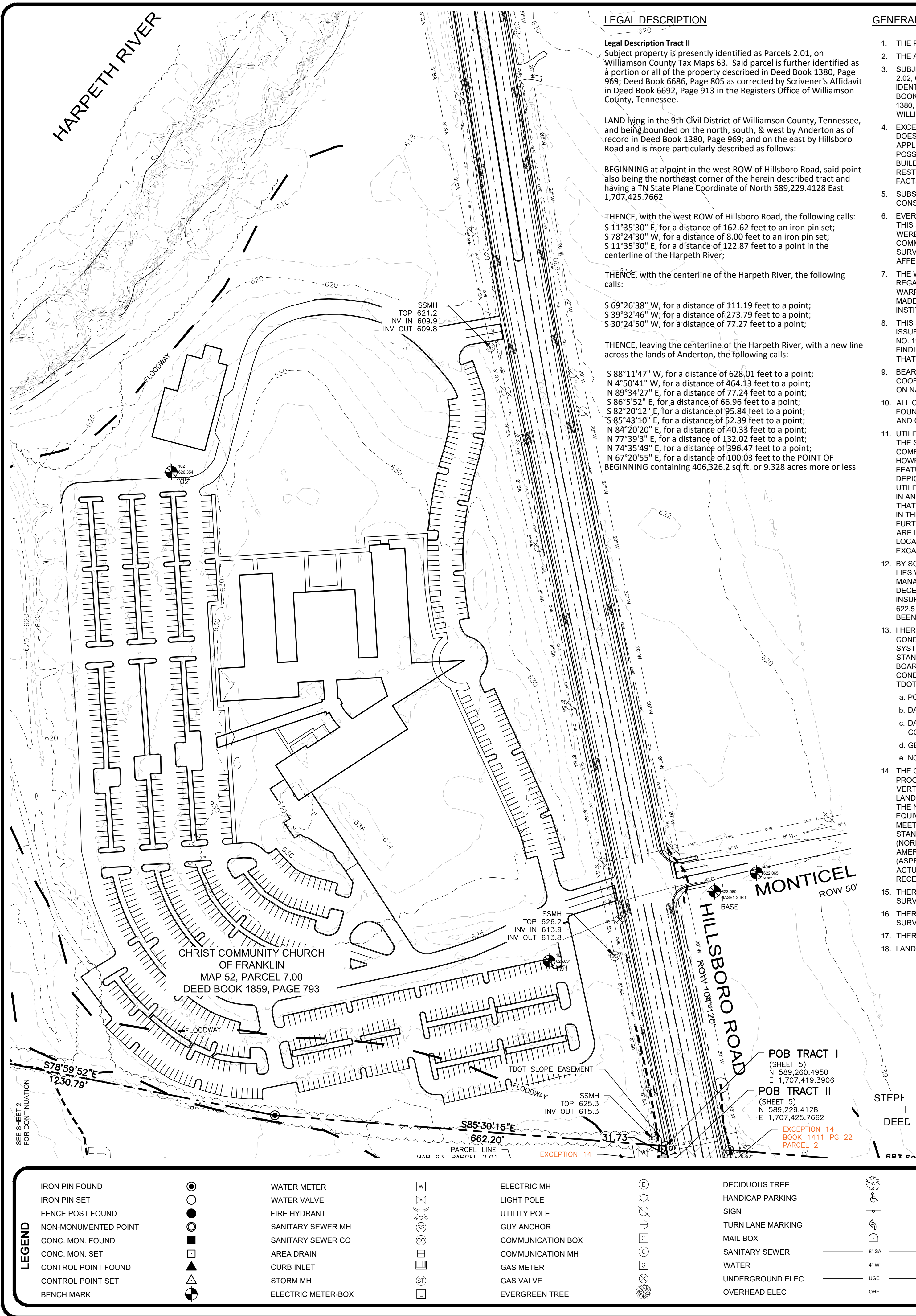
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102 N 590399.155	E 1706584.330	EL 626.35' 10" NAIL
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PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES.
NAD83, GEOID 03 ZONE 7 REVISED. NO DATUM ADJUSTMENT.



GRAPHIC SCALE: 1" = 100'



LEGAL DESCRIPTION

Legal Description Tract II
Subject property is presently identified as Parcels 2.01, on Williamson County Tax Maps 63. Said parcel is further identified as a portion or all of the property described in Deed Book 1380, Page 969; Deed Book 6686, Page 805 as corrected by Scrivener's Affidavit in Deed Book 6692, Page 913 in the Registers Office of Williamson County, Tennessee.

LAND lying in the 9th Civil District of Williamson County, Tennessee, and being bounded on the north, south, & west by Anderton as of record in Deed Book 1380, Page 969; and on the east by Hillsboro Road and is more particularly described as follows:

BEGINNING at a point in the west ROW of Hillsboro Road, said point also being the northeast corner of the herein described tract and having a TN State Plane Coordinate of North 589,229.4128 East 1,707,425.7662

THENCE, with the west ROW of Hillsboro Road, the following calls:
S 11°35'30" E, for a distance of 162.62 feet to an iron pin set;
S 78°24'30" W, for a distance of 8.00 feet to an iron pin set;
S 11°35'30" E, for a distance of 122.87 feet to a point in the centerline of the Harpeth River;

THENCE, with the centerline of the Harpeth River, the following calls:

S 69°26'38" W, for a distance of 111.19 feet to a point;
S 39°32'46" W, for a distance of 273.79 feet to a point;
S 30°24'50" W, for a distance of 77.27 feet to a point;

THENCE, leaving the centerline of the Harpeth River, with a new line across the lands of Anderton, the following calls:

S 88°11'47" W, for a distance of 628.01 feet to a point;
N 4°50'41" W, for a distance of 464.13 feet to a point;
N 89°34'27" E, for a distance of 77.24 feet to a point;
S 86°5'52" E, for a distance of 66.96 feet to a point;
S 82°20'12" E, for a distance of 95.84 feet to a point;
S 85°43'10" E, for a distance of 52.39 feet to a point;
N 84°20'20" E, for a distance of 40.33 feet to a point;
N 77°39'3" E, for a distance of 132.02 feet to a point;
N 74°35'49" E, for a distance of 396.47 feet to a point;
N 67°20'55" E, for a distance of 100.03 feet to the POINT OF BEGINNING containing 406,326.2 sq.ft. or 9.328 acres more or less

GENERAL NOTES:

1. THE PURPOSE OF THIS SURVEY IS: BOUNDARY/ALTA/TOPOGRAPHIC
2. THE ADDRESS OF THIS PROPERTY IS: 1155 HILLSBORO ROAD, FRANKLIN, TN
3. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCELS 2.00, 2.01, & 2.02, ON WILLIAMSON COUNTY TAX MAP 63. SAID PARCEL IS FURTHER IDENTIFIED AS A PORTION OR ALL OF THE PROPERTY DESCRIBED IN DEED BOOK 1380, PAGE 969, BOOK 6686, PAGE 805; BOOK 6692, PAGE 913, BOOK 1380, PAGE 969, BOOK 4739, PAGE 571 IN THE REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTION; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
7. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE CLIENT AND IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, INSTITUTIONS OR SUBSEQUENT OWNERS OF THE SUBJECT PROPERTY.
8. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 19005656CTN, DATED APRIL 12, 2019 AT 8:00AM AND IS SUBJECT TO ITS FINDINGS. THERE MAY BE OTHER IMPROVEMENTS OR ENCUMBRANCES THAT AFFECT THE PROPERTY SINCE THE ISSUANCE OF THE REPORT.
9. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
10. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED EITHER FOUND OR SET. ANY MISSING CORNERS ARE MARKED WITH AN IRON ROD AND CAP BEARING THIS SURVEYOR'S COMPANY NAME.
11. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
12. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0184G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. BASE FLOOD ELEVATION FOR THIS PROPERTY IS 622.5 TO 627. ZONE "AE" IS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
13. I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
 - a. POSITIONAL ACCURACY: 0.08"
 - b. DATE OF SURVEY: 6/20/19
 - c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
 - d. GEOID 3, ZONE 7 REVISED
 - e. NO COMBINED GRID FACTORS WERE USED.
14. THE CONTOURS SHOWN HEREON WERE DERIVED FROM LIDAR DATA [POST PROCESSED KINEMATIC (PPK) USING STATE PLANE COORDINATES AND VERTICAL DATUM GEOID 03], AND INCLUDE SEVERAL DIFFERENT LAND COVER CLASSES WHICH HAVE BEEN COMPILED TO MEET OR EXCEED THE NATIONAL MAP ACCURACY STANDARDS (NMA5) OF A 2 FOOT EQUIVALENT CONTOUR INTERVAL AT 95 PERCENT CONFIDENCE LEVEL. THIS MEETS OR EXCEEDS A VERTICAL ACCURACY EQUAL TO NATIONAL STANDARD FOR SPATIAL DATA ACCURACY (NSSDA) = 1.9600" * 61(RMSE(Z)) (NORMALLY DISTRIBUTED ERROR) = 1.19 FT. AS SET FORTH BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) VERSION 1.0. RANDOM SHOTS TAKEN ACROSS THE SITE YIELD AN ACTUAL VERTICAL ACCURACY OF +/- 0.12 FT. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING AT THE TIME OF SURVEY.
15. THERE ARE NO KNOWN CHANGES TO THE STREET ROW AT THE TIME OF SURVEY.
16. THERE WAS NO EVIDENCE OF DELINEATED WETLANDS AT THE TIME OF SURVEY.
17. THERE WAS NO EVIDENCE OF ENCROACHMENTS AT THE TIME OF SURVEY.
18. LAND DISTURBANCE WAS OBSERVED IN THE VICINITY OF TDOT ROW.

LEGAL DESCRIPTION

Legal Description Tract I
Subject property is presently identified as Parcels 2.00, and 2.02, on Williamson County Tax Maps 63. Said parcel is further identified as a portion or all of the property described in Deed Book 1380, Page 969; Deed Book 6686, Page 805 as corrected by Scrivener's Affidavit in Deed Book 6692, Page 913 in the Registers Office of Williamson County, Tennessee.

LAND lying in the 9th Civil District of Williamson County, Tennessee, and being bounded on the north by the Harpeth River & Christ Community Church of Franklin as of record in book 1859, page 793; on the east by the Harpeth River and Hillsboro Road and on the south and west by the Harpeth river and is more particularly described as follows:

BEGINNING at an iron pin set in the west ROW of Hillsboro Road, said point also being the northeast corner of the herein described tract and having a TN State Plane Coordinate of North 589,260.4950 East 1,707,419.3906 ;

THENCE, with the west ROW of Hillsboro Road, S 11°35'30" E, for a distance of 31.73 feet to a point;

THENCE, leaving the west ROW of Hillsboro Road, with a new line across the lands of Anderton, the following calls:

S 67°20'55" W, for a distance of 100.03 feet to a point;
S 74°35'49" W, for a distance of 396.47 feet to a point;
S 77°39'3" W, for a distance of 132.02 feet to a point;
S 84°20'20" E, for a distance of 40.33 feet to a point;
N 85°43'10" W, for a distance of 52.39 feet to a point;
N 82°20'12" W, for a distance of 95.84 feet to a point;
N 86°5'52" W, for a distance of 66.96 feet to a point;
S 89°34'27" W, for a distance of 77.24 feet to a point;
S 4°50'41" E, for a distance of 464.13 feet to a point;
N 88°11'47" E, for a distance of 628.01 feet to a point to a point in the centerline of the Harpeth River;

THENCE, with the centerline of the Harpeth River, the following calls:

S 30°24'50" W, for a distance of 258.24 feet to a point;
S 25°29'42" W, for a distance of 347.87 feet to a point;
S 27°25'2" W, for a distance of 189.28 feet to a point;
S 37°52'30" W, for a distance of 165.63 feet to a point;
S 46°28'8" W, for a distance of 200.37 feet to a point;
S 41°42'57" W, for a distance of 263.60 feet to a point;
S 42°42'56" W, for a distance of 256.79 feet to a point;
S 36°49'42" W, for a distance of 399.87 feet to a point;
S 27°28'28" W, for a distance of 409.33 feet to a point;
S 24°46'28" W, for a distance of 461.16 feet to a point;
S 31°58'19" W, for a distance of 389.87 feet to a point;
N 80°3'13" W, for a distance of 339.21 feet to a point;
N 72°53'50" W, for a distance of 296.37 feet to a point;
N 35°13'3" W, for a distance of 302.28 feet to a point;
N 31°14'41" W, for a distance of 150.16 feet to a point;
N 1°19'12" E, for a distance of 228.53 feet to a point;
N 5°49'35" E, for a distance of 357.75 feet to a point;
N 3°28'6" E, for a distance of 240.13 feet to a point;
N 1°16'20" E, for a distance of 452.50 feet to a point;
N 16°33'54" E, for a distance of 356.66 feet to a point;
N 2°35'55" E, for a distance of 320.40 feet to a point;
N 6°37'57" W, for a distance of 314.43 feet to a point;
N 16°15'50" W, for a distance of 311.22 feet to a point;
N 24°10'45" W, for a distance of 390.13 feet to a point;
N 33°18'32" W, for a distance of 383.56 feet to a point;
N 23°17'27" W, for a distance of 276.77 feet to a point;
N 26°11'35" W, for a distance of 293.07 feet to a point;
N 23°22'40" W, for a distance of 183.05 feet to a point;
N 2°56'8" W, for a distance of 283.64 feet to a point;
N 1°58'30" W, for a distance of 210.76 feet to a point;
N 28°52'32" E, for a distance of 150.41 feet to a point;
N 65°30'27" E, for a distance of 236.52 feet to a point;
N 82°58'18" E, for a distance of 287.12 feet to a point;
S 67°47'47" E, for a distance of 384.40 feet to a point;
S 48°38'3" E, for a distance of 232.27 feet to a point;
S 50°42'38" E, for a distance of 309.69 feet to a point;
S 54°14'48" E, for a distance of 223.75 feet to a point;
S 76°25'46" E, for a distance of 156.81 feet to a point in the northwest corner of Christ Community Church of Franklin;

THENCE, with the west and south boundary of Christ Community Church of Franklin, the following calls:

S 2°16'11" W, passing an iron pin found at 103.26' for a total distance of 816.56 feet to an iron pin found in the southeast corner of Christ Community Church of Franklin;
S 78°59'52" E, for a distance of 1230.79 feet to an iron pin found;
S 85°30'15" E, for a distance of 662.20 feet to the POINT OF BEGINNING, containing 8,238,122.8 sq.ft. or 189,121 acres more or less based on a field run survey by Wilson & Associates, P.C. June 20, 2019.

Included in the above description, but excluded from this survey is a certain tract of land conveyed to TDOT as of record in Book 5209, Page 459 in the Register's Office of Williamson County, Tennessee and is more particularly described as follows:

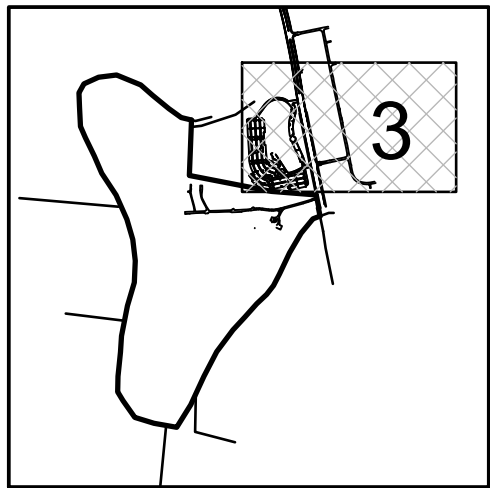
BEGINNING at a point in the center of the Harpeth River with a TN State Plane Coordinate of North 587,461.1121 East 1,706,367.7641, said point also being in the north ROW Mack Hatcher Parkway;

THENCE, leaving the ROW, with the center of the Harpeth River, S 46°28'08" W, for a distance of 200.37 feet to a point, S 41°42'57" W, for a distance of 263.60 feet to a point in the south ROW of Mack Hatcher Parkway;

THENCE with the south ROW of Mack Hatcher Parkway, S 82°53'57" W for a distance of 1819.55 feet to a point in the center of the Harpeth River;

THENCE, with the center of the Harpeth River, N 11°06'20" E, 223.15 feet to a point in the north ROW of Mack Hatcher;

THENCE, with the north ROW of Mack Hatcher, N 82°53'57" E 2000.27 feet to the POINT OF BEGINNING containing 404,163.6 sq.ft. or 9.278 acres more or less



KEY MAP



VICINITY MAP
NOT TO SCALE

SCHEDULE B-II EXCEPTIONS:

11. THE LAND HAS BEEN CLASSIFIED AS GREENBELT FOR ASSESSMENT, LEVY AND COLLECTION PURPOSES AND MAY BE SUBJECTED TO SUBSTANTIAL ROLLBACK TAXES AS DEFINED IN TENNESSEE CODE ANNOTATED, SECTION 67-5-1001 (AS TO TRACT I ONLY). **NOT PLOTTABLE**
12. EASEMENT AND RIGHT-OF-WAY DEED TO STATE OF TENNESSEE OF RECORD IN DEED BOOK 71, PAGE 238, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. **THIS EASEMENT IS SHOWN HEREON AND AFFECTS TRACT I & II**
13. RIGHT OF WAY EASEMENT OF RECORD IN BOOK 1108, PAGE 491, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. **THIS IS A BLANKET EASEMENT AND IS NOT PLOTTABLE**
14. EASEMENTS AND RIGHT OF WAYS AS SET FORTH IN DEED TO STATE OF TENNESSEE OF RECORD IN BOOK 1411, PAGE 22, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. **THIS EASEMENT IS SHOWN HEREON AND WIDENS THE ROW FOR HILLSBORO FROM 40' TO 52' AND AFFECTS TRACT I & II**
15. RIGHT OF WAY EASEMENT OF RECORD IN BOOK 1580, PAGE 788, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. **THIS IS A BLANKET EASEMENT AND IS NOT PLOTTABLE**
16. RIGHT OF WAY EASEMENT OF RECORD IN BOOK 4521, PAGE 800, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. **THIS IS A BLANKET EASEMENT AND IS NOT PLOTTABLE**
17. EASEMENTS AND RIGHT OF WAYS AS SET FORTH IN DEED TO STATE OF TENNESSEE OF RECORD IN BOOK 5209, PAGE 459, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (AS TO TRACT I ONLY). **THIS EASEMENT IS SHOWN HEREON AND AFFECTS TRACT I**
18. AGREEMENT FOR DEDICATION OF EASEMENT FOR UTILITY CONSTRUCTION OF RECORD IN BOOK 1400, PAGE 638, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. **THIS EASEMENT IS SHOWN HEREON AND DOES NOT AFFECT EITHER TRACT**
19. GRANT OF TRANSMISSION LINE AND ACCESS ROAD EASEMENT OF RECORD IN BOOK 3550, PAGE 361, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (AS TO TRACT I ONLY). **THIS EASEMENT IS SHOWN HEREON AND AFFECTS TRACT I**
20. NO INSURANCE IS OFFERED TO TITLE TO THAT PORTION OF THE PREMISES EMBRACED WITHIN THE BOUNDS OF ANY ROADS, STREETS, OR HIGHWAYS, INCLUDING BUT NOT LIMITED TO HILLSBORO ROAD A/K/A U.S. 431. **ALL ROW FOR MACK HATCHER & HILLSBORO ROAD IS SHOWN HEREON AND AFFECTS TRACT I**
21. SUBJECT TO SHARED DRIVEWAY (WITH ANDERTON FAMILY TRUST) SHOWN ON ASSESSOR MAP - NOT FOUND OF RECORD (AS TO TRACT I ONLY). **THIS EASEMENT IS SHOWN HEREON AND AFFECTS TRACT II**

CERTIFICATION OF SURVEY FOR ALTA/NSPS LAND TITLE SURVEYS

TO: (I) MILES RIVER PARTNERS, & (II) FIDELITY NATIONAL TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 13, 15, 16, 17, 18, AND 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/20/19 & 5/5/21.

JOEY C. WILSON II, P.E., RLS
TN PE NO. 106976
TN RLS NO. 2089

CONTROL TABLE			
1	N 589690.582	E 1707502.282	EL 623.06' PK NAIL (BASE)
101	N 589572.762	E 1707222.677	EL 625.03' PK IN ASP.
104	N 589721.740	E 1707573.098	EL 622.07' 10" NAIL
105	N 589858.384	E 1707573.098	EL 621.60' 10" NAIL
106	N 590885.125	E 1707641.591	EL 621.65' 10" NAIL

PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES. NAD83, GEOID 03 ZONE 7 REVISED. NO DATUM ADJUSTMENT.

GRAPHIC SCALE: 1" = 100'

COMMENT	
NO.	DATE

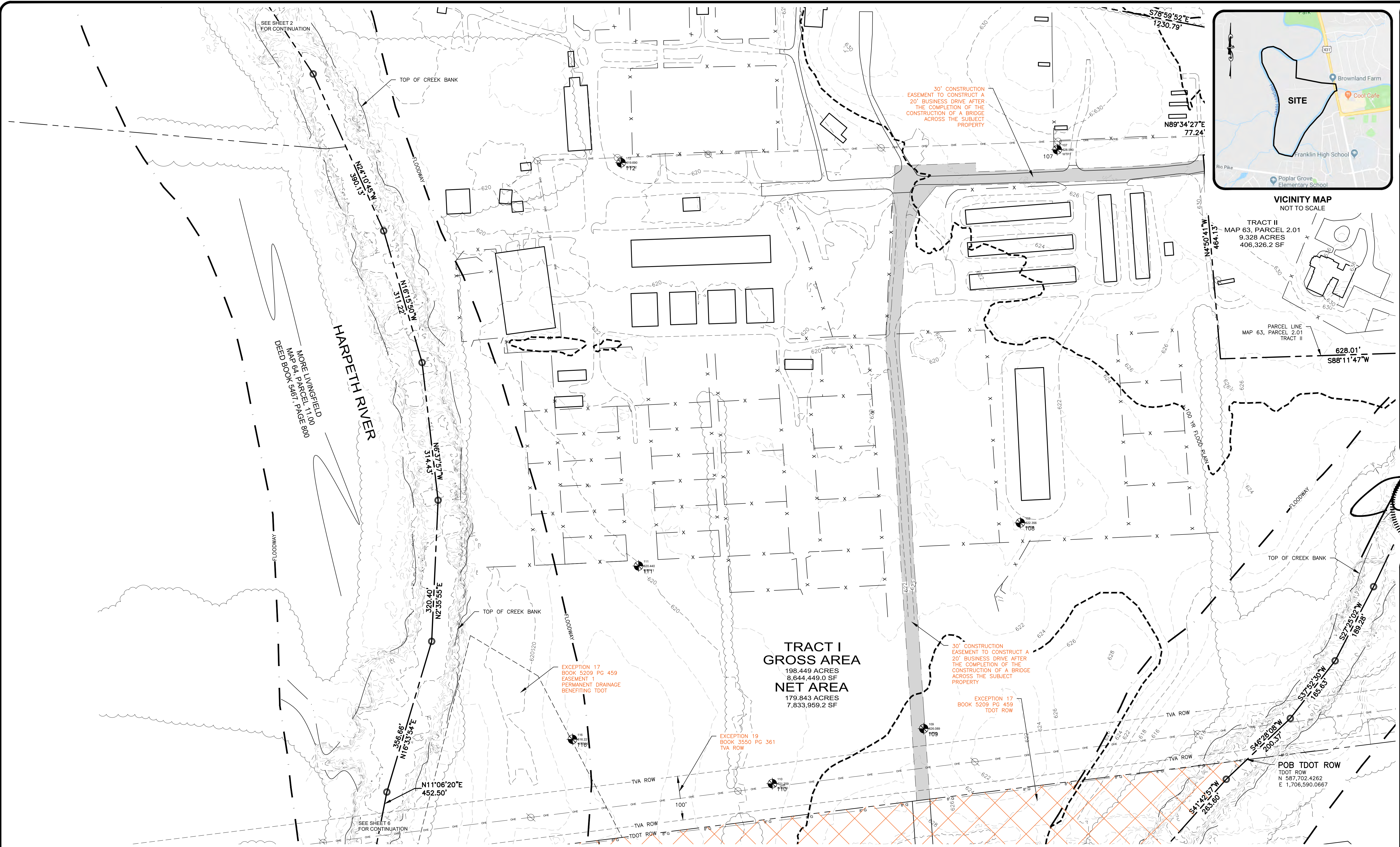
108 Beasley Drive
Franklin, TN
37064
615.794.2275

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

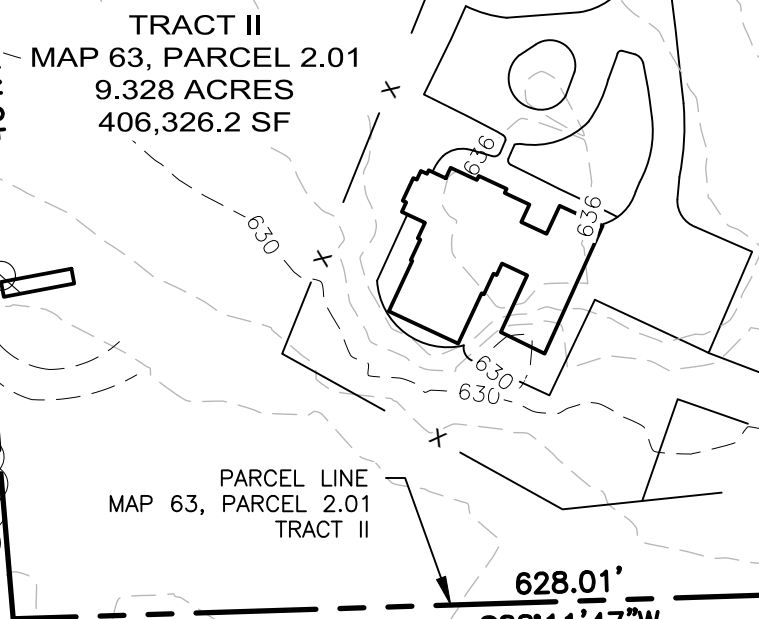
JOEY C. WILSON II, P.E., RLS
REGISTERED PROFESSIONAL ENGINEER
Tennessee No. 106976
Tennessee No. 2089

ALTA/NSPS LAND TITLE SURVEY
BROWNLAND FARMS MAP X, PARCEL X
1155 HILLSBORO - FRANKLIN
WILLIAMSON CO., TN
FOR: LAND SOLUTIONS COMPANY

DRAWN BY: JAG
APPVD. BY:JCW II
DATE 5/5/21
PROJ. No. 19-1299
SCALE: 1" = 100'
SHEET No.
3 OF 6



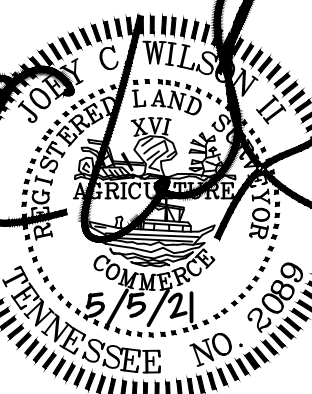
VICINITY MAP
NOT TO SCALE



NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

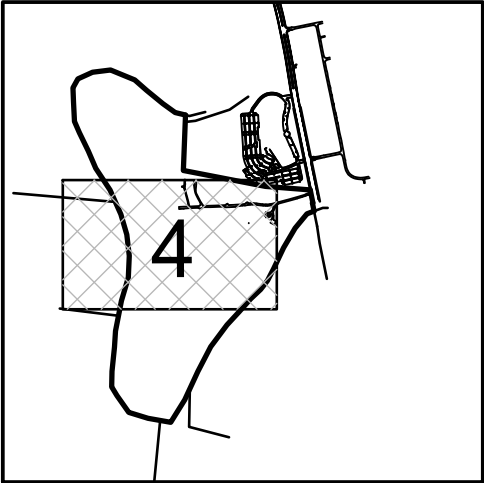
WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental



ALTA/NSP LAND TITLE SURVEY
BROWNLAND FARMS MAP X, PARCEL X
1155 HILLSBORO - FRANKLIN
WILLIAMSON CO., TN
FOR: LAND SOLUTIONS COMPANY

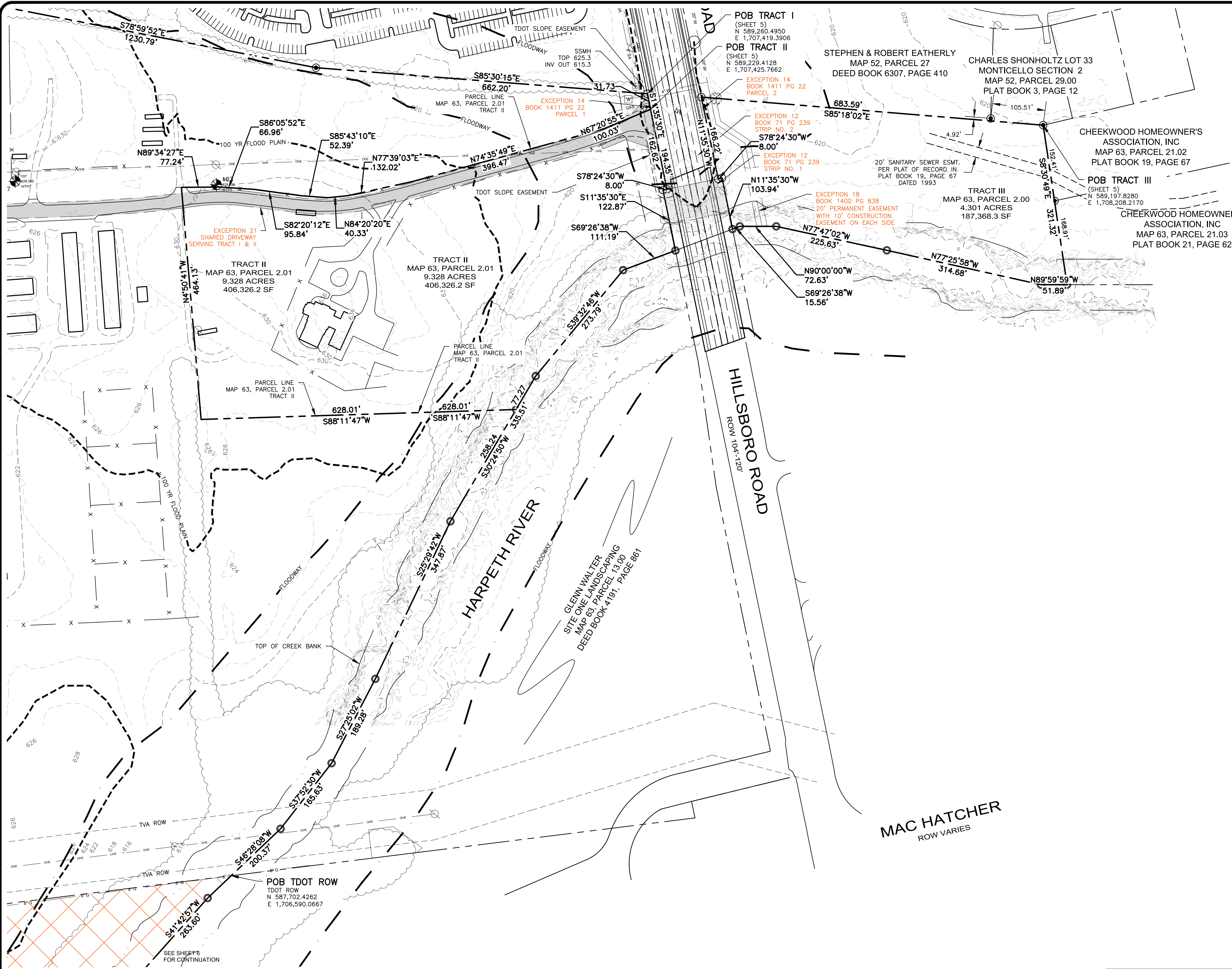
DRAWN BY: JAG
APPVD. BY: JCW II
DATE: 5/5/21
PROJ. No. 19-1299
SCALE: 1" = 100'
SHEET No.
4 OF 6

LEGEND	IRON PIN FOUND		WATER METER		ELECTRIC MH		DECIDUOUS TREE		GAS		4" G
	IRON PIN SET		WATER VALVE		LIGHT POLE		HANDICAP PARKING		COMMUNICATIONS		COM
	FENCE POST FOUND		FIRE HYDRANT		UTILITY POLE		SIGN		BOUNDARY		
	NON-MONUMENTED POINT		SANITARY SEWER MH		GUY ANCHOR		TURN LANE MARKING		CENTERLINE		
	CONC. MON. FOUND		SANITARY SEWER CO		COMMUNICATION BOX		MAIL BOX		FENCE		X
	CONC. MON. SET		AREA DRAIN		COMMUNICATION MH		SANITARY SEWER		WATER FEATURE		
	CONTROL POINT FOUND		CURB INLET		GAS METER		WATER		TREE LINE		
	CONTROL POINT SET		STORM MH		GAS VALVE		UNDERGROUND ELEC				
	BENCH MARK		ELECTRIC METER-BOX		EVERGREEN TREE		OVERHEAD ELEC				



KEY MAP

CONTROL TABLE			
107 N 589086.036	E 1706159.814	EL 628.59' 10" NAIL	
108 N 588239.446	E 1706076.078	EL 622.36' 10" NAIL	
109 N 587772.580	E 1705856.941	EL 626.09' 10" NAIL	
110 N 587747.845	E 1705513.555	EL 621.26' 10" NAIL	
111 N 588141.741	E 1705210.045	EL 620.44' 10" NAIL	
112 N 589056.468	E 1705170.481	EL 619.69' 10" NAIL	
116 N 587748.383	E 1705060.277	EL 616.22' 10" NAIL	
PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES. NAD83, GEOID 03 ZONE 7 REVISED. NO DATUM ADJUSTMENT.			
GRAPHIC SCALE: 1" = 100'			



NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

WA
WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental



ALTA/NSPS LAND TITLE SURVEY
BROWNLAND FARMS MAP X, PARCEL X
1155 HILLSBORO - FRANKLIN
WILLIAMSON CO., TN
FOR: LAND SOLUTIONS COMPANY

DRAWN BY: JAG
APP'D BY: JCW II
DATE: 5/5/21
PROJ. No. 19-1299
SCALE: 1" = 100'
SHEET No.
5 OF 6

LEGEND

IRON PIN FOUND	IRON PIN SET	FENCE POST FOUND	NON-MONUMENTED POINT	CONC. MON. FOUND	CONC. MON. SET	CONTROL POINT FOUND	CONTROL POINT SET	BENCH MARK
WATER METER	WATER VALVE	FIRE HYDRANT	SANITARY SEWER MH	SANITARY SEWER CO	AREA DRAIN	CURB INLET	STORM MH	ELECTRIC METER-BOX
ELECTRIC MH	LIGHT POLE	UTILITY POLE	GUY ANCHOR	COMMUNICATION BOX	COMMUNICATION MH	GAS METER	GAS VALVE	EVERGREEN TREE
DECIDUOUS TREE	HANDICAP PARKING SIGN	TURN LANE MARKING	MAIL BOX	SANITARY SEWER	WATER	UNDERGROUND ELEC	OVERHEAD ELEC	
GAS	COMMUNICATIONS	BOUNDARY	CENTERLINE	FENCE	WATER FEATURE	TREE LINE		

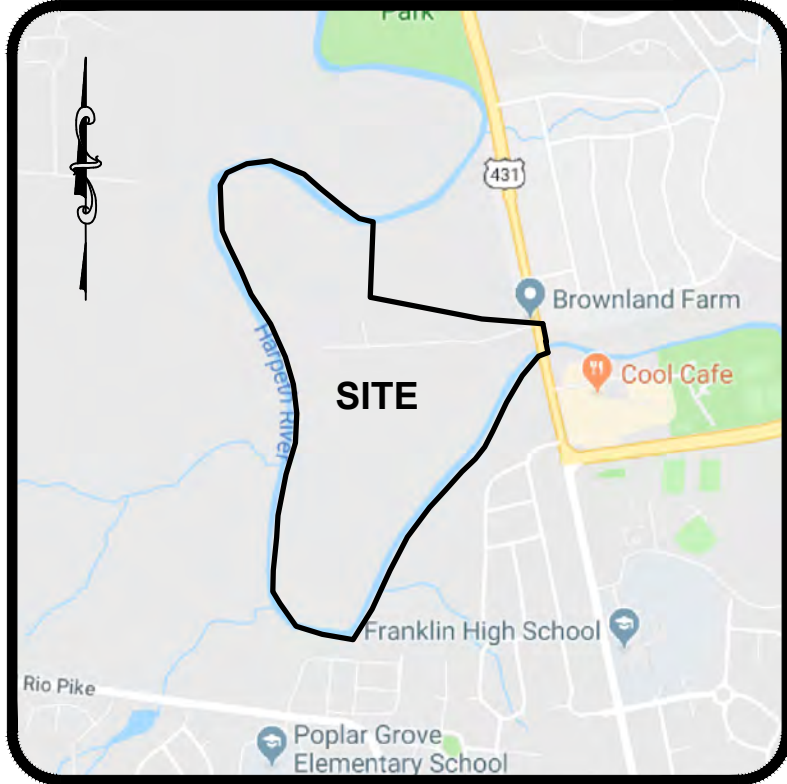
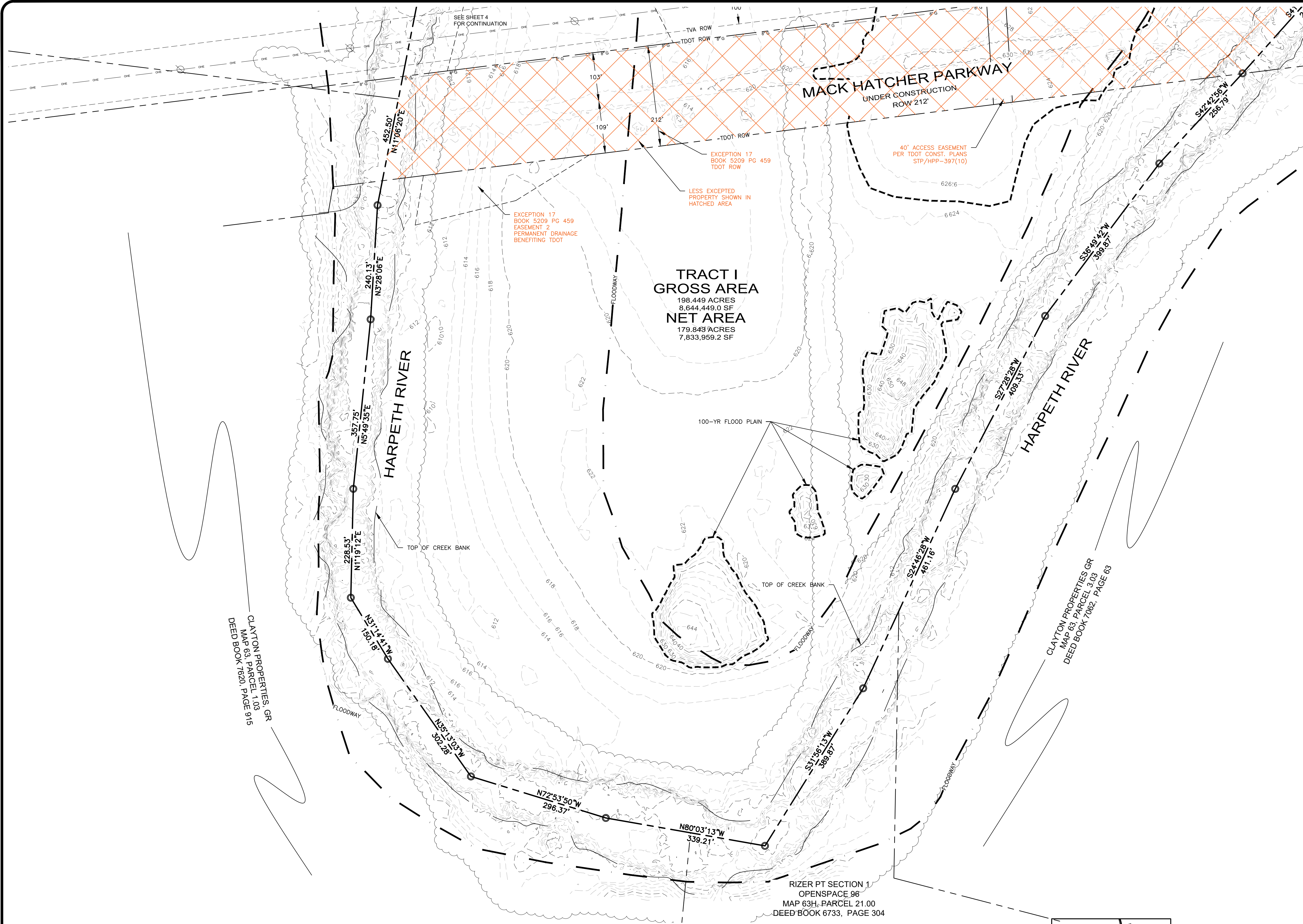
KEY MAP

CONTROL TABLE

1	N 589690.582	E 1707502.282	EL 623.06' IP CAP (BASE)
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PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES, NAD83, GEOID 03 ZONE 7 REVISED. NO DATUM ADJUSTMENT.

GRAPHIC SCALE: 1" = 100'

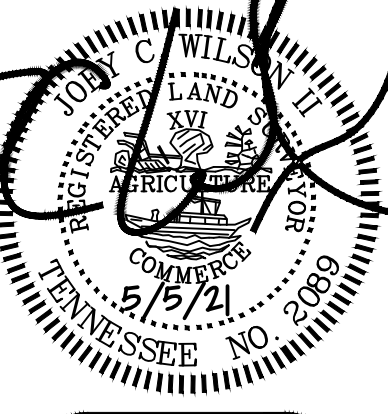


VICINITY MAP
NOT TO SCALE

NO.	DATE	COMMENT

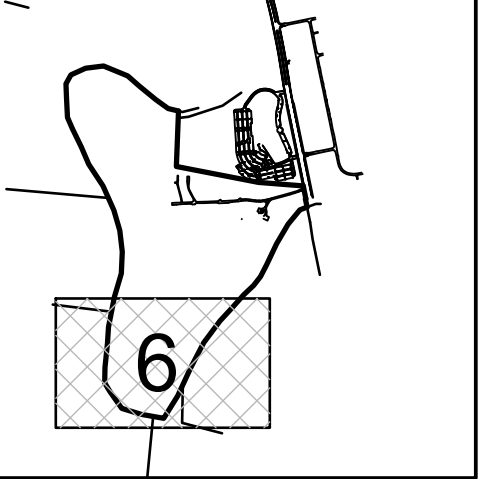
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WA WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental



ALTA/NSPS LAND TITLE SURVEY
BROWNLAND FARMS MAP X, PARCEL X
1155 HILLSBORO - FRANKLIN
WILLIAMSON CO., TN
FOR: LAND SOLUTIONS COMPANY

LEGEND	IRON PIN FOUND		WATER METER		ELECTRIC MH		DECIDUOUS TREE		GAS		4" G	
	IRON PIN SET		WATER VALVE		LIGHT POLE		HANDICAP PARKING		COMMUNICATIONS		COM	
	FENCE POST FOUND		FIRE HYDRANT		UTILITY POLE		SIGN		BOUNDARY			
	NON-MONUMENTED POINT		SANITARY SEWER MH		GUY ANCHOR		TURN LANE MARKING		CENTERLINE			
	CONC. MON. FOUND		SANITARY SEWER CO		COMMUNICATION BOX		MAIL BOX		FENCE		X	
	CONC. MON. SET		AREA DRAIN		COMMUNICATION MH		SANITARY SEWER		WATER FEATURE			
	CONTROL POINT FOUND		CURB INLET		GAS METER		WATER		TREE LINE			
	CONTROL POINT SET		STORM MH		GAS VALVE		UNDERGROUND ELEC					
	BENCH MARK		ELECTRIC METER-BOX		EVERGREEN TREE		OVERHEAD ELEC					



CONTROL TABLE		
1	N 589690.582	E 1707502.282 EL 623.06' IP CAP (BASE)
PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES. NAD83, GEOID 03 ZONE 7 REVISED. NO DATUM ADJUSTMENT.		
GRAPHIC SCALE: 1" = 100'		

DRAWN BY: JAG
APPVD BY: JCW II
DATE: 5/5/21
PROJ. No. 19-1299
SCALE: 1" = 100'

SHEET No.
6 OF 6

CONDITIONS OF APPROVAL:

Open Issues: 19 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

33. F. Development Plan

kevin.long@franklin.tn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

59. H. Stormwater Management Plan

lance.fittro@franklin.tn.gov ***This is an advisory comment which should not hinder approval of the Development Plan:***

Upon approval, the Development Plan will be vested in the City of Franklin development standards in effect at the time of submittal. This includes the current stormwater ordinance and BMP Manual (2016 version) which shall be utilized for design of stormwater management features for all future site plan submittals through the vesting period.

61. G. Grading Plan

lance.fittro@franklin.tn.gov ***This is an advisory comment to be addressed with the future Site Plan submittal(s) and should not hinder approval of the Development Plan:***

Applicant shall be aware that, per the COF Stormwater Ordinance, detention/retention volumes in the floodplain shall count as fill if applied in a manner where floodplain storage is lost. This is inclusive of green infrastructure and wet pond volume below the water surface elevation.

Dredging or cut volumes below the elevation of the two year storm event shall not be included in the compensating storage capacity calculation. Every effort shall be made to preserve natural flow lines and to avoid situations that encourage sediment deposition in slack water areas.

62. G. Grading Plan

lance.fittro@franklinton.gov The previous comment is to remain open as an ongoing advisory to the applicant and City staff, but **should not hinder approval of the Development Plan**:

There is extensive grading and proposed construction shown on the church property outside the bounds of this development. Applicant shall be aware that this proposed redevelopment of the church property shall require a revised site plan and stormwater report for the church property to be approved for the Christ Community Church PUD.

While it is understood that these approvals and the associated construction permitting will occur separate from the Brownland Farm PUD, because this off-site work is necessary for the function of the Brownland Farm PUD, approvals for the revised development plan and site plan for the Christ Community Church PUD should travel concurrently or close behind approvals for the Brownland Farm PUD, with site construction on the church property to be completed in conjunction with Phase 1 of the Brownland Farm PUD.

105. Traffic Impact Analysis Results

jimmy.wiseman@franklinton.gov This comment shall remain open.

At 90% buildout of the development, a signal warrant analysis shall be performed by the developer of the property to determine the need and timing of the traffic signal at the main entrance. The signal is not on the City of Franklin's Traffic Signal Master Plan and therefore the cost for the signal installation shall be entirely the developer's responsibility.

Once the Northwest Mack Hatcher extension is open to the public the developer shall install the right turn overlaps at the Mack Hatcher and Hillsboro road intersection. No additional building permits shall be issued until the overlaps are installed.

116. Streets

joe.marlo@franklinton.gov *The following is a Condition of Approval, but **does not hinder approval of the Development Plan**.*

The street clouded below does not meet COF street standards and is not approved with this Development Plan. At Site Plan stage, the Applicant shall provide a cul-de-sac that is acceptable to the City Engineer.

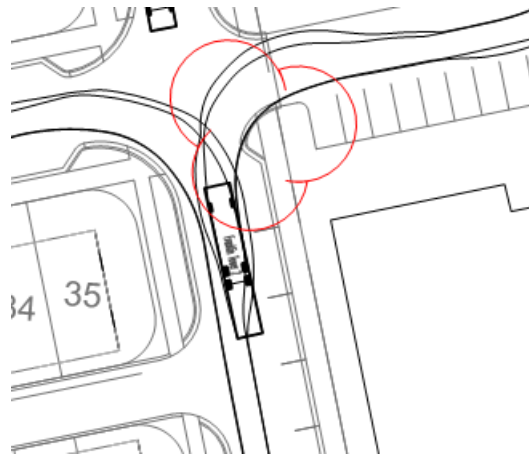


FIRE--Life Safety

General Issues

100. Auto-turn

curt.edelmann@franklintn.gov It looks like the truck is driving over the curb.



Parks

General Issues

25. Parkland information

kevinl@franklintn.gov Parks will update the Parkland density counts and exhibits in the Parkland agreement 2021-045 and resubmit to Law for approval.

Planning

General Issues

97. Envision Franklin

amy.diaz-barriga@franklintn.gov **Advisory Only:** Staff will not support this Development Plan, due to its noncompliance with Envision Franklin's Conservation and Conservation Subdivision Design Concepts.

1. The plan proposed significant development within existing floodplain and floodway. The Conservation design concept contemplates as little development as possible in order to protect sensitive land and environmental features. The only supported use within Conservation Design Concept is Recreation. Development is limited to non-intrusive enhancements designed to provide public access. These are limited to access drives, parking areas, parks, shelters, trails or related uses upon a determination that the environmental integrity of the area can be protected.

2. The plan proposes multifamily buildings, which are not a supported use with the Conservation Subdivision Design Concept. Moreover, the plan proposes more multifamily form structures than single-family form structures, which also goes against the policy of the Design Concept that Single-Family is to be the primary use. Further, the plan segregates all multifamily and multiplexes in one quadrant of the subdivision, which detracts from the sense of a cohesive neighborhood.

124. Open Space

amy.diaz-
barriga@franklintn.gov

Applicant shall list the acreage of the large area of land north of Mack Hatcher, East of the River, and West (and adjacent to) proposed residential lots, and clarify if the entire acreage is intended to be used for agricultural use or if only the northwest corner.

128. Acreage

chelsea.randolph@franklintn.gov Applicant shall provide the correct acreage in the site data chart.

SITE DATA CHART

PROJECT NAME:	BROWNLAND FARM PD SUBDIVISION
PROJECT NUMBER:	7478
ADDRESS:	HILLSBORO ROAD
PARCEL(S):	MAP 63, PARCEL 2.00 MAP 63, PARCEL 2.01 MAP 63, PARCEL 2.02 MAP 52, PARCEL 7.00 MAP 52O, GROUP A, PARCEL 27.00
ACREAGE / SF OF SITE:	233.64 AC
BASE ZONING:	AGRICULTURE CIVIC AND INSTITUTIONAL PD (2.02)
PROPOSED ZONING:	SCO - SCENIC CORRIDOR OVERLAY
ZONING OVERLAYS:	FVO - FLOODWAY OVERLAY FFO - FLOODWAY FRINGE OVERLAY
BUILDING TYPES APPLIED:	SINGLE FAMILY HOMES TOWNHOMES MULTIPLEX MULTI-FAMILY

According to exhibits provided to staff the total acreage is 233.66 acres.

[Edited By Amy Diaz-Barriga]

Stormwater

General Issues

1. Hydrologic Determination

Doug.Noonan@franklintn.gov Comment partially addressed:

"Comment not addressed. A site assessment shall be completed to determine if there are any jurisdictional channels, seeps, springs, wetlands, ponds. etc. onsite that require a riparian buffer. **Any resubmittal of the Development Plan will be deemed Incomplete without the required environmental assessment.**

Applicant shall provide a site assessment identifying all water features (i.e.- channels, springs, seeps, ponds, wetlands, sinkholes, etc.) onsite. The site assessment should include any jurisdictional determinations, delineations, and/or concurrence letters from applicable regulatory agencies.

For the development plan all jurisdictional pond/wetland features shall have a 30' Zone 1 buffer and a 30' Zone 2 buffer applied. If a feature is proposed to be altered/removed in the future the buffer shall be shown and a cloud around the feature with a call out, "Water resource to be mitigated via an ARAP from TDEC."

Site assessment incomplete:

- **TDEC concurrence letter not provided**
- **If concurrence not provided with next submittal amend pond call out to:**
"Water resource to be mitigated via an ARAP from TDEC. If feature is not mitigated, the development plan shall be revised to remove development from the riparian buffer."

[Edited By Doug Noonan]

126. Riparian Buffer

jeff.willoughby@franklin.tn.gov Pending Doug Noonan comment 1 and the site assessment.

Identify all water resources onsite. Label by their corresponding name as shown on the most current USGS maps. Include top of bank and riparian buffer zones on all site plan sheets. Riparian buffers shall be applied from top of bank. Top of bank is defined as the break in slope of the corresponding grade or if available, the ordinary high water mark.

- For drainage areas over 1 square mile there shall be a 60' riparian buffer zone 1.
- For drainage areas under 1 square mile shall be a 30' riparian zone 1 and 30' riparian zone 2.
- **Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1"**
- Where the average slope of the land within the riparian buffer is between fifteen percent (15%) and twenty-five percent (25%), an additional twenty (20) feet shall be added to the zone 1 minimum buffer width.
- Where the average slope of the land within the riparian buffer is greater than twenty-five percent (25%), an additional fifty (50) feet shall be added to the zone 1 minimum buffer width.

Water/Sewer

General Issues

125. Future force main easement

ben.mcneil@franklin.tn.gov In the most recent meeting held the week of May 31st to June 4th, the sanitary sewer was a topic. The future force main location crossing Brownland from the future west pump station must be determined with the future site plans. The force main has not been fully vetted and more engineering and design must take place. The applicant has stated that they are willing to work through this when the location has been fully determined. The applicant shall understand that the placement must be determined and platted at site plan.

This is a condition of approval.
[Edited By Ben McNeil]

129. Sanitary sewer

ben.mcneil@franklin.tn.gov The meeting held the week of May 31st-June 4th, the sanitary sewer was a topic of discussion. The sanitary sewer for the western portion of the development naturally drains to the west. Although currently shown draining east with this submittal. The applicant anticipates that this portion may have to drain across the Harpeth to the future pump station. The applicant shall continue to work through this issue and meet Franklin Water requirements on the sanitary sewer layout. The final routing of sewer can be determined at the site plan stage for the portion of lots draining west.

This is a condition of approval.

Zoning

General Issues

41. Floodway

shanna.mccoy@franklin.tn.gov Comment to remain open as reminder.

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;

42. FFO

shanna.mccoy@franklin.tn.gov Comment to remain open as reminder.

The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO or FWO.

43. FFO/FEMA

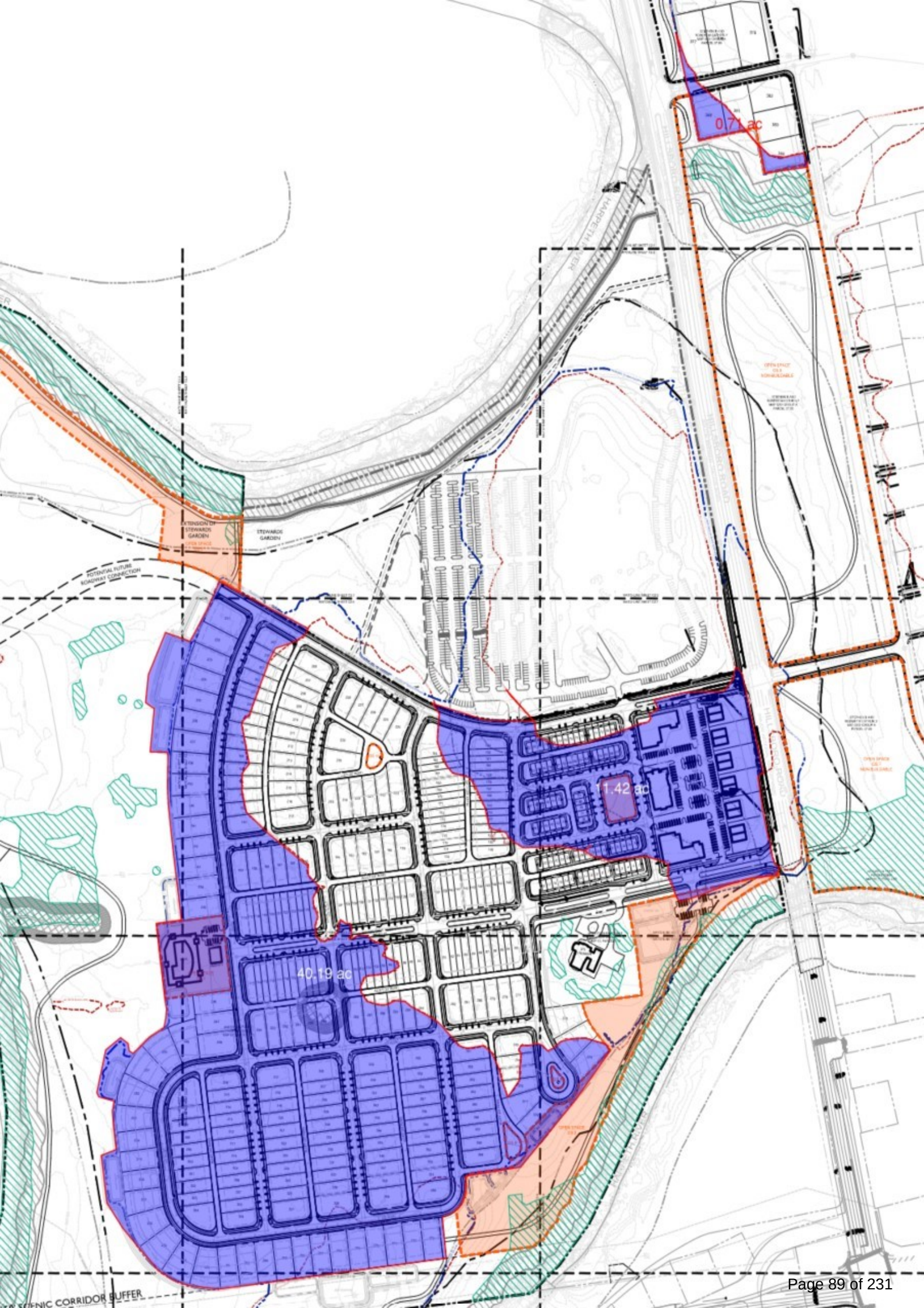
shanna.mccoy@franklin.tn.gov Comment to remain open as reminder.

The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.

45. FFO

shanna.mccoy@franklin.tn.gov Comment to remain open as reminder.

The final plat shall not be recorded until the LOMR is approved and FFO/FWO boundary is relocated through BZA.



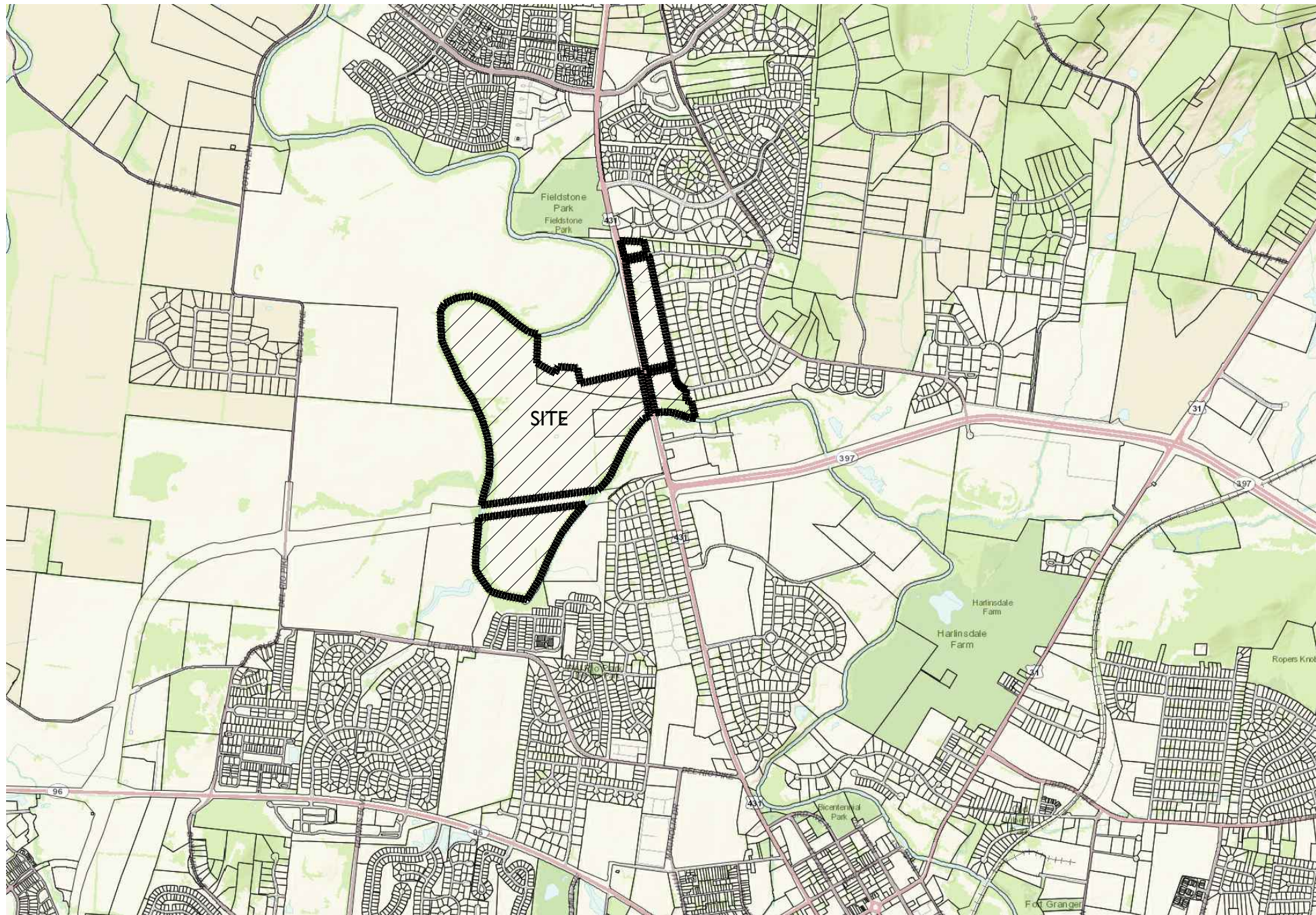
SHEET INDEX	
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C1.2	ENLARGED EXISTING CONDITIONS PLAN
C1.3	ENLARGED EXISTING CONDITIONS PLAN
C1.4	ENLARGED EXISTING CONDITIONS PLAN
C1.5	ENLARGED EXISTING CONDITIONS PLAN
C1.6	ENLARGED EXISTING CONDITIONS PLAN
C1.7	ENLARGED EXISTING CONDITIONS PLAN
C1.8	ENLARGED EXISTING CONDITIONS PLAN
C1.9	ENLARGED EXISTING CONDITIONS PLAN
C1.10	ENLARGED EXISTING CONDITIONS PLAN
C1.11	ENLARGED EXISTING CONDITIONS PLAN
C1.12	ENLARGED EXISTING CONDITIONS PLAN
C1.13	ENLARGED EXISTING CONDITIONS PLAN
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	ENLARGED DEVELOPMENT PLAN
C2.2	ENLARGED DEVELOPMENT PLAN
C2.3	ENLARGED DEVELOPMENT PLAN
C2.4	ENLARGED DEVELOPMENT PLAN
C2.5	ENLARGED DEVELOPMENT PLAN
C2.6	ENLARGED DEVELOPMENT PLAN
C2.7	ENLARGED DEVELOPMENT PLAN
C2.8	ENLARGED DEVELOPMENT PLAN
C2.9	ENLARGED DEVELOPMENT PLAN
C2.10	ENLARGED DEVELOPMENT PLAN
C2.11	ENLARGED DEVELOPMENT PLAN
C2.12	ENLARGED DEVELOPMENT PLAN
C2.13	ENLARGED DEVELOPMENT PLAN
C3.0	OVERALL GRADING & DRAINAGE PLAN
C3.1	GRADING & DRAINAGE PLAN
C3.2	GRADING & DRAINAGE PLAN
C3.3	GRADING & DRAINAGE PLAN
C3.4	GRADING & DRAINAGE PLAN
C3.5	GRADING & DRAINAGE PLAN
C3.6	GRADING & DRAINAGE PLAN
C3.7	GRADING & DRAINAGE PLAN
C3.8	GRADING & DRAINAGE PLAN
C3.9	GRADING & DRAINAGE PLAN
C3.10	GRADING & DRAINAGE PLAN
C3.11	GRADING & DRAINAGE PLAN
C3.12	GRADING & DRAINAGE PLAN
C3.13	GRADING & DRAINAGE PLAN
C4.0	ROW & ACCESS PLAN
C4.1	ROAD TYPICAL'S
C4.2	AUTO TURN
C4.3	AUTO TURN
C4.4	AUTO TURN
C4.5	AUTO TURN
C4.5B	REFUSE TRUCK AUTOTURN PLAN
C4.6	AUTO TURN
C4.6B	REFUSE TRUCK AUTOTURN PLAN
C4.7	AUTO TURN
C4.7B	REFUSE TRUCK AUTOTURN PLAN
C4.8	AUTO TURN
C4.8B	REFUSE TRUCK AUTOTURN PLAN
C4.9	AUTO TURN
C4.9B	REFUSE TRUCK AUTOTURN PLAN
C4.10	AUTO TURN
C4.10B	REFUSE TRUCK AUTOTURN PLAN
C5.0	OVERALL SITE UTILITY PLAN
C5.1	SITE UTILITY PLAN
C5.2	SITE UTILITY PLAN
C5.3	SITE UTILITY PLAN
C5.4	SITE UTILITY PLAN
C5.5	SITE UTILITY PLAN
C5.6	SITE UTILITY PLAN
C5.7	SITE UTILITY PLAN
C5.8	SITE UTILITY PLAN
C5.9	SITE UTILITY PLAN
C5.10	SITE UTILITY PLAN
C6.0	PHASING PLAN
L1.0	TREE PRESERVATION PLAN
L1.1	ENLARGED TREE PRESERVATION PLAN
L1.2	ENLARGED TREE PRESERVATION PLAN
L2.0	TRAIL LAYOUT
A1.0	TYPICAL ARCHITECTURE

BROWNLAND FARM

PD (2.02)

DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON COUNTY, 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 / DEVELOPER:

LAND SOLUTIONS COMPANY
KEVIN ESTERS
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

OWNER:

MAP 63, PARCEL 2.00 & 2.02
ANDERTON FAMILY PARTNERSHIP
CONTACT: ROBIN ANDERTON
1155 HILLSBORO ROAD
FRANKLIN, TN 37069

MAP 63, PARCEL 2.01
MARGARET B ANDERTON REV TRUST
1155 HILLSBORO ROAD
FRANKLIN, TN 37069

MAP 52, PARCEL 7.00
CHRIST COMMUNITY CHURCH OF FRANKLIN
1215 HILLSBORO ROAD
FRANKLIN, TN 37069

MAP 52O, GROUP A, PARCEL 27.00
STEPHEN B ETHERLY
305 A TOWNES DRIVE
NASHVILLE, TN 37211

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. A WATER MAIN IS LOCATED ALONG HILLSBORO ROAD.
205 SINGLE FAMILY @ 350 GPD = 71,500 GPD
96 TOWNHOMES @ 350 GPD = 33,600 GPD
81 TOWNHOMES @ 300 GPD = 24,300 GPD
24 MULTIPLEXES @ 350 GPD = 8,400 GPD
64 CONDOMINIUMS 2BR @ 300 GPD = 19,200 GPD
1 EXISTING HOUSE TO REMAIN @ 350 GPD = 350 GPD
TOTAL = 157,350 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: 2.2 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.06 MI (FRANKLIN FIRE STATION 4)
NEAREST RECREATIONAL FACILITY: 0.4 MI (FRANKLIN RECREATION COMPLEX)

PROJECTED STUDENT POPULATION
472 x 0.25 = 118 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE 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.



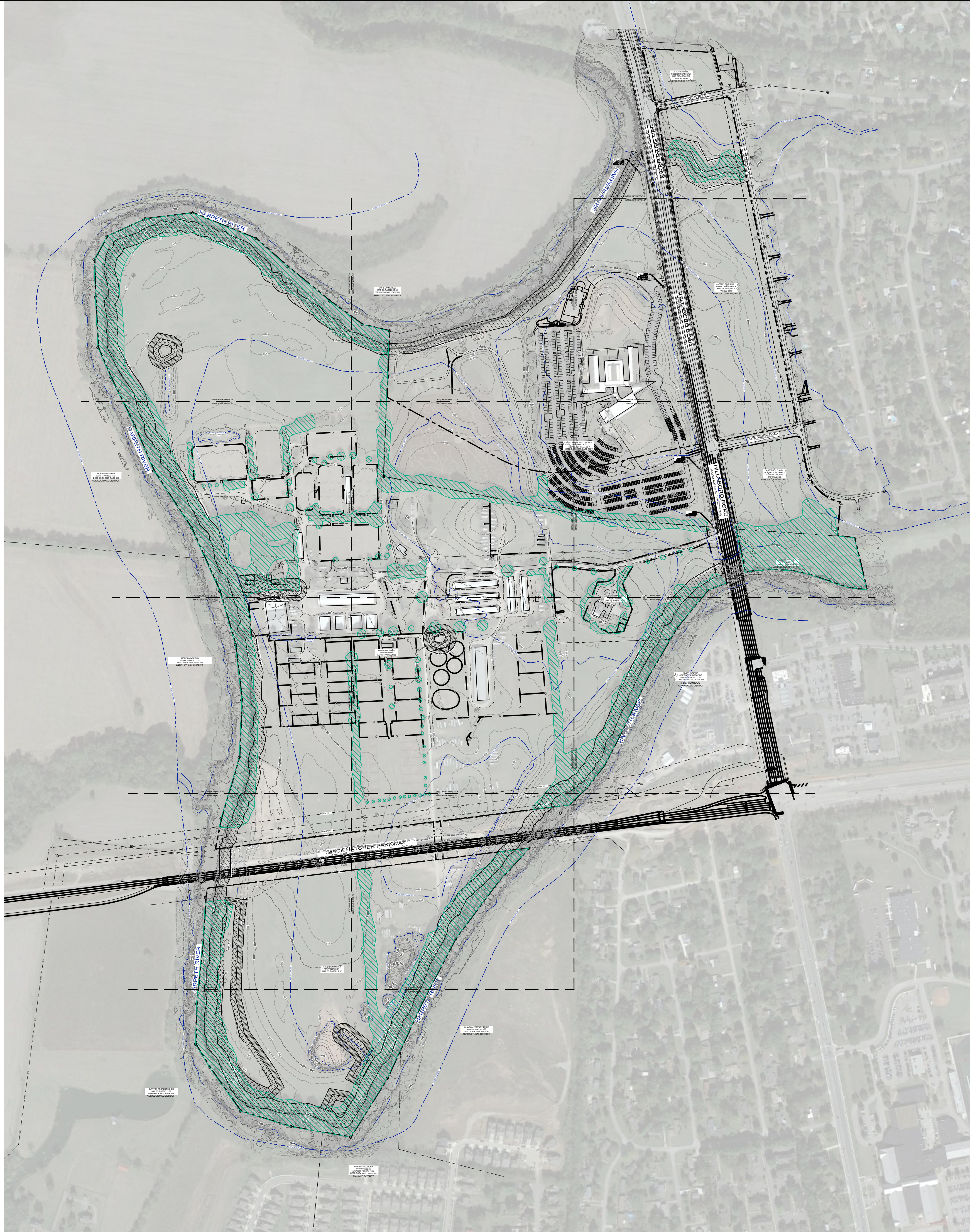
PRE-APP SUBMITTAL: 01.25.2021
INITIAL SUBMITTAL: 02.08.2021
RESUBMITTAL: 03.04.2021
RESUBMITTAL: 04.01.2021
RESUBMITTAL: 05.06.2021
RESUBMITTAL: 06.03.2021
ONE STOP:

SITE DATA CHART

PROJECT NAME:	BROWNLAND FARM PD SUBDIVISION																				
PROJECT NUMBER:	7478																				
ADDRESS:	HILLSBORO ROAD																				
PARCEL(S):	MAP 63, PARCEL 2.00 MAP 63, PARCEL 2.01 MAP 63, PARCEL 2.02 MAP 52, PARCEL 7.00 MAP 52O, GROUP A, PARCEL 27.00																				
ACREAGE / SF OF SITE:	233.64 AC																				
BASE ZONING:	AGRICULTURE CIVIC AND INSTITUTIONAL PD (2.02)																				
PROPOSED ZONING:	SCO - SCENIC CORRIDOR OVERLAY																				
ZONING OVERLAYS:	FWO - FLOODWAY OVERLAY FFO - FLOODWAY FRINGE OVERLAY																				
BUILDING TYPES APPLIED:	SINGLE FAMILY HOMES TOWNHOMES MULTIPLEX MULTI-FAMILY																				
FRONTAGE TYPES APPLIED:	YARD FRONTAGE (SINGLE FAMILY AND MULTI-PLEX) URBAN FRONTAGE (MULTI-FAMILY AND TOWNHOMES)																				
LOT WIDTHS, SIZES, UNIT COUNT:	<table><tr><td>100' SIDE-LOADED - APP. 0.35 AC:</td><td>8</td></tr><tr><td>65' FRONT-LOADED - APP. 0.20 AC:</td><td>46</td></tr><tr><td>40' ALLEY-LOADED - APP. 0.12 AC:</td><td>151</td></tr><tr><td>22' TOWNHOME - APP. 0.07 AC:</td><td>96</td></tr><tr><td>20' TOWNHOME - APP. 0.03 AC:</td><td>81</td></tr><tr><td>MULTI-PLEX UNITS:</td><td>24</td></tr><tr><td>MULTI-FAMILY UNITS:</td><td>64</td></tr><tr><td>EXISTING HOUSE TO REMAIN:</td><td>1</td></tr><tr><td>TOTAL UNITS:</td><td>471</td></tr></table>			100' SIDE-LOADED - APP. 0.35 AC:	8	65' FRONT-LOADED - APP. 0.20 AC:	46	40' ALLEY-LOADED - APP. 0.12 AC:	151	22' TOWNHOME - APP. 0.07 AC:	96	20' TOWNHOME - APP. 0.03 AC:	81	MULTI-PLEX UNITS:	24	MULTI-FAMILY UNITS:	64	EXISTING HOUSE TO REMAIN:	1	TOTAL UNITS:	471
100' SIDE-LOADED - APP. 0.35 AC:	8																				
65' FRONT-LOADED - APP. 0.20 AC:	46																				
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22' TOWNHOME - APP. 0.07 AC:	96																				
20' TOWNHOME - APP. 0.03 AC:	81																				
MULTI-PLEX UNITS:	24																				
MULTI-FAMILY UNITS:	64																				
EXISTING HOUSE TO REMAIN:	1																				
TOTAL UNITS:	471																				
PARKLAND DEDICATION:	471 UNITS x \$4,304= \$2,027,184 25% NON REIMBURSABLE: \$506,796 75% POSSIBLE REIMBURSEMENT: \$1,520,388																				
SETBACKS:																					
<u>100' SIDE-LOADED</u>																					
FRONT:	60'																				
SIDE:	15'																				
REAR:	30'																				
<u>65' FRONT-LOADED</u>																					
FRONT:	10'																				
SIDE:	7.5'																				
SIDE STREET:	10'																				
REAR:	20'																				
<u>40' ALLEY-LOADED</u>																					
FRONT:	10'																				
SIDE:	5'																				
SIDE STREET:	10'																				
REAR:	5' OR 22'																				
<u>22' TOWNHOME</u>																					
FRONT:	10'																				
SIDE:	5'																				
INTERNAL:	0'																				
SIDE STREET:	10'																				
REAR:	20'																				
<u>20' TOWNHOME</u>																					
FRONT:	10'																				
SIDE:	5'																				
INTERNAL:	0'																				
SIDE STREET:	10'																				
REAR:	5'																				
<u>MULTIPLEX:</u>																					
FRONT:	10'																				
HILLSBORO ROAD FRONT:	80'																				
SIDE:	15'																				
SIDE STREET:	15'																				
REAR:	5'																				
<u>MULTI-FAMILY</u>																					
FRONT:	10'																				
SIDE:	10'																				
SIDE STREET:	10'																				
REAR:	10'																				
MAX BUILDING HEIGHT:	2.5-STORY																				
PERMITTED USES:	SINGLE-FAMILY DETACHED TOWNHOMES MULTIPLEX MULTI-FAMILY AGRICULTURE																				
MINIMUM REQUIRED LSA:	20% (46.7 AC) 62.38% (145.63 AC)																				
PROVIDED LSA:																					
OPEN SPACE REQUIRED:	5% (508,563 SF)																				
OPEN SPACE PROVIDED:	5% (510,743 SF)																				
NATURAL AREA REQUIRED:	10% (1,017,126 SF)																				
NATURAL AREA PROVIDED:	11% (1,146,621 SF)																				
TREE CANOPY:	50.19 AC																				
RETENTION ACREAGE REQUIRED:	48% (24.09 AC)																				
RETENTION ACREAGE PROVIDED:	80% (40.34 AC)																				
PARKING REQUIRED (BY USE):																					
SINGLE FAMILY DETACHED (2/UNIT):	410																				
22' TOWNHOMES (3BR - 3/UNIT):	288																				
20' TOWNHOMES (2BR - 2.5/UNIT):	203																				
MULTIPLEX (2BR - 2.5/UNIT):	60																				
MULTI-FAMILY (1BR - 1.5/UNIT)(2 BR - 2.5/UNIT)	108																				
TOTAL PARKING REQD:	1,069																				
PARKING PROVIDED (BY USE):																					
SINGLE FAMILY DETACHED (FRONT-LOADED):	4/LOT (2 GARAGE, 2 TANDEM):	220																			
SINGLE FAMILY DETACHED (ALLEY-LOADED):	4/ LOT (2 GARAGE, 2 TANDEM):	604																			
22' TOWNHOMES (ALLEY-LOADED):	2/UNIT (2 GARAGE):	192																			
20' TOWNHOMES (ALLEY-LOADED):	2/UNIT (2 GARAGE):	162																			
SURFACE PARKING:		364																			
ON-STREET PARKING:		396																			
TOTAL PARKING PROVIDED:		1,938																			



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



KEY

EXISTING CANOPY

30' RIPARIAN ZONE 'I'

SITE DATA CHART	
PROJECT NAME:	BROWNLAND FARM PD SUBDIVISION
PROJECT NUMBER:	7478
ADDRESS:	HILLSBORO ROAD
PARCEL(S):	MAP 63, PARCEL 2.00 MAP 63, PARCEL 2.01 MAP 63, PARCEL 2.02 MAP 52, PARCEL 7.00 MAP 52O, GROUP A, PARCEL 27.00
ACREAGE / SF OF SITE:	233.66 AC
BASE ZONING:	AGRICULTURE CIVIC AND INSTITUTIONAL PD (2.02)
PROPOSED ZONING:	SCO - SCENIC CORRIDOR OVERLAY
ZONING OVERLAYS:	FWO - FLOODWAY OVERLAY FFO - FLOODWAY FRINGE OVERLAY
BUILDING TYPES APPLIED:	SINGLE FAMILY HOMES TOWNHOMES MULTIPLEX MULTI-FAMILY
FRONTAGE TYPES APPLIED:	YARD FRONTAGE URBAN FRONTAGE
LOT WIDTHS, SIZES, UNIT COUNT:	100' SIDE-LOADED - APP. 0.35 AC: 8 65' FRONT-LOADED - APP. 0.20 AC: 47 40' ALLEY-LOADED - APP. 0.12 AC: 151 22' TOWNHOME - APP. 0.07 AC: 96 20' TOWNHOME - APP. 0.03 AC: 81 MULTI-PLEX UNITS: 24 MULTI-FAMILY UNITS: 64 EXISTING HOUSE TO REMAIN: 1 TOTAL UNITS: 472
PARKLAND DEDICATION:	472 UNITS x \$4,304= \$2,031,488 25% NON REIMBURSABLE \$507,872 75% POSSIBLE REIMBURSEMENT: \$1,523,616
SETBACKS:	
100' SIDE-LOADED	
FRONT:	60'
SIDE:	15'
REAR:	30'
65' FRONT-LOADED	
FRONT:	10'
SIDE:	7.5'
SIDE STREET:	10'
REAR:	20'
40' ALLEY-LOADED	
FRONT:	10'
SIDE:	5'
SIDE STREET:	10'
REAR:	5' OR 22'
22' TOWNHOME:	
FRONT:	10'
SIDE:	5'
INTERNAL:	0'
SIDE STREET:	10'
REAR:	20'
20' TOWNHOME:	
FRONT:	10'
SIDE:	5'
INTERNAL:	0'
SIDE STREET:	10'
REAR:	5'
MULTIPLEX:	
FRONT:	10'
HILLSBORO ROAD FRONT:	80'
SIDE:	15'
SIDE STREET:	15'
REAR:	5'
MULTI-FAMILY	
FRONT:	10'
SIDE:	10'
SIDE STREET:	10'
REAR:	10'
MAX BUILDING HEIGHT:	3-STORY
PERMITTED USES:	SINGLE-FAMILY DETACHED TOWNHOMES MULTIPLEX MULTI-FAMILY AGRICULTURE
MINIMUM REQUIRED LSA:	20% (46.7 AC)
PROVIDED LSA:	62.38% (145.63 AC)
OPEN SPACE REQUIRED:	5% (508,563 SF)
OPEN SPACE PROVIDED:	5% (510,743 SF)
NATURAL AREA REQUIRED:	10% (1,017,126 SF)
NATURAL AREA PROVIDED:	11% (1,146,621 SF)
TREE CANOPY:	50.19 AC
RETENTION ACREAGE REQUIRED:	48% (24.09 AC)
RETENTION ACREAGE PROVIDED:	80% (40.34 AC)
PARKING REQUIRED (BY USE):	
SINGLE FAMILY DETACHED (2/UNIT):	412
22' TOWNHOMES (3BR - 3/UNIT):	288
20' TOWNHOMES (2BR - 2.5/UNIT):	203
MULTIPLEX (2BR - 2.5/UNIT):	60
MULTI-FAMILY (1BR - 1.5/UNIT)(2 BR - 2.5/UNIT)	108
TOTAL PARKING REQD:	1,071
PARKING PROVIDED (BY USE):	
SINGLE FAMILY DETACHED (FRONT-LOADED):	4/LOT (2 GARAGE, 2 TANDEM): 220
SINGLE FAMILY DETACHED (ALLEY-LOADED):	4/ LOT (2 GARAGE, 2 TANDEM): 604
22' TOWNHOMES (ALLEY-LOADED):	2/UNIT (2 GARAGE): 192
20' TOWNHOMES (ALLEY-LOADED):	2/UNIT (2 GARAGE): 162
SURFACE PARKING:	364
ON-STREET PARKING:	396
TOTAL PARKING PROVIDED:	1,782
SURVEY METHOD:	1.75" BUILD RUN
SURVEY DATE:	OCT. 2020
SURVEY COMPANY:	WILSON & ASSOCIATES

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DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND

LANDSCAPE ARCHITECTURE

LS LAND SOLUTIONS

2020 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

APPROVED

FOR RECORD

6.8.21

LANDSCAPE ARCHITECT

Revision Date

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OVERALL
EXISTING
CONDITIONS
SHEET
CI.0
COF # 7478



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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE



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BROWNLAND FARM
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

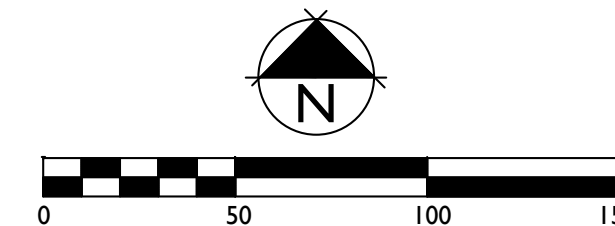


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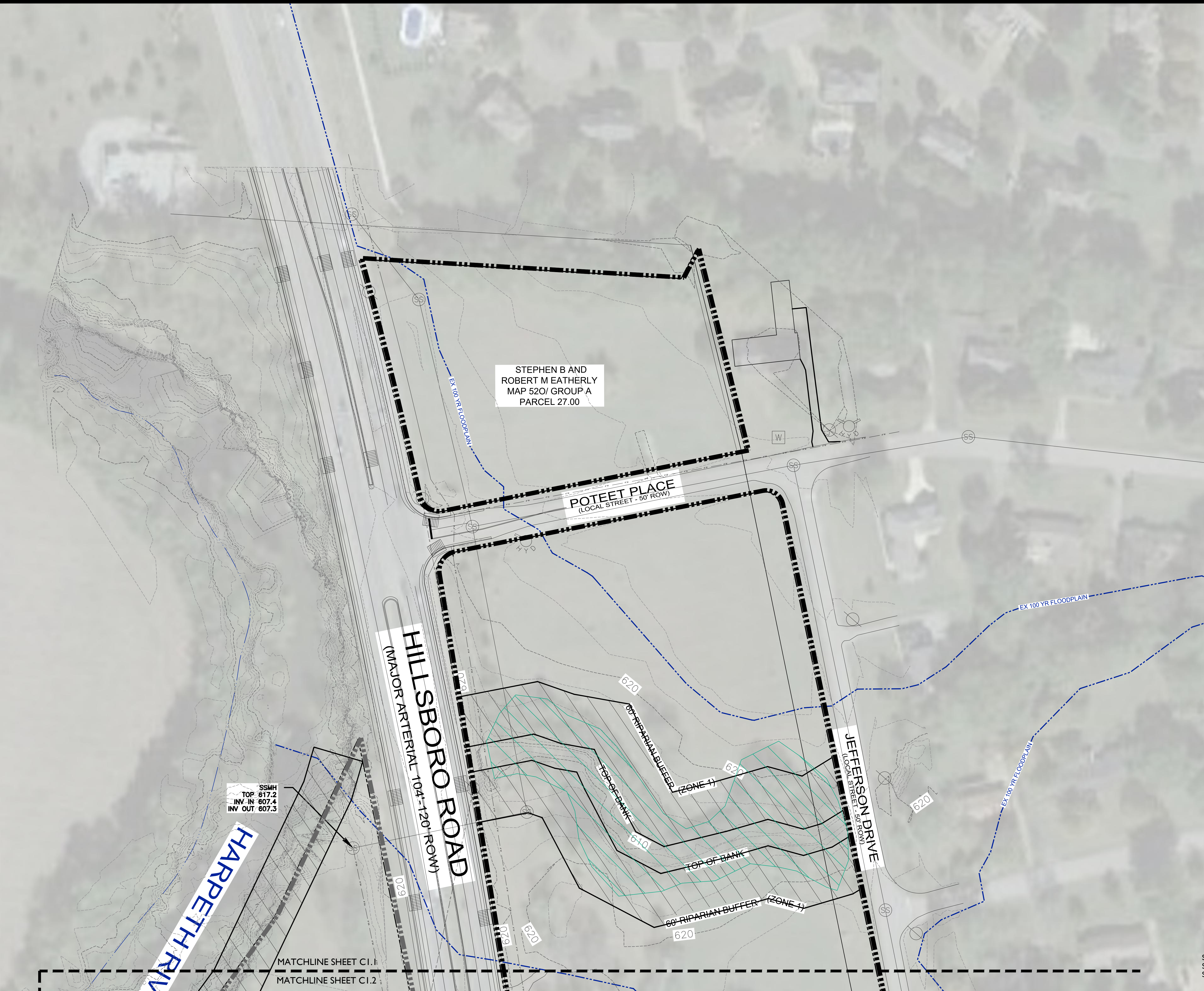
ENLARGED
EXISTING
CONDITIONS

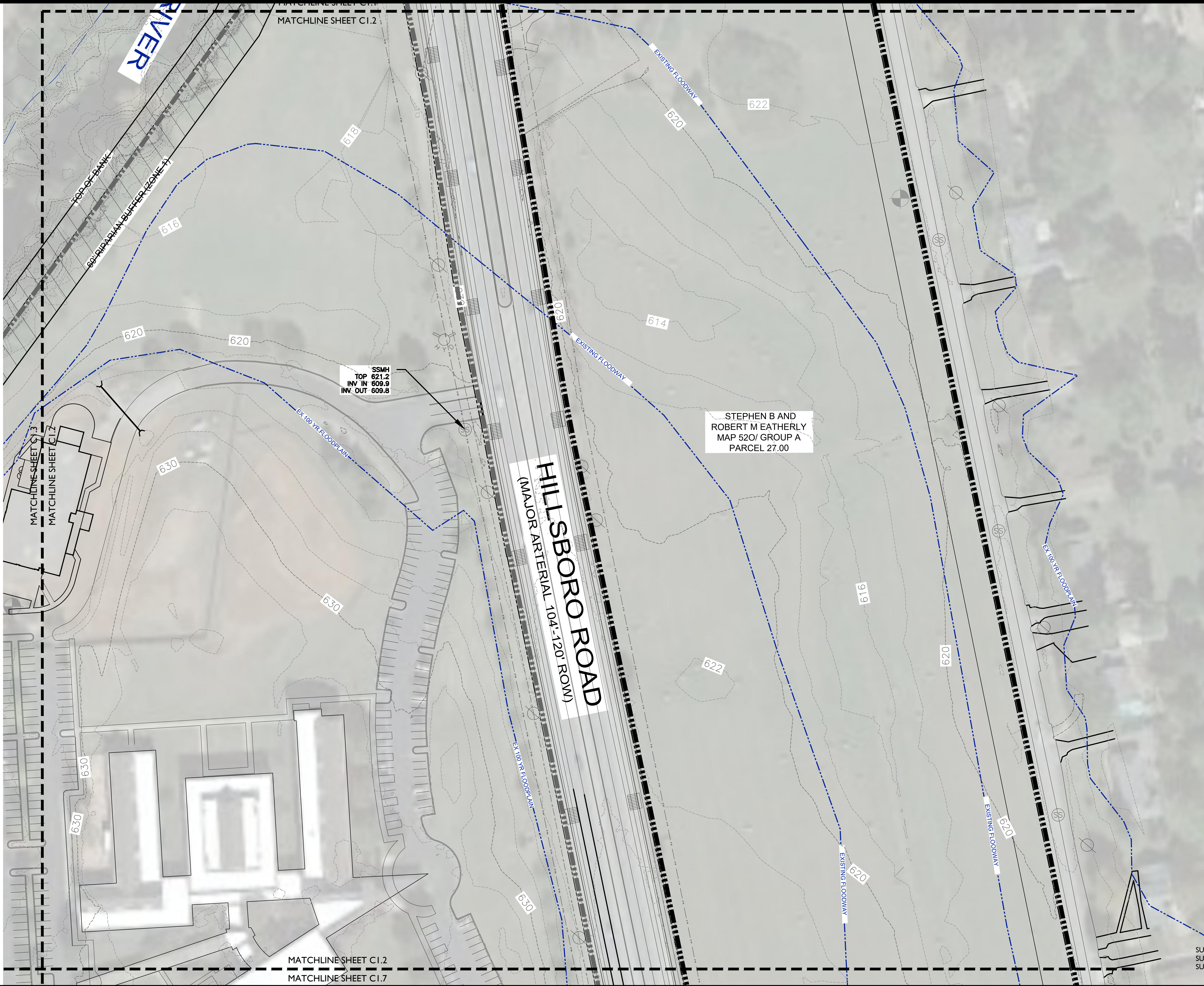
SHEET
CI.1

COF # 7478



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES





**BROWNLAND FARM
 DEVELOPMENT PLAN**
 Franklin, Williamson County, Tennessee

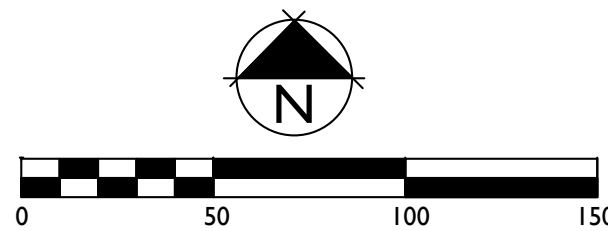


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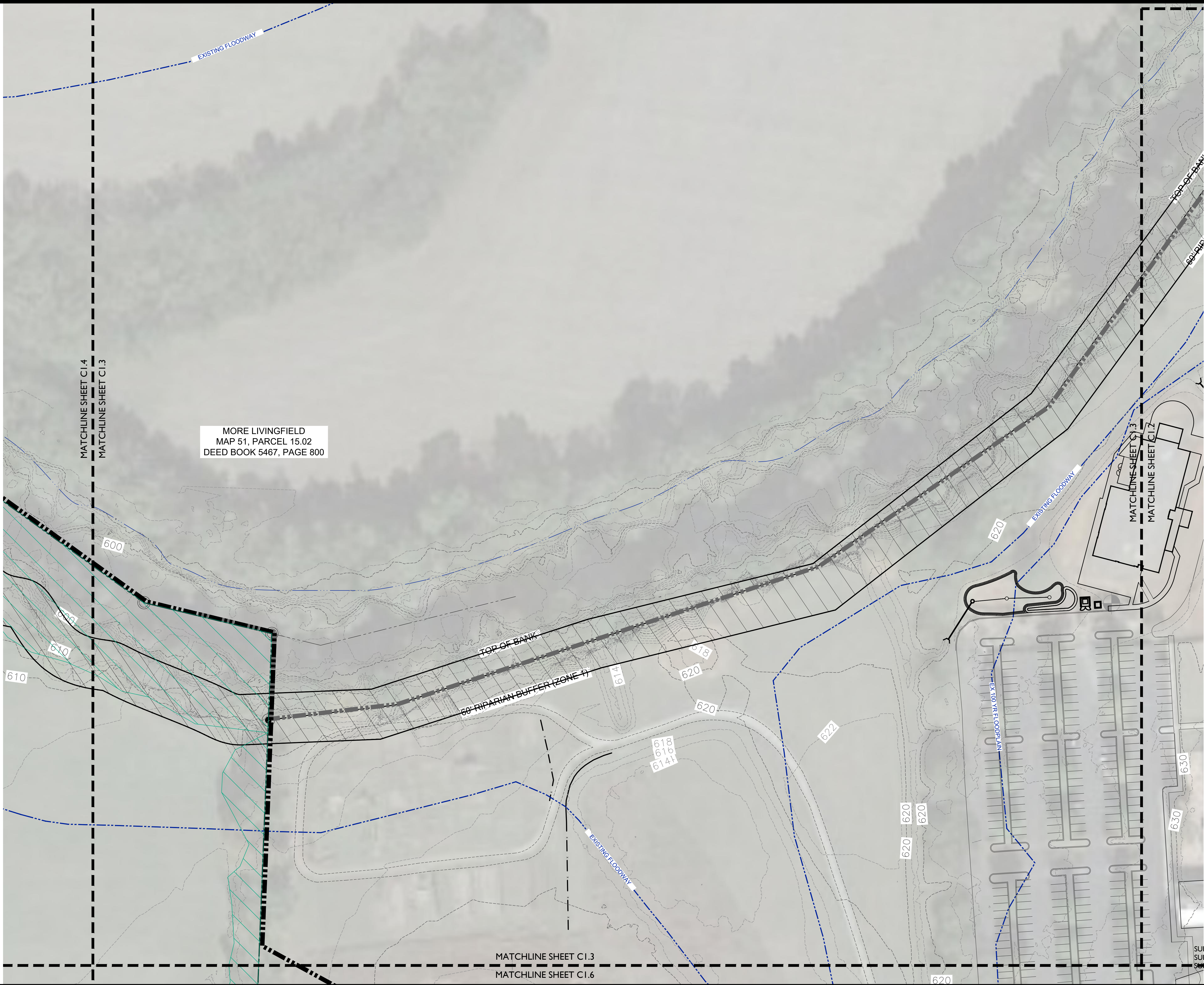
ENLARGED
 EXISTING
 CONDITIONS

SHEET
C1.2

COF # 7478



SURVEY METHOD: FIELD RUN
 SURVEY DATE: OCT. 2020
 SURVEY COMPANY: WILSON & ASSOCIATES

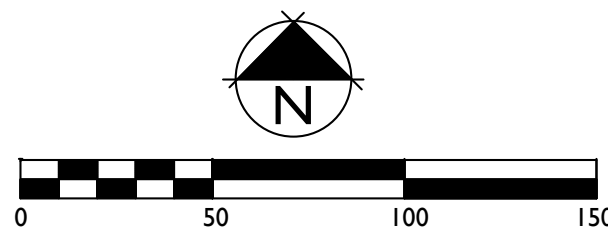


MORE LIVINGFIELD
MAP 51, PARCEL 15.02
DEED BOOK 5467, PAGE 800

MATCHLINE SHEET C1.4
MATCHLINE SHEET C1.3

MATCHLINE SHEET C1.3
MATCHLINE SHEET C1.6

MATCHLINE SHEET C1.3
MATCHLINE SHEET C1.2



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

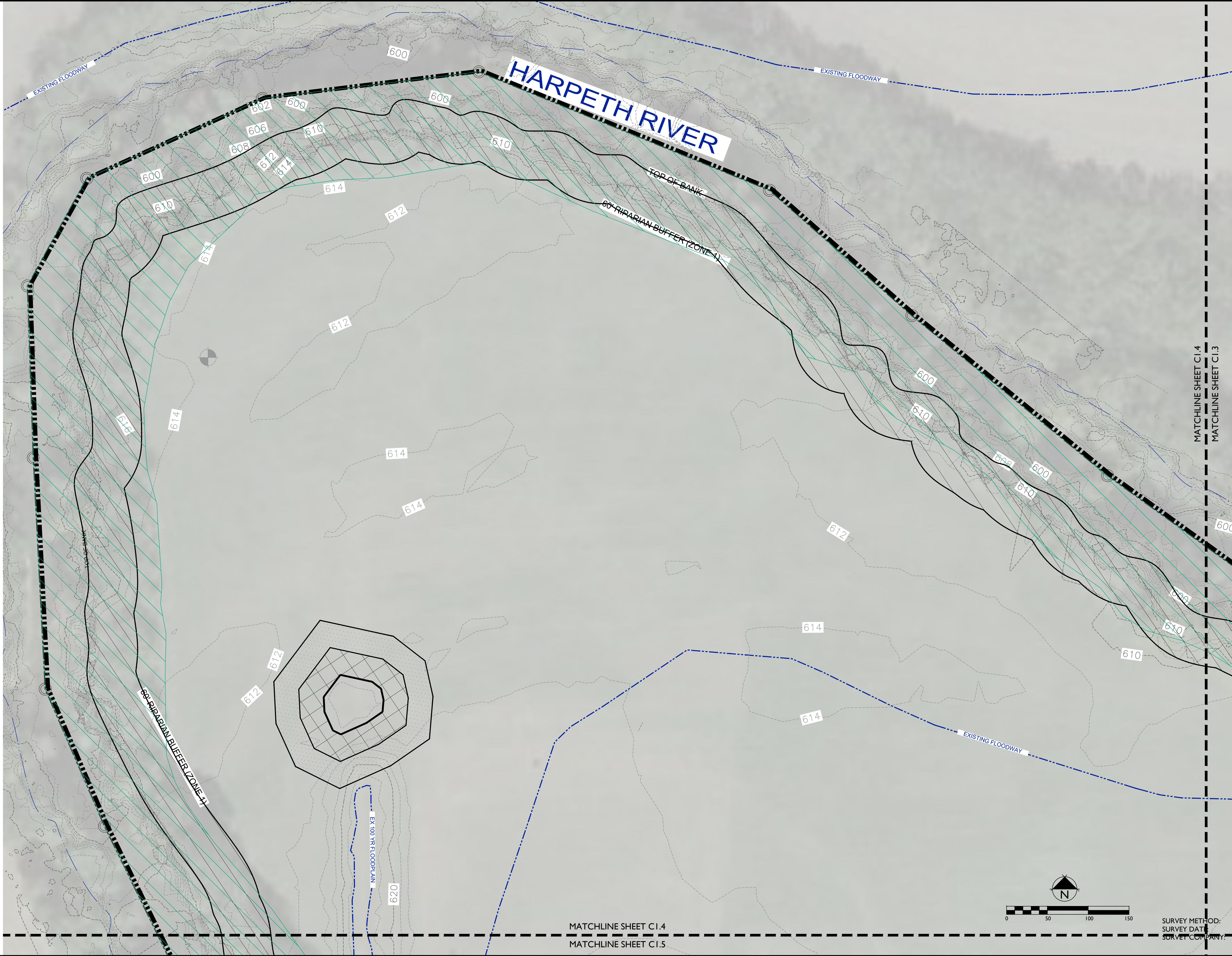


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ENLARGED
EXISTING
CONDITIONS

SHEET
C1.3

COF # 7478



**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



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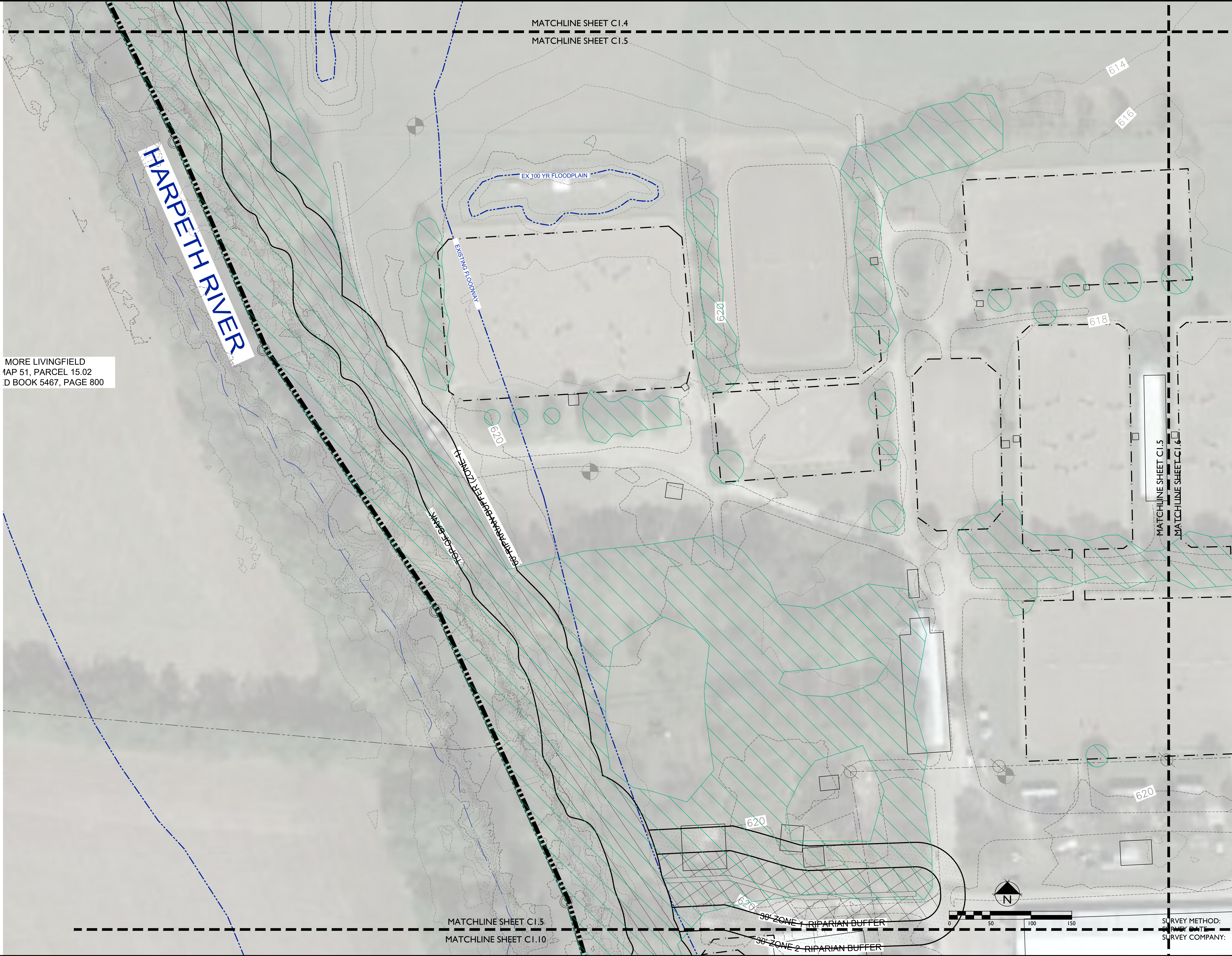
ENLARGED
EXISTING
CONDITIONS

SHEET
C1.4

COF # 7478

SURVEY METHOD:
SURVEY DATE:
SURVEY COMPANY:

FIELD RUN
OCT. 2020
WILSON & ASSOCIATES



MORE LIVINGFIELD
MAP 51, PARCEL 15.02
D BOOK 5467, PAGE 800

**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

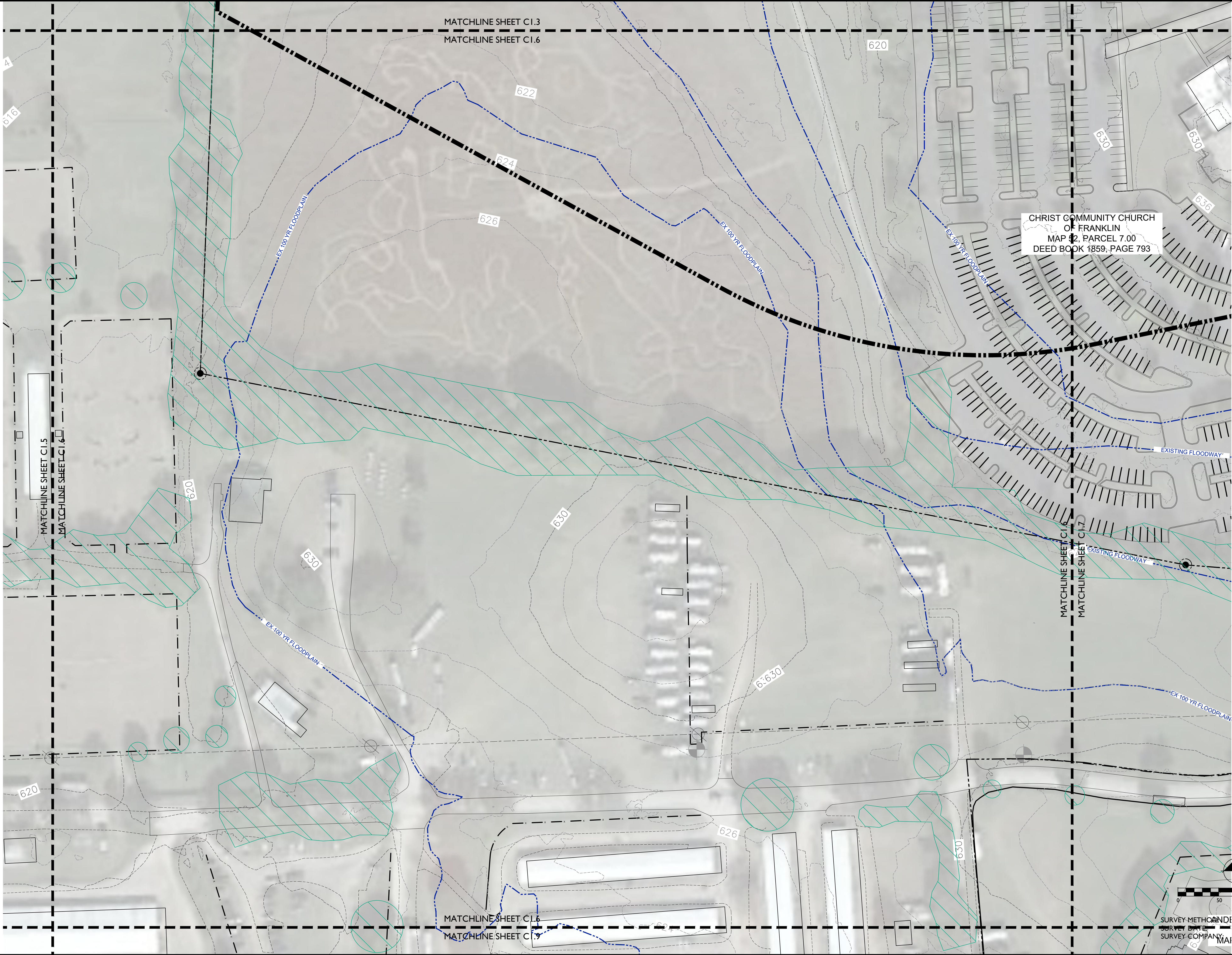


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ENLARGED
EXISTING
CONDITIONS

SHEET
C1.5
COF # 7478

SURVEY METHOD: FIELD RUN
OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

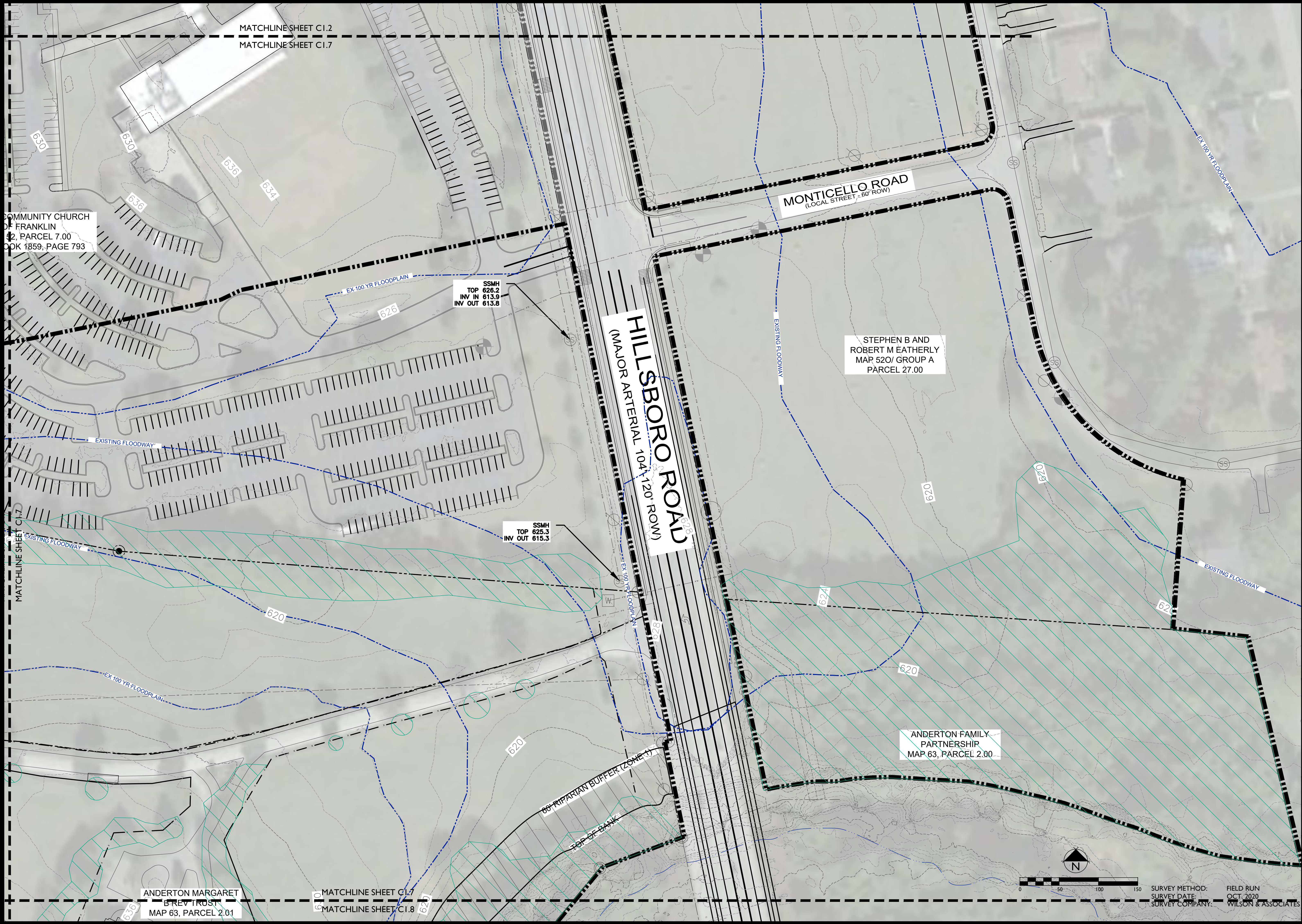


**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



Revision Date

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COMMUNITY CHURCH
OF FRANKLIN
MAP 42, PARCEL 7.00
BOOK 1859, PAGE 793

SSMH
TOP 628.2
INV IN 613.9
INV OUT 613.8

SSMH
TOP 625.3
INV OUT 615.3

STEPHEN B AND
ROBERT M EATHERLY
MAP 520/ GROUP A
PARCEL 27.00

ANDERTON FAMILY
PARTNERSHIP
MAP 63, PARCEL 2.00

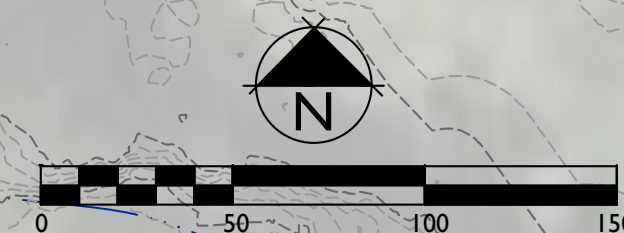
ANDERTON MARGARET
BREV TRUST
MAP 63, PARCEL 2.01

MATCHLINE SHEET C1.7
MATCHLINE SHEET C1.8

MONTICELLO ROAD
(LOCAL STREET - 60' ROW)

HILLSBORO ROAD
(MAJOR ARTERIAL 104' 120' ROW)

60' RIPARIAN BUFFER (ZONE 1)
TOP OF BANK



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



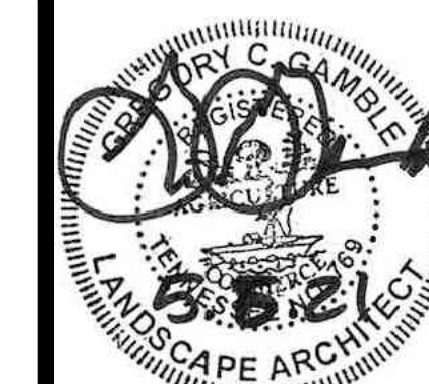
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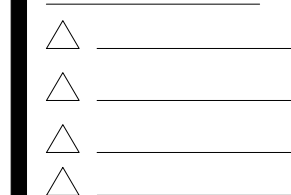
BROWNLAND FARM DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

DEVELOPMENTAL LEAD
Franklin Williamson County Tennessee



Revision Date

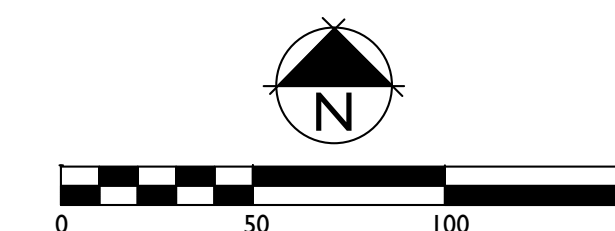


ENLARGED
EXISTING
CONDITIONS

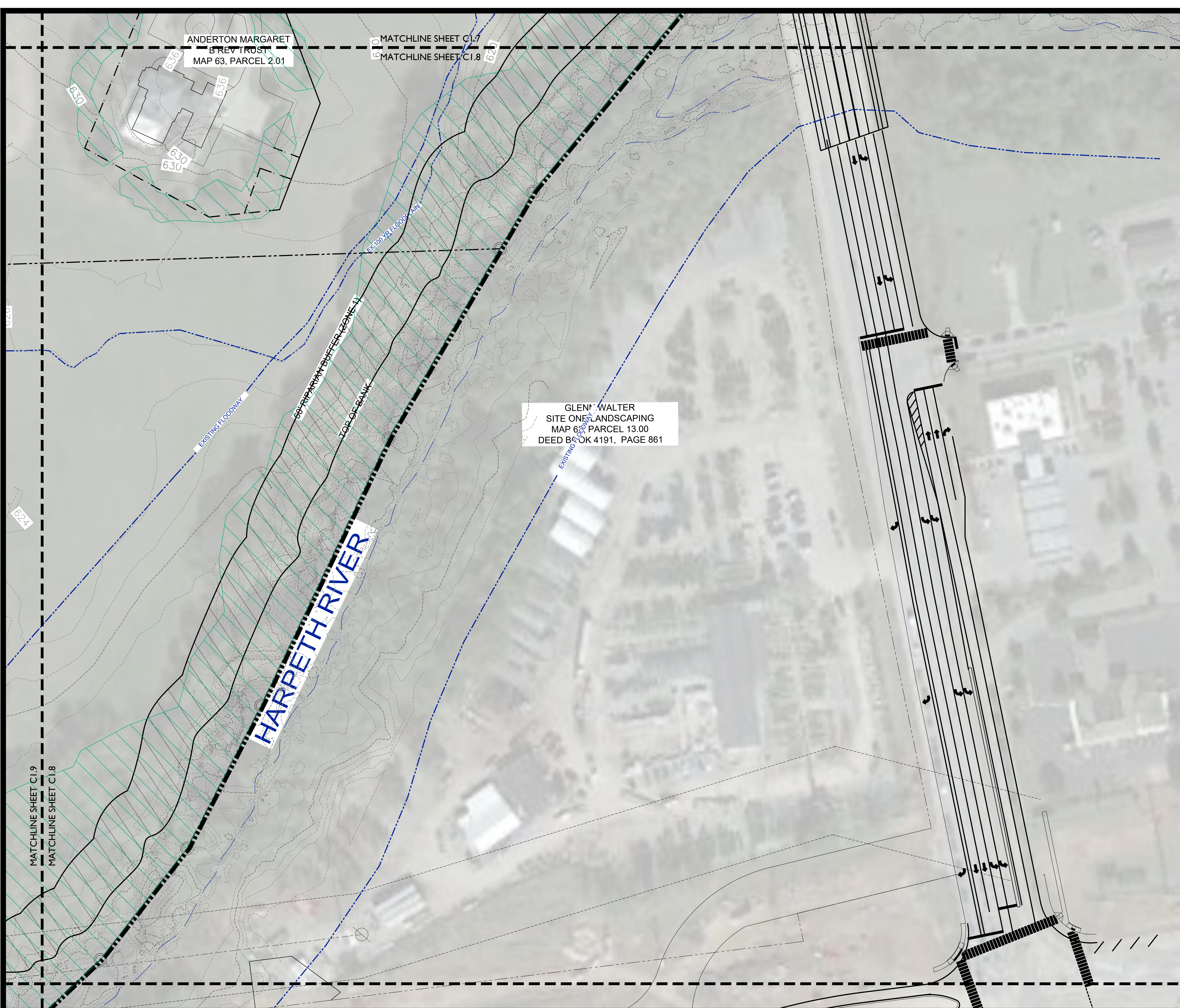
SHEET

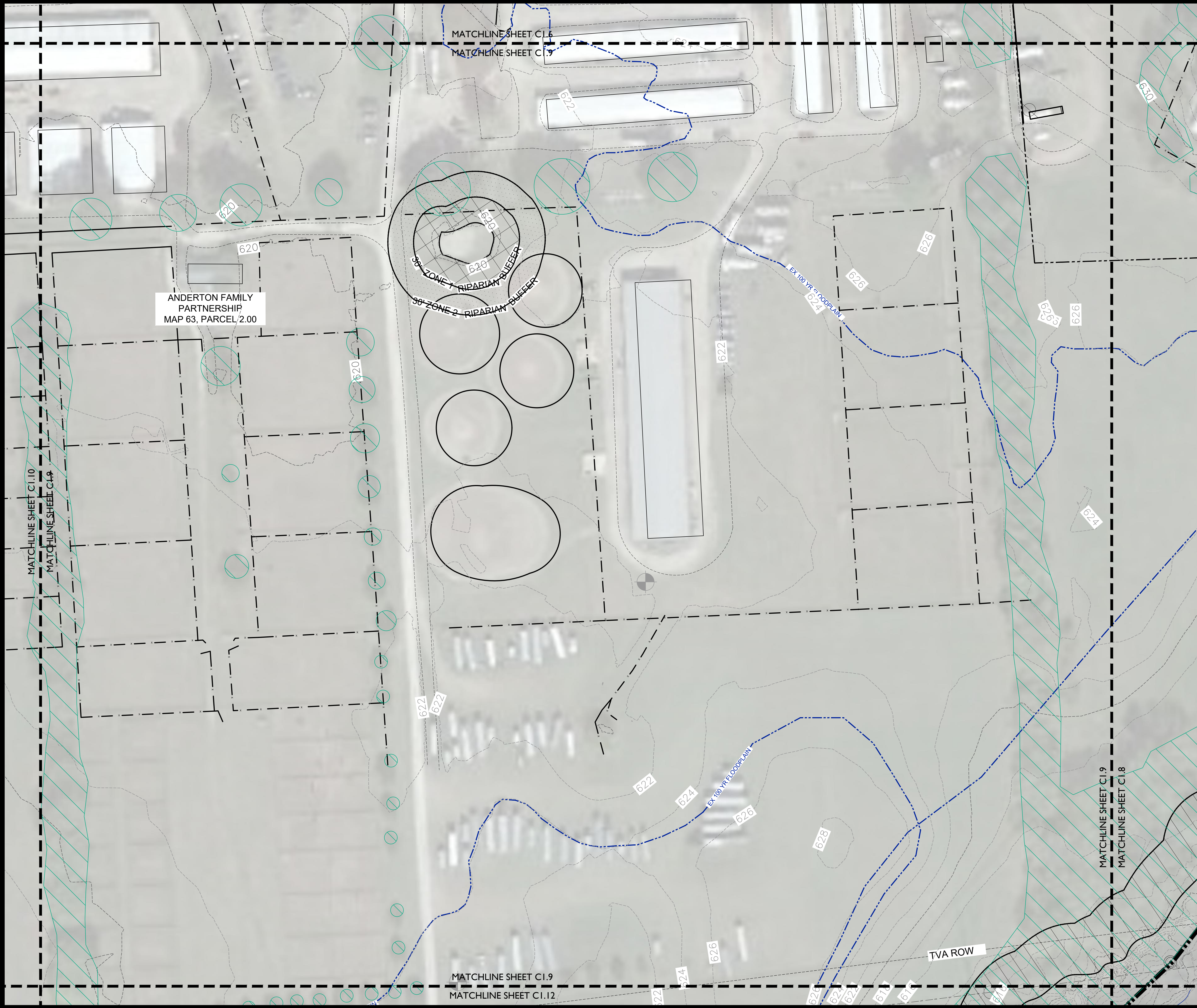
CI.8

COF # 747



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

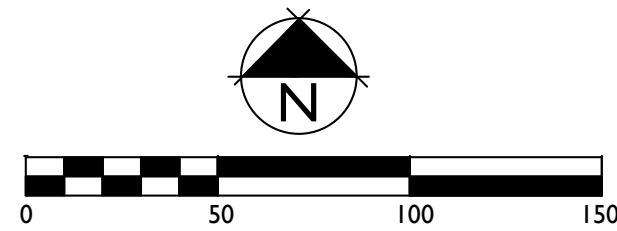




**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



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SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

ENLARGED
EXISTING
CONDITIONS

SHEET
C1.9
COF # 7478



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LANDSCAPE ARCHITECTURE



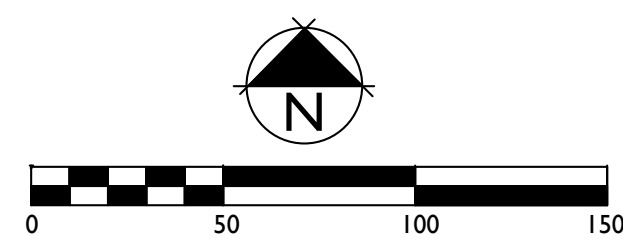
2020 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



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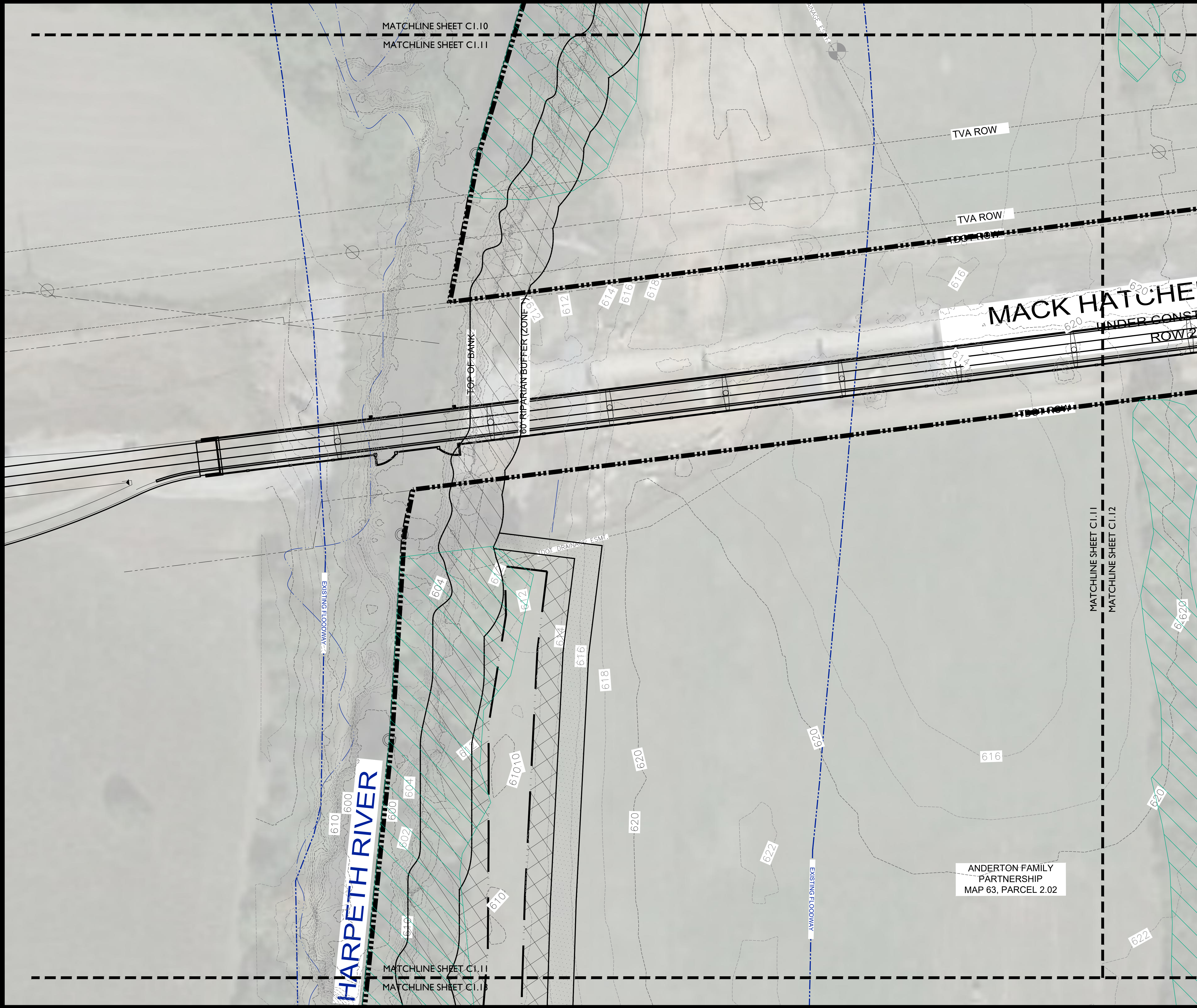


SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

ENLARGED
EXISTING
CONDITIONS

SHEET
C1.10

COF # 7478

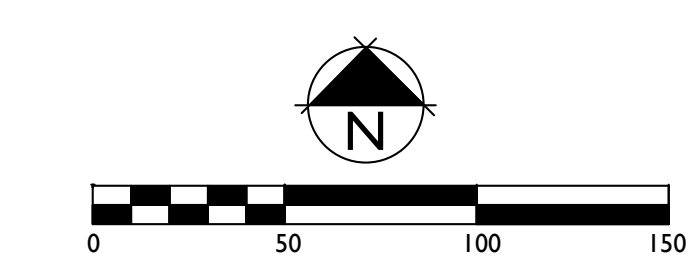


**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

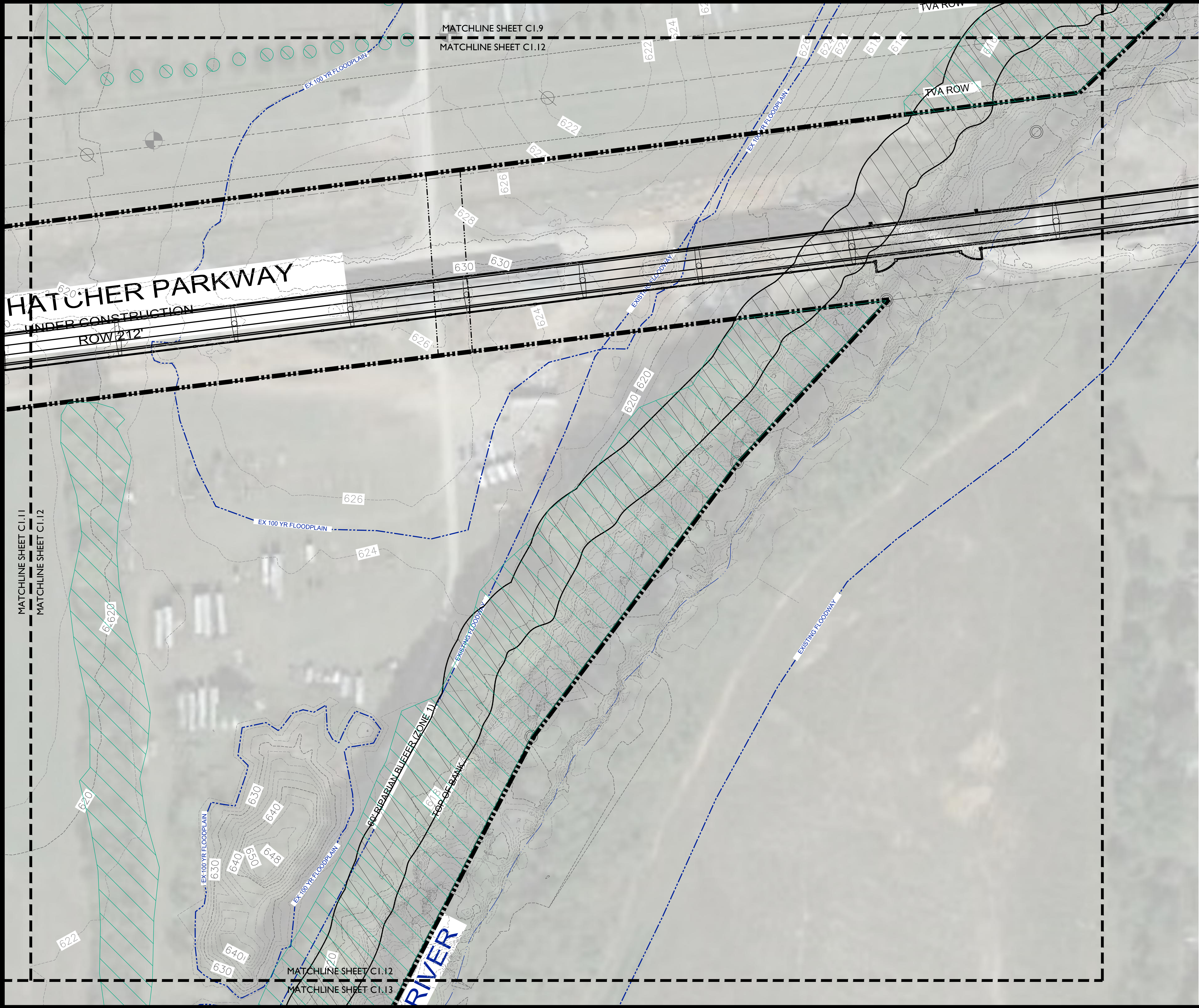


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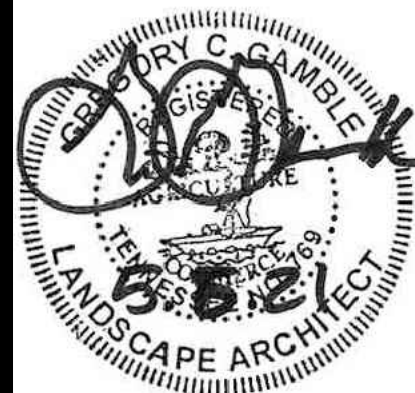
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SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES



**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

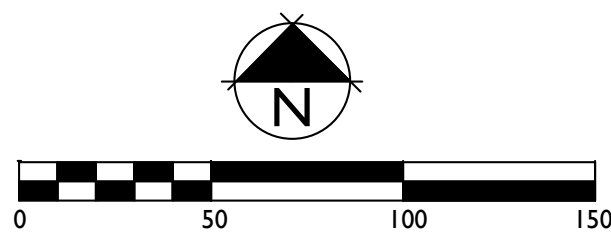


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ENLARGED
EXISTING
CONDITIONS

SHEET
CI.12

COF # 7478

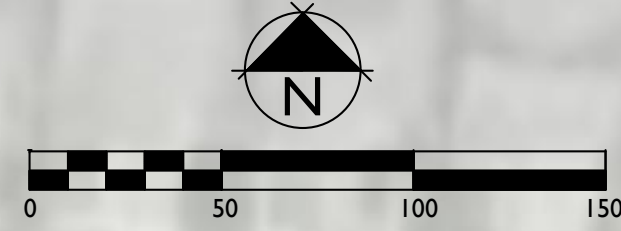


SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES



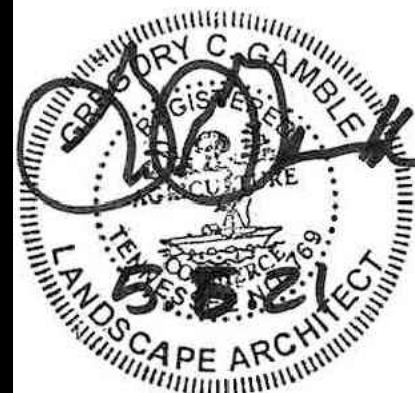
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RIZER PT SECTION 1
OPENSOURCE 96
MAP 63H, PARCEL 21.00
DEED BOOK 6733, PAGE 304



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



Revision Date	
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ENLARGED
EXISTING
CONDITIONS

SHEET
CI.13

COF # 7478



OPEN SPACE REQUIREMENT ZONING ORDINANCE

OVERALL SITE AREA = 10,177,446 SF (233.64 AC)

OPEN SPACE DATA:

OPEN SPACE
REQUIRED - 5% OF TOTAL SITE AREA
(508,872 SF / 11.68 AC)
PROVIDED - 5% (510,743 SF / 11.73 AC)

NATURAL AREA
REQUIRED - 10% OF TOTAL SITE AREA
(1,017,745 SF / 23.37 AC)
PROVIDED - 11% (1,146,621 SF / 26.32 AC)

LOT TYPE	AREA (SF)
OS 1 NATURAL AREA	1,146,621
OS 2 OPEN SPACE (GREENWAY)	268,799
OS 3 OPEN SPACE (POCKET PARK)	13,706
OS 4 OPEN SPACE (NEIGHBORHOOD AMENITIES)	56,500
OS 5 OPEN SPACE (GREENWAY)	171,738
OS 6 OPEN SPACE (NON-BUILDABLE)	760,485
OS 7 OPEN SPACE (NON-BUILDABLE)	421,597
OS 8 OPEN SPACE (ADDITIONAL)	1,958
OS 9 OPEN SPACE (ADDITIONAL)	4,489
OS 10 OPEN SPACE (ADDITIONAL)	3,265

NOTE: OPEN SPACE LOTS WILL SERVE AS PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.

TREE CANOPY RETENTION

OVERALL SITE AREA = 10,177,446 SF (233.64 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 2,184,140 SF, 50.14 AC (21.5% OF SITE)
REQUIRED CANOPY PRESERVATION: 48% (1,049,387 SF; 24.09 AC)
PROVIDED CANOPY PRESERVATION: 40.34 AC (16.7% OF REQUIRED)

MINIMUM LOT DIMENSIONS

LOT TYPE	MINIMUM DEPTH	MINIMUM WIDTH
100' SIDE-LOADED	150'	100'
65' FRONT-LOADED	135'	100'
40' ALLEY-LOADED	135'	40'
22' TOWNHOME	125'	22'
20' TOWNHOME	58'	20'

STATEMENT OF IMPACTS

WATER FACILITIES

WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. A WATER MAIN IS LOCATED ALONG HILLSBORO ROAD.
205 SINGLE FAMILY @ 350 GPD = 71,500 GPD
96 TOWNHOMES @ 350 GPD = 33,600 GPD
81 TOWNHOMES @ 300 GPD = 24,300 GPD
24 MULTIPLEXES @ 350 GPD = 8,400 GPD
64 CONDOMINIUMS 2BR @ 300 GPD = 19,200 GPD
1 EXISTING HOUSE TO REMAIN @ 350 GPD = 350 GPD
TOTAL = 157,350 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: 2.2 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.06 MI (FRANKLIN FIRE STATION 4)
NEAREST RECREATIONAL FACILITY: 0.4 MI (FRANKLIN RECREATION COMPLEX)

PROJECTED STUDENT POPULATION

472 x 0.25 = 118 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

KEY

- PRESERVED CANOPY
- 60', ZONE I RIPARIAN BUFFER
- OPEN SPACE

SITE DATA CHART

PROJECT NAME:
PROJECT NUMBER:
ADDRESS:

BROWNLAND FARM PD SUBDIVISION
7478
HILLSBORO ROAD

PARCEL(S):

MAP 63, PARCEL 2.00
MAP 63, PARCEL 2.01
MAP 63, PARCEL 2.02
MAP 52, PARCEL 7.00
MAP 52Q, GROUP A, PARCEL 27.00

ACREAGE / SF OF SITE:

233.64 AC

BASE ZONING:

AGRICULTURE
CIVIC AND INSTITUTIONAL
PD (2.02)

PROPOSED ZONING:
ZONING OVERLAYS:

SCO - SCENIC CORRIDOR OVERLAY
FWO - FLOODWAY OVERLAY
FFO - FLOODWAY FRINGE OVERLAY

BUILDING TYPES APPLIED:

SINGLE FAMILY HOMES
TOWNHOMES
MULTIPLEX
MULTI-FAMILY

FRONTAGE TYPES APPLIED:

YARD FRONTAGE (SINGLE FAMILY AND MULTI-PLEX)
URBAN FRONTAGE (MULTI-FAMILY AND TOWNHOMES)

LOT WIDTHS, SIZES, UNIT COUNT:

100' SIDE-LOADED - APP. 0.35 AC: 8
65' FRONT-LOADED - APP. 0.20 AC: 46
40' ALLEY-LOADED - APP. 0.12 AC: 151
22' TOWNHOME - APP. 0.07 AC: 96
20' TOWNHOME - APP. 0.03 AC: 81
MULTI-PLEX UNITS: 24
MULTI-FAMILY UNITS: 64
EXISTING HOUSE TO REMAIN: 1
TOTAL UNITS: 471

PARKLAND DEDICATION:

471 UNITS x \$4,304= \$2,027,184
25% NON REIMBURSABLE: \$506,796
75% POSSIBLE REIMBURSEMENT: \$1,520,388

SETBACKS:

100' SIDE-LOADED

FRONT:

60'

SIDE:

15'

REAR:

30'

65' FRONT-LOADED

FRONT:

10'

SIDE:

7.5'

SIDE STREET:

10'

REAR:

20'

40' ALLEY-LOADED

FRONT:

10'

SIDE:

5'

SIDE STREET:

10'

REAR:

5' OR 22'

22' TOWNHOME:

FRONT:

10'

SIDE:

5'

INTERNAL:

0'

SIDE STREET:

10'

REAR:

20'

20' TOWNHOME:

FRONT:

10'

SIDE:

5'

INTERNAL:

0'

SIDE STREET:

10'

REAR:

5'

MULTIPLEX:

FRONT:

10'

HILLSBORO ROAD FRONT:

80'

SIDE:

15'

SIDE STREET:

15'

REAR:

5'

MULTI-FAMILY

FRONT:

10'

SIDE:

10'

SIDE STREET:

10'

REAR:

10'

MAX BUILDING HEIGHT:

2.5-STORY

PERMITTED USES:

SINGLE-FAMILY DETACHED
TOWNHOMES
MULTIPLEX
MULTI-FAMILY
AGRICULTURE

MINIMUM REQUIRED LSA:

20% (46.7 AC)
62.38% (145.63 AC)

PROVIDED LSA:

OPEN SPACE REQUIRED:

OPEN SPACE PROVIDED: 5% (508,563 SF)
5% (510,743 SF)
10% (1,017,126 SF)
11% (1,146,621 SF)

NATURAL AREA REQUIRED:

NATURAL AREA PROVIDED: 11% (1,146,621 SF)

TREE CANOPY:

RETENTION ACREAGE REQUIRED: 50.19 AC
48% (24.09 AC)
RETENTION ACREAGE PROVIDED: 80% (40.34 AC)

PARKING REQUIRED (BY USE):

SINGLE FAMILY DETACHED (2/UNIT): 410
22' TOWNHOMES (3BR - 3/UNIT): 288
20' TOWNHOMES (2BR - 2.5/UNIT): 203
MULTIPLEX (2BR - 2.5/UNIT): 60
MULTI-FAMILY (1BR - 1.5/UNIT)(2 BR - 2.5/UNIT): 108
TOTAL PARKING REQD: 1,069

PARKING PROVIDED (BY USE):

SINGLE FAMILY DETACHED (FRONT-LOADED): 4/LOT (2 GARAGE, 2 TANDEM): 220
SINGLE FAMILY DETACHED (ALLEY-LOADED): 4/LOT (2 GARAGE, 2 TANDEM): 604
22' TOWNHOMES (ALLEY-LOADED): 2/UNIT (2 GARAGE): 192
20' TOWNHOMES (ALLEY-LOADED): 2/UNIT (2 GARAGE): 162
SURFACE PARKING: 364
ON-STREET PARKING: 396
TOTAL PARKING PROVIDED: 1,938

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES



GAMBLE
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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE



2929 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



Revision Date

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DEVELOPMENT
PLAN

SHEET
C2.0

COF # 7478



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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE



2020 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



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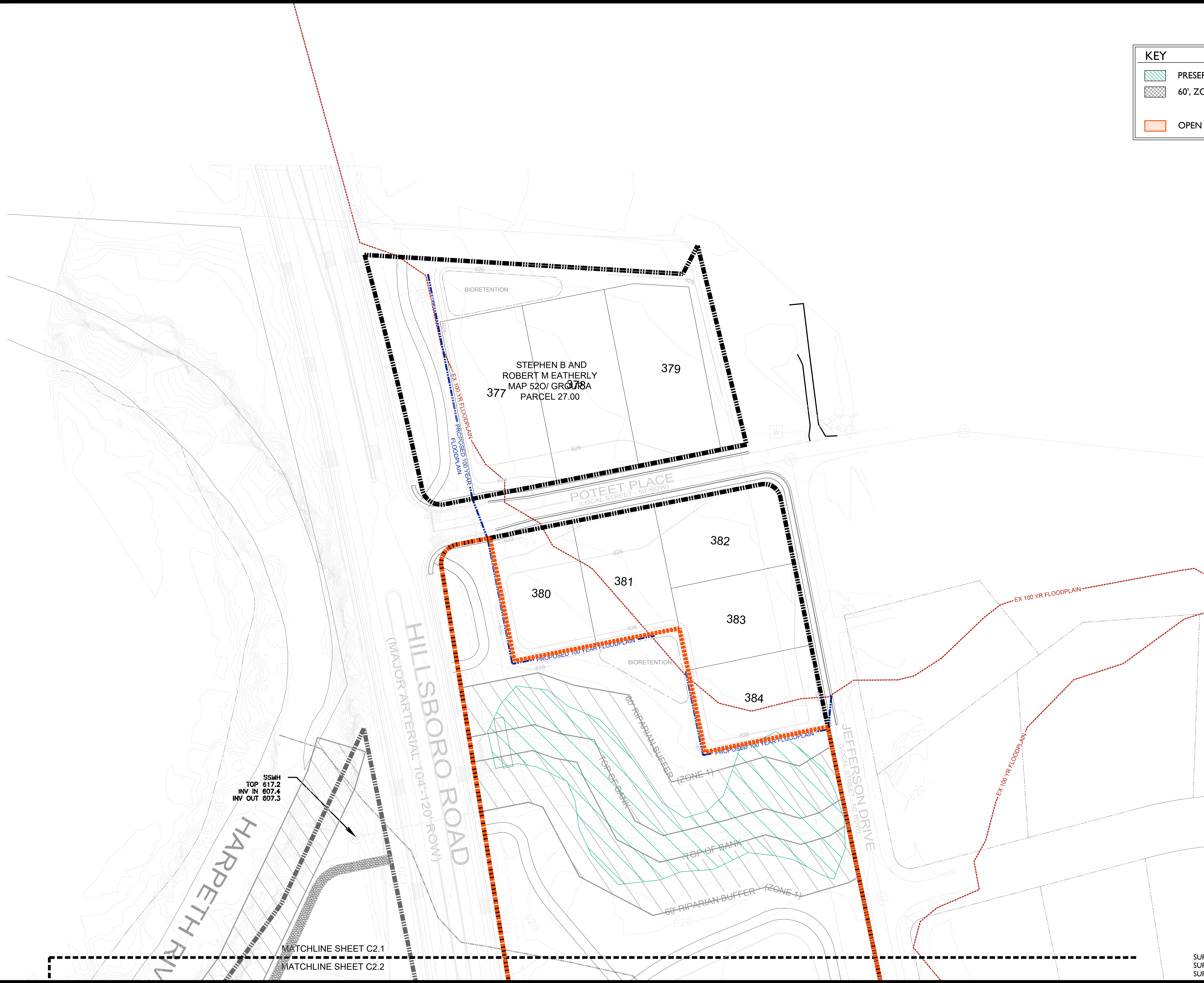
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DEVELOPMENT
PLAN

SHEET

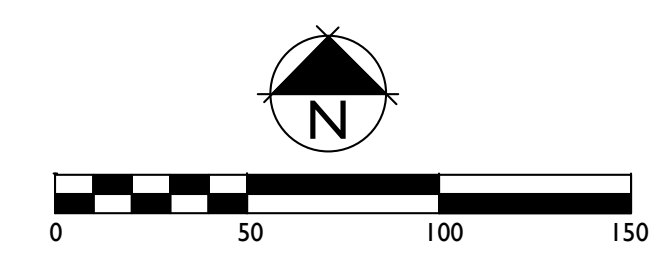
C2.1

COF # 7478

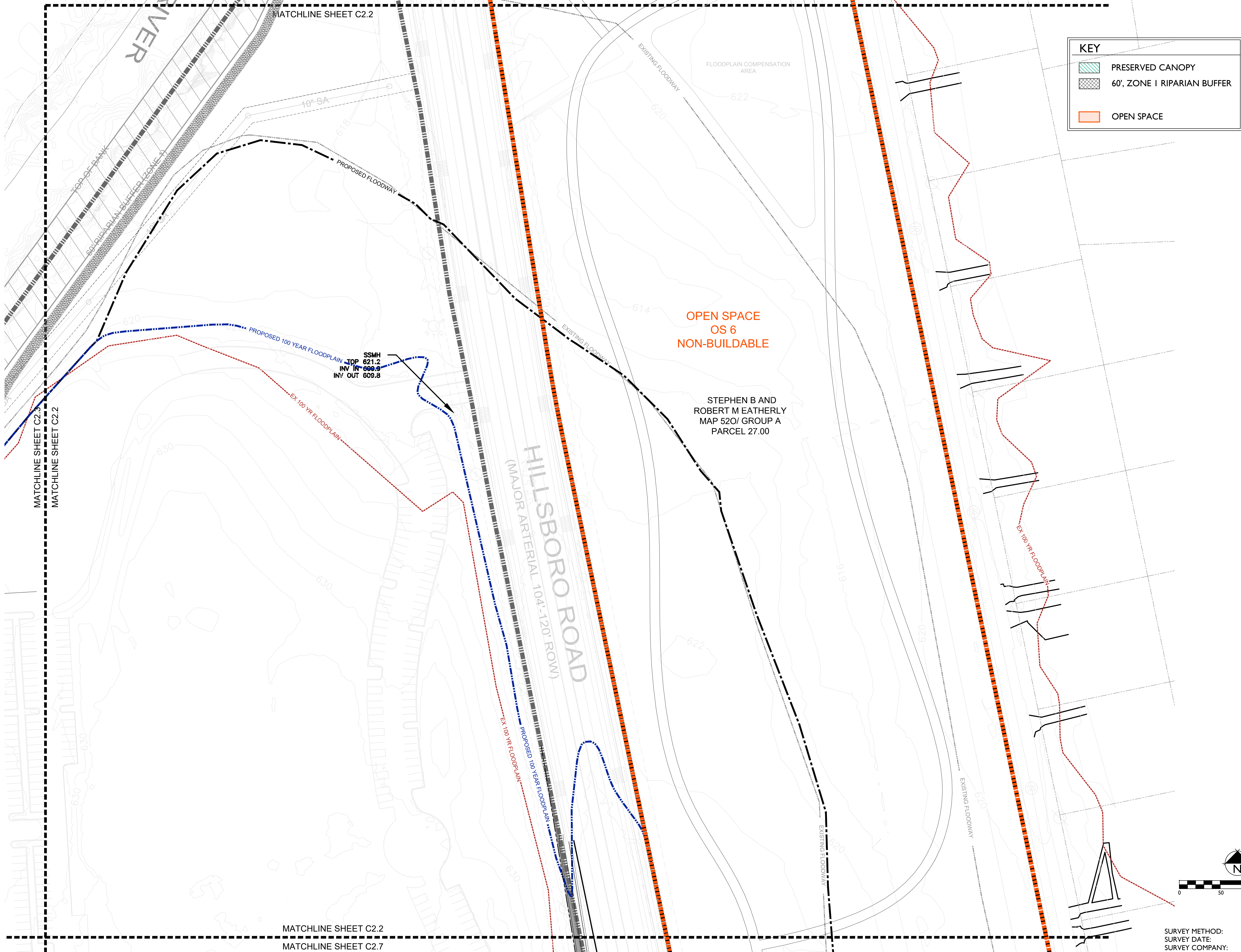
KEY	
	PRESERVED CANOPY
	60', ZONE I RIPARIAN BUFFER
	OPEN SPACE



SSMH
TOP 617.2
INV IN 607.4
INV OUT 607.3



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES



KEY

- PRESERVED CANOPY
- 60', ZONE I RIPARIAN BUFFER
- OPEN SPACE

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

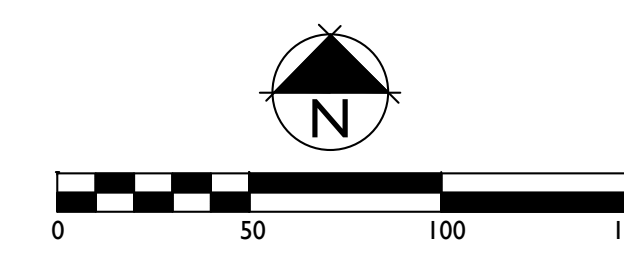
LS LAND SOLUTIONS
2020 Berry Hill Drive, Nashville, TN 37204

**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



Revision Date

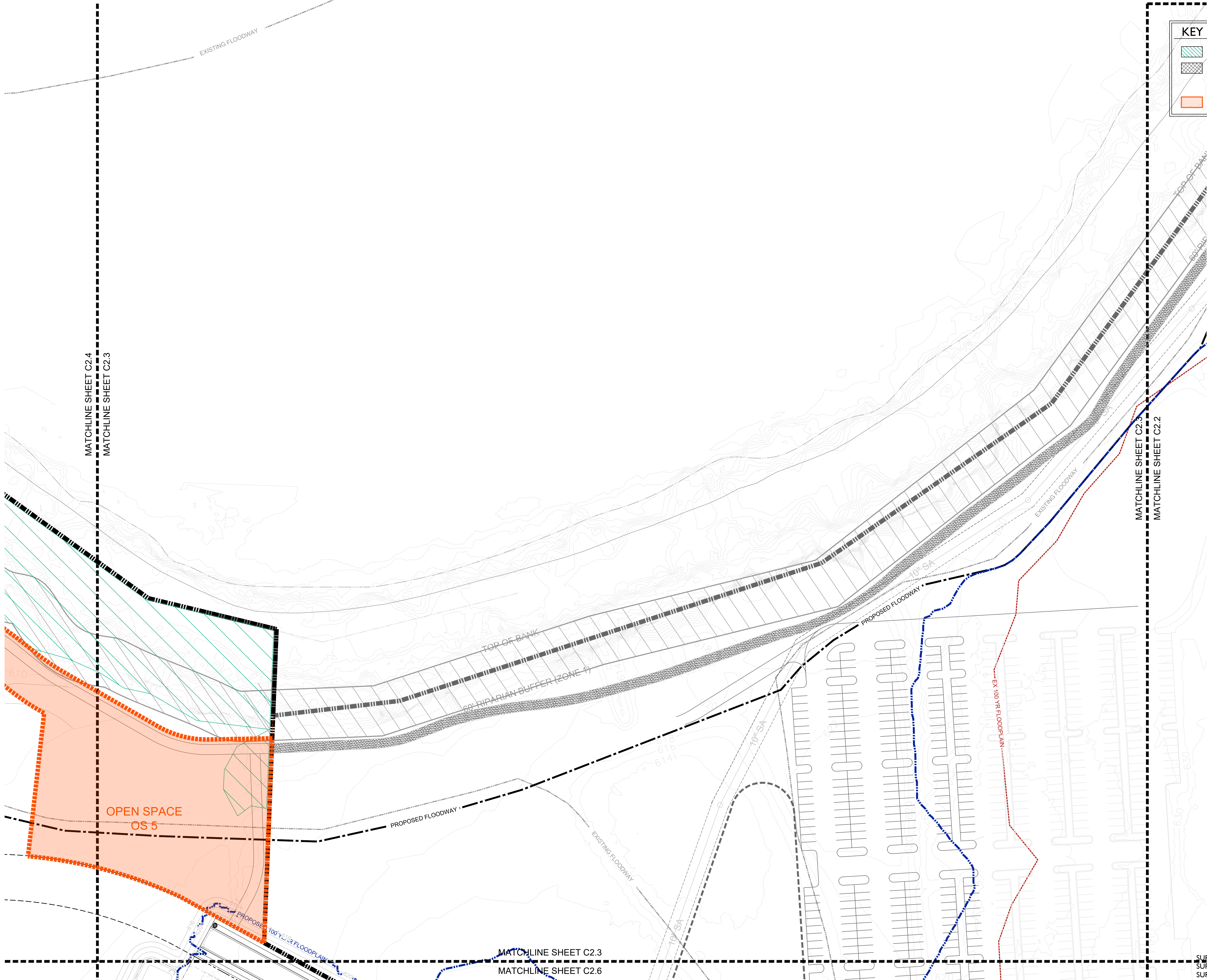
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SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

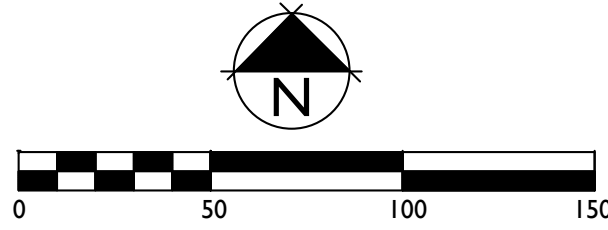
**ENLARGED
DEVELOPMENT
PLAN**

SHEET
C2.2
COF # 7478



KEY

- PRESERVED CANOPY
- 60', ZONE I RIPARIAN BUFFER
- OPEN SPACE



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

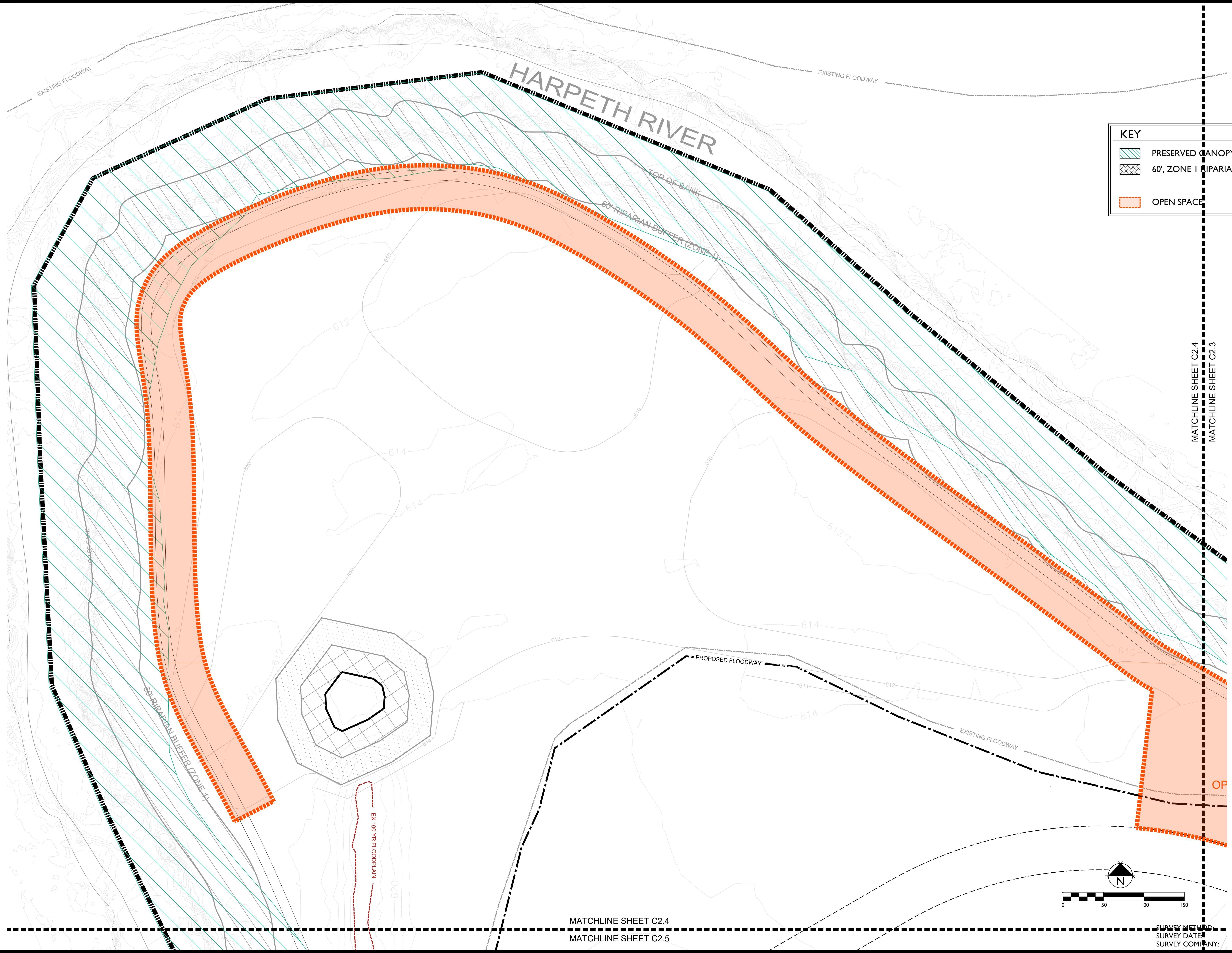
**BROWNLAND FARM
DEVELOPMENT PLAN**

Franklin, Williamson County, Tennessee



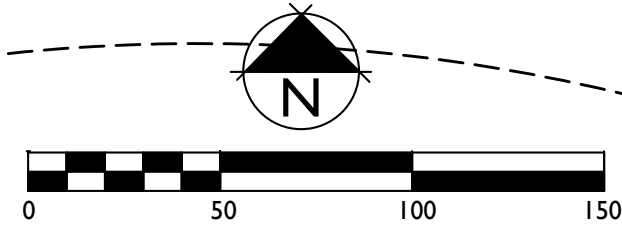
Revision Date

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KEY

- PRESERVED CANOPY
- 60', ZONE I RIPARIAN BUFFER
- OPEN SPACE

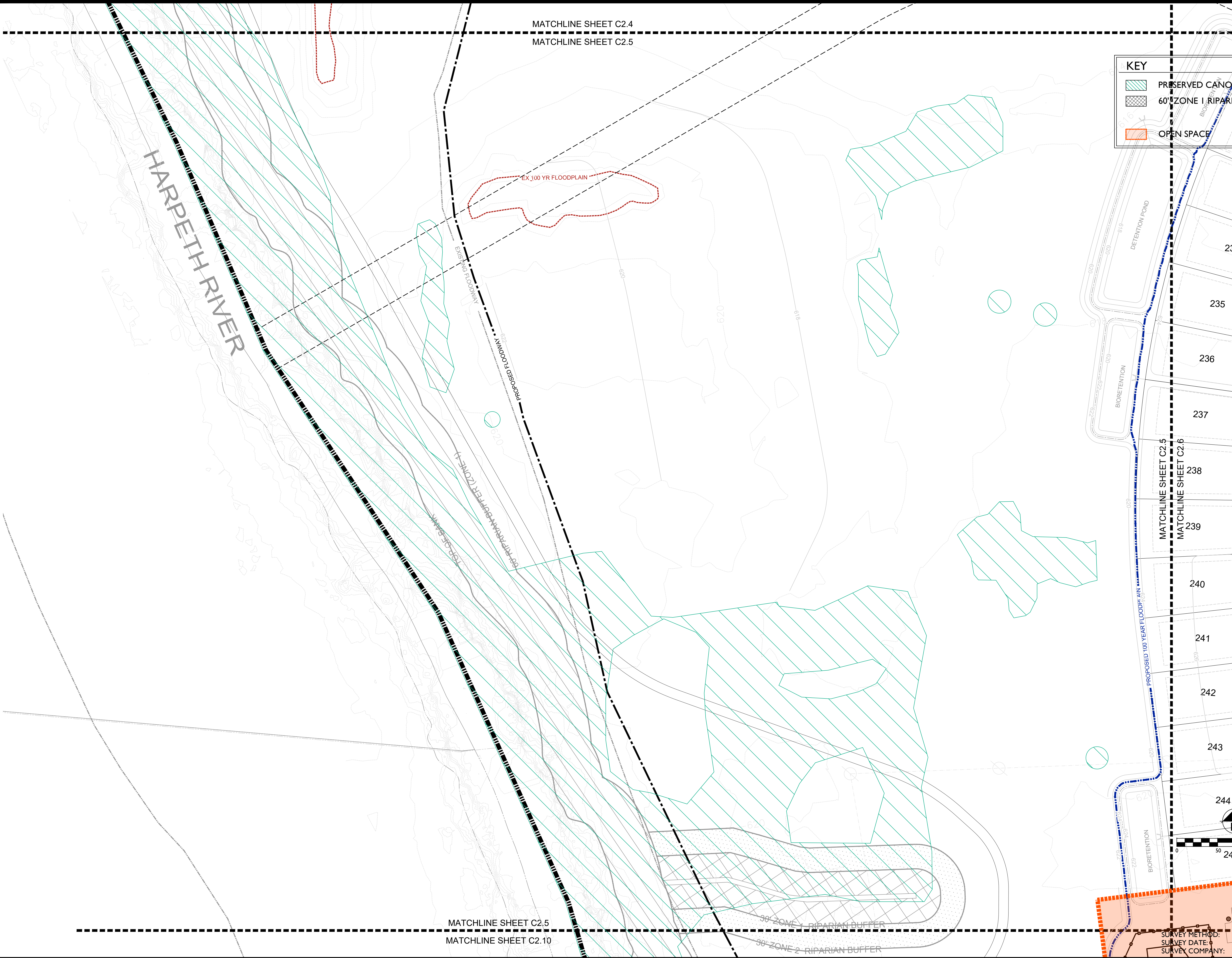


**BROWNLAND FARM
 DEVELOPMENT PLAN**
 Franklin, Williamson County, Tennessee



Revision Date

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KEY

- PRESERVED CANOPY
- 60' ZONE 1 RIPARIAN BUFFER
- OPEN SPACE

**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



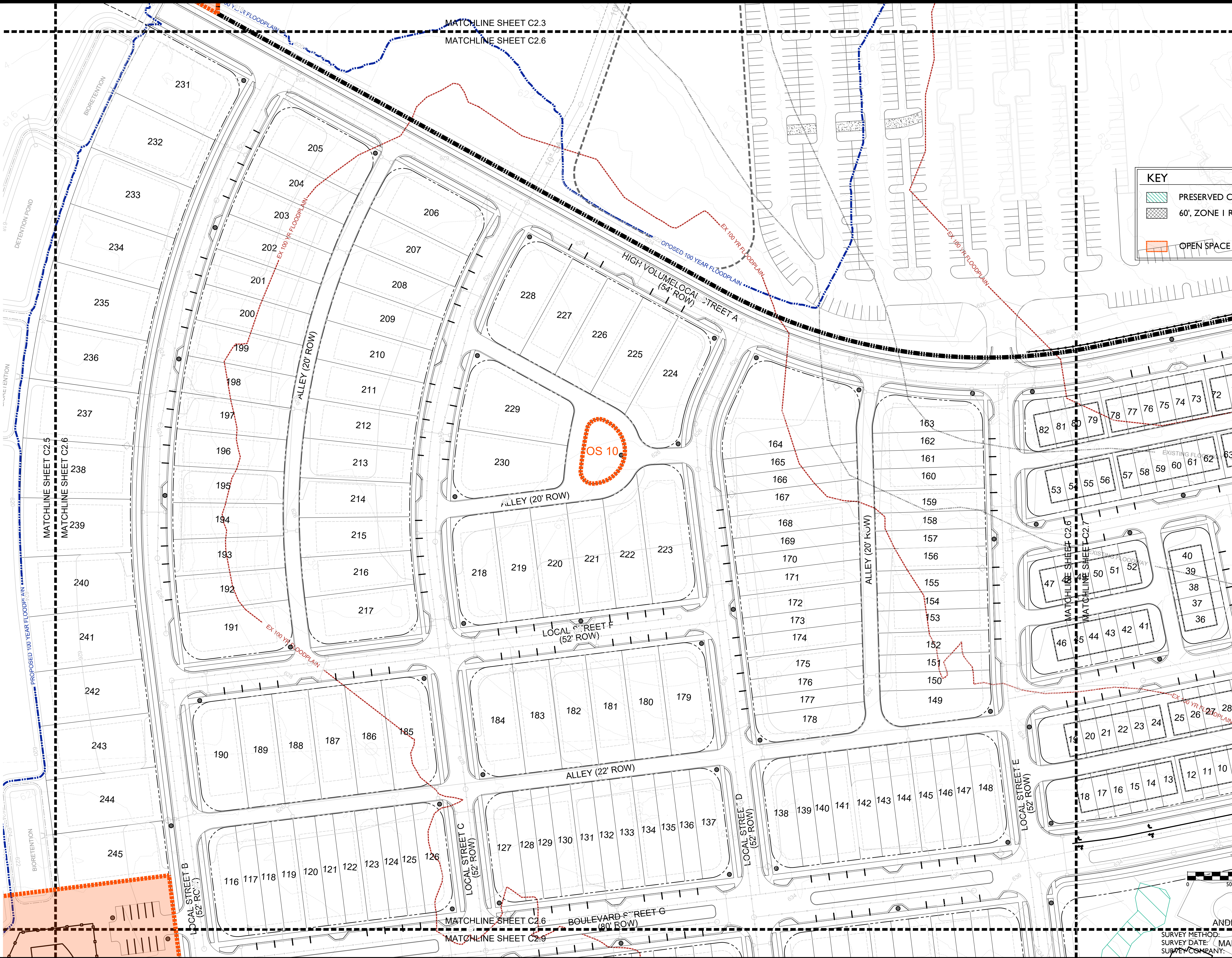
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ENLARGED
DEVELOPMENT
PLAN

SHEET
C2.5
COF # 7478

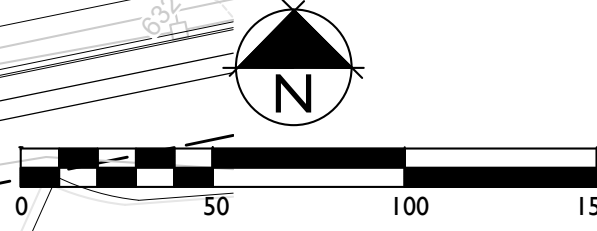
SURVEY METHOD:
SURVEY DATE:
SURVEY COMPANY:

FIELD RUN
OCT. 2020
WILSON & ASSOCIATES



KEY

- PRESERVED CANOPY
- 60', ZONE I RIPARIAN BUFFER
- OPEN SPACE



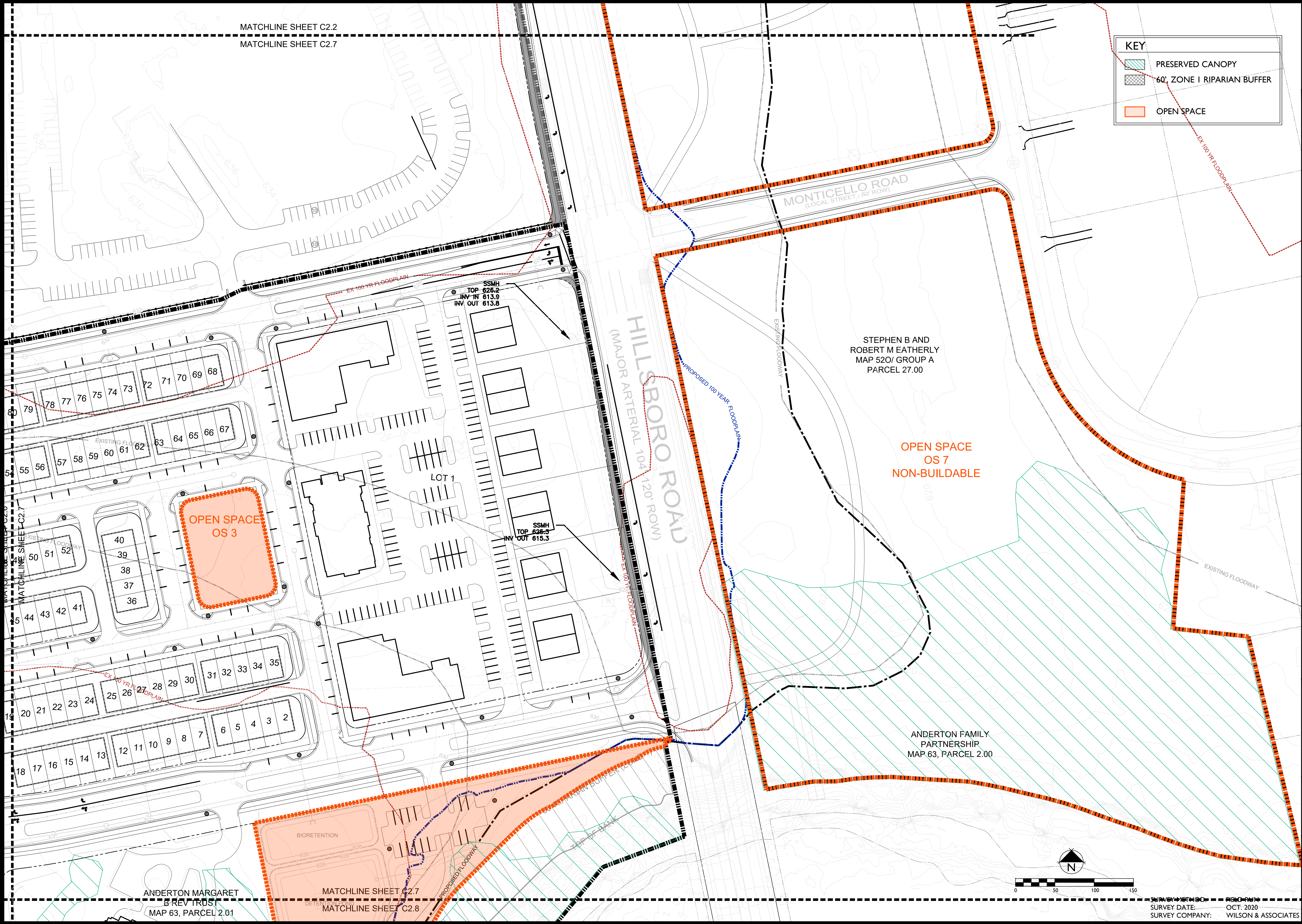
**BROWNLAND FARM
 DEVELOPMENT PLAN**
 Franklin, Williamson County, Tennessee



Revision Date

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SURVEY METHOD: FIELD RUN
 SURVEY DATE: OCT. 2020
 SURVEY COMPANY: WILSON & ASSOCIATES



KEY

- PRESERVED CANOPY
- 60' ZONE I RIPARIAN BUFFER
- OPEN SPACE

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

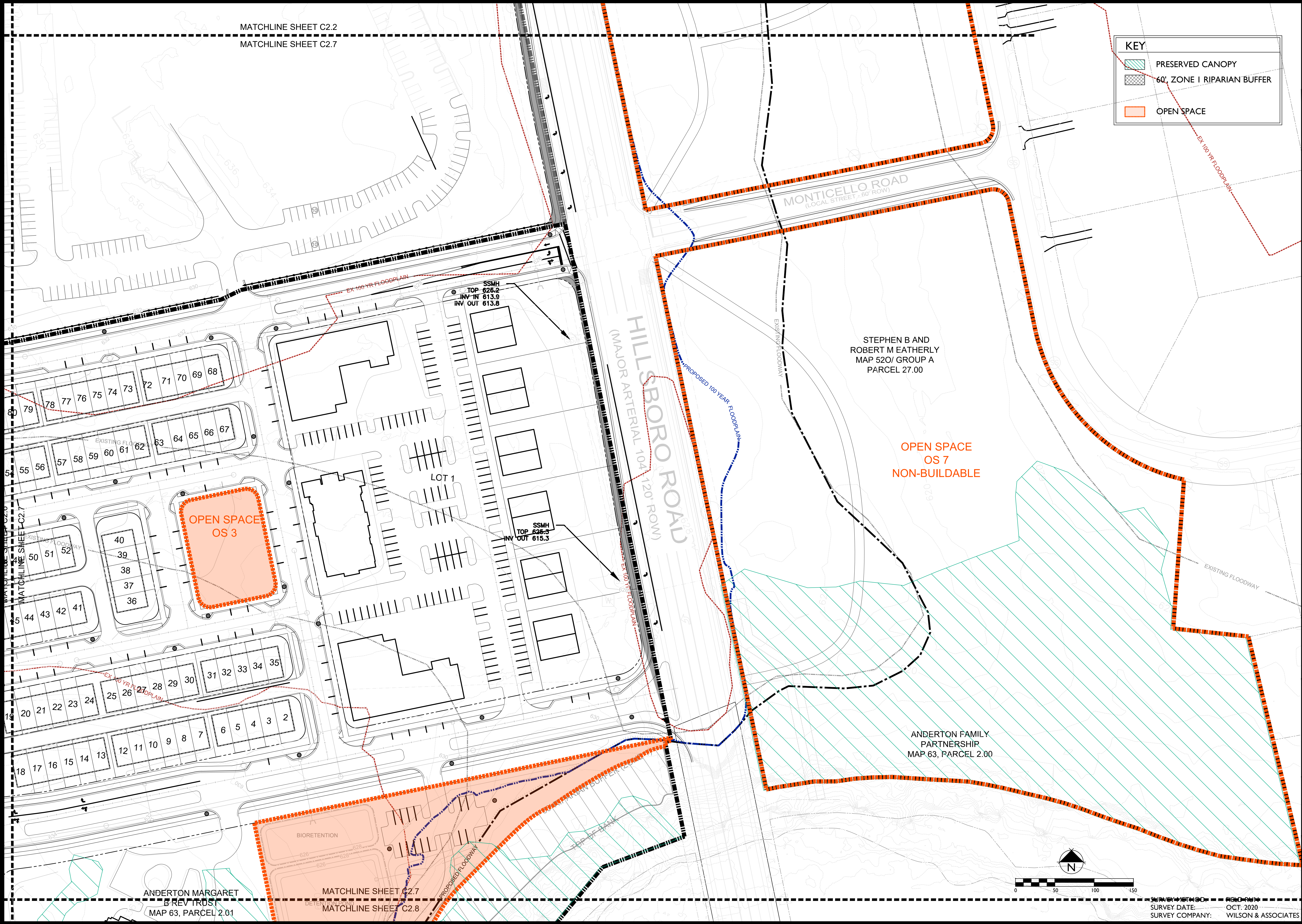
2020 Berry Hill Drive, Nashville, TN 37204

**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

Revision Date
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**ENLARGED
DEVELOPMENT
PLAN**
SHEET
C2.7
COF # 7478

SURVEY METHOD: FIELD
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES



KEY

- PRESERVED CANOPY
- 60' ZONE I RIPARIAN BUFFER
- OPEN SPACE

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

2020 Berry Hill Drive, Nashville, TN 37204

**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

Revision Date
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**ENLARGED
DEVELOPMENT
PLAN**
SHEET
C2.7
COF # 7478

SURVEY METHOD: FIELD
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES



BROWNLAND FARM DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Franklin, Williamson County, Tennessee



Revision Date _____

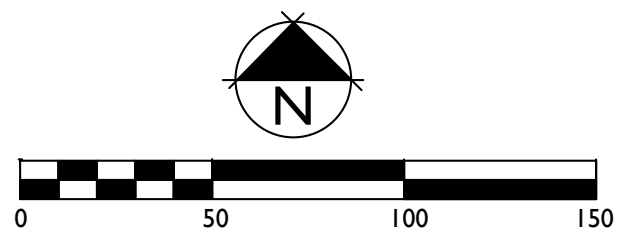


ENLARGED DEVELOPMENT PLAN

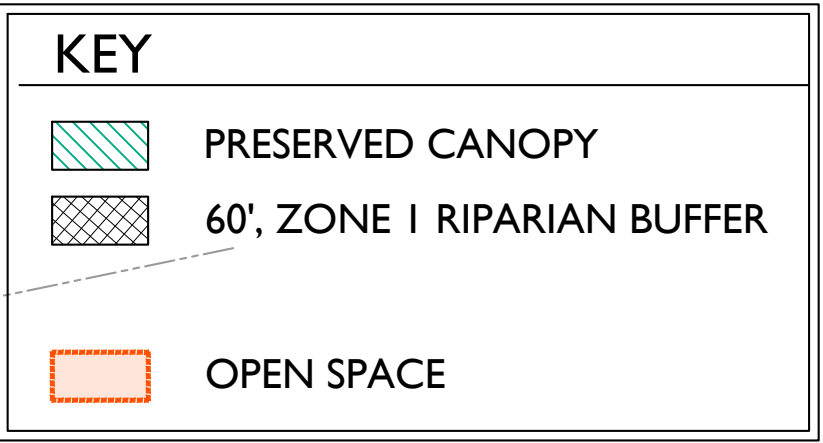
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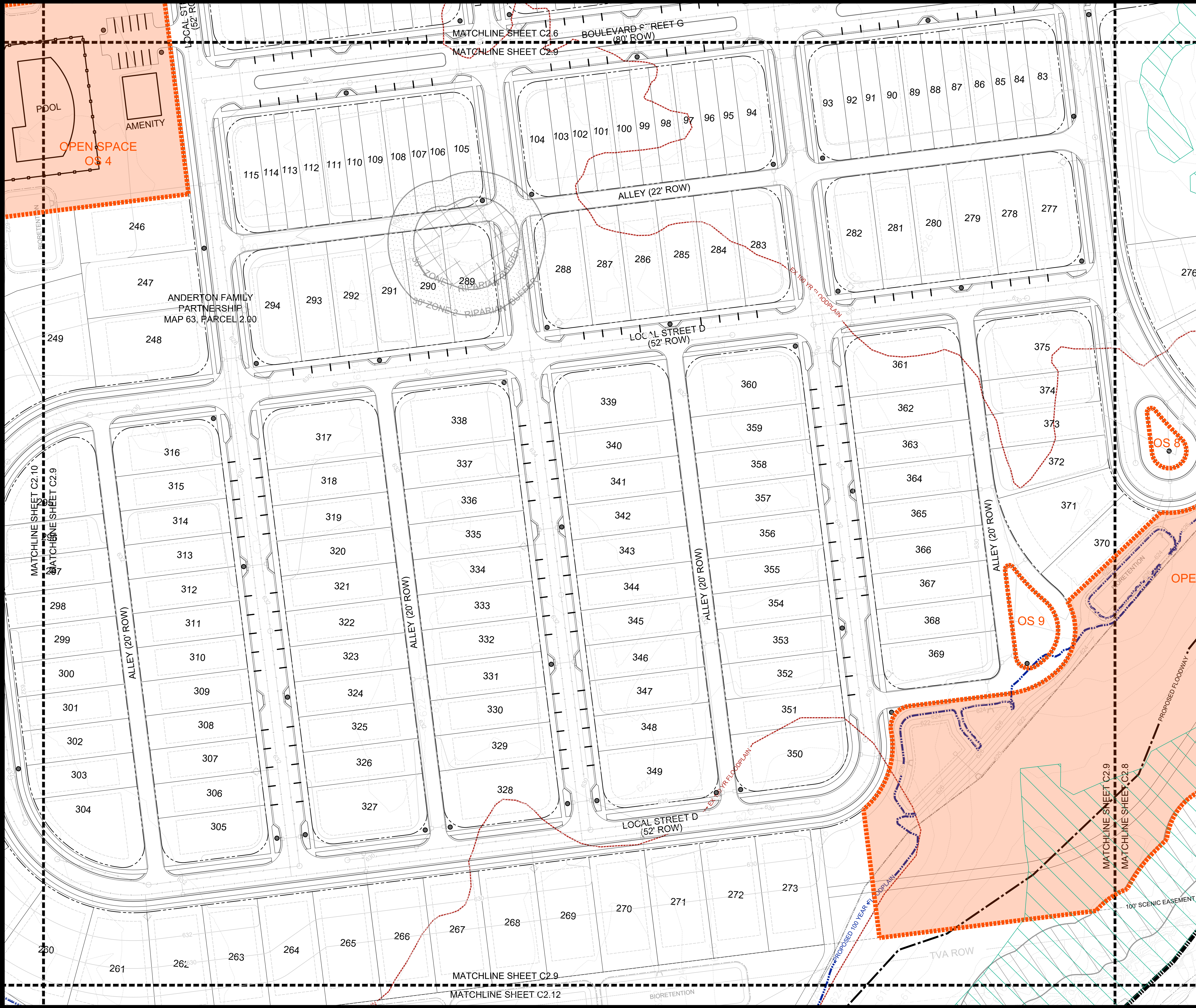
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F # 7478

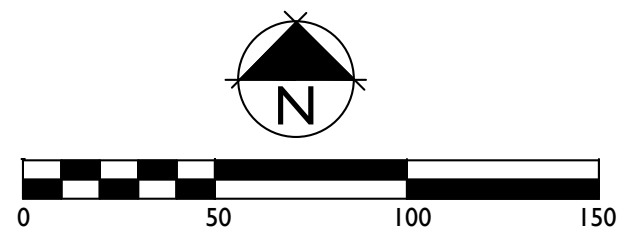


SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES





KEY	
	PRESERVED CANOPY
	60', ZONE I RIPARIAN BUFFER
	OPEN SPACE

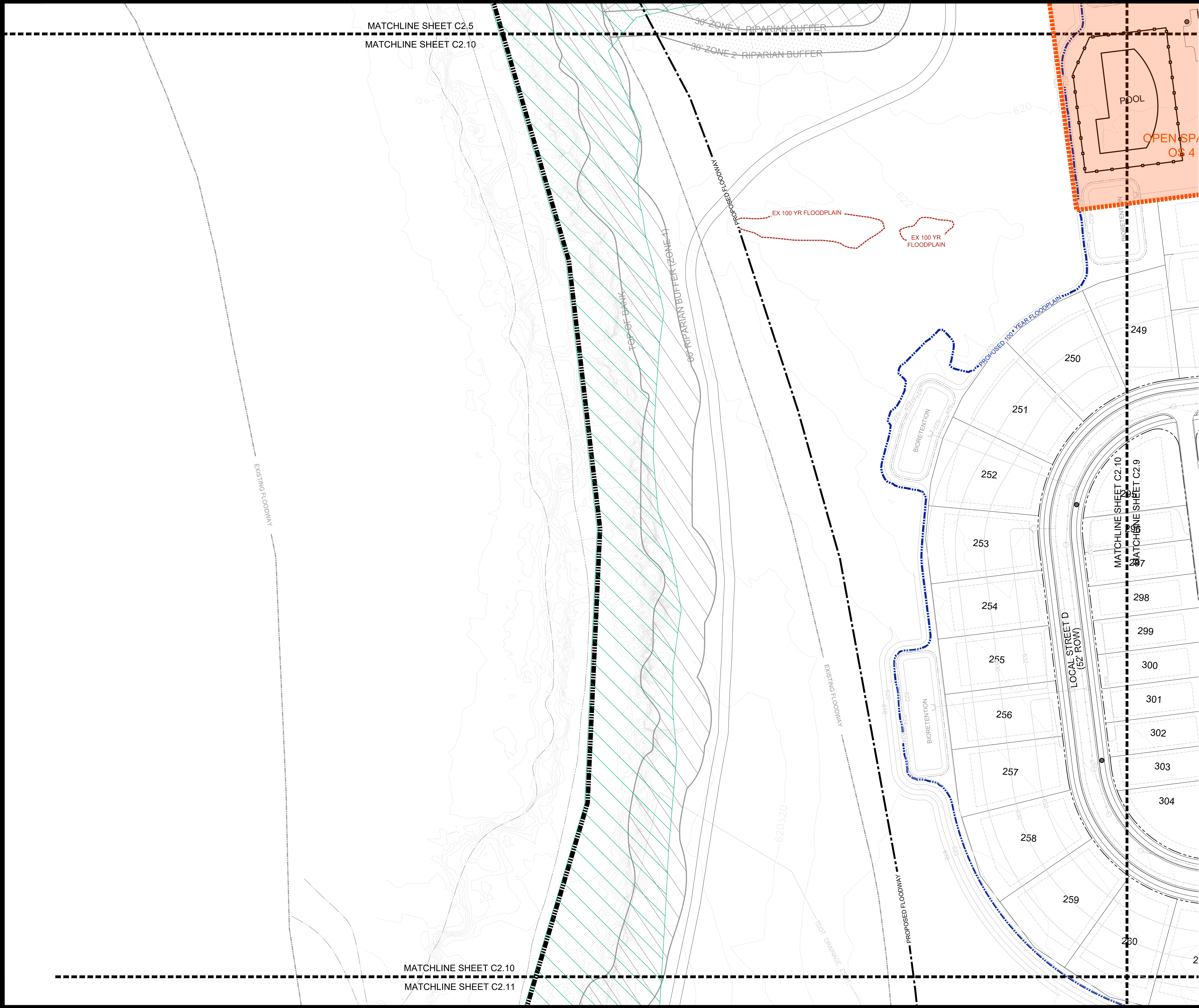


SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



Revision Date	
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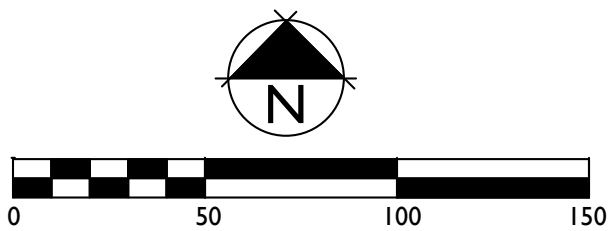


KEY

PRESERVED CANOPY

60', ZONE I RIPARIAN BUFFER

OPEN SPACE



SURVEY METHOD: FIELD RUN

SURVEY DATE: OCT. 2020

SURVEY COMPANY: WILSON & ASSOCIATES

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

LS LAND SOLUTIONS

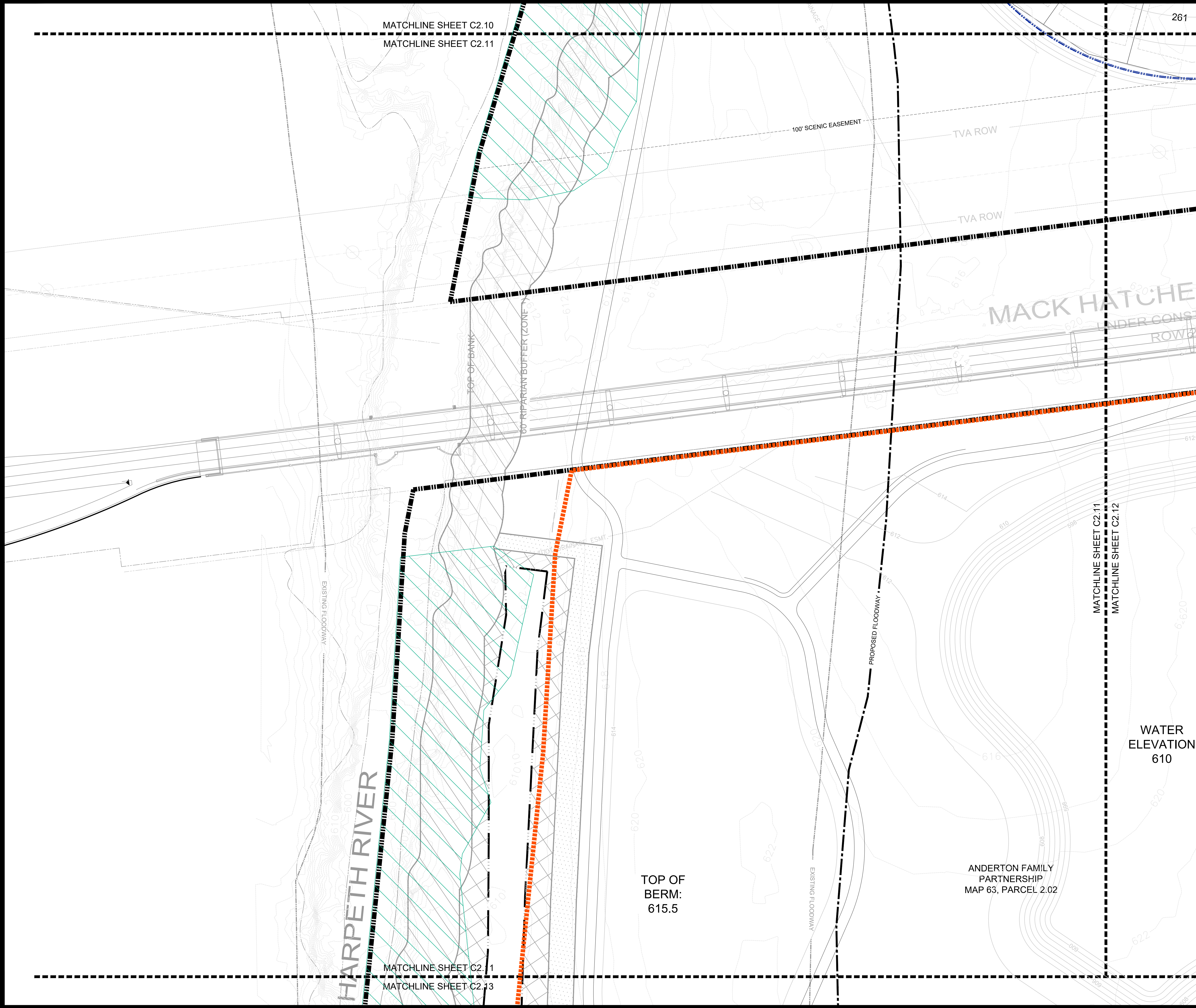
2020 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
Tennessee No. 1113
06.03.21

Revision Date
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ENLARGED
DEVELOPMENT
PLAN
SHEET
C2.10
COF # 7478



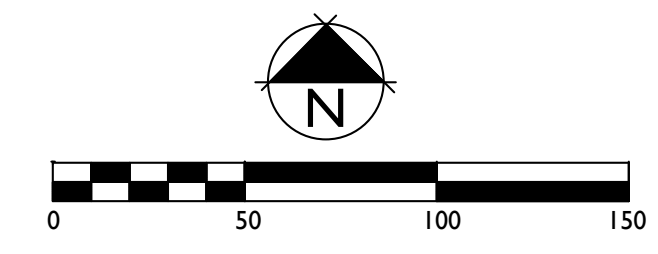
KEY

- PRESERVED CANOPY
- 60', ZONE I RIPARIAN BUFFER
- OPEN SPACE

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

LS LAND SOLUTIONS
2020 Berry Hill Drive, Nashville, TN 37204

**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES



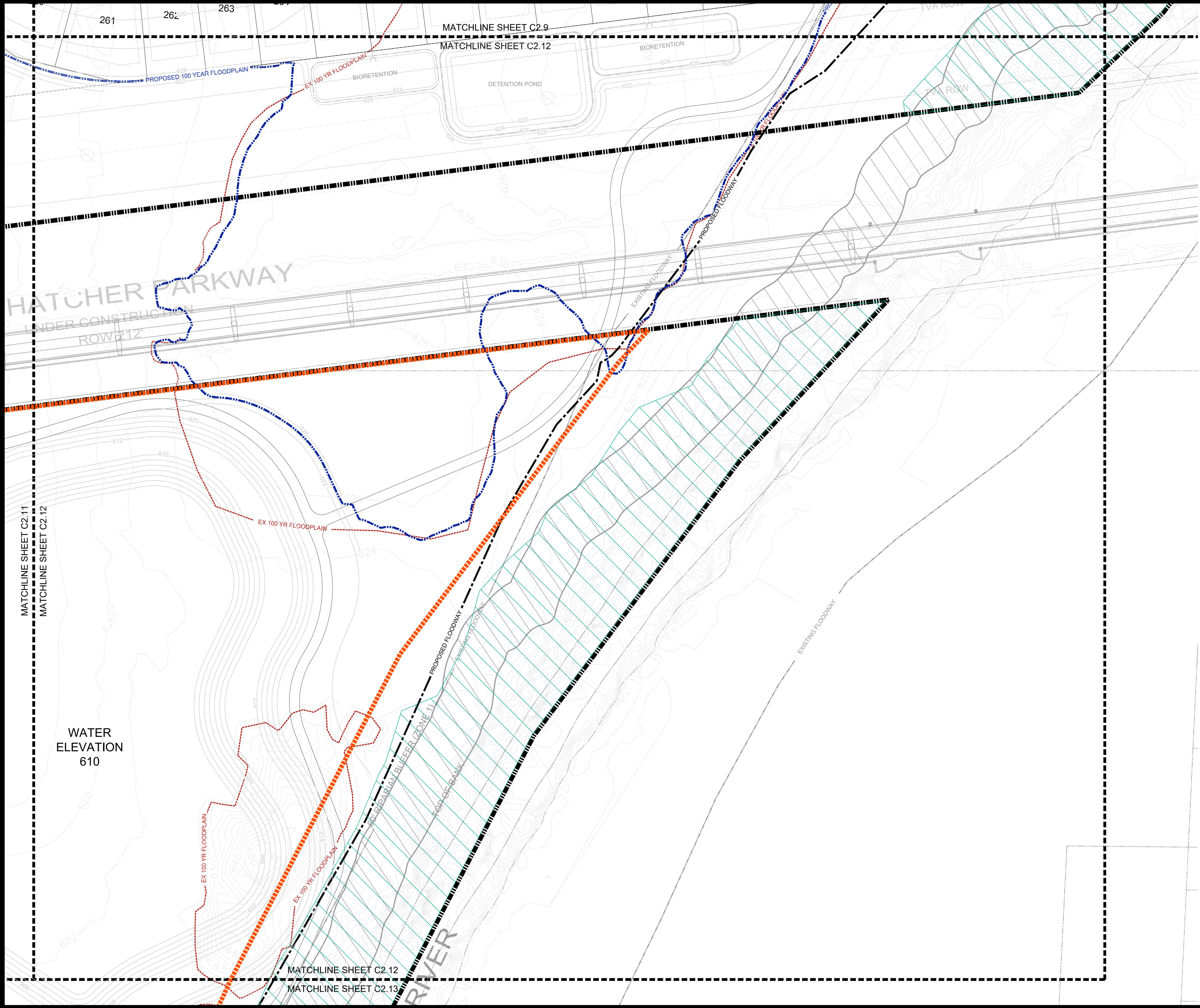
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**ENLARGED
DEVELOPMENT
PLAN**

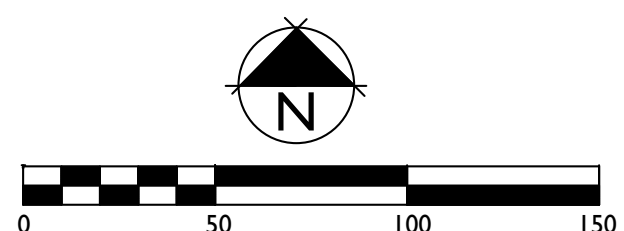
SHEET
C2.11

COF # 7478



KEY

- PRESERVED CANOPY
- 60', ZONE I RIPARIAN BUFFER
- OPEN SPACE



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

LS LAND SOLUTIONS
2020 Berry Hill Drive, Nashville, TN 37204

**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



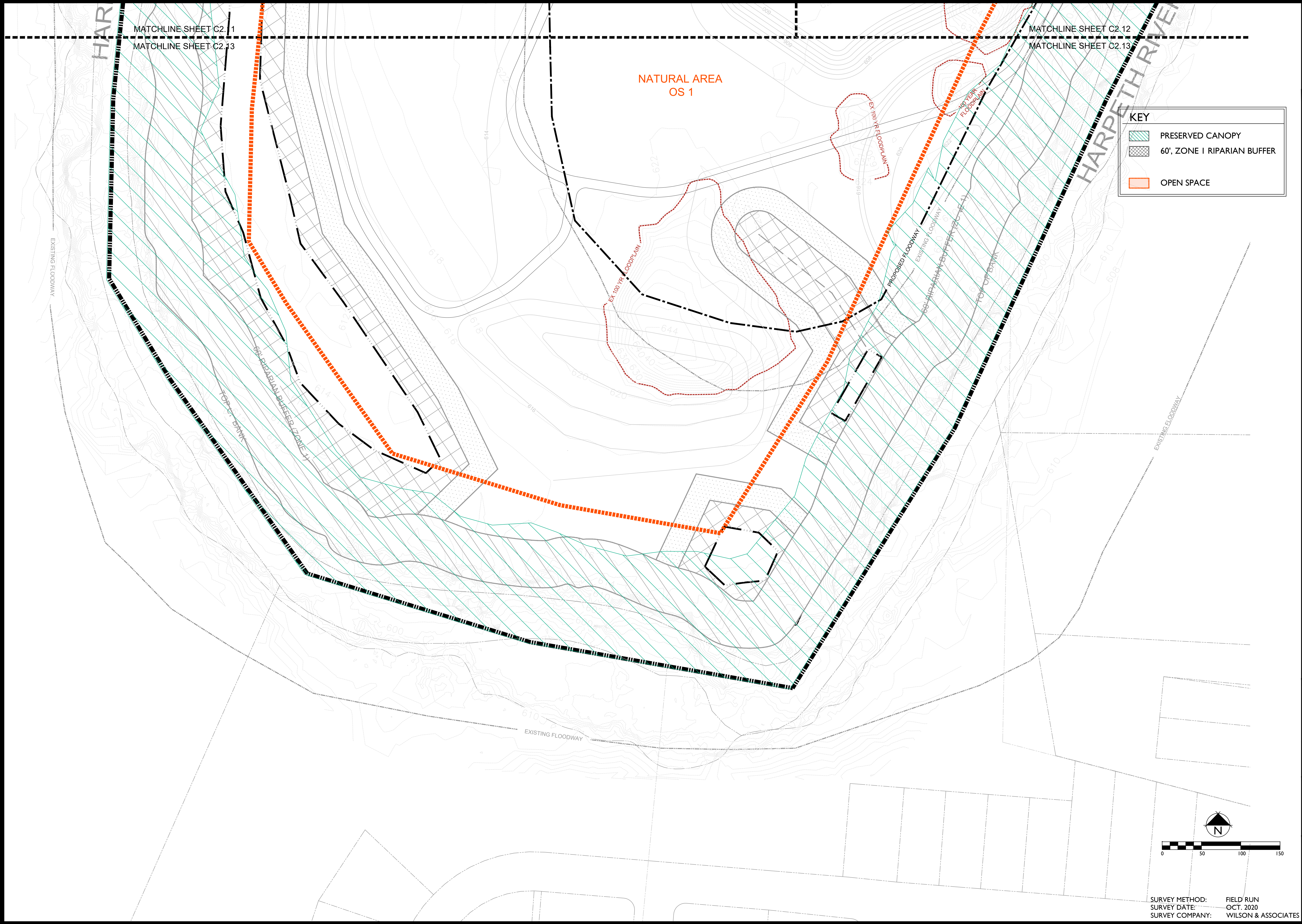
Revision Date

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**ENLARGED
DEVELOPMENT
PLAN**

SHEET
C2.12

COF # 7478





GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE



2020 Berry Hill Drive, Nashville, TN 37204

**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



Revision Date
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ENLARGED
DEVELOPMENT
PLAN

SHEET
C2.13
COF # 7478

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES



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.
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6. 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.

POST-TREATMENT STORMWATER NARRATIVE
STORMWATER TO BE TREATED VIA A COMBINATION OF BIORETENTION AND DETENTION PONDS AND THEN RELEASED TO THE HARPETH RIVER.

STATEMENT OF IMPACT
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPs WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

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

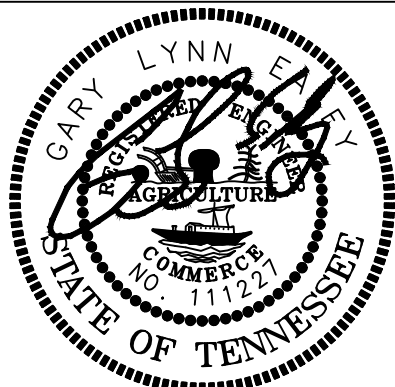
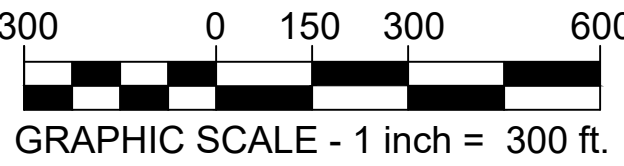
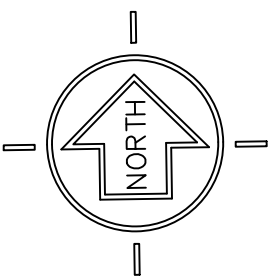
OVERALL GRADING & DRAINAGE DATA CHART	
SITE AREA:	233.66 AC.
IMPERVIOUS AREA:	49.68 AC.
ONSITE DISTURBED AREA:	126.21 AC.
OFFSITE DISTURBED AREA:	6.7 AC.

SHEET KEY

		CX.1
CX.4	CX.3	CX.2
CX.5	CX.6	CX.7
CX.10	CX.9	CX.8
CX.11	CX.12	
CX.13		



Know what's below.
Call before you dig.



6/3/2021



2025 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN

COF# 7478

MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02

1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

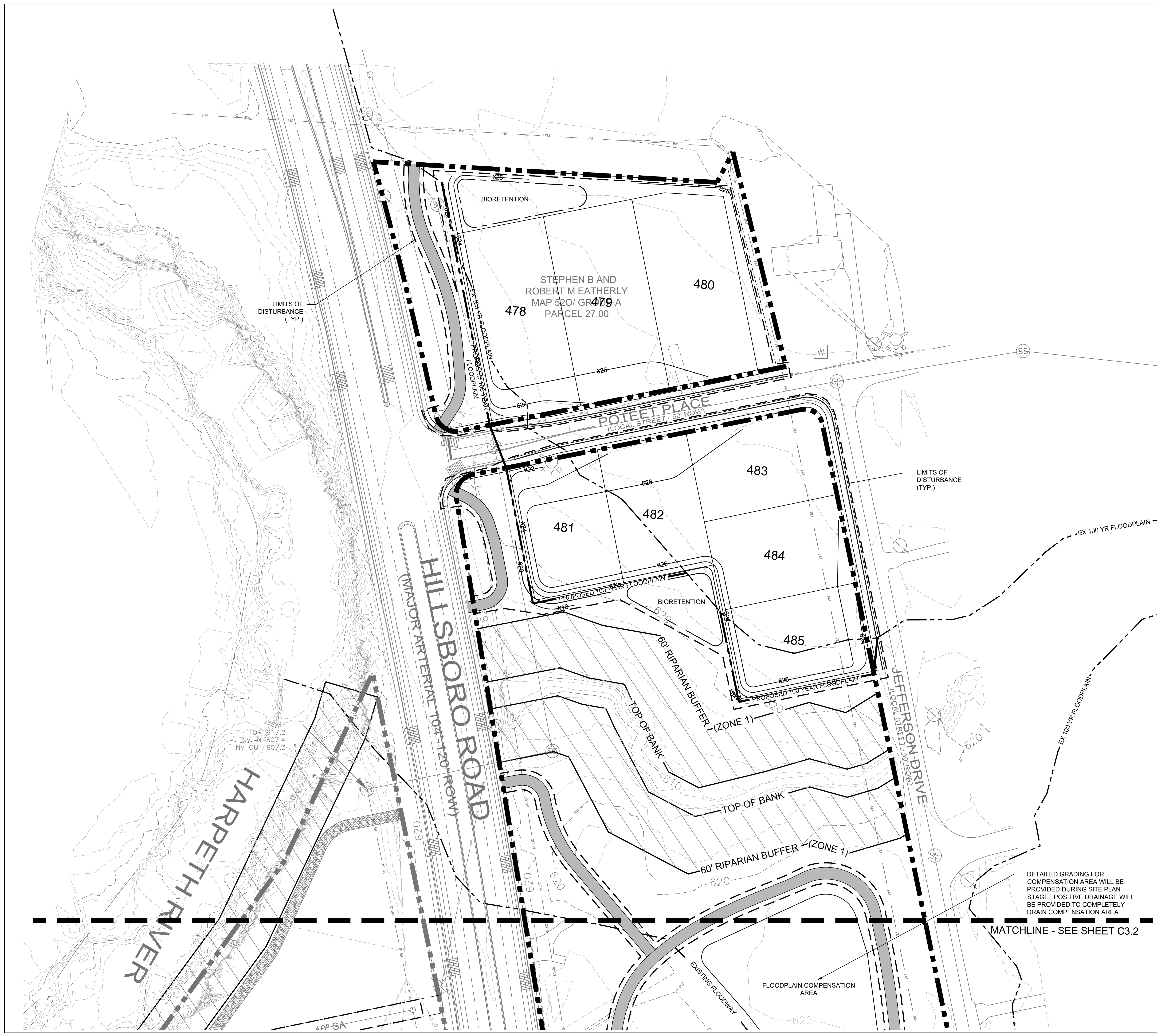
- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

OVERALL
GRADING AND
DRAINAGE
PLAN

C3.0

LSC 19002



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.
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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.
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6. 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.

POST-TREATMENT STORMWATER NARRATIVE
STORMWATER TO BE TREATED VIA A COMBINATION OF BIORETENTION AND DETENTION PONDS AND THEN RELEASED TO THE HARPETH RIVER.

STATEMENT OF IMPACT
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPs WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

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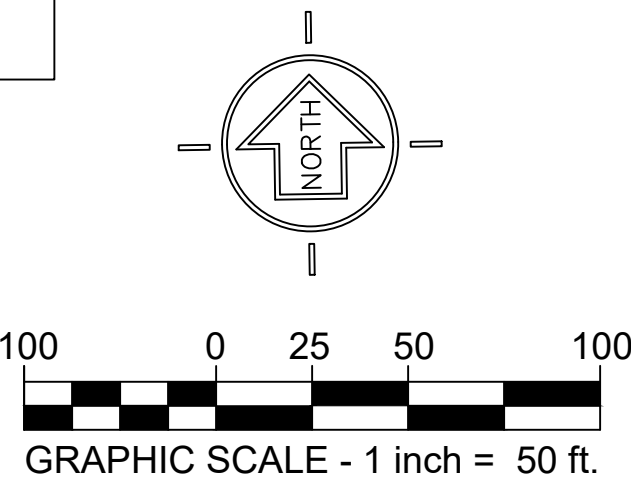
OVERALL GRADING & DRAINAGE DATA CHART	
SITE AREA:	233.66 AC.
IMPERVIOUS AREA:	49.68 AC.
ONSITE DISTURBED AREA:	126.21 AC.
OFFSITE DISTURBED AREA:	6.7 AC.

SHEET KEY

		C3.1
C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		



Know what's below.
Call before you dig.



6/3/2021



BROWNLAND FARM
DEVELOPMENT PLAN

COF# 7478

MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

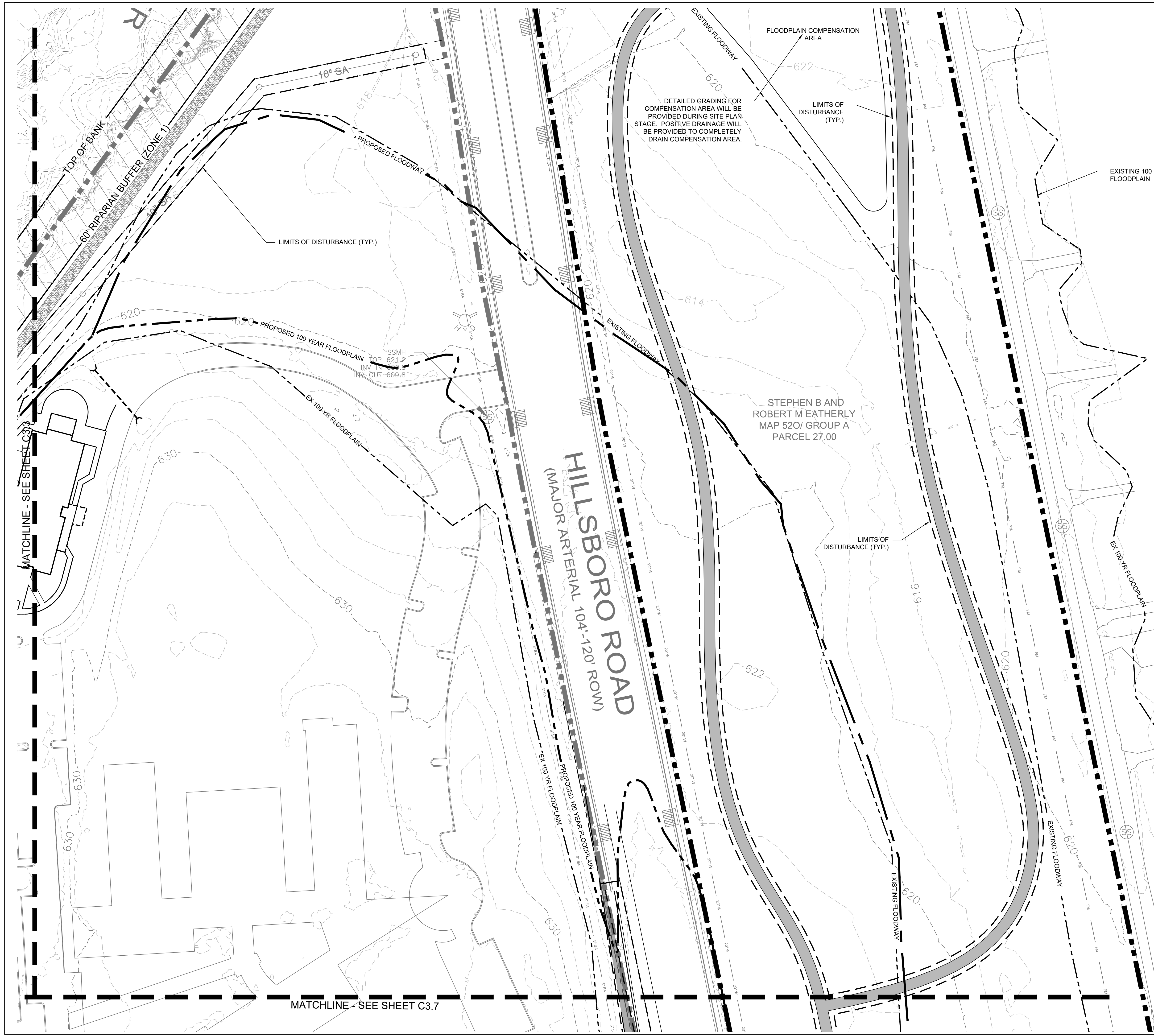
- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

GRADING AND
DRAINAGE
PLAN

C3.1

LSC 19002



GRADING & DRAINAGE GENERAL NOTES

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POST-TREATMENT STORMWATER NARRATIVE
STORMWATER TO BE TREATED VIA A COMBINATION OF BIORETENTION AND DETENTION PONDS AND THEN RELEASED TO THE HARPETH RIVER.

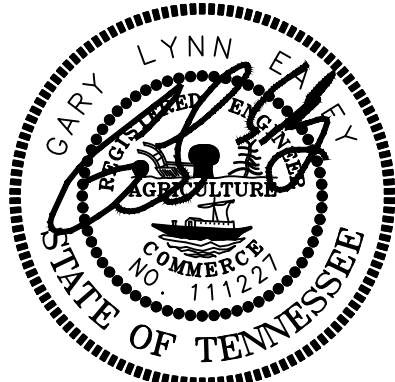
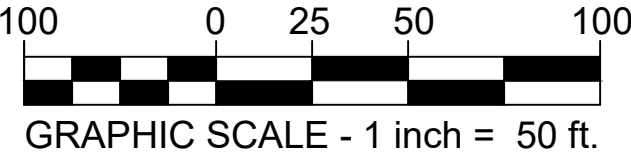
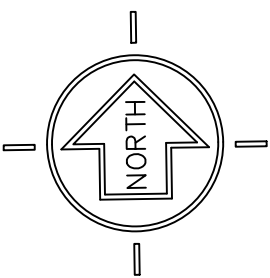
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OVERALL GRADING & DRAINAGE DATA CHART	
SITE AREA:	233.66 AC.
IMPERVIOUS AREA:	49.68 AC.
ONSITE DISTURBED AREA:	126.21 AC.
OFFSITE DISTURBED AREA:	6.7 AC.

SHEET KEY

		C3.1
C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		



6/3/2021



BROWNLAND FARM
DEVELOPMENT PLAN

COF# 7478

MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

GRADING AND
DRAINAGE
PLAN

C3.2

LSC 19002



MORE LIVINGFIELD
MAP 51, PARCEL 15.02
DEED BOOK 5467, PAGE 800

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.
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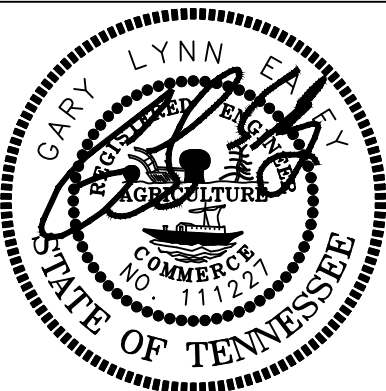
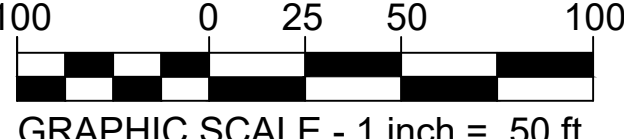
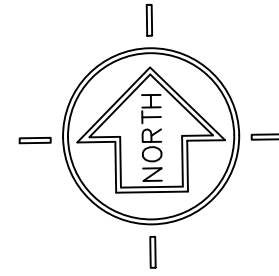
POST-TREATMENT STORMWATER NARRATIVE
STORMWATER TO BE TREATED VIA A COMBINATION OF BIORETENTION AND DETENTION PONDS AND THEN RELEASED TO THE HARPETH RIVER.

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SHEET KEY		
		C3.1
C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		



6/3/2021



BROWNLAND FARM
DEVELOPMENT PLAN

COF# 7478

MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

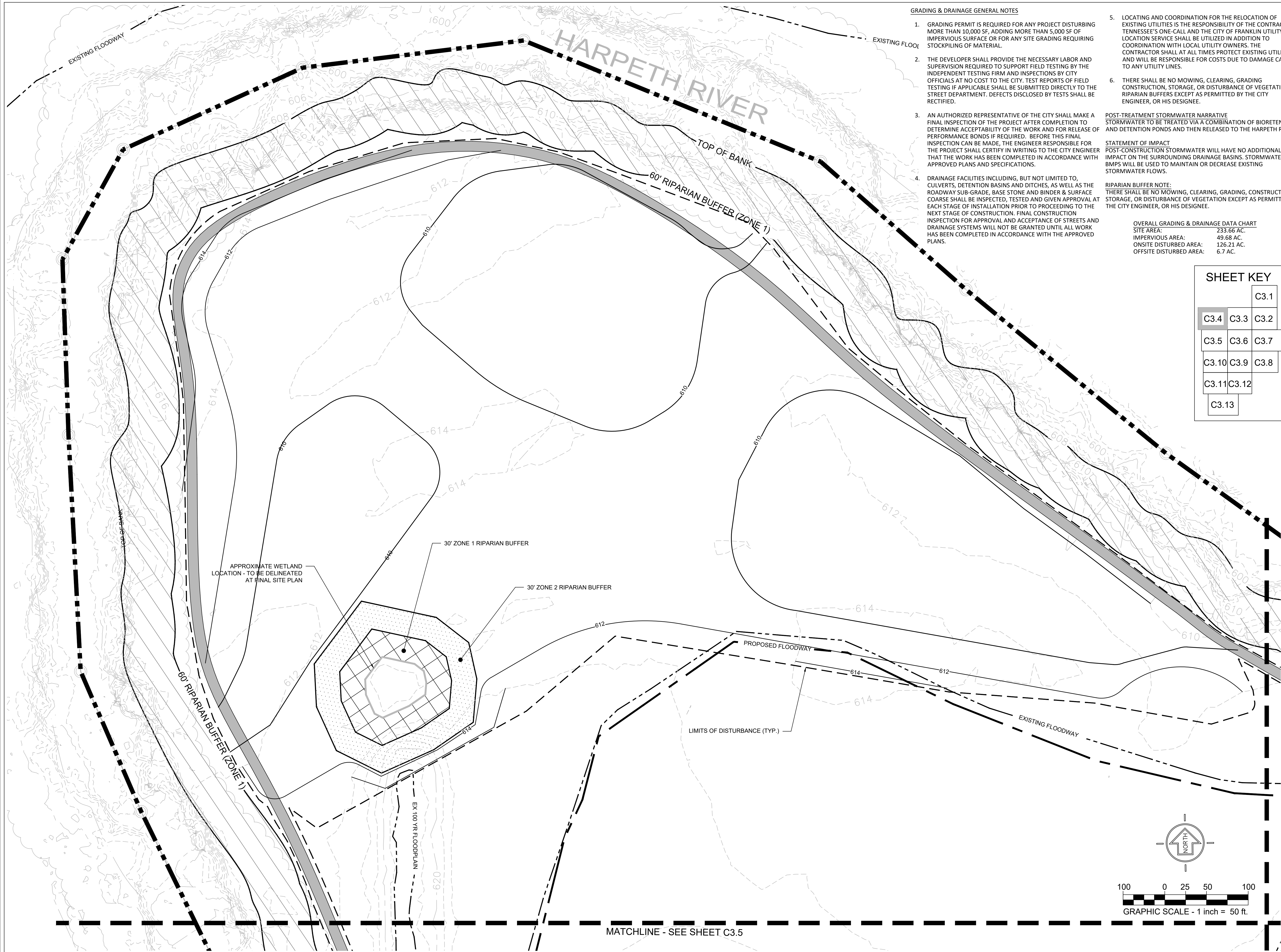
- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

GRADING AND
DRAINAGE
PLAN

C3.3

LSC 19002



GRADING & DRAINAGE GENERAL NOTES

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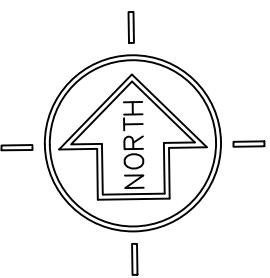
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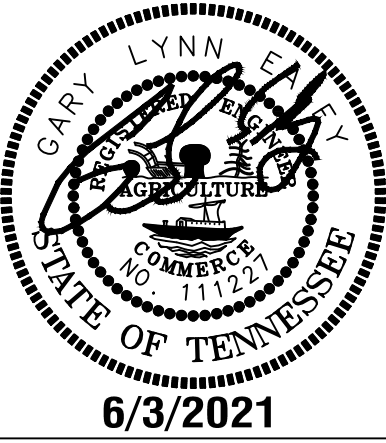
SHEET KEY

		C3.1
C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		



100 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.



BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478
MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

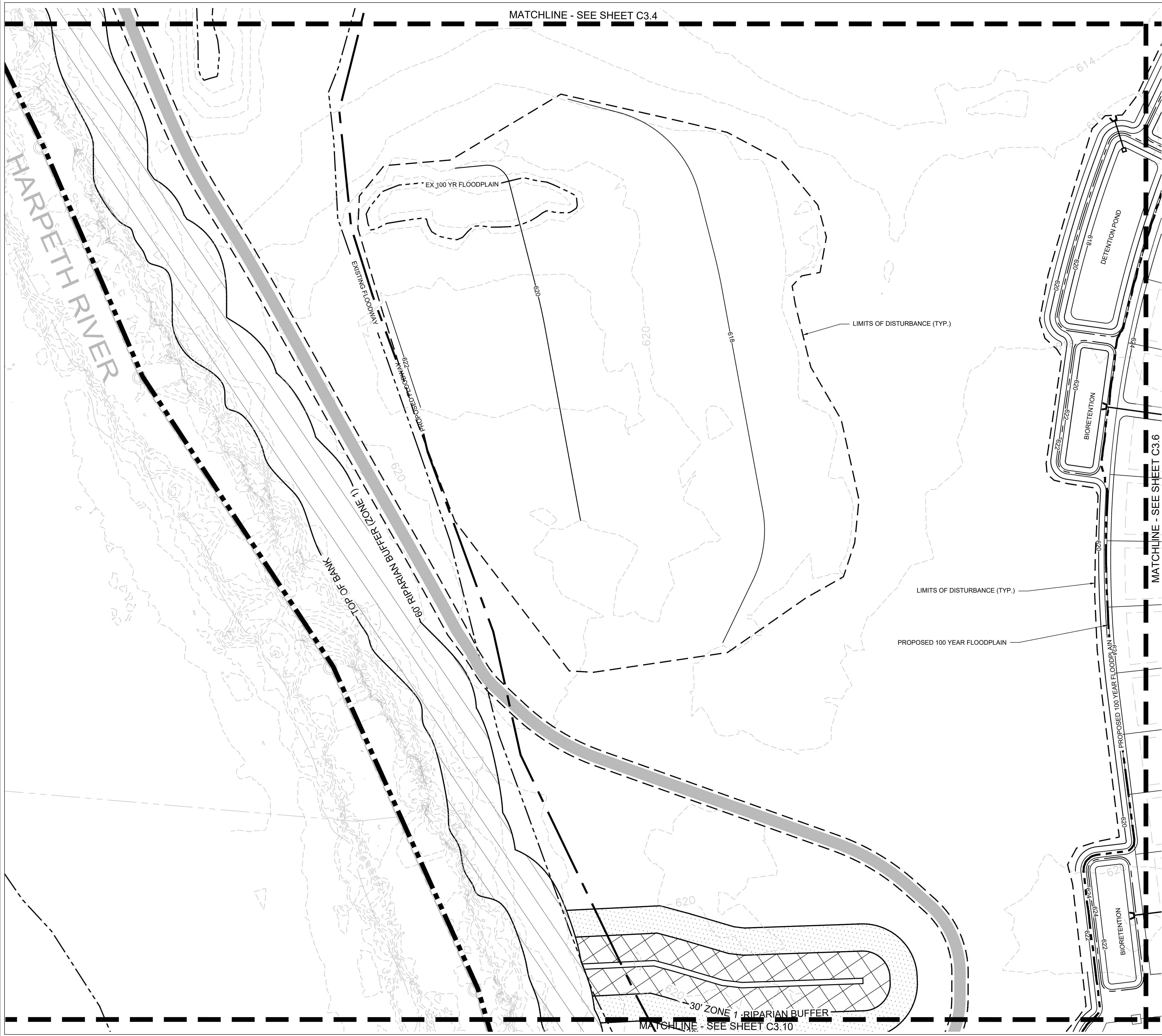
- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

GRADING AND
DRAINAGE
PLAN

C3.4

LSC 19002



GRADING & DRAINAGE GENERAL NOTES

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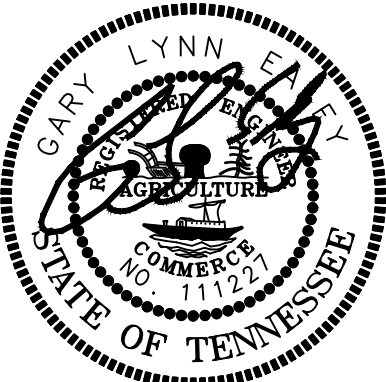
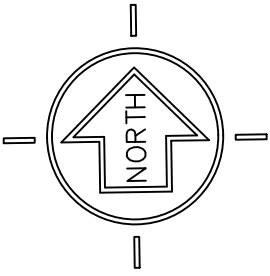
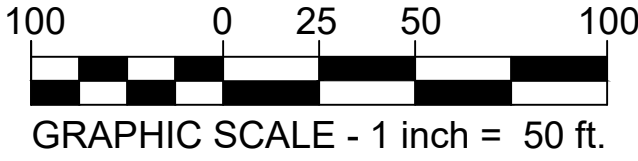
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C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		



Know what's below.
Call before you dig.



6/3/2021



2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN

COF# 7478

MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02

1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

GRADING AND
DRAINAGE
PLAN

C3.5

LSC 19002



GRADING & DRAINAGE GENERAL NOTES

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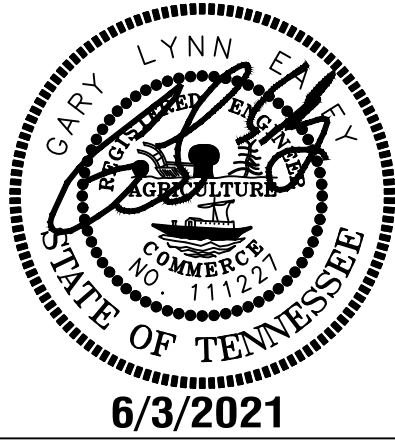
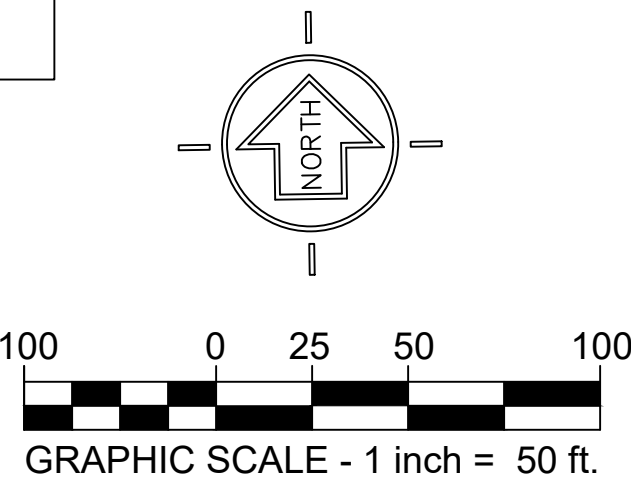
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C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		



Know what's below.
Call before you dig.



BROWNLAND FARM
DEVELOPMENT PLAN

COF# 7478

MAP 52, P/O PARCEL 7; MAP 52/GROUP APARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
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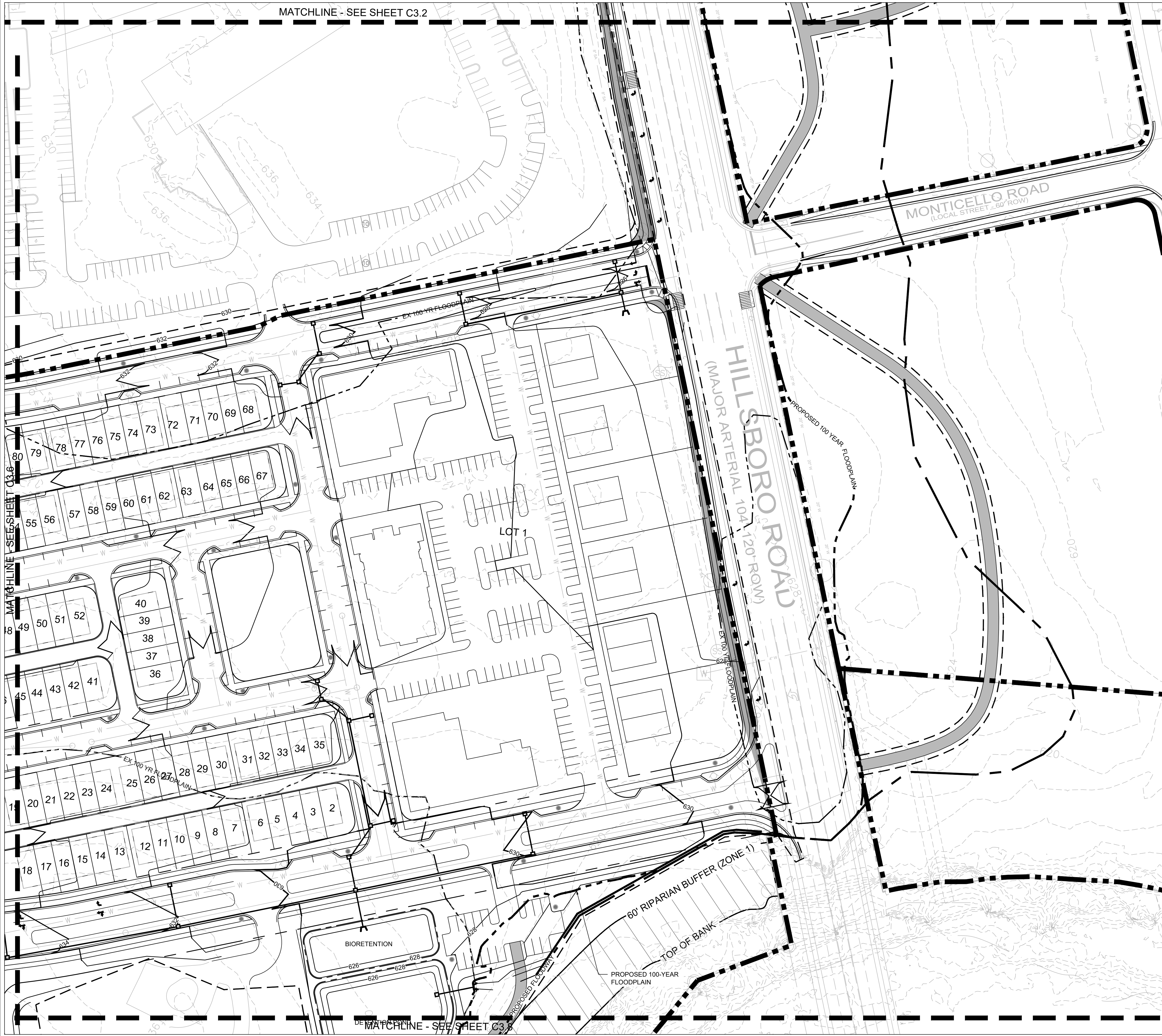
- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

GRADING AND
DRAINAGE
PLAN

C3.6

LSC 19002



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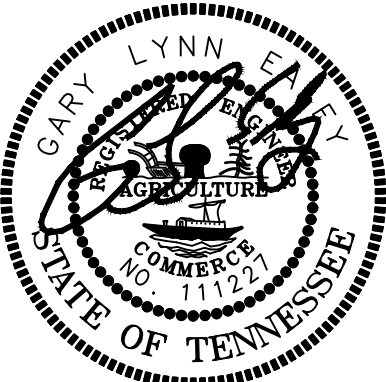
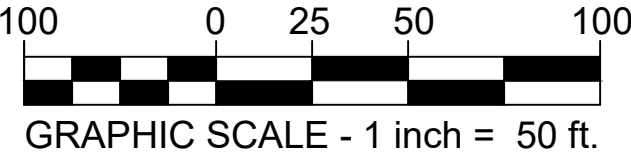
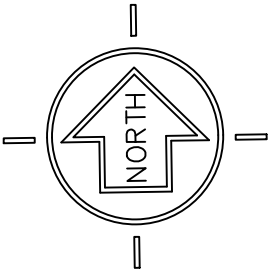
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C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		



6/3/2021



BROWNLAND FARM
DEVELOPMENT PLAN

COF# 7478

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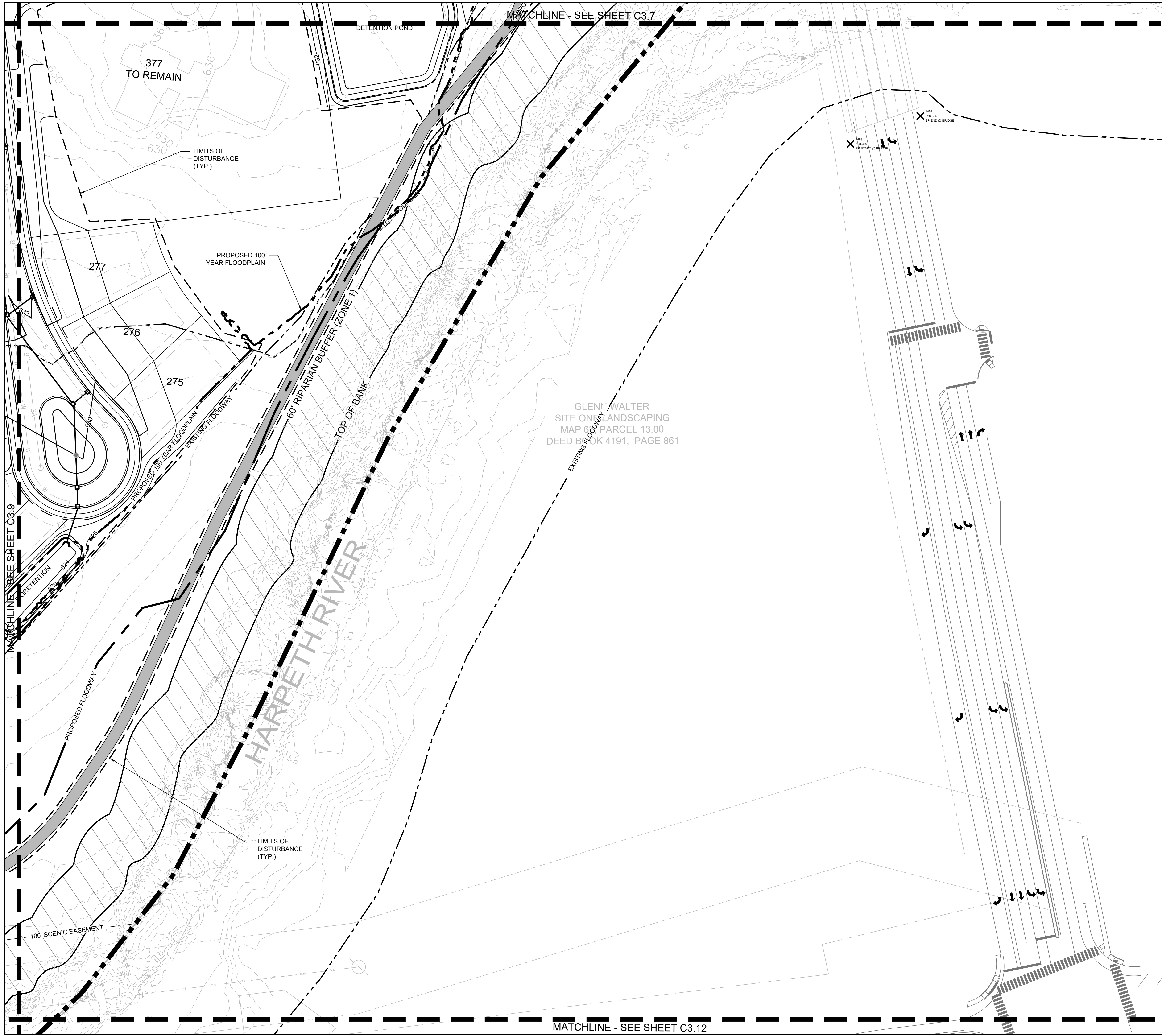
- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

GRADING AND
DRAINAGE
PLAN

C3.7

LSC 19002



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6. 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.

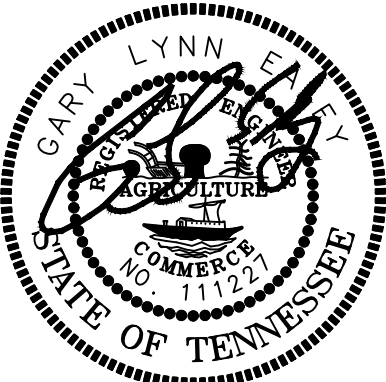
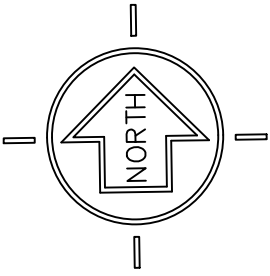
POST-TREATMENT STORMWATER NARRATIVE
STORMWATER TO BE TREATED VIA A COMBINATION OF BIORETENTION AND DETENTION PONDS AND THEN RELEASED TO THE HARPETH RIVER.

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OVERALL GRADING & DRAINAGE DATA CHART	
SITE AREA:	233.66 AC.
IMPERVIOUS AREA:	49.68 AC.
ONSITE DISTURBED AREA:	128.3 AC.
OFFSITE DISTURBED AREA:	6.7 AC.

SHEET KEY		
		C3.1
C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		



6/3/2021



BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

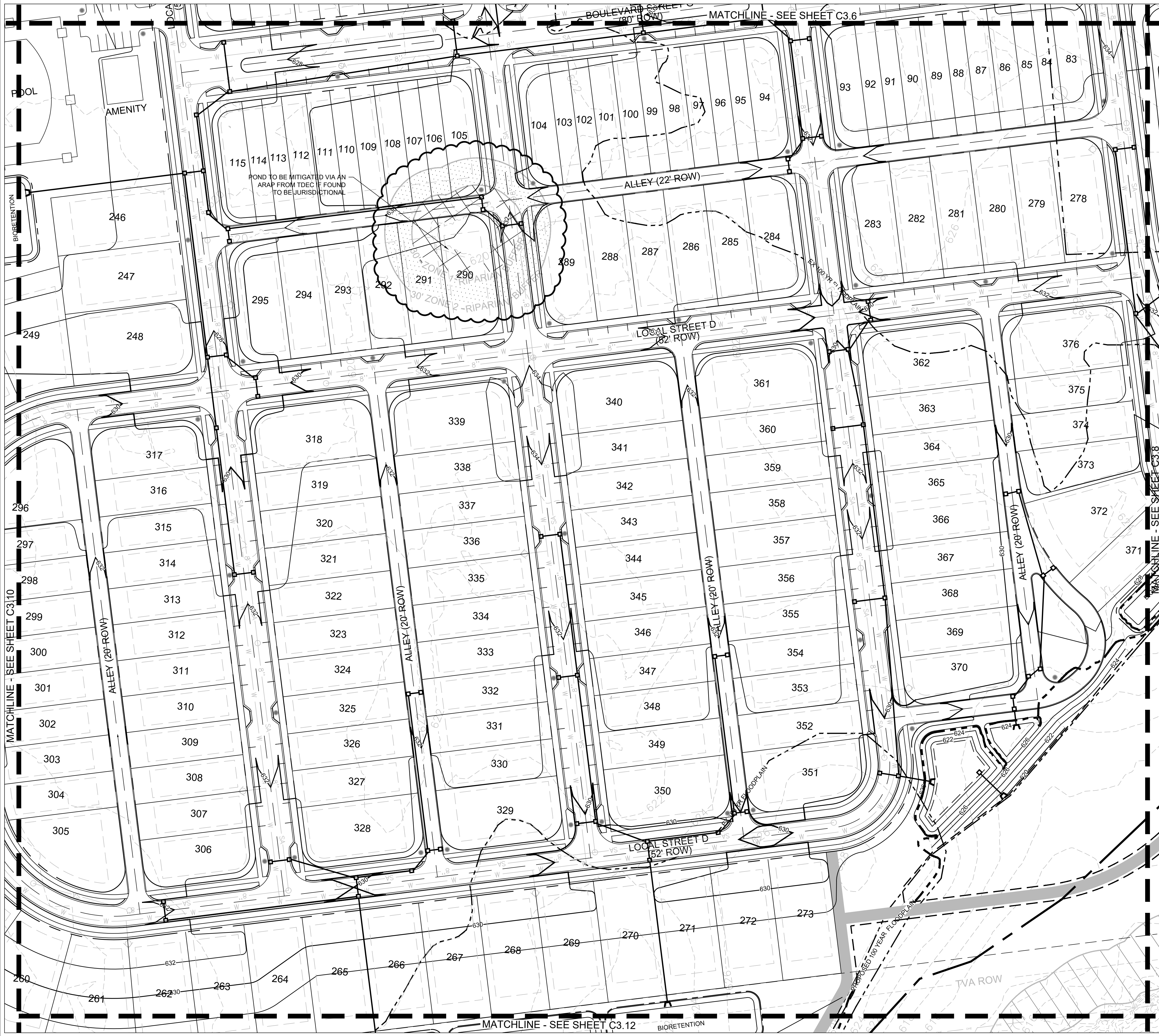
ISSUANCE/REVISION NOTES:
- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

GRADING AND
DRAINAGE
PLAN

C3.8

LSC 19002



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.
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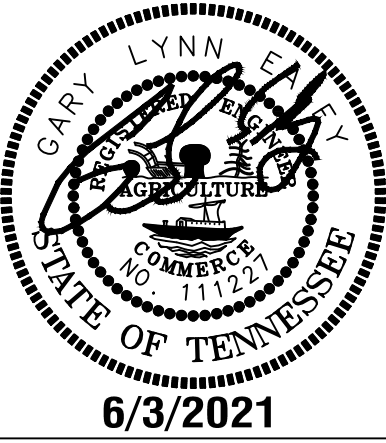
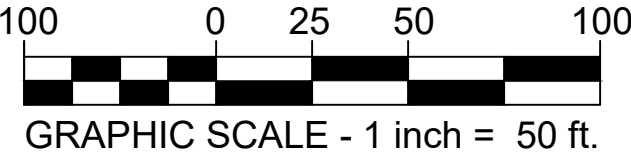
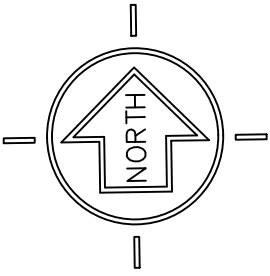
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C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
	C3.13	



Know what's below.
Call before you dig.



ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN

COF# 7478

MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

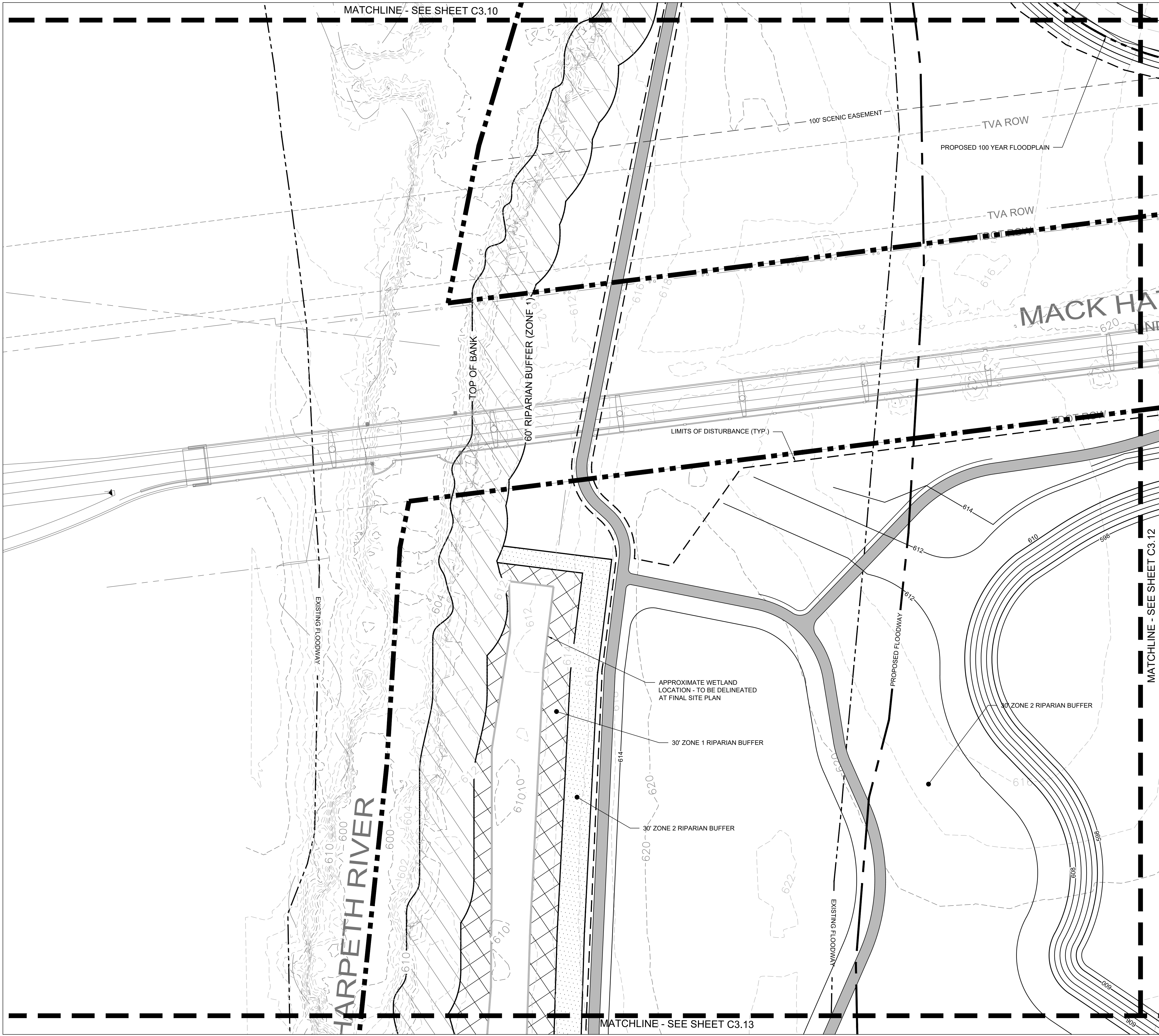
- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

GRADING AND
DRAINAGE
PLAN

C3.9

LSC 19002



GRADING & DRAINAGE GENERAL NOTES

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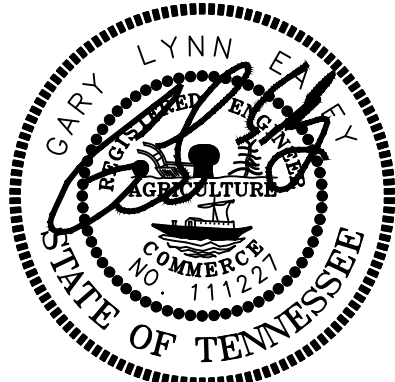
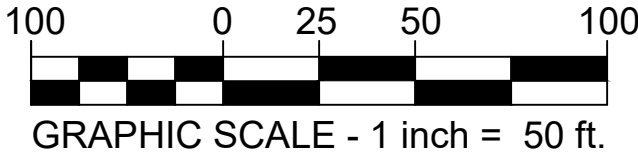
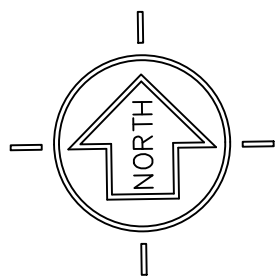
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ONSITE DISTURBED AREA:	126.21 AC.
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SHEET KEY

		C3.1
C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		



Know what's below.
Call before you dig.



6/3/2021



2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN

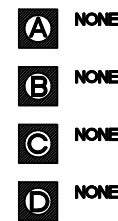
COF# 7478

MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02

1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

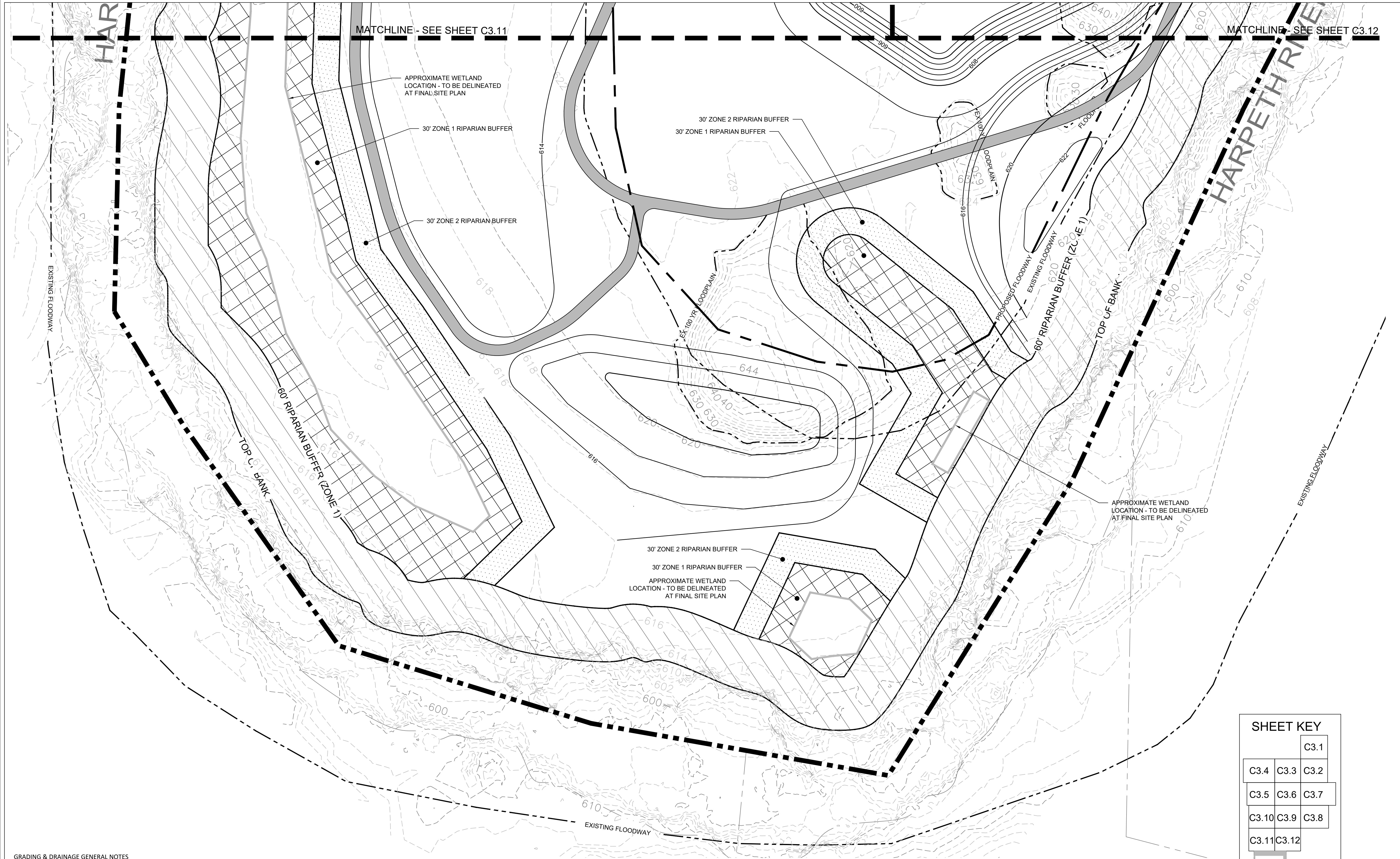
- PLAN DATE: JUNE 8, 2021



GRADING AND
DRAINAGE
PLAN

C3.11

LSC 19002



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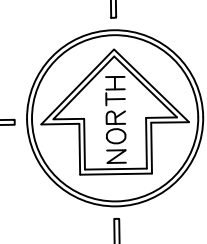
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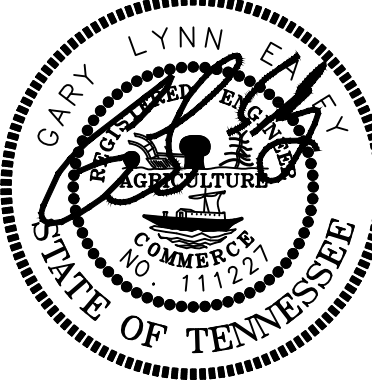
SHEET KEY			
			C3.1
C3.4	C3.3	C3.2	
C3.5	C3.6	C3.7	
C3.10	C3.9	C3.8	
C3.11	C3.12		
	C3.13		



Know what's below.
Call before you dig.



GRAPHIC SCALE - 1 inch = 50 ft.



6/3/2021



2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

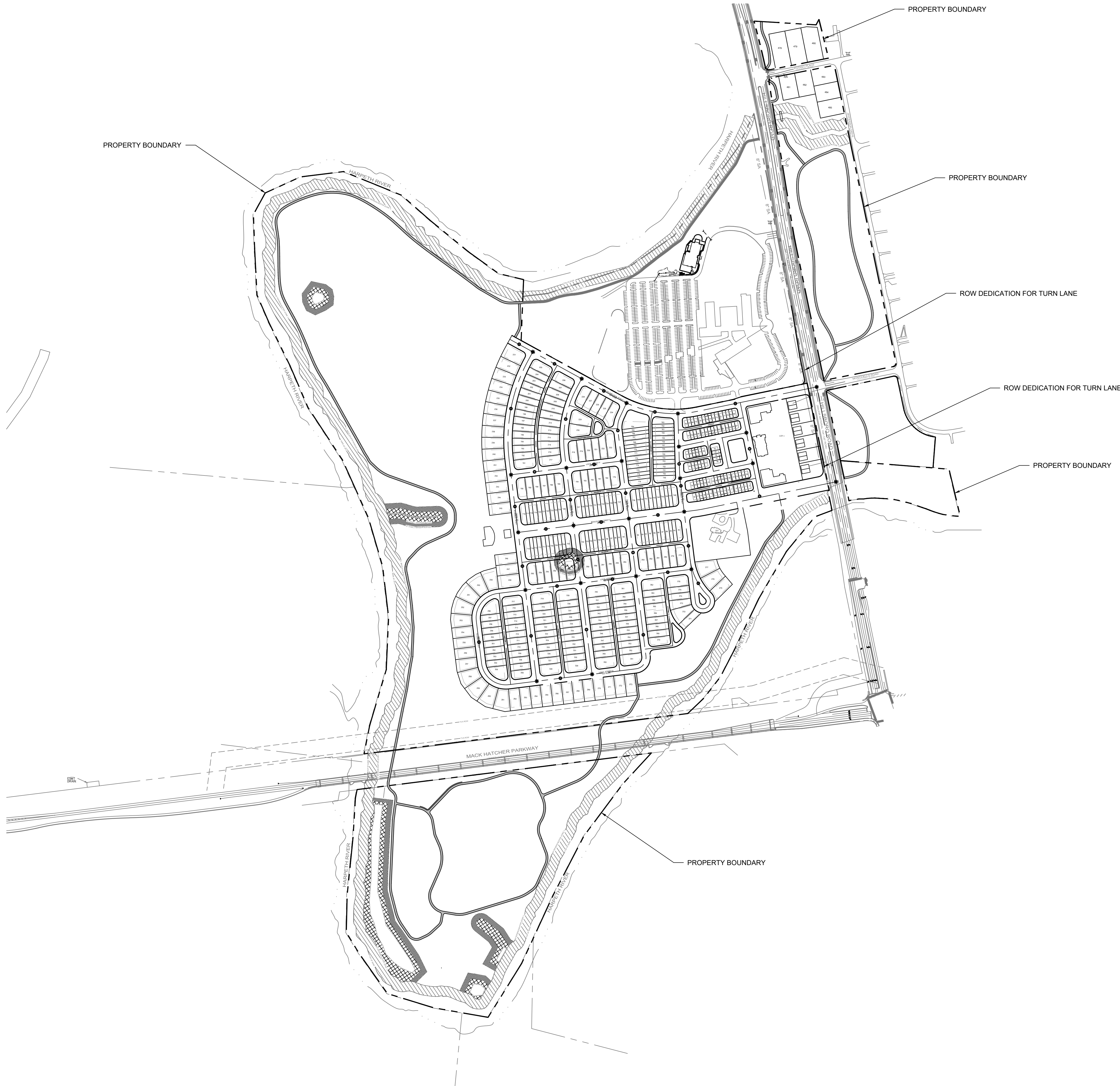
ISSUANCE/REVISION NOTES:
- PLAN DATE: JUNE 8, 2021

 NONE
 NONE
 NONE
 NONE

GRADING AND DRAINAGE PLAN

C3.13

LSC 19002



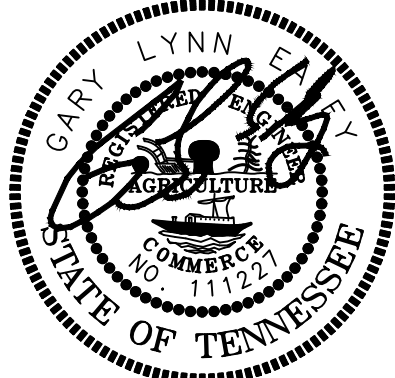
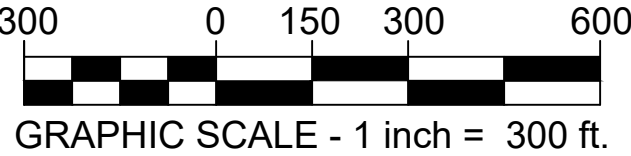
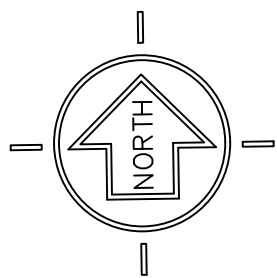
STATEMENT OF IMPACTS
THE MAJOR THOROUGHFARE PLAN INDICATES HILLSBORO PIKE IS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH CONNECTING AT FIELDSTONE PARKWAY TO THE NORTH AND HIGHWAY 96 TO THE SOUTH.

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.
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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."

CONNECTIVITY INDEX: 1.52
LINKS (●): 33
NODES (✱): 23
33/23 = 1.43

BROWNLAND R.O.W. & ACCESS DATA CHART
DAILY TRIP GENERATION: 3,920 VEH PER DAY
PEAK HOUR TRIP GENERATION: 280 VEH PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: YES
CIRCULATION PLAN REQUIRED: NO



BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

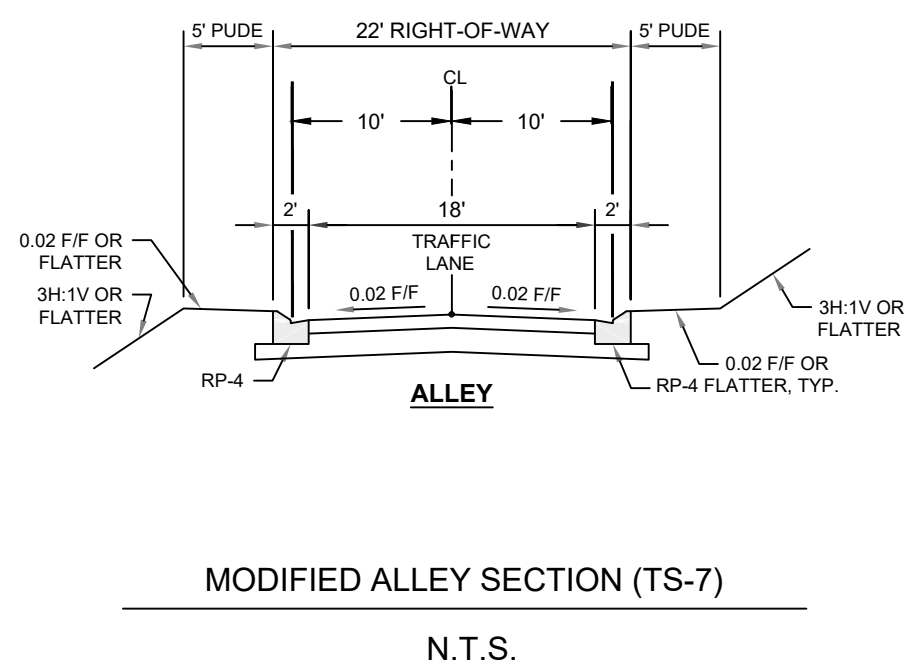
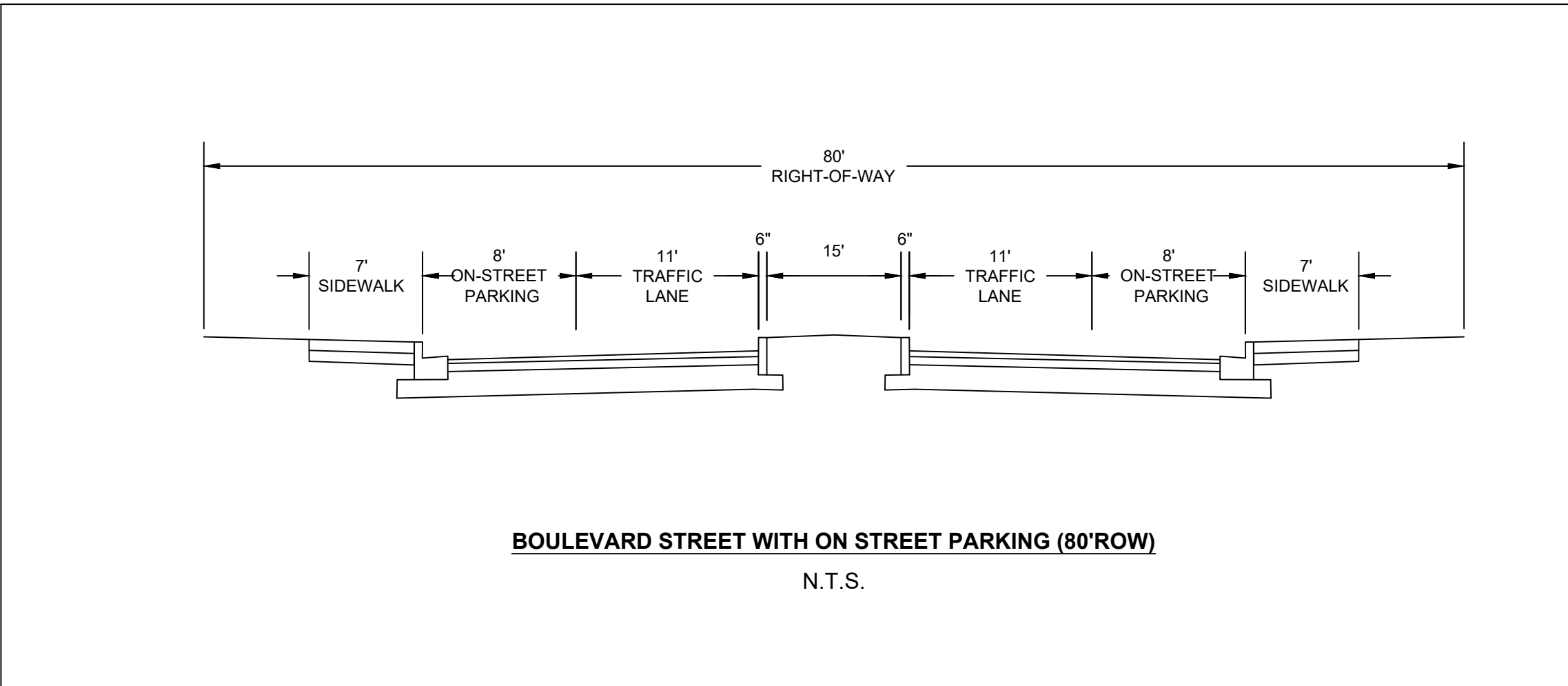
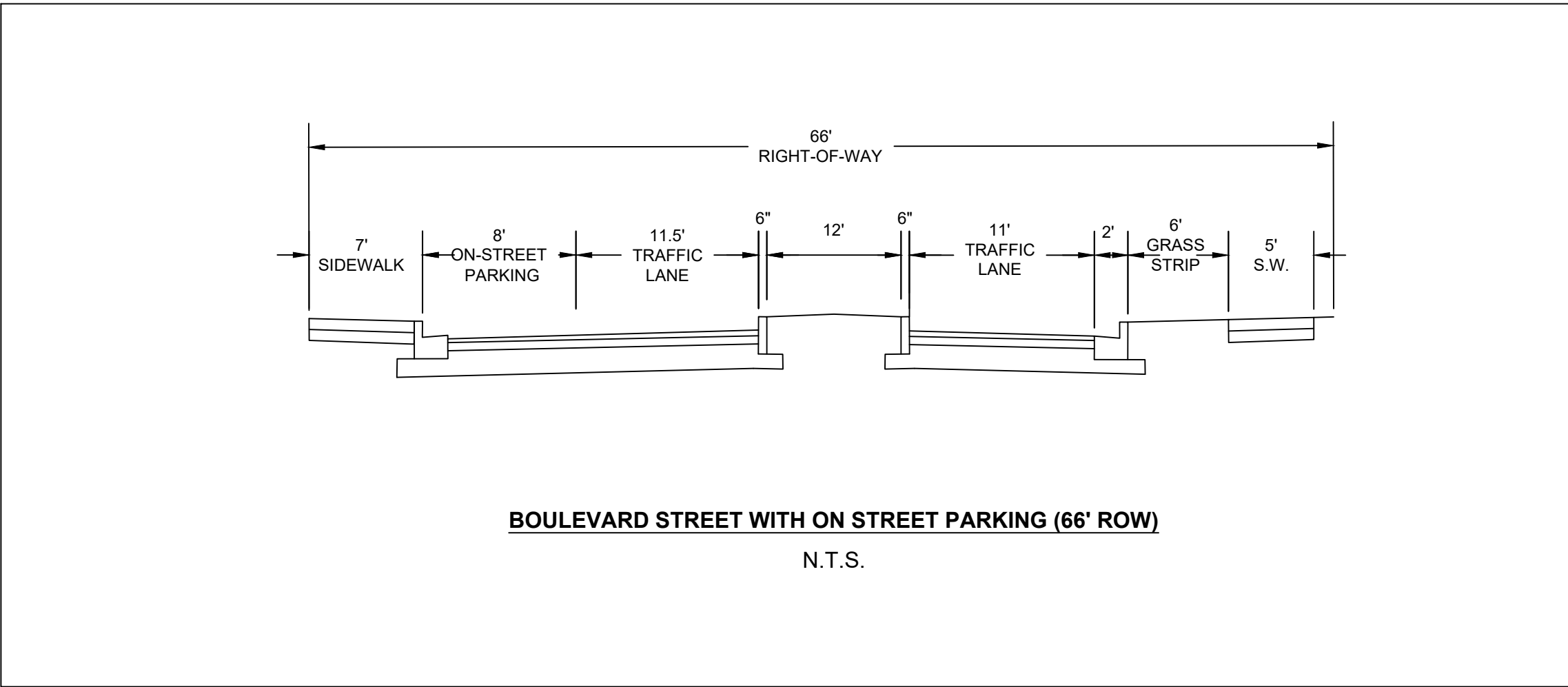
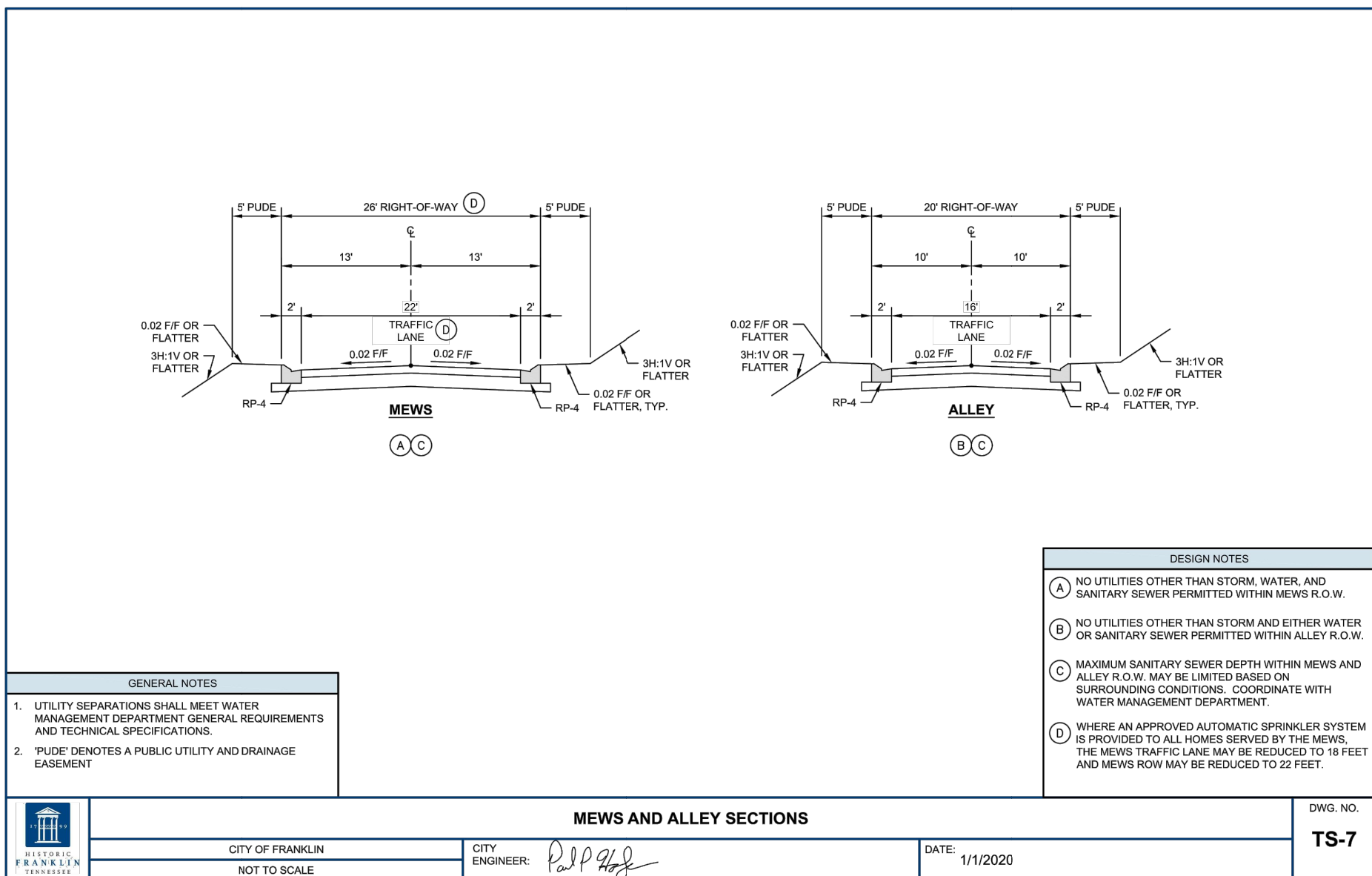
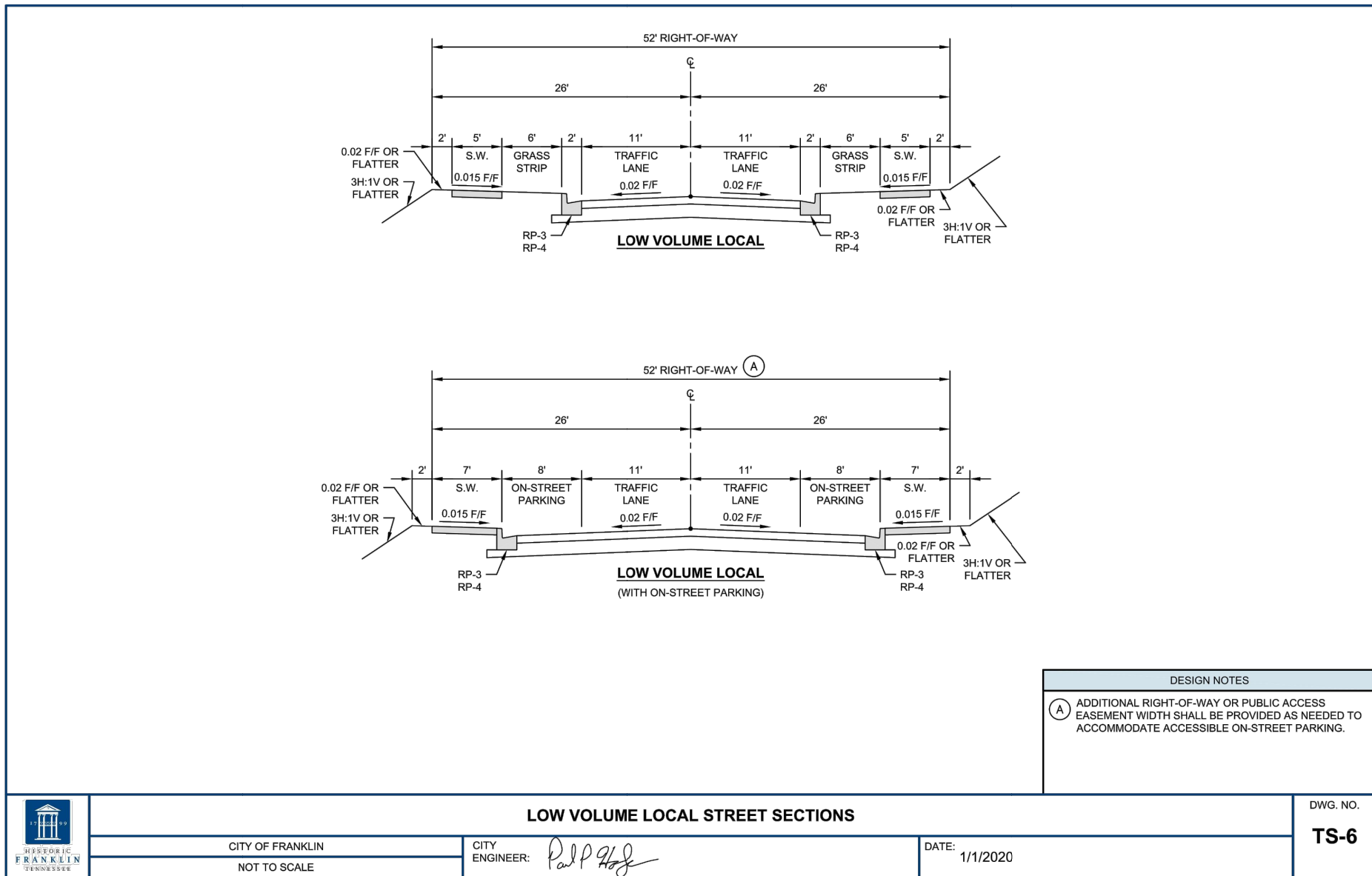
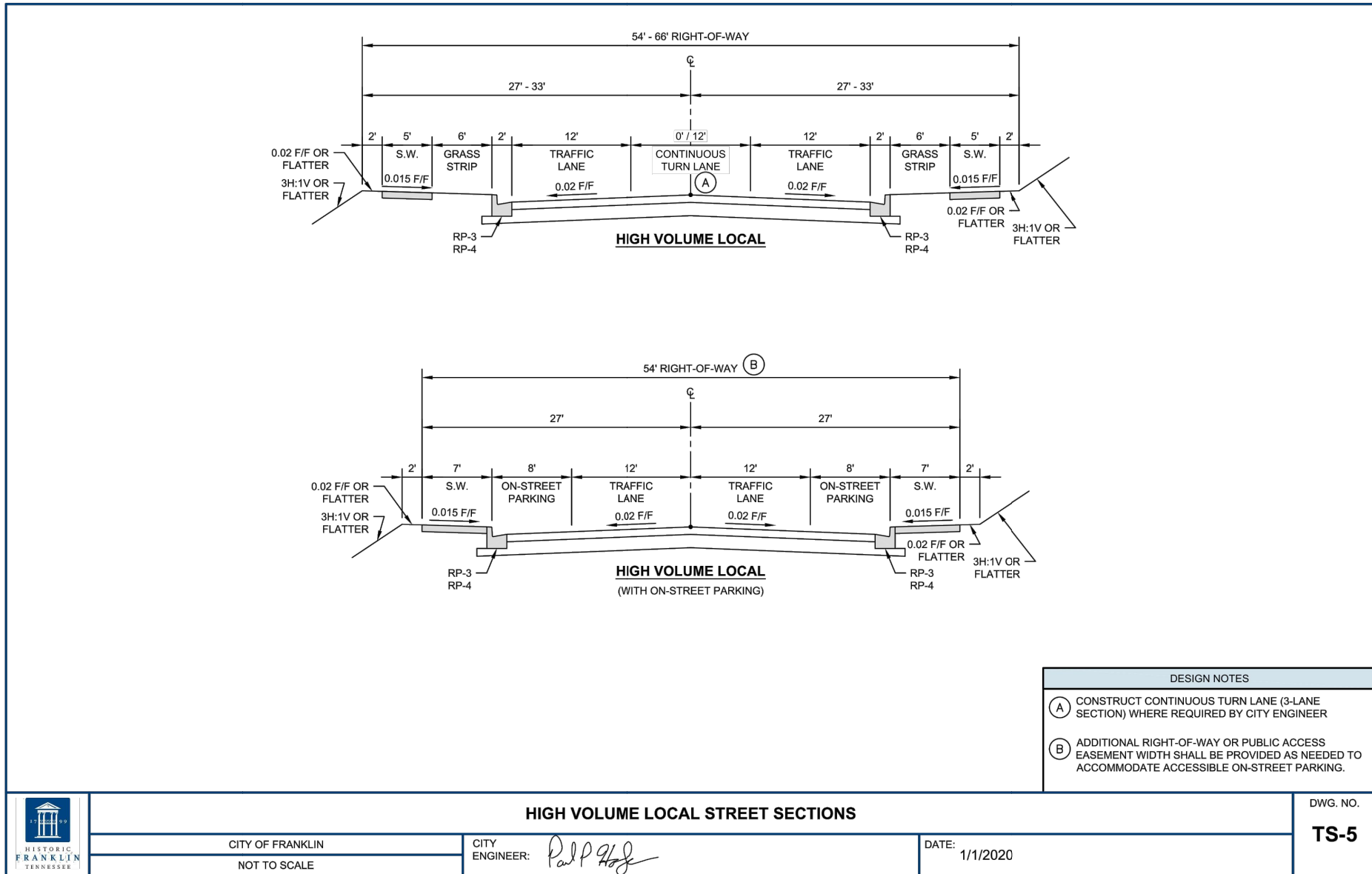
ISSUANCE/REVISION NOTES:
- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

OVERALL ROW
& ACCESS PLAN

C4.0

LSC 19002



BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478
MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
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1155 HILLSBORO ROAD
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ISSUANCE/REVISION NOTES:
- PLAN DATED JUNE 8, 2021

- ☐ NONE
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☐ NONE
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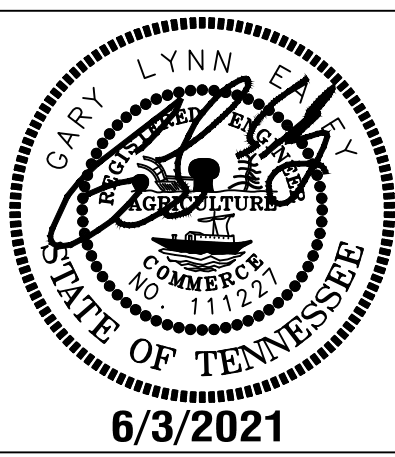
ROADWAY
TYPICAL
SECTIONS
C4.1

LSC 19002



APPARATUS SPECIFICATIONS

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 = 21.316
(FRONT AXLE TO FRONT REAR AXLE)
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
MINIMUM DESIGN SPEED = 5 MPH



BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478
MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: JUNE 8, 2021

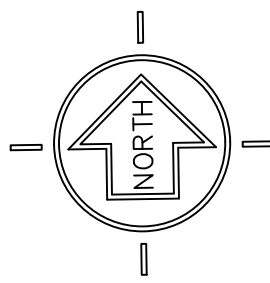
- NONE
- NONE
- NONE
- NONE

AUTOTURN
PLAN

C4.6

LSC 19002

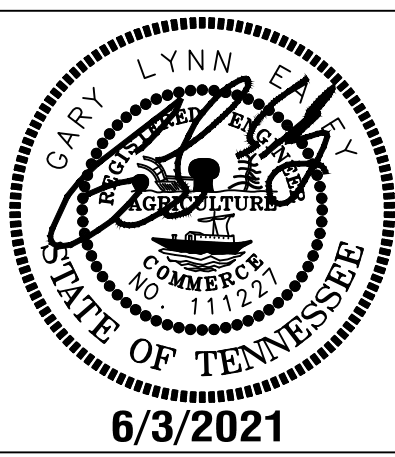
SHEET KEY		
C4.4	C4.3	
C4.5	C4.6	C4.7
C4.10	C4.9	C4.8





APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8.375
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8.375
WHEEL BASE = 15.833
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.167
BODY LENGTH = 28.333
WIDTH = 8.375
BODY STYLE = SIDE-LOADER REFUSE TRUCK
TURNING RADIUS WALL TO WALL = 45.7
MINIMUM DESIGN SPEED = 5 MPH



BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478
MAP 52, P/O PARCEL 7; MAP 52/GROUP A/PARCEL 27; AND
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1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

REFUSE TRUCK
AUTOTURN
PLAN

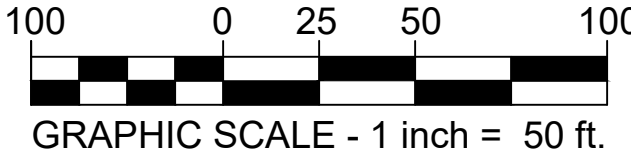
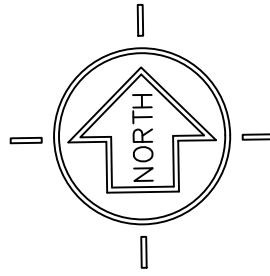
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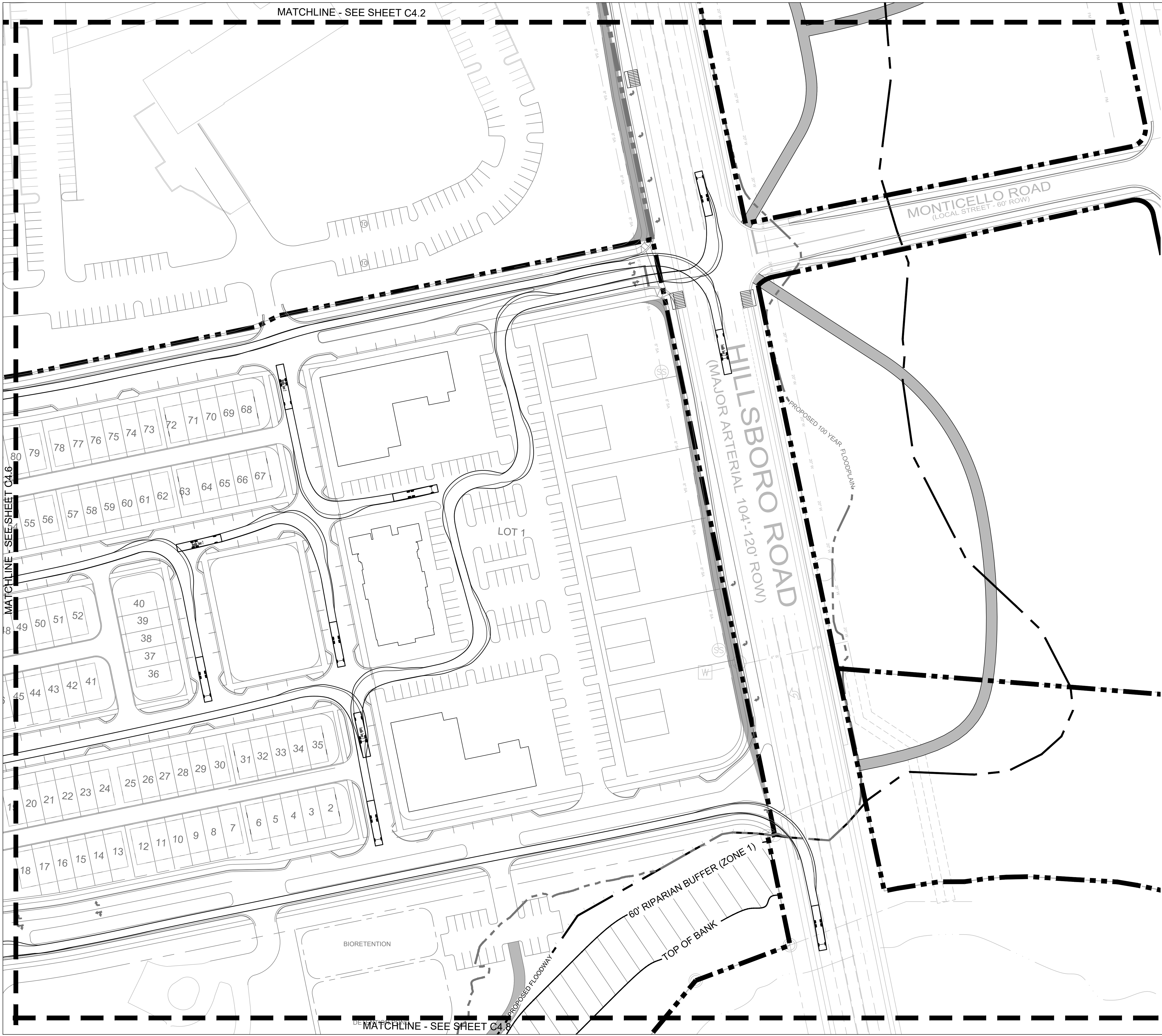
LSC 19002

SHEET KEY		
C4.4	C4.3	
C4.5	C4.6	C4.7
C4.10	C4.9	C4.8



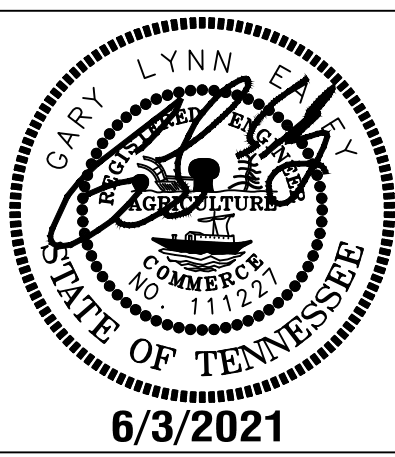
Know what's below.
Call before you dig.





APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
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WHEEL BASE = 21.316
(FRONT AXLE TO FRONT REAR AXLE)
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WIDTH = 8.333
REAR OVERHANG = 22.1424
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42
MINIMUM DESIGN SPEED = 5 MPH



ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

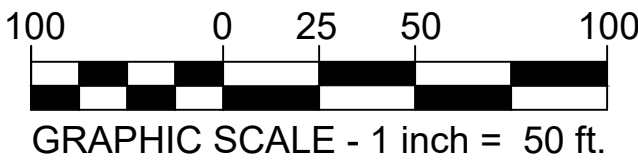
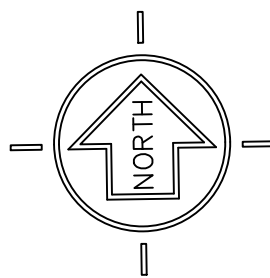
**BROWNLAND FARM
DEVELOPMENT PLAN**
COF# 7478
MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SHEET KEY

C4.4	C4.3	
C4.5	C4.6	C4.7
C4.10	C4.9	C4.8

ISSUANCE/REVISION NOTES:
- PLAN DATE: JUNE 8, 2021

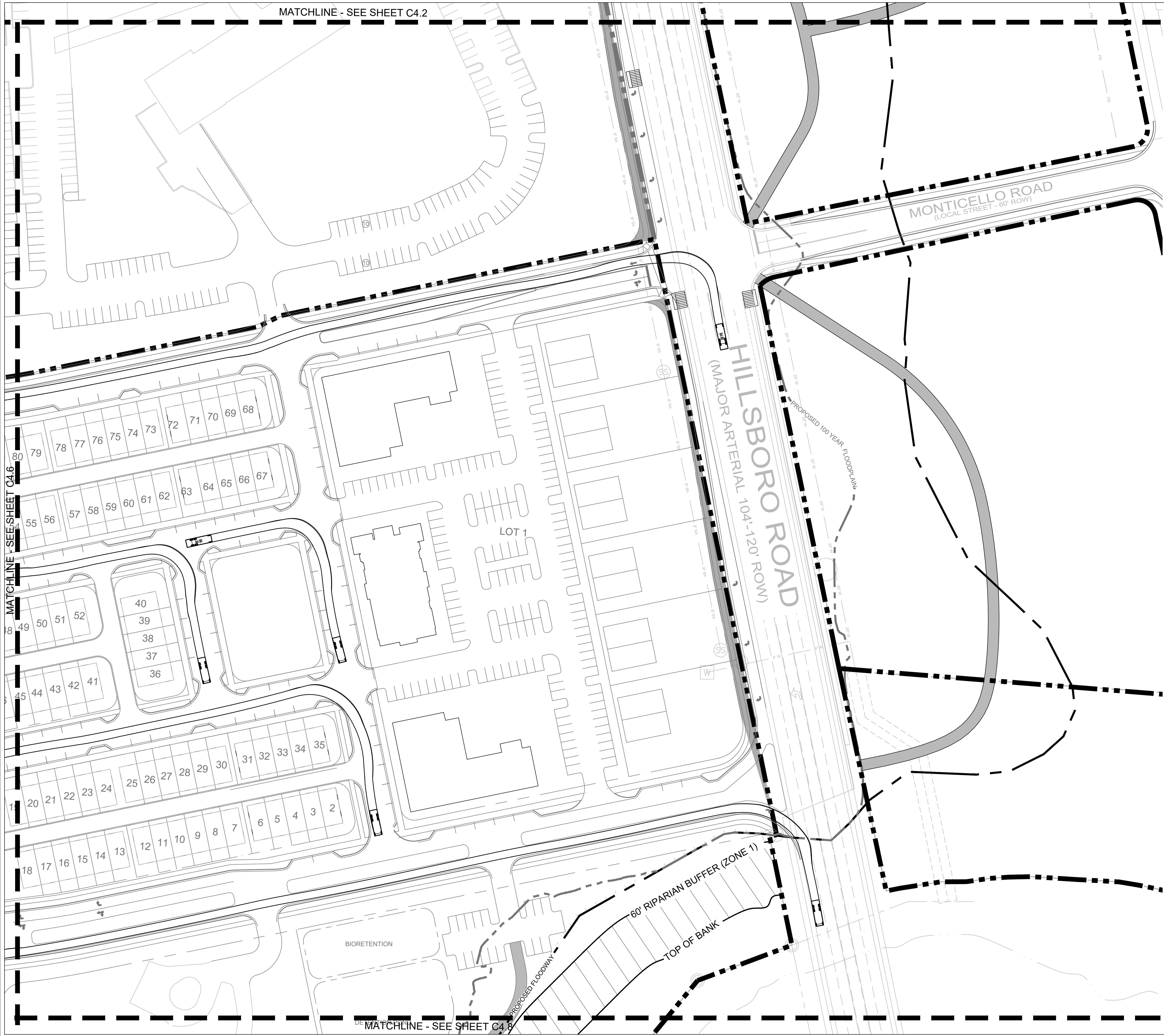
- NONE
- NONE
- NONE
- NONE



AUTOTURN
PLAN

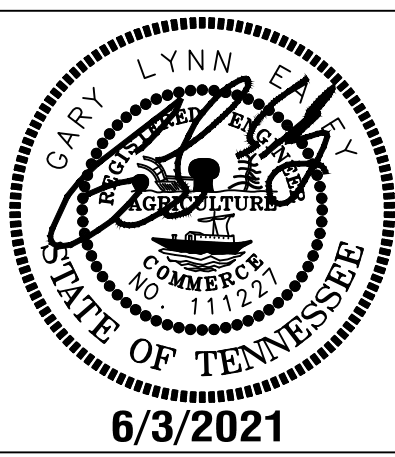
C4.7

LSC 19002



APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8.375
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8.375
WHEEL BASE = 15.833
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.167
BODY LENGTH = 28.333
WIDTH = 8.375
BODY STYLE = SIDE-LOADER REFUSE TRUCK
TURNING RADIUS WALL TO WALL = 45.7
MINIMUM DESIGN SPEED = 5 MPH



ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

**BROWNLAND FARM
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1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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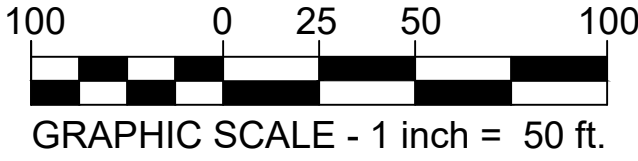
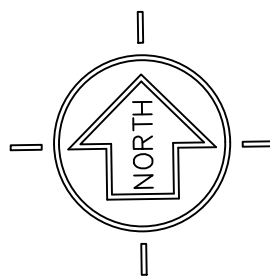
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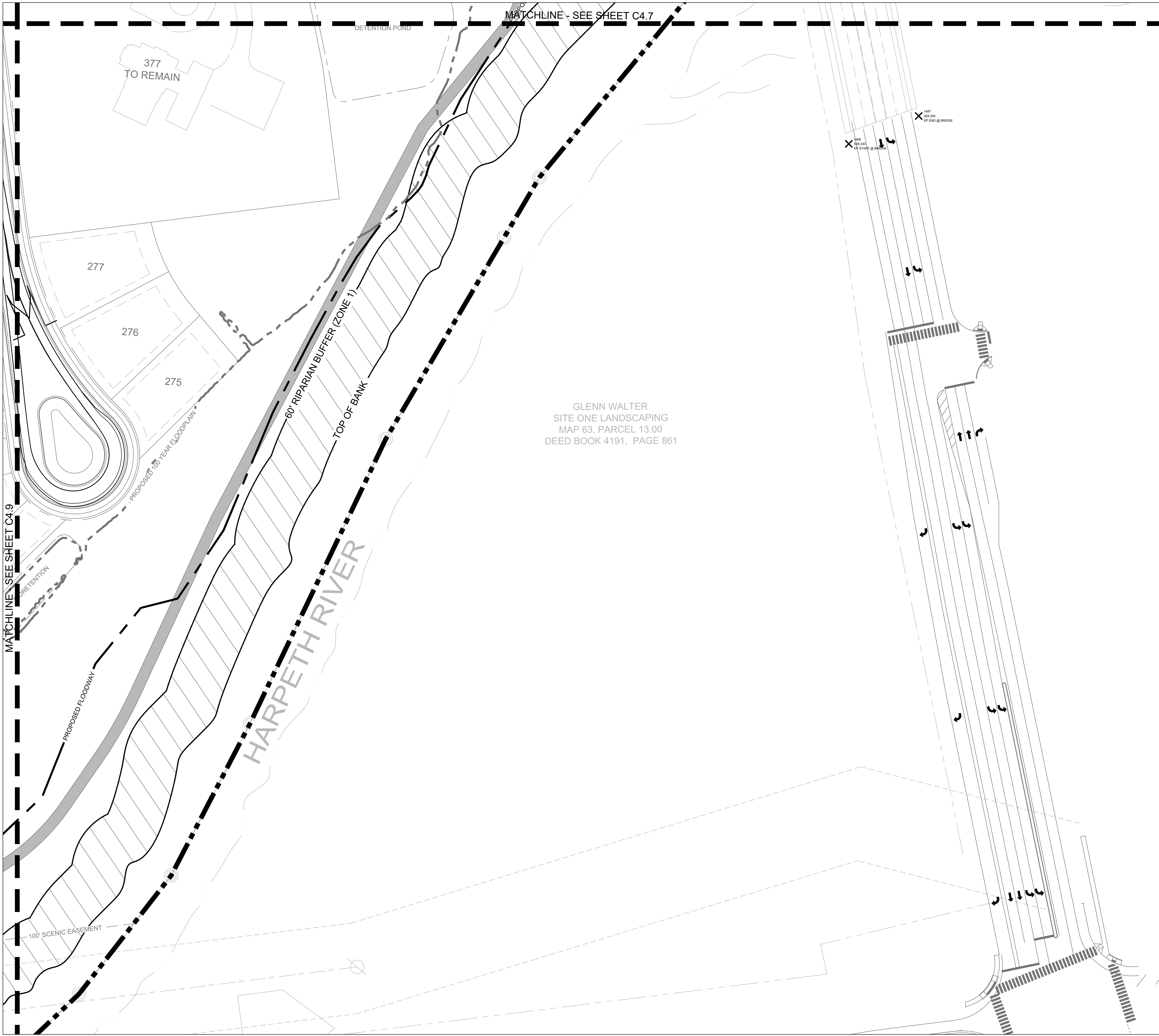
REFUSE TRUCK
AUTOTURN
PLAN

C4.7B

LSC 19002

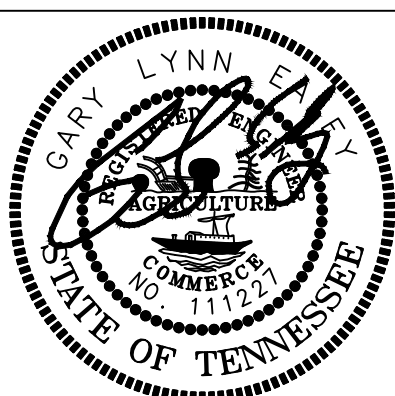
SHEET KEY		
C4.4	C4.3	
C4.5	C4.6	C4.7
C4.10	C4.9	C4.8





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NUMBER OF FRONT AXLES 1
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6/3/2021



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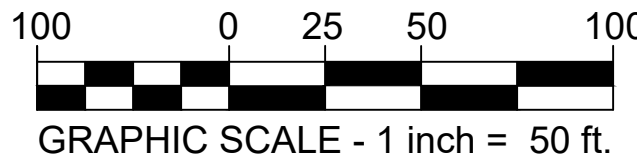
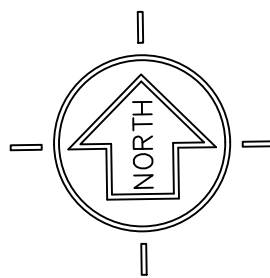
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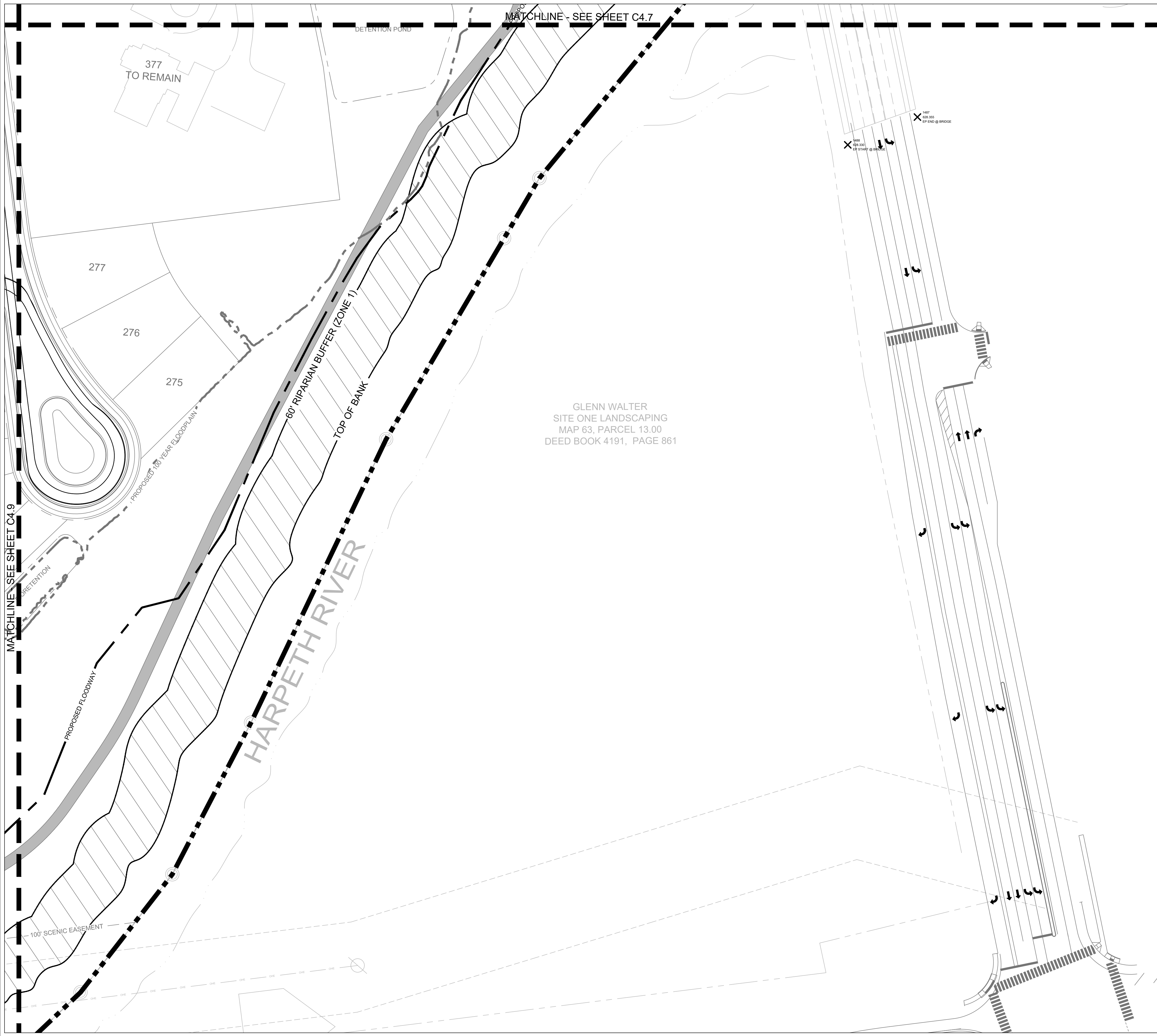
AUTOTURN
PLAN

C4.8

LSC 19002

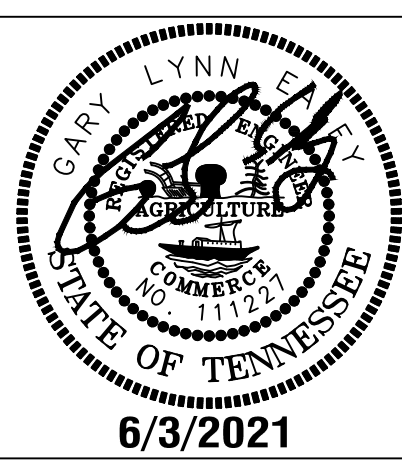
SHEET KEY			
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C4.5	C4.6	C4.7	
C4.10	C4.9	C4.8	





APPARATUS SPECIFICATIONS

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TURNING RADIUS WALL TO WALL = 45.7
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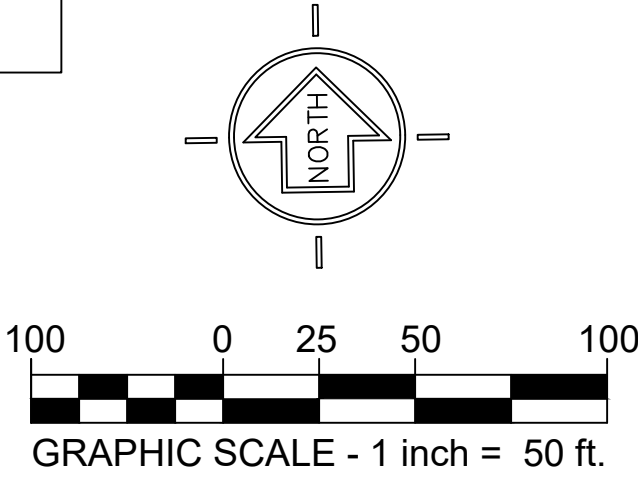
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- NONE
- NONE
- NONE
- NONE

REFUSE TRUCK
AUTOTURN
PLAN
C4.8B
LSC 19002

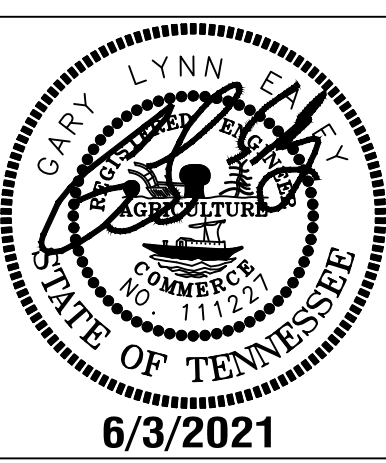
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C4.5	C4.6	C4.7	
C4.10	C4.9	C4.8	





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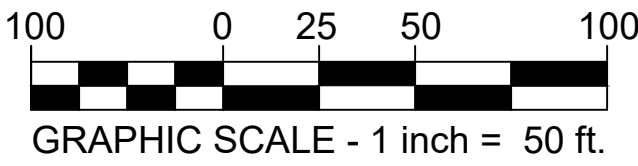
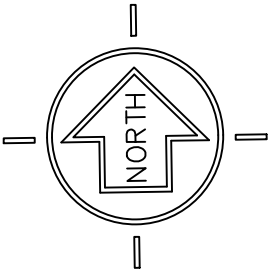
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- NONE
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AUTOTURN
PLAN

C4.9

LSC 19002

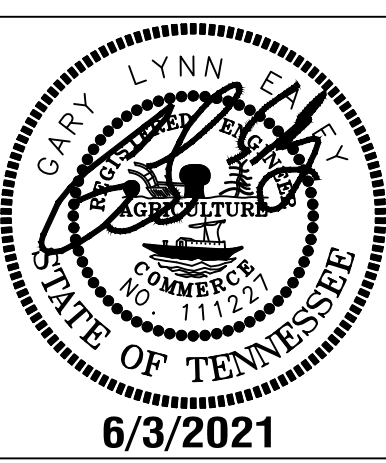
SHEET KEY		
C4.4	C4.3	
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BROWNLAND FARM
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COF# 7478
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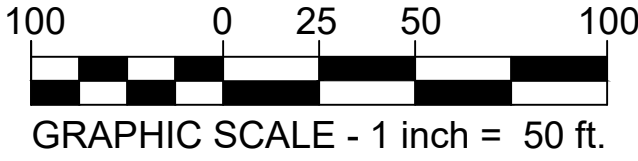
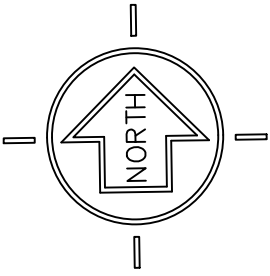
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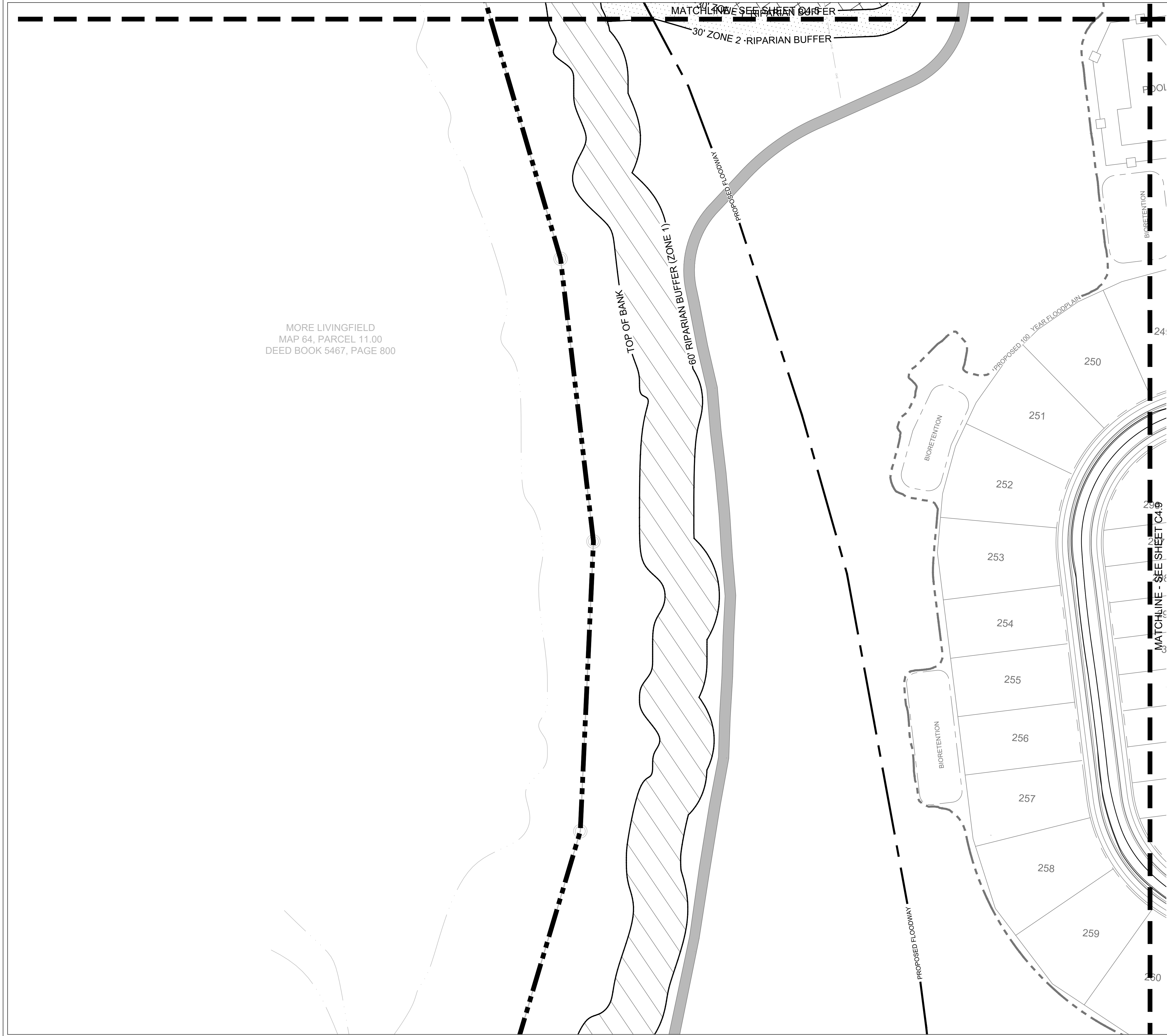
REFUSE TRUCK
AUTOTURN
PLAN

C4.9B

LSC 19002

SHEET KEY		
C4.4	C4.3	
C4.5	C4.6	C4.7
C4.10	C4.9	C4.8





MORE LIVINGFIELD
MAP 64, PARCEL 11.00
DEED BOOK 5467, PAGE 800

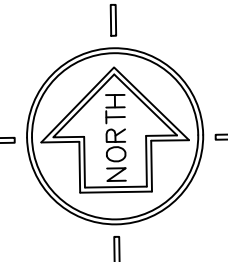
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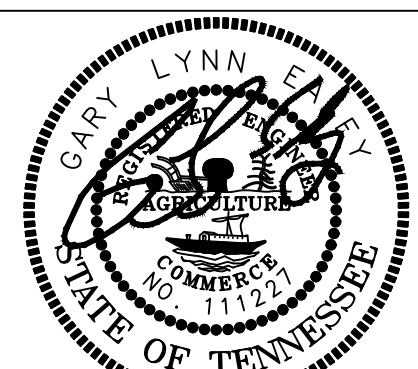
SHEET KEY			
C4.4	C4.3		
C4.5	C4.6	C4.7	
C4.10	C4.9	C4.8	



Know what's below.
Call before you dig.



GRAPHIC SCALE - 1 inch = 50 ft.



6/3/2021



2925 Berry Hill Drive, Nashville, TN 37204

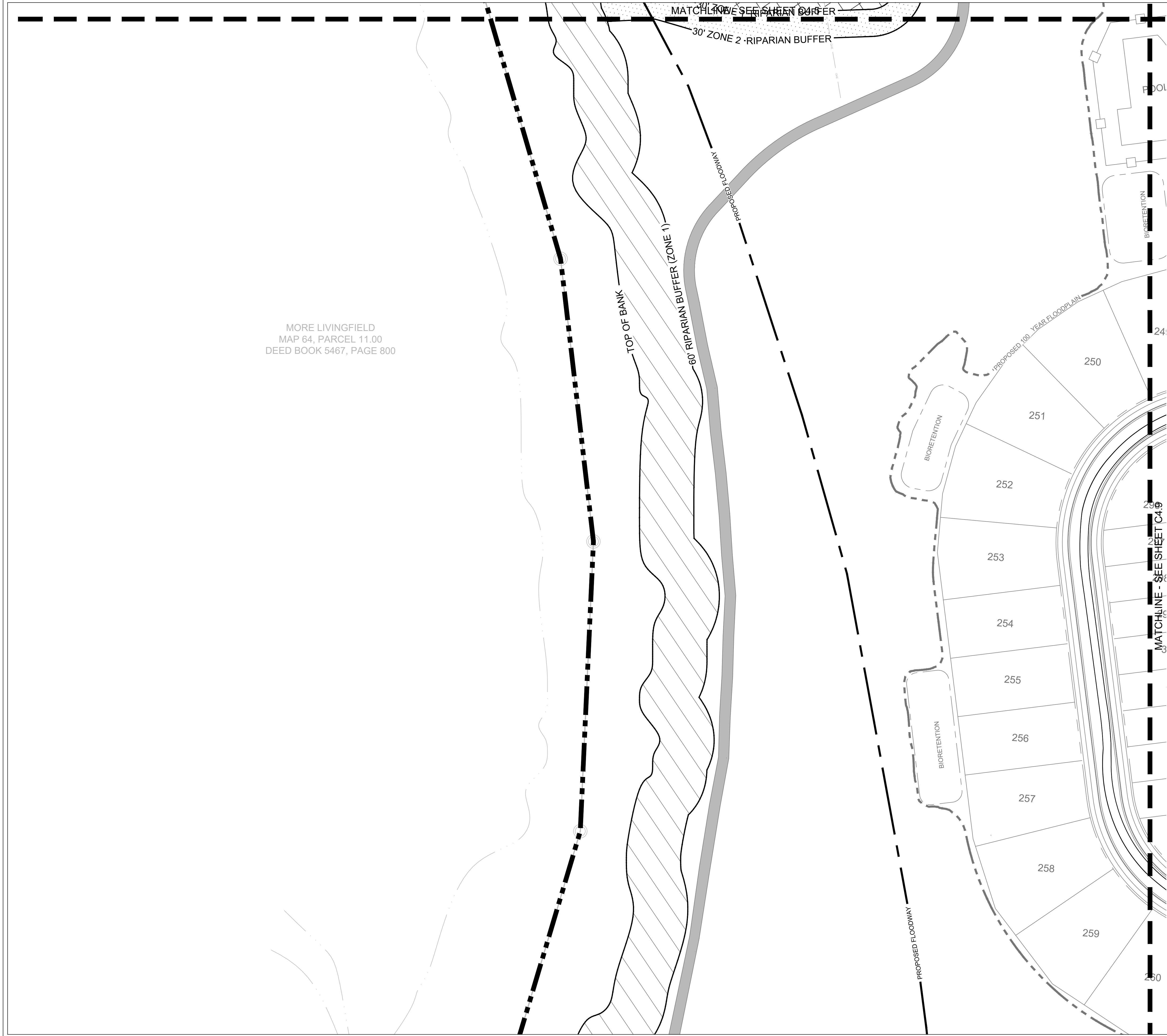
BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES			
- PLAN DATE: JUNE 8, 2021			
	NONE		
	NONE		
	NONE		
	NONE		

AUTOTURN
PLAN

C4.10

LSC 19002



MORE LIVINGFIELD
MAP 64, PARCEL 11.00
DEED BOOK 5467, PAGE 800

APPARATUS SPECIFICATIONS

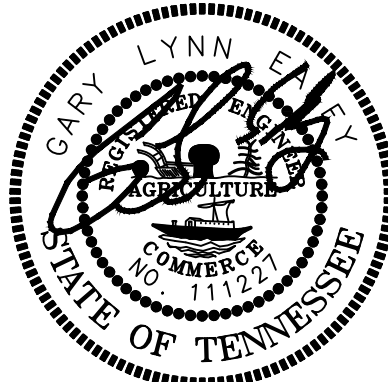
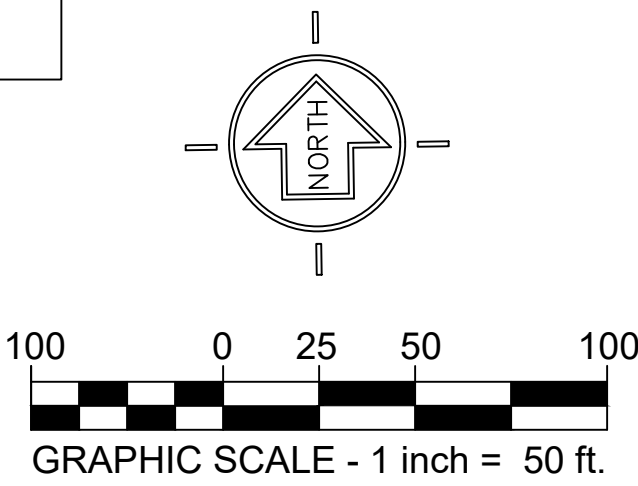
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SHEET KEY

C4.4	C4.3	
C4.5	C4.6	C4.7
C4.10	C4.9	C4.8



Know what's below.
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6/3/2021



2925 Berry Hill Drive, Nashville, TN 37204

BROWN LAND FARM
DEVELOPMENT PLAN

COF# 7478

MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
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1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

REFUSE TRUCK
AUTOTURN
PLAN

C4.10B

LSC 19002



WATER & SEWER GENERAL NOTES

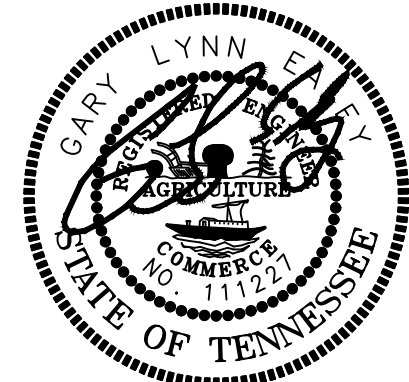
- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, 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.
- 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.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
- ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
- PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
- ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
- LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & TS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.
- WHEN REQUIRED, PERMANENT EXCLUSIVE EASEMENTS MUST BE PROVIDED WITH A MINIMUM WIDTH OF 20 FEET. EASEMENT WIDTH REQUIREMENTS ARE AS FOLLOWS:
 - 0'-12' DEPTH REQUIRES 20' EASEMENT.
 - 13'-20' DEPTH REQUIRES 30' EASEMENT.
 - DEPTHS GREATER THAN 20' REQUIRES PRIOR APPROVAL.A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST ALSO BE PROVIDED. NO TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS.

SEWER AND WATER SERVICE PROVIDED BY:
CITY OF FRANKLIN WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
205 SINGLE FAMILY @ 350 GPD = 71,500 GPD
96 TOWNHOMES @ 350 GPD = 33,600 GPD
81 TOWNHOMES @ 300 GPD = 24,300 GPD
24 MULTIPLEXES @ 350 GPD = 8,400 GPD
64 CONDOMINIUMS @ 300 GPD = 19,200 GPD
1 EXISTING HOUSE TO REMAIN @ 350 GPD = 350 GPD

TOTAL = 157,600 GPD

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



6/3/2021



BROWNLAND FARM
DEVELOPMENT PLAN

COF# 7478

MAP 52, P/O PARCEL 7; MAP 52/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

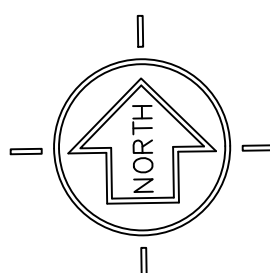
OVERALL SITE
UTILITY PLAN

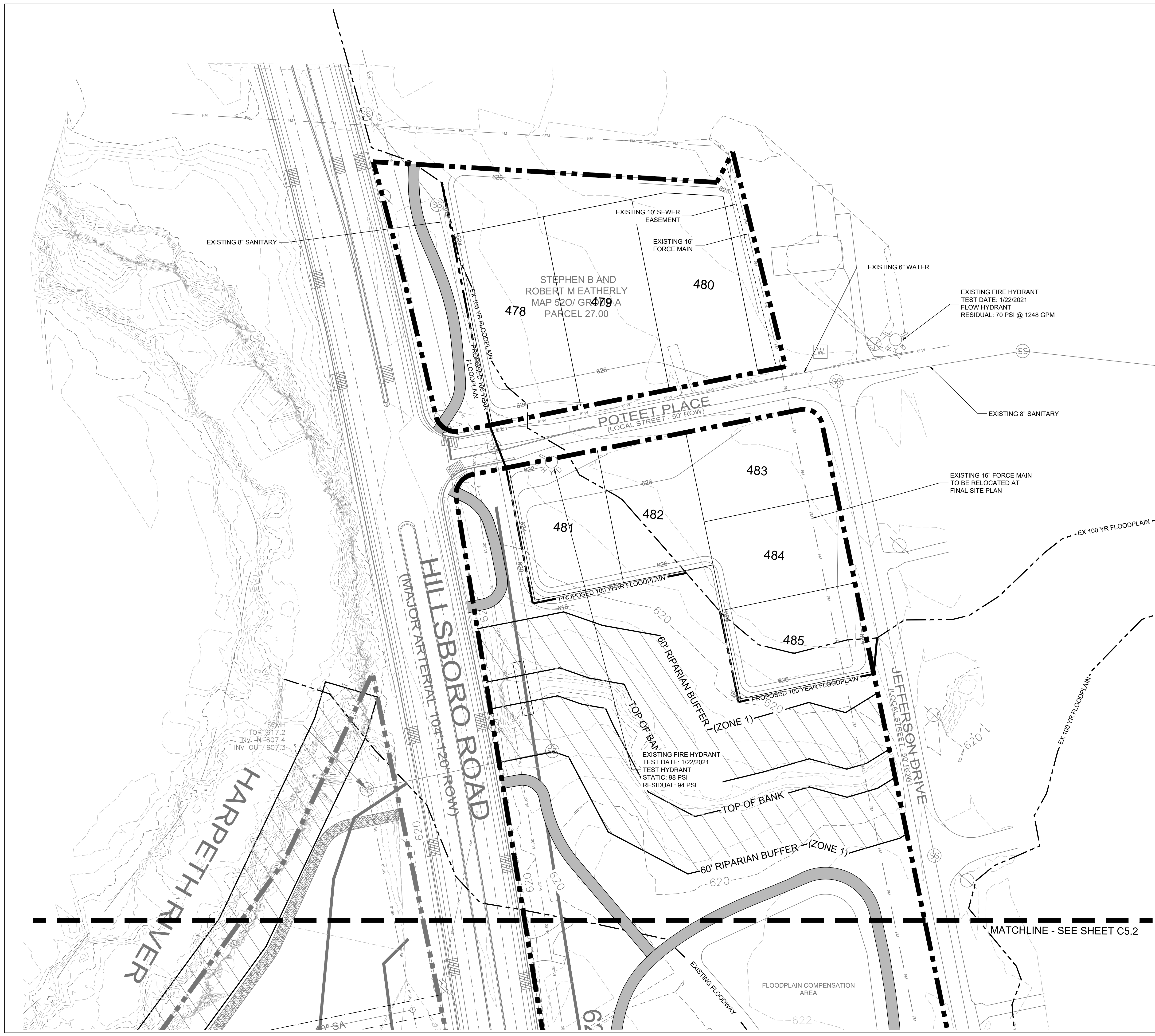
C5.0

LSC 19002



Know what's below.
Call before you dig.





WATER & SEWER GENERAL NOTES

- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & 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.
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 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
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SEWER AND WATER SERVICE PROVIDED BY:
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124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

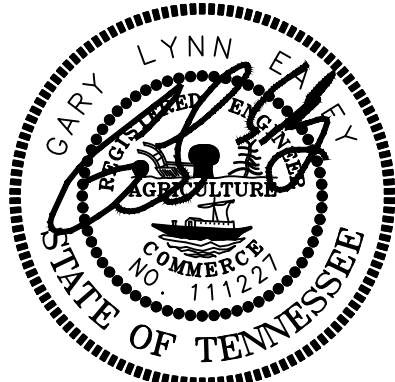
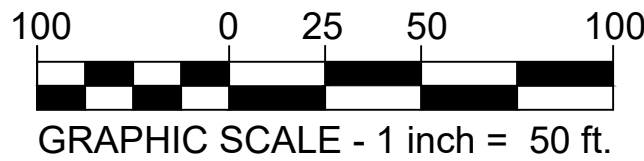
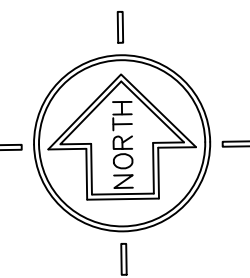
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TOTAL = 157,600 GPD

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SHEET KEY

		C5.1
C5.4	C5.3	C5.2
C5.5	C5.6	C5.7
C5.10	C5.9	C5.8



6/3/2021

ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

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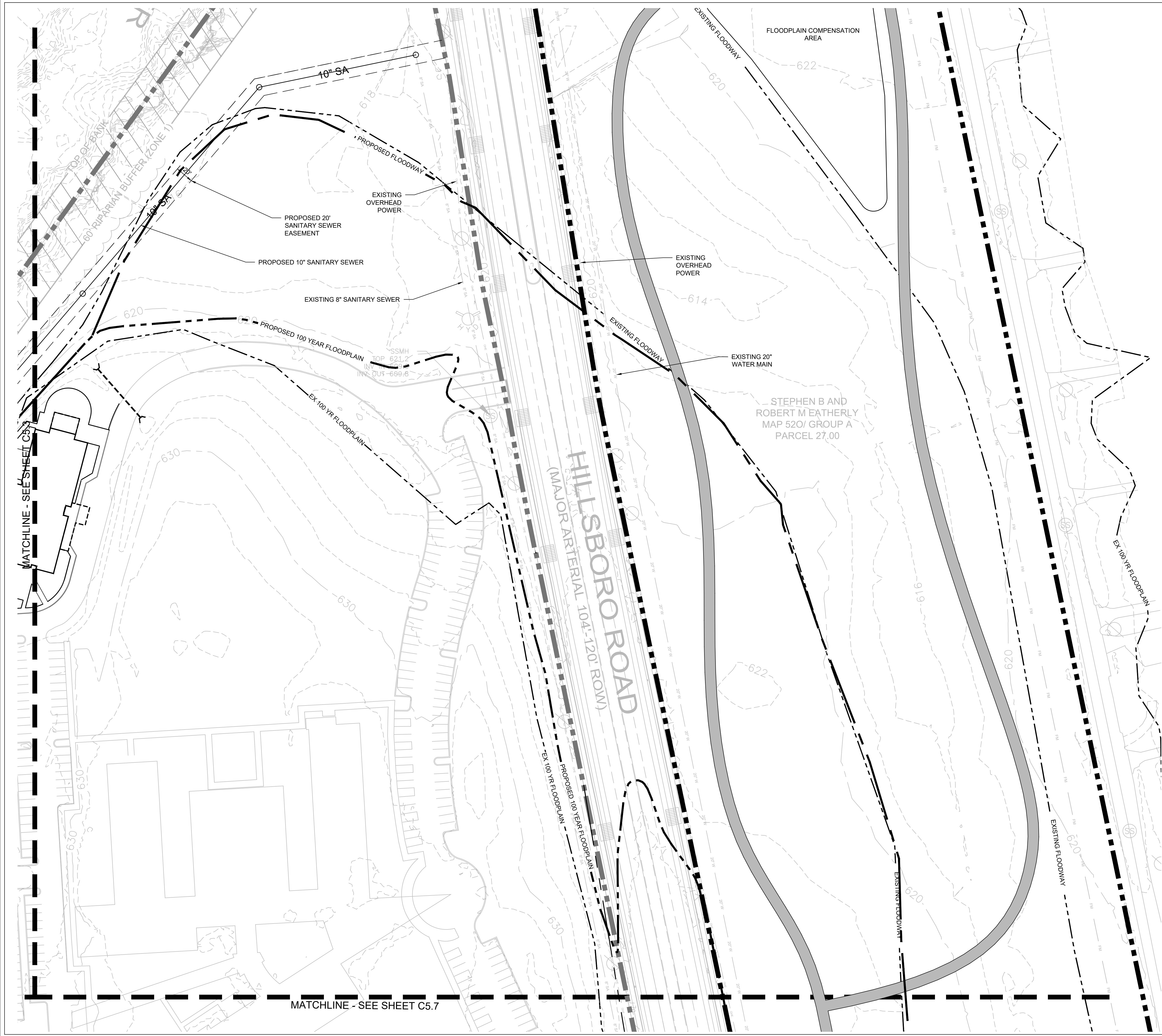
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- NONE
- NONE
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SITE UTILITY
PLAN

C5.1

LSC 19002



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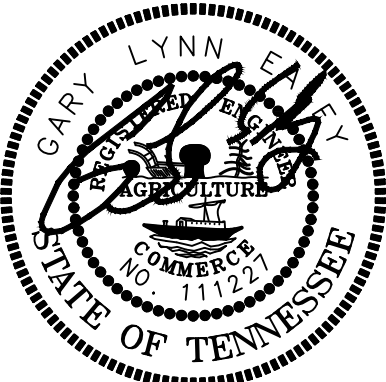
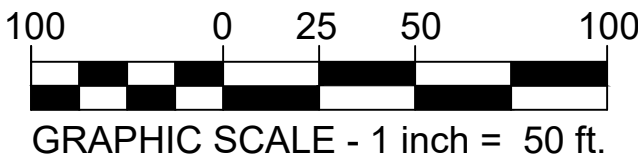
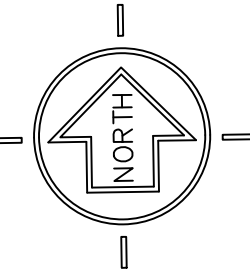
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DEVELOPMENT PLAN

COF# 7478

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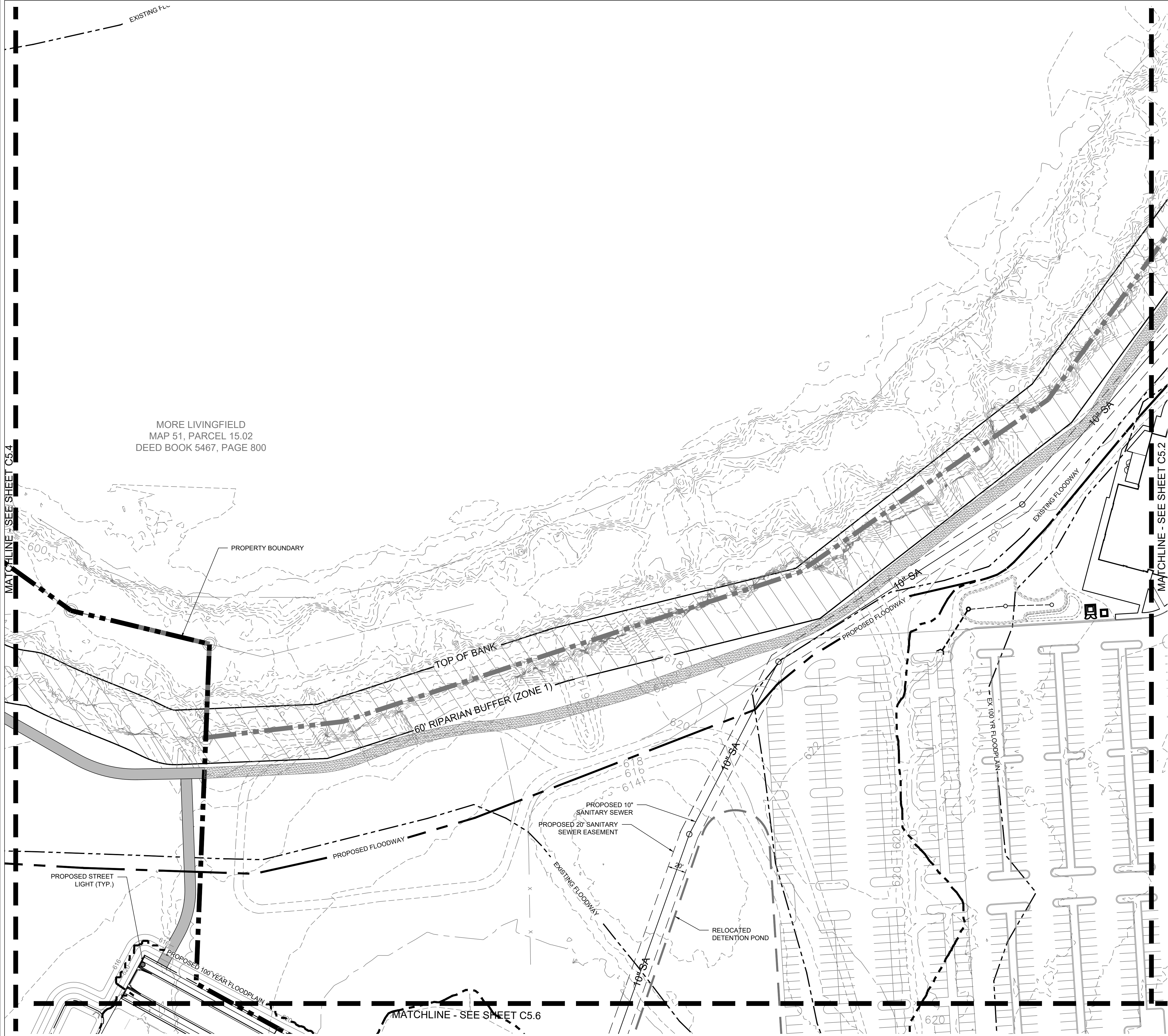
- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

SITE UTILITY
PLAN

C5.2

LSC 19002



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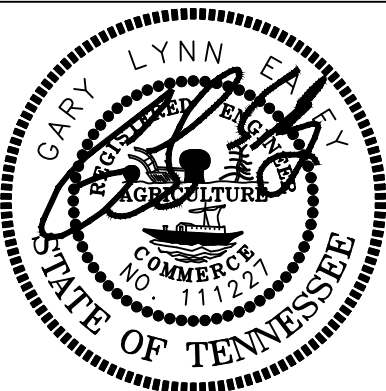
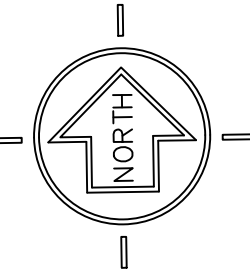
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C5.4	C5.3	C5.2
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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- NONE
- NONE
- NONE
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SITE UTILITY
PLAN

C5.3

LSC 19002



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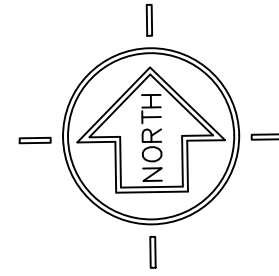
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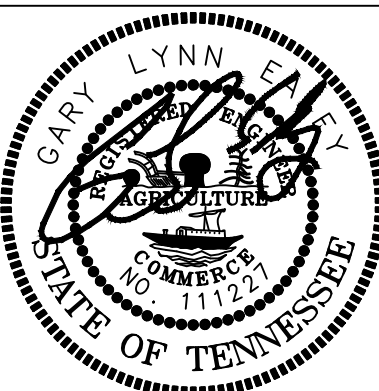


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100 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.



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615-794-4554

WATER & SEWER DATA CHART
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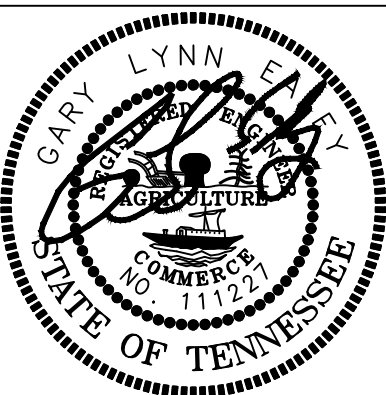
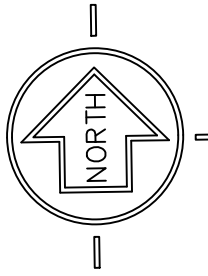
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		C5.1
C5.4	C5.3	C5.2
C5.5	C5.6	C5.7
C5.10	C5.9	C5.8



Know what's below.
Call before you dig.



6/3/2021



2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM DEVELOPMENT PLAN

COF# 7478

MAP 52, P/O PARCEL 7; MAP 52/GROUP APARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

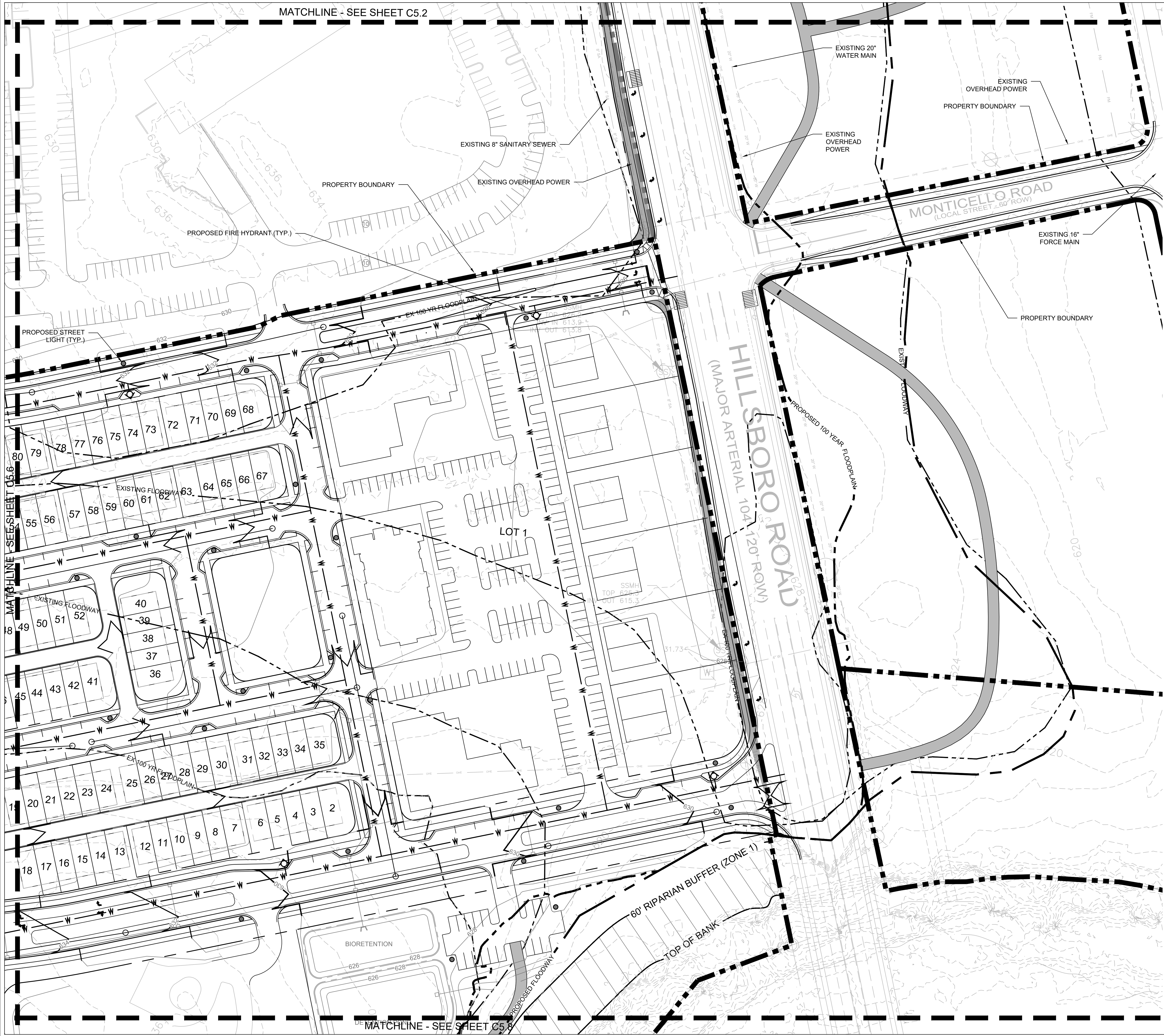
- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

SITE UTILITY PLAN

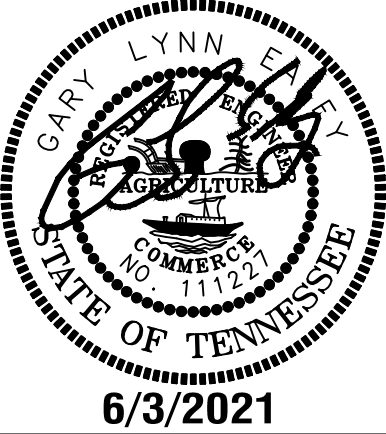
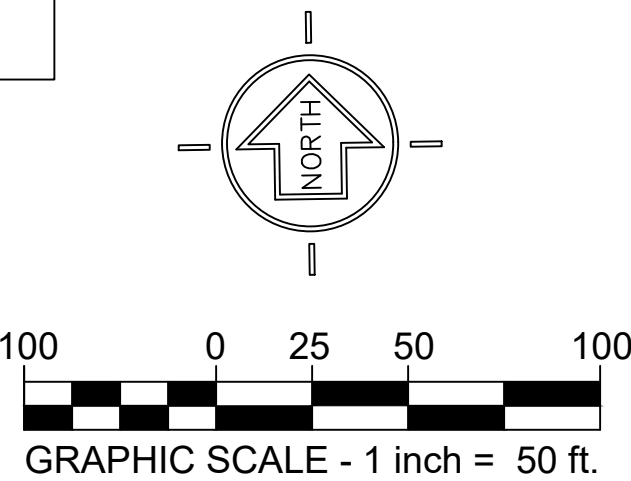
C5.6

LSC 19002



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BROWNLAND FARM
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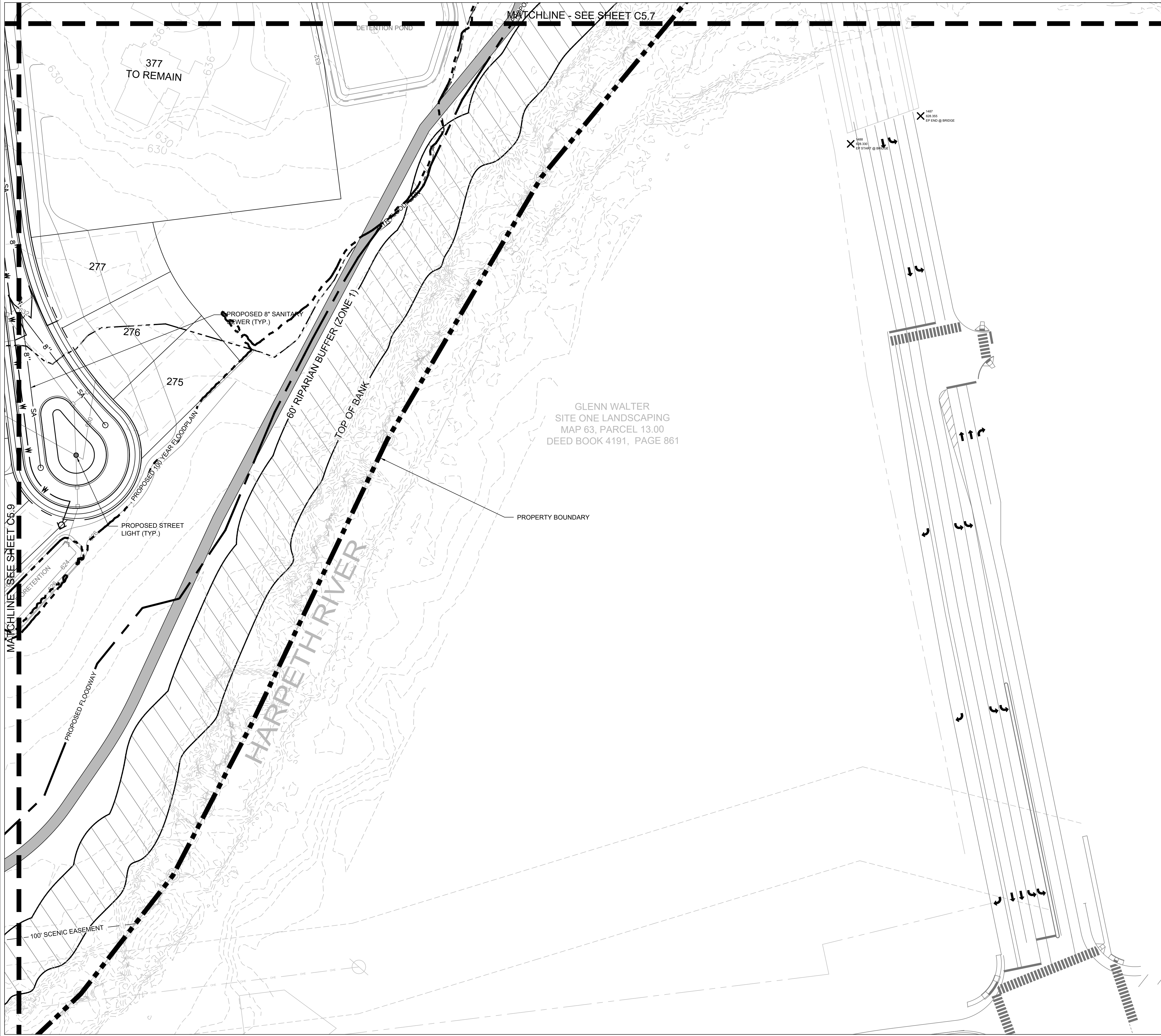
ISSUANCE/REVISION NOTES:
- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

SITE UTILITY
PLAN

C5.7

LSC 19002



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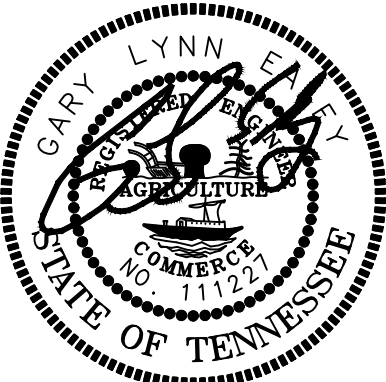
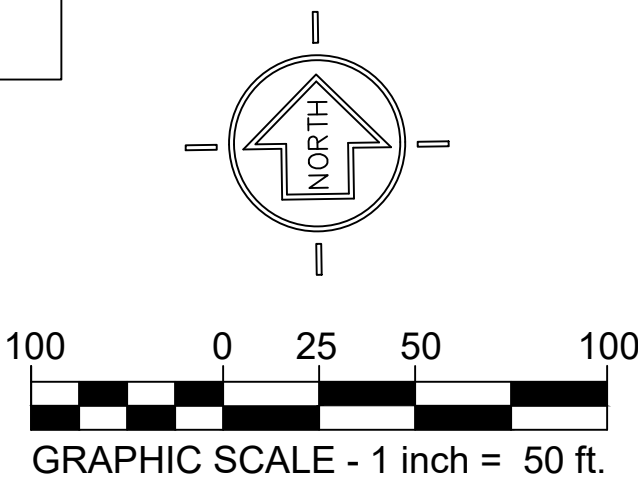
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C5.4	C5.3	C5.2
C5.5	C5.6	C5.7
C5.10	C5.9	C5.8



Know what's below.
Call before you dig.



6/3/2021



2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

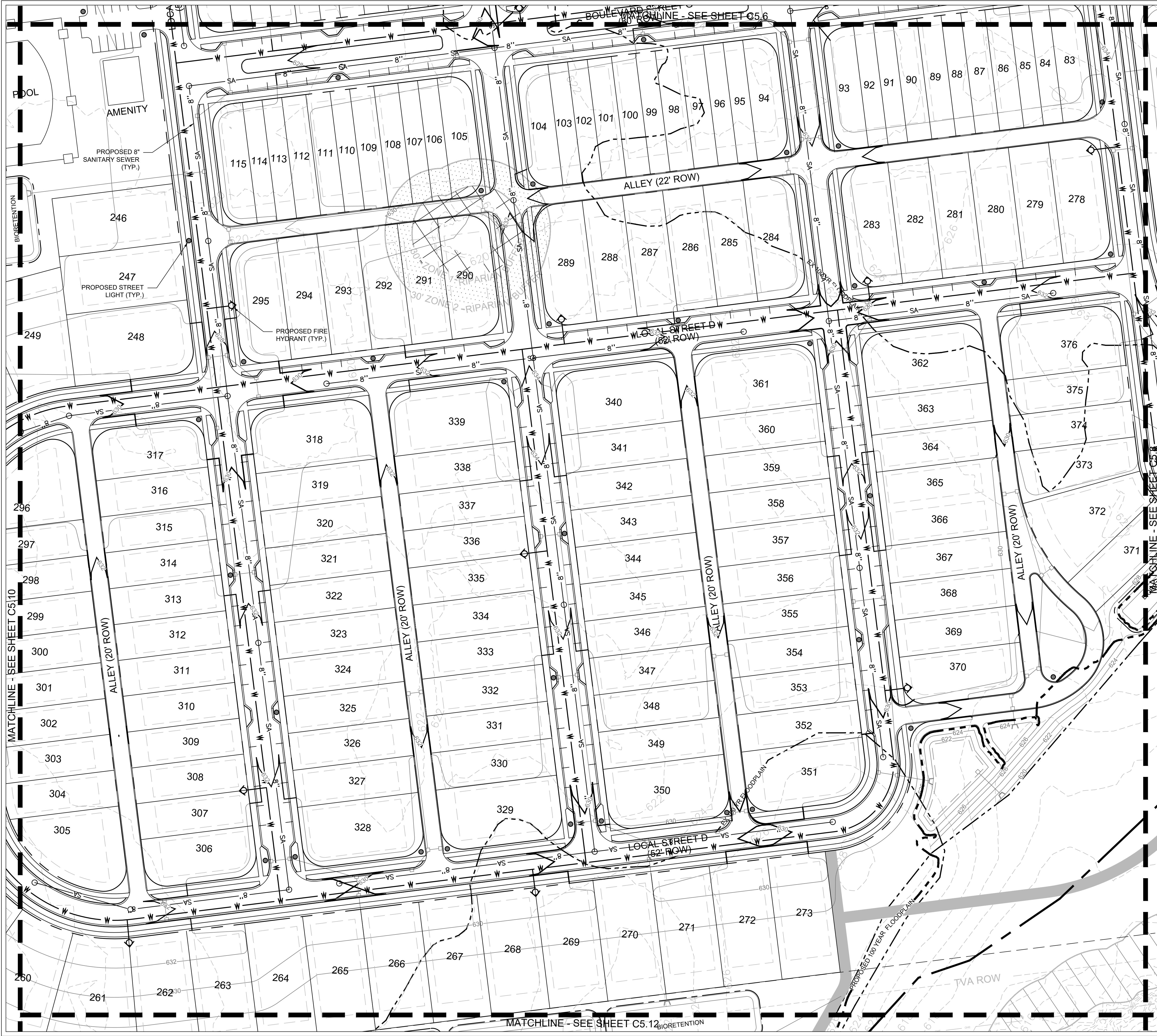
- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

SITE UTILITY
PLAN

C5.8

LSC 19002

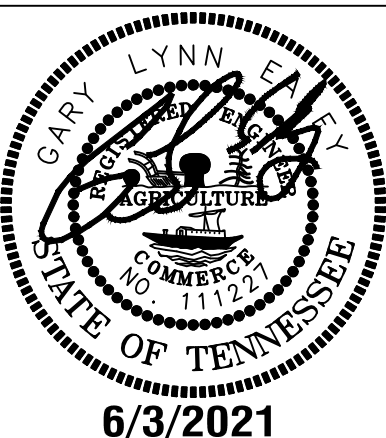
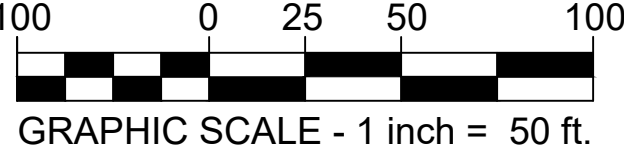
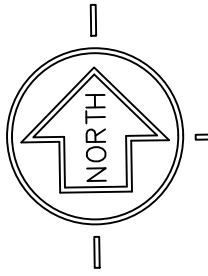


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DEVELOPMENT PLAN

COF# 7478

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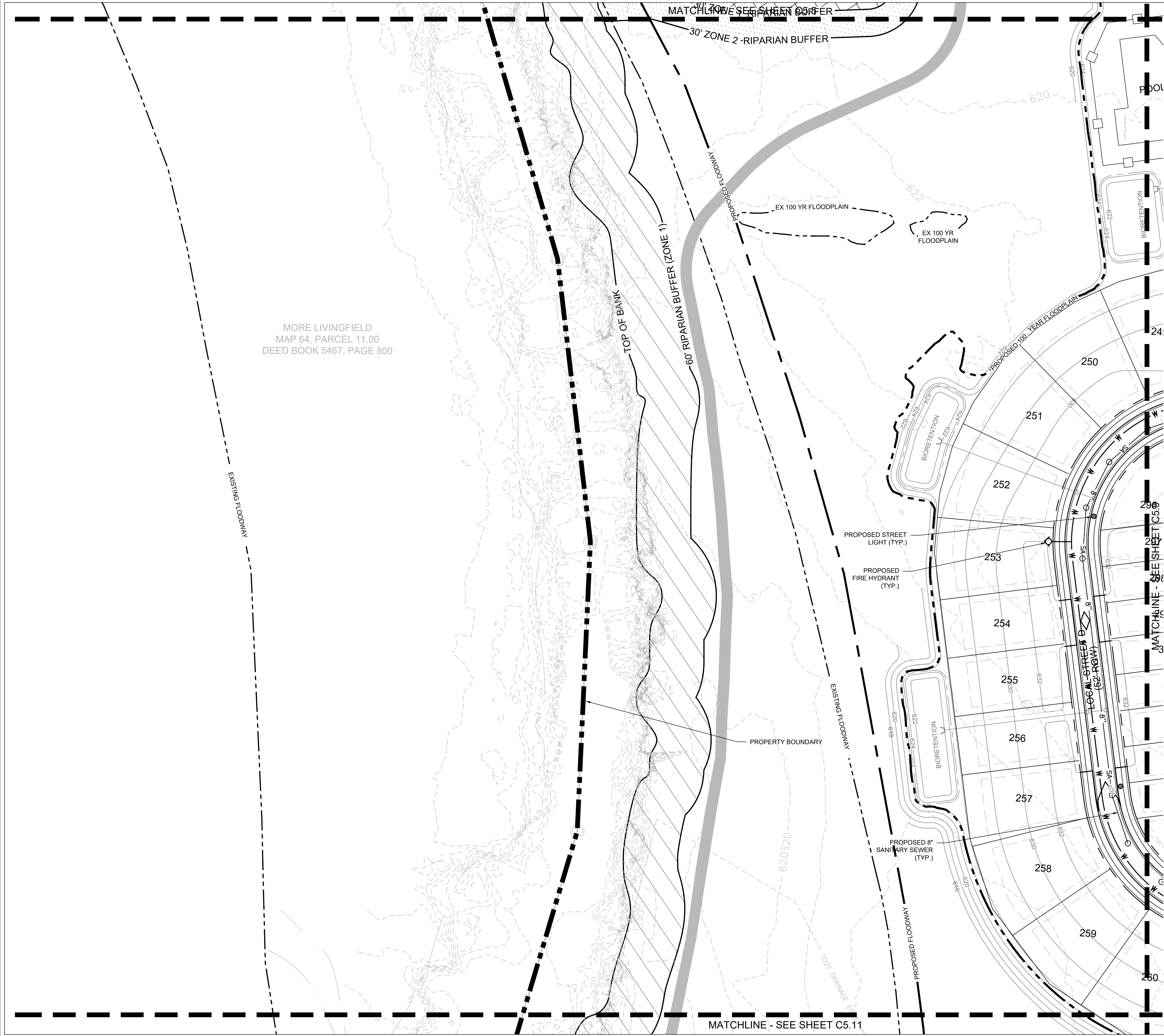
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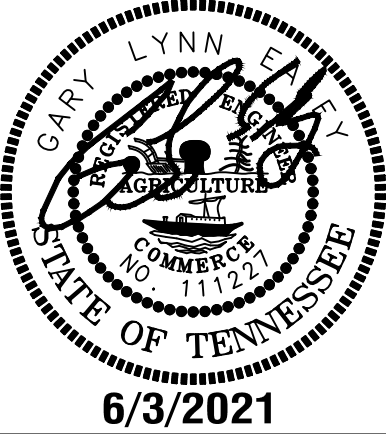
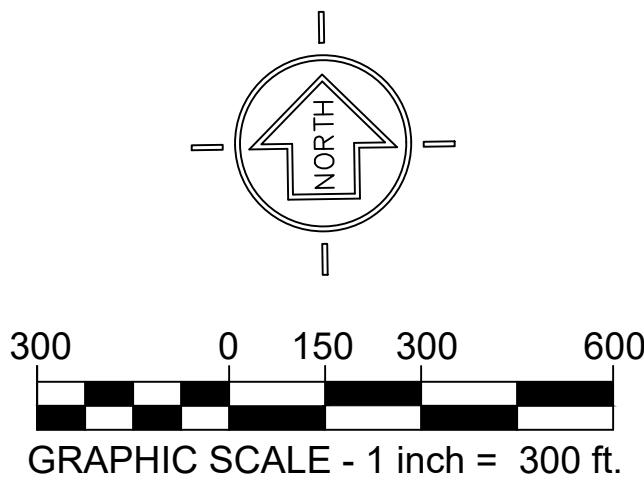
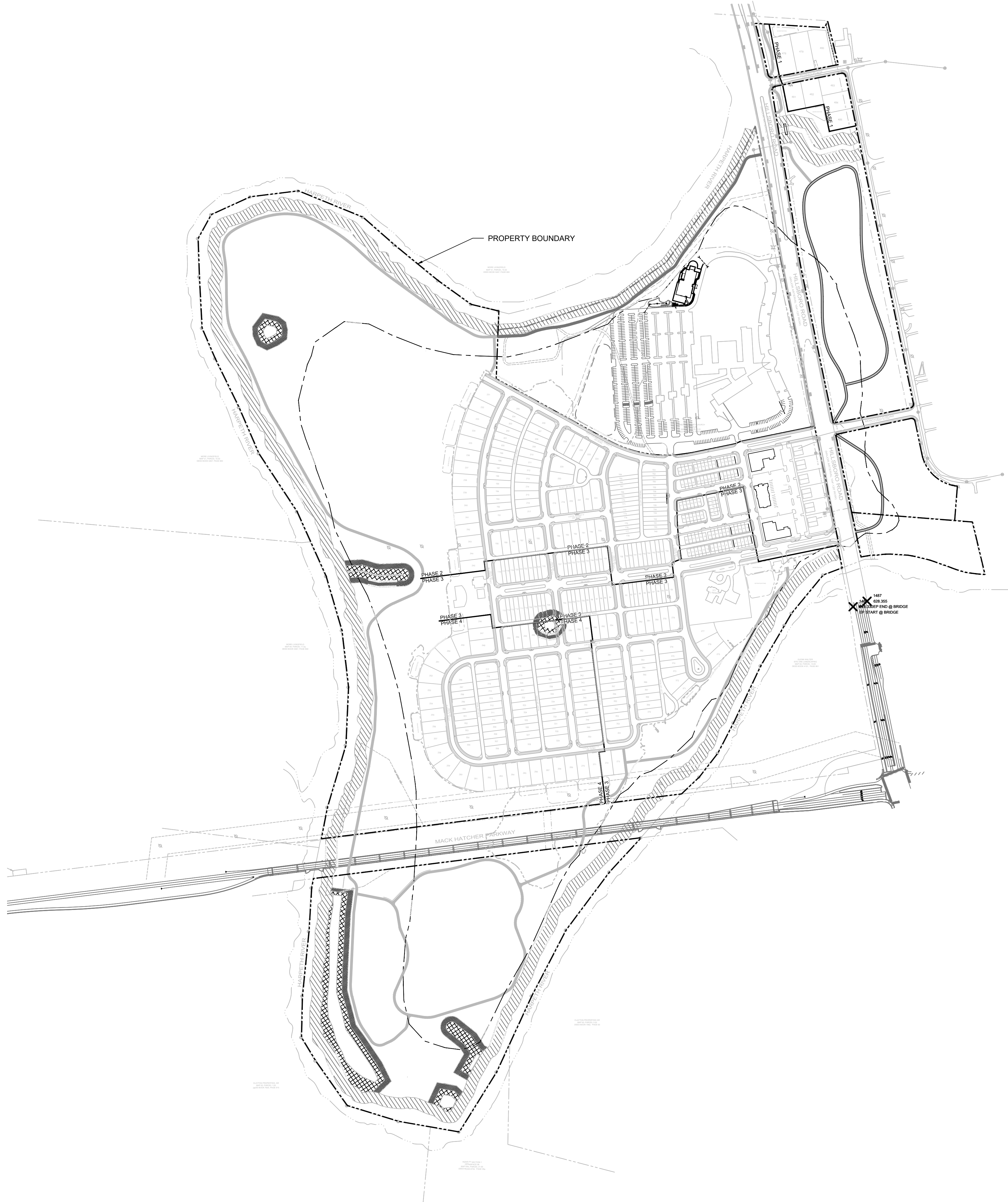


SITE UTILITY
PLAN

C5.9

LSC 19002



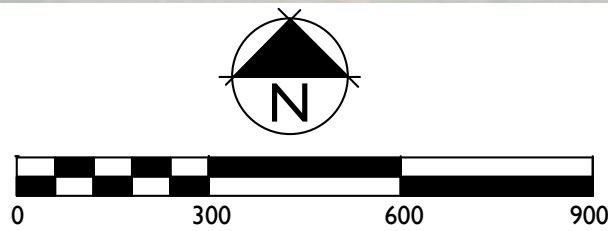


**BROWNLAND FARM
DEVELOPMENT PLAN**
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ISSUANCE/REVISION NOTES:
- PLAN DATE: JUNE 8, 2021

- NONE
- NONE
- NONE
- NONE

PHASING PLAN
C6.0
LSC 19002



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TREE CANOPY RETENTION

OVERALL SITE AREA = 10,177,446 SF (233.64 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	2,184,140 SF; 50.14 AC (21.5% OF SITE)
REQUIRED CANOPY PRESERVATION:	48% (1,048,387 SF; 24.09 AC)
PROVIDED CANOPY PRESERVATION:	40.34 AC (167% OF REQUIRED)

KEY

PRESERVED CANOPY

PRESERVED CANOPY

REMOVED CANOPY

60' ZONE I RIPARIAN BUFFER

TREE SURVEY

NO.	SIZE (INCHES)	SPECIES	REMOVED	RETAINED
1	26	HACKBERRY	X	
2	27	HACKBERRY	X	
3	32	HACKBERRY	X	
4	29	SYCAMORE	X	
5	28	SYCAMORE	X	
6	34	UNIDENTIFIED	X	
7	28	HACKBERRY	X	
8	30	HACKBERRY	X	
9	70	MAPLE	X	
10	51	HACKBERRY	X	
11	38	HACKBERRY	X	
12	28	HACKBERRY	X	
13	30	HACKBERRY	X	
14	35	HACKBERRY	X	
15	27	SYCAMORE	X	
16	39	RED CEDAR	X	
17	41	RED CEDAR	X	
18	30	CHERRY	X	
19	36	MAPLE	X	
20	26	RED CEDAR	X	
21	25	HACKBERRY	X	
22	33	HACKBERRY	X	
23	36	HACKBERRY	X	
24	33	HACKBERRY	X	
25	39	OAK	X	
26	27	ELM	X	
27	36	WALNUT	X	
28	33	HACKBERRY	X	
29	34	HACKBERRY	X	
30	33	HACKBERRY	X	
31	34	HACKBERRY	X	
32	38	HACKBERRY	X	
33	34	HACKBERRY	X	
34	28	HACKBERRY	X	
35	35	HACKBERRY	X	
36	41	HACKBERRY	X	
37	33	HACKBERRY	X	
38	40	HACKBERRY	X	
39	30	HACKBERRY	X	

TOTAL NUMBER OF INCHES REMOVED	1327
NUMBER OF REPLACEMENT INCHES REQUIRED	2654

SITE DATA CHART

PROJECT NAME:
PROJECT NUMBER:
ADDRESS:

BROWNLAND FARM PD SUBDIVISION
7478
HILLSBORO ROAD

PARCEL(S):

MAP 63, PARCEL 2.00
MAP 63, PARCEL 2.01
MAP 63, PARCEL 2.02
MAP 52, PARCEL 7.00
MAP 52O, GROUP A, PARCEL 27.00

ACREAGE / SF OF SITE:

233.64 AC

BASE ZONING:

AGRICULTURE
CIVIC AND INSTITUTIONAL
PD (2.02)

PROPOSED ZONING:

ZONING OVERLAYS:

SCO - SCENIC CORRIDOR OVERLAY
FWO - FLOODWAY OVERLAY
FFO - FLOODWAY FRINGE OVERLAY

BUILDING TYPES APPLIED:

SINGLE FAMILY HOMES
TOWNHOMES
MULTIPLEX
MULTI-FAMILY

FRONTAGE TYPES APPLIED:

YARD FRONTAGE (SINGLE FAMILY AND MULTI-PLEX)
URBAN FRONTAGE (MULTI-FAMILY AND TOWNHOMES)

LOT WIDTHS, SIZES, UNIT COUNT:

100' SIDE-LOADED - APP. 0.35 AC: 8
65' FRONT-LOADED - APP. 0.20 AC: 46
40' ALLEY-LOADED - APP. 0.12 AC: 151
22' TOWNHOME - APP. 0.07 AC: 96
20' TOWNHOME - APP. 0.03 AC: 81
MULTI-PLEX UNITS: 24
MULTI-FAMILY UNITS: 64
EXISTING HOUSE TO REMAIN: 1
TOTAL UNITS: 471

PARKLAND DEDICATION:

471 UNITS x \$4.304= \$2,027,184
25% NON REIMBURSABLE: \$506,796
75% POSSIBLE REIMBURSEMENT: \$1,520,388

SETBACKS:

100' SIDE-LOADED

FRONT:

15'

SIDE:

30'

REAR:

65' FRONT-LOADED

FRONT:

10'

SIDE:

7.5'

SIDE STREET:

10'

REAR:

20'

40' ALLEY-LOADED

FRONT:

10'

SIDE:

5'

SIDE STREET:

10'

REAR:

5' OR 22'

22' TOWNHOME:

FRONT:

10'

SIDE:

5'

INTERNAL:

0'

SIDE STREET:

10'

REAR:

20'

20' TOWNHOME:

FRONT:

10'

SIDE:

5'

INTERNAL:

0'

SIDE STREET:

10'

REAR:

5'

MULTIPLEX:

FRONT:

10'

SIDE:

80'

INTERNAL:

15'

SIDE STREET:

15'

REAR:

5'

MULTI-FAMILY

FRONT:

10'

SIDE:

10'

SIDE STREET:

10'

REAR:

10'

MAX BUILDING HEIGHT:

2.5-STORY

PERMITTED USES:

SINGLE-FAMILY DETACHED
TOWNHOMES
MULTIPLEX
MULTI-FAMILY
AGRICULTURE

MINIMUM REQUIRED LSA:

PROVIDED LSA:

20% (46.7 AC)
62.38% (145.63 AC)

OPEN SPACE REQUIRED:

OPEN SPACE PROVIDED:

5% (508,563 SF)
5% (510,743 SF)

NATURAL AREA REQUIRED:

NATURAL AREA PROVIDED:

10% (1,017,126 SF)
11% (1,146,621 SF)

TREE CANOPY:

RETENTION ACREAGE REQUIRED:

RETENTION ACREAGE PROVIDED:

50.19 AC
48% (24.09 AC)
80% (40.34 AC)

PARKING REQUIRED (BY USE):

SINGLE FAMILY DETACHED (2/UNIT):

22' TOWNHOMES (3BR - 3/UNIT):

20' TOWNHOMES (2BR - 2.5/UNIT):

MULTIPLEX (2BR - 2.5/UNIT):

MULTI-FAMILY (1BR - 1.5/UNIT)(2 BR - 2.5/UNIT)

TOTAL PARKING REQD:

410

288

203

60

108

1,069

PARKING PROVIDED (BY USE):

SINGLE FAMILY DETACHED (FRONT-LOADED):

SINGLE FAMILY DETACHED (ALLEY-LOADED):

22' TOWNHOMES (ALLEY-LOADED):

20' TOWNHOMES (ALLEY-LOADED):

SURFACE PARKING:

ON-STREET PARKING:

TOTAL PARKING PROVIDED:

220

604

192

162

364

396

1,938



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE



2929 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



Revision Date

△
△
△
△
△

OVERALL
TREE
PRESERVATION

SHEET
L1.0

COF # 7478



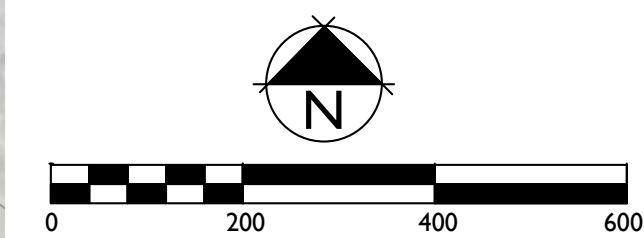
KEY

PRESERVED CANOPY

PRESERVED CANOPY

REMOVED CANOPY

60' ZONE I RIPARIAN BUFFER



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.



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE



**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



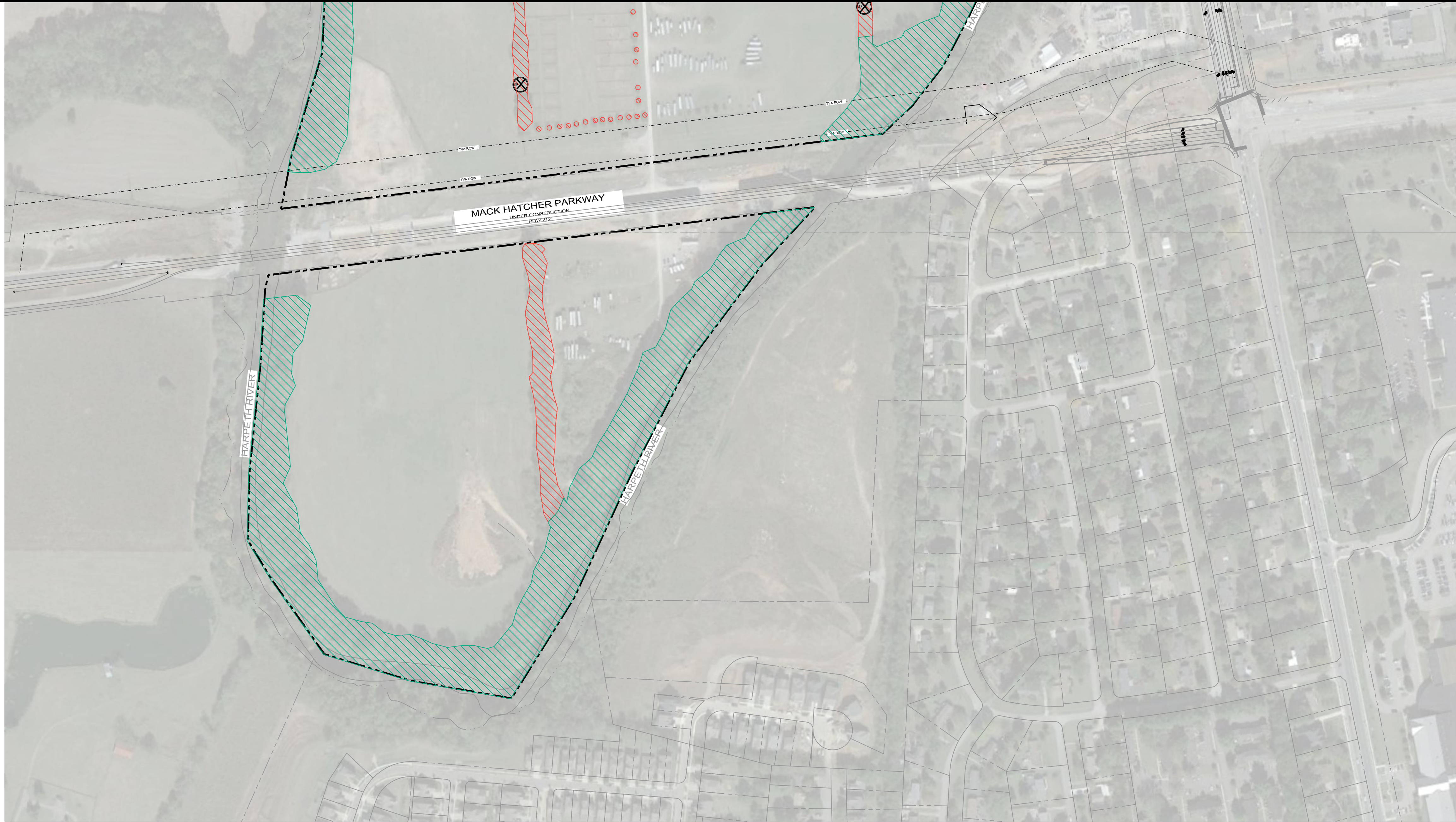
Revision Date

- △
- △
- △
- △

ENLARGED
TREE
PRESERVATION

SHEET
LI.1

COF # 7478



- KEY**
- PRESERVED CANOPY
 - PRESERVED CANOPY
 - REMOVED CANOPY
 - 60' ZONE I RIPARIAN BUFFER

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.

**BROWNLAND FARM
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



Revision	Date
△	_____
△	_____
△	_____
△	_____



1 100' SIDE-LOADED
ELEVATION



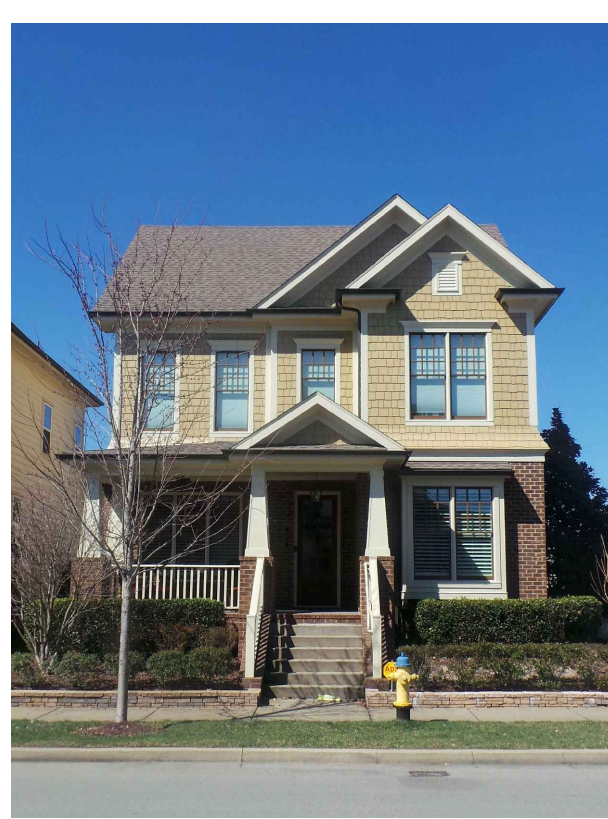
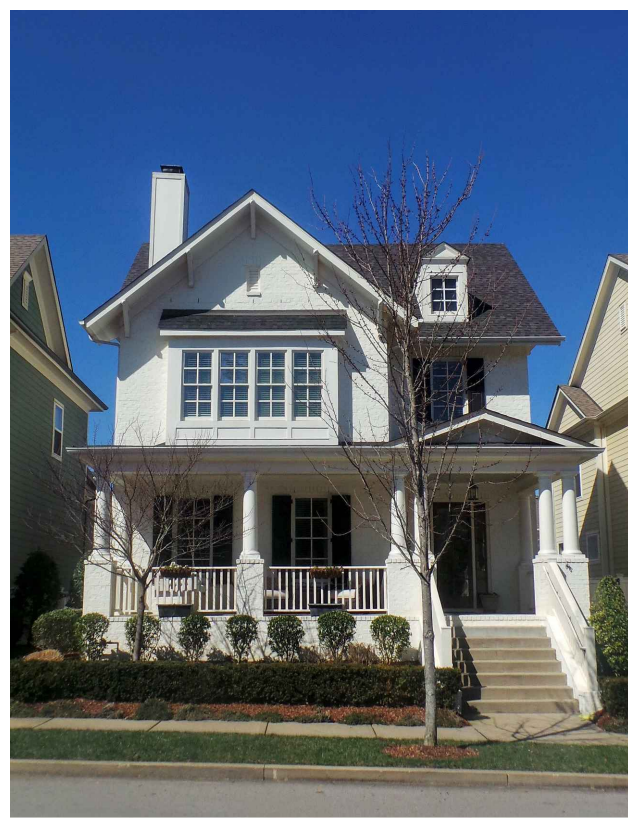
N.T.S.



2 65' FRONT-LOADED
ELEVATION



N.T.S.



3 40' SINGLE FAMILY - ALLEY LOADED
ELEVATION

N.T.S.



4 MULTI-PLEX
ELEVATION

N.T.S.



5 20' & 22' TOWNHOMES
ELEVATION

N.T.S.



6 MULTI-FAMILY
PERSPECTIVE

N.T.S.

The home elevations shown here are representative of the homes planned for Brownland. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered
Landscape Architect.

From: Ehab Kasasbeh <ehab_k78@hotmail.com>
Sent: Sunday, June 20, 2021 6:14 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>;
Bev@aldermanburger.com; Brandy Blanton <brandy.blanton@franklintn.gov>; Roger Lindsey
<roger.lindsey@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>
Subject: Brownland — Vote NO — Items 6,7,8 (2021-05, 2021-53, 2021-54)

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.

As a resident of the area since 2007, I feel this is detrimental to the community and will add much traffic, take away from the country feel that our area has and destroy the beautiful scenery while removing the lovely equestrian show grounds all at the same time.

Please don't approve this

Dr Ehab Kasasbeh

Sent from my iPhone

From: Chris Chaney <cec246@gmail.com>

Sent: Monday, June 21, 2021 3:31 PM

To: Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; roger.lindsey@nashville.gov; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>

Cc: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Planning Intake <planningintake@franklintn.gov>

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 Franklin Planning Commission and BOMA members:

As a resident of Cottonwood I am against the proposed Brownland Development. I am very concerned about the possibility of the Franklin Planning Staff recommendation not being heeded and this development allowed to move forward.

As you all surely know, just a couple of months ago that property flooded along with much of Franklin, including Cottonwood, River Landing and Meadowgreen. Allowing development on that parcel of land will surely make the next flood even worse for those of us downstream. It seems irresponsible to allow such a density of homes to be built in such a flood-prone area.

Aside from flooding concerns, the traffic pattern the proposed entrances and traffic lights to come with it will create a bottleneck on Hillsboro. With children in in WCS, one headed to an already crowded FHS, I worry that many family homes will result in overcrowding.

While I appreciate that Franklin is a desirable community and we have an influx of new residents, allowing a massive development like this will make our part of Franklin less desirable.

I am sure the developer, Monticello HOA and representatives from Christ Community will be present to persuade you that the community is supportive of this development. We are not! Those three entities stand to make a great financial gain should the land sell and be developed as proposed. As a personal note, I am a member of Christ Community Church. I can assure you that the vote to sell that parcel of land was not conducted when a vast majority of members could be present to vote.

Please do not allow this development to move forward.

Thank you for your service to our great community.

Sincerely,
Chris E Chaney
Franklin, TN resident

From: Tonya Whitaker <sntwhit615@bellsouth.net>
Sent: Monday, June 21, 2021 8:18 PM
To: Planning Intake <planningintake@franklintn.gov>

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 Planning Staff,

We respectfully ask you vote NO regarding the Brownland Farm development project. It will not benefit the land or people of this area. As long-time residents of Meadowgreen and Cottonwood subdivisions, we have seen firsthand the effects of flash flooding and rising rivers in our neighborhood. Re-routing flood plans with increased building is not the answer. Please preserve our land for the future generations and help us provide for the safest and healthiest path moving forward.

Thank you,
Scot & Tonya Whitaker

From: scott.black1@comcast.net <scott.black1@comcast.net>
Sent: Tuesday, June 22, 2021 9:26 AM
To: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com;
danamclendon@comcast.net; danamclendon@mac.com; Scott Speedy
<scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>;
annpetersen@comcast.net; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton
<brandybblanton@gmail.com>; John Schroer <john.schroer@franklintn.gov>; Michael Orr
<michael.orr@franklintn.gov>; Scott N. Harrison <scottnharrison@yahoo.com>; Nick Mann
<nick.mann@franklintn.gov>; Roger Lindsey <rdlindsey@comcast.net>; amclemore51@yahoo.com;
jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Jennifer Williamson
<jennifer.williamson@franklintn.gov>
Cc: Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Kelly Dannenfelser <kellyd@franklintn.gov>; 'Greg Gamble'
<greg209@bellsouth.net>
Subject: Brownland Farms

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,

Let me start by expressing my gratitude to all of you for the service that you personally provide to our city through your time and efforts. I am writing to you today to express my strong support for the proposed development at Brownland Farms. To keep this simple, below are my bullet points of support for this community:

1. As a 20+ year resident of Fieldstone Farms, I welcome the idea of new growth to our side of town. Over the last 2 decades a great deal of new growth has happened in other sectors of our community (Westhaven, McEwen, Carothers, etc.). And this, I believe will bring a great boost to our side of the overall community.
2. With the additional passive parkland along Hillsboro Road with a formal design will do nothing but enhance the entire area, including the adjacent Monticello neighborhood.

- 2.
3. This is the **RIGHT** place for a development like this for the following reasons:
 - a. Since moving to Fieldstone Farm, I watched our community spend a great deal of money on the road systems for the expansion of Hillsboro Road (in front of our neighborhood) and the expansion of Mack Hatcher. Brownland Farms sits at the intersection of those investments. This is why a project like this (or even higher density) is appropriate.
 - b. This current design has a well-balanced design that will locate the density closer to the major thoroughfares and leave open the land closest to the river, giving that open space over for community use and recreation. It is very important that each community is equipped with its own natural features and they have done that with this design.
4. When it comes to our community growth, you are faced with many variables to address. In this case, we have a natural green space that has been used as an active horse farm for over 7 decades. There are several variables that stem from this point:
 - a. As one who believes in limited government, I believe every land owner should have choices about what they can do with their land. I also believe that this should fit within how the growth of the city has been planned. Based strictly on the invested infrastructure, this is absolutely, the right place for this community design. We, as a city, have already signaled that this is the place for higher density with the infrastructure provided.
 - b. As one who believes in being fiscally conservative, I think that we should always introduce more density where the infrastructure (roads, sewer, safety, etc.) will allow. This site clearly meets that. Any major opposition to a design like this, is simply because it is different than what it has always been on that site. And that is not a guide by which we should make decisions about our city growth. If someone wants to maintain an active horse farm on this site, they should step forward to do so, at the price that is appropriate.
 - c. This design respects that natural features and works to enhance those, while at the same time providing a node of density in the appropriate location.
 - d. I recognize that this design actually works with the river flow in the area and tries to enhance that and make viable places for community use.

A few things that I would suggest about this current design:

1. Mixed-use is always a good thing. It provides the opportunity to reduce transportation demand on our system. There could be commercial component introduced to this design and that would be a great thing.
2. As an apartment developer, the current multifamily building configurations (in the front) are going to be a harder design to develop. When you are under 100 units per building, it is very difficult to develop effectively. I would advocate for more density. If you review the current traffic demands from the 2 or 3 apartment communities within a 3 mile radius, I think you will discover it is not as bad as people think (I drive them daily). This site has the capacity for more density.

I tried to keep these ideas simple. Thanks for taking time to read through them. Please vote to support this project.

Cordially,
Scott Black

From: Elizabeth Fuller <ebfuller13@gmail.com>

Sent: Tuesday, June 22, 2021 9:43 AM

To: Planning Intake <planningintake@franklintn.gov>

Cc: Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>; Bev@aldermanburger.com; Danamcclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>

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.

Please vote NO on the Brownland Farms development!

This development is not in the best interest of our community. We need to pay attention to the natural beauty of this area and preserve it. More people and more buildings/houses are causing environmental concerns, traffic concerns, and flooding concerns. Our great schools are already overcrowded. The roads are keeping up with the growth as it is. It takes FOREVER to make improvements to our infrastructure so why add to it?

I lived in Fieldstone Farms for 8 years and now live in Cheekwood in the area (since 2003). Our current Cheekwood neighborhood is being ruined by development (damaging the natural landscape and will cause more flooding), and I don't want to see this happen to my neighbors.

Thank you.
Elizabeth Brown Fuller
cell - 615-305-9518
Native Middle Tennessean

-----Original Message-----

From: Judith Mathis <jsm1014@comcast.net>

Sent: Tuesday, June 22, 2021 1:33 PM

To: Planning Intake <planningintake@franklintn.gov>

Subject: Brown land Farm 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.

My husband and I vote NO to all aspects of the planned Development.

Thank you,

Sid and Judy Mathis

From: Lee Anne Williams <wleeanne@hotmail.com>

Sent: Tuesday, June 22, 2021 8:51 PM

To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>

Subject: Brownland Farm 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.

Dear all,

This email is in support of the Planning Commission's recommendation to deny the Brownland Farms development plan as currently written. Our main concern is the flood plain. The engineer for the project said he can "move alot of dirt" to mitigate any flooding concerns and he may be able to do that and do it well but we would like the city to get approval from TEMA and FEMA before approving any plans for this property. Without their approval it is like putting the cart before the horse. While the 2010 flood may not ever occur again we do not need a smaller flood event from a new man-made issue.

Secondly the plan seeks to make a significant change to the Envision Franklin Plan for this area. We believe the plan was fair and many people had input and worked hard to bring it forward, it should be followed as much as possible.

In briefly reviewing the proposal and comments it seems there are many unanswered questions that should be cleared up before approval, such as the floodplain, sewer etc. While we would like to see this property stay agricultural, I believe the Andertons have rights as property owners but this is not the correct plan for this parcel of land.

Thank you,

Lee Anne & Michael Williams

2305 Bryana Ct

Franklin 37064

From: jesse.tumblin@gmail.com <jesse.tumblin@gmail.com>

Sent: Wednesday, June 23, 2021 10:45 AM

To: jesse.tumblin@gmail.com

Subject: Browland Farms

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 Planning Commission,

It's my understanding that your staff are going to recommend against approving the Brownland Farms development tomorrow. I'd urge you to accept that recommendation and reject the development.

There are many compelling reasons not to further destroy the land and character of this town with another large development. It will make Hillsboro even less usable than it already is, and put population pressure on the surrounding homes, schools, and businesses, for example.

The land also floods. I would know—my childhood home across the street in Rebel Meadows was destroyed completely in 2010. Thousands of tons of steel and concrete now stand where it was, all there to try to ensure that the river doesn't destroy the Mack Hatcher extension they paved over it. Time will tell on that. There were sinkholes in all our yards along that street as well. As difficult as it is to muster preemptive sympathy for the middle-class people from California who will buy whatever ghastly dwellings are built at Brownland Farms, they don't deserve to flee the environmental disasters that are currently destroying their state just to have their new homes destroyed again. As much as I'd prefer my old home back to my current one in Fieldstone Farms, the fact of the matter is that land near the river isn't good for building homes, and too many homes in this county are built on suboptimal land due to greed and regulatory fecklessness. Engineering and survey reports with vested interests may be telling you otherwise. You live here. You know what happens when it rains.

The deeper point here is that land has intrinsic value beyond its use for “development.” It may be that the folks who own Brownland Farms have irresistible profit incentives to sell it; it may be that the land’s death warrant has already been signed via zoning decisions. The farm is beautiful. Housing developments are not, regardless of the aesthetically vacuous lies we tell ourselves to the contrary. The farm sustains culture and activity that is authentic to this area in the form of equestrian events. A housing development will not. The farm’s fields and paddocks can survive and thrive through flooding. A housing development cannot.

People from all over the country are scrambling to buy up homes and land in this town and county, as you undoubtedly know best. The easiest thing imaginable would be to meet that demand by building more homes in bad locations. Do the hard thing.

Sincerely,

Jesse Tumblin, PhD

The Quest for Security: Sovereignty, Race, and the Defense of the British Empire, 1898-1931

Cambridge University Press, 2020

From: Glenda Gabriel <glendagabriel64@gmail.com>
Sent: Wednesday, June 23, 2021 11:42 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: BROWNLAND – PLEASE VOTE “NO”

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.

Please vote “no” on all items pertaining to the proposed Brownland Farms development. Please support the City Planning Staff’s recommendations of denial. We are residents in the Monticello subdivision. We oppose the Brownland Farms Development, contrary to the position of the Monticello HOA.

My husband and I ask the City to stick with the current Envision Plan and preservation of the floodplains for the best interest of its citizens. We believe the Envision Plan was developed for the good of the citizens who live here, not the developers who may not live in the area, nonetheless in the neighborhoods near the proposed development. Attached are pictures we took along Monticello Road during the last Spring flood. This exemplifies a reason not to disrupt the floodplain for development.

Our objection to this proposed development is based on the following:

1. Cut/fill Floodway and Floodplain - No one can truly predict how the Harpeth, especially with its bends and loops, would flow during flooding conditions after the cut/fill. This has not been reviewed and approved by FEMA.

At about mid-2014, FEMA issued a new flood rate insurance map. This increased the number of properties in Monticello subdivision that are in the 100-year flood zone. The count on the new map was 26 properties. This is just Monticello and does not include surrounding neighborhoods such as Rebel Meadows, Cottonwood, Fieldstone Farms and others that experienced flooding in 2010 and Spring 2021. The Harpeth River has not changed. So why would FEMA give this developer any type of approval to cut/fill, especially the large acreage that can potentially create devastation for so many families?

It seems the developer is putting the City Planning Commission in an awkward position by asking for changes to the zoning before going to FEMA. If the City Planning Commission allows the requested changes and FEMA denies the cut/fill in the floodway and the floodplain as proposed by the developer, the developer would have put the City Planning Commission in conflict with FEMA. In that case, would the City Planning Commission revert to the original zoning? Also, how would all of this impact the City's eligibility for the National Flood Insurance Program?

2. Erosion and Sedimentation – What impact would the cut/fill process and the final result have on the erosion and sedimentation of the Harpeth River? Sediment is usually a major pollutant on construction sites. It seems that eliminating the floodplain and the floodway as proposed would stop natural dispersion of the river's overflow and instead concentrate the flow so that it would be deeper and more forceful. Wouldn't this cause more significant erosion of the riverbanks? Additionally, it seems the construction process itself as well as the resulting change in dispersion of the river's overflow have potential to adversely increase sediment in the river. Sediment can degrade the water quality and impact the biology of the river. Also, wouldn't water treatment for communities relying on the Harpeth River be more costly due to increased sediment?

3. Intense Density and Traffic – The 3 multifamily buildings with many units are not compliant with the housing types in Envision Franklin. Also traffic density will already be increased by traffic coming from Westhaven and HWY 96 through the new part of Mack Hatcher Parkway. Further, what impact would be added by the Cheekwood Golf Course proposed development and the Grassland Village development concept? This tremendous increase in traffic is a public safety concern as well as a quality of life concern for our neighborhoods. Already accesses from Monticello Road and Poteet Road to Hillsboro Road are safety concerns.

Thank you for your leadership and for listening to the community.

Glenda and Gabriel Katona



File #: 21-01919

DATE: May 17, 2021
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Consideration of Resolution 2021-54, A Resolution Approving A Revised Development Plan for Christ Community Church For The Property Located West Of Hillsboro Road And South Of The Harpeth River (1215 Hillsboro Road).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7480
Applicant: Adam Seger, Dale and Associates
Owner: Christ Community Church, representative: Don Davis

BACKGROUND/STAFF COMMENTS:

The purpose of this Development Plan Revision is to update the PUD to coincide with a potential land sale of a portion of the property. The layout has been revised so that the plan still meet the required parking and stormwater infrastructure needed. No major changes are being made to the future structures, and the use will continue to be a Church, which is permitted in the base zoning district of Civic Institutional and supported by Envision Franklin.

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." 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.

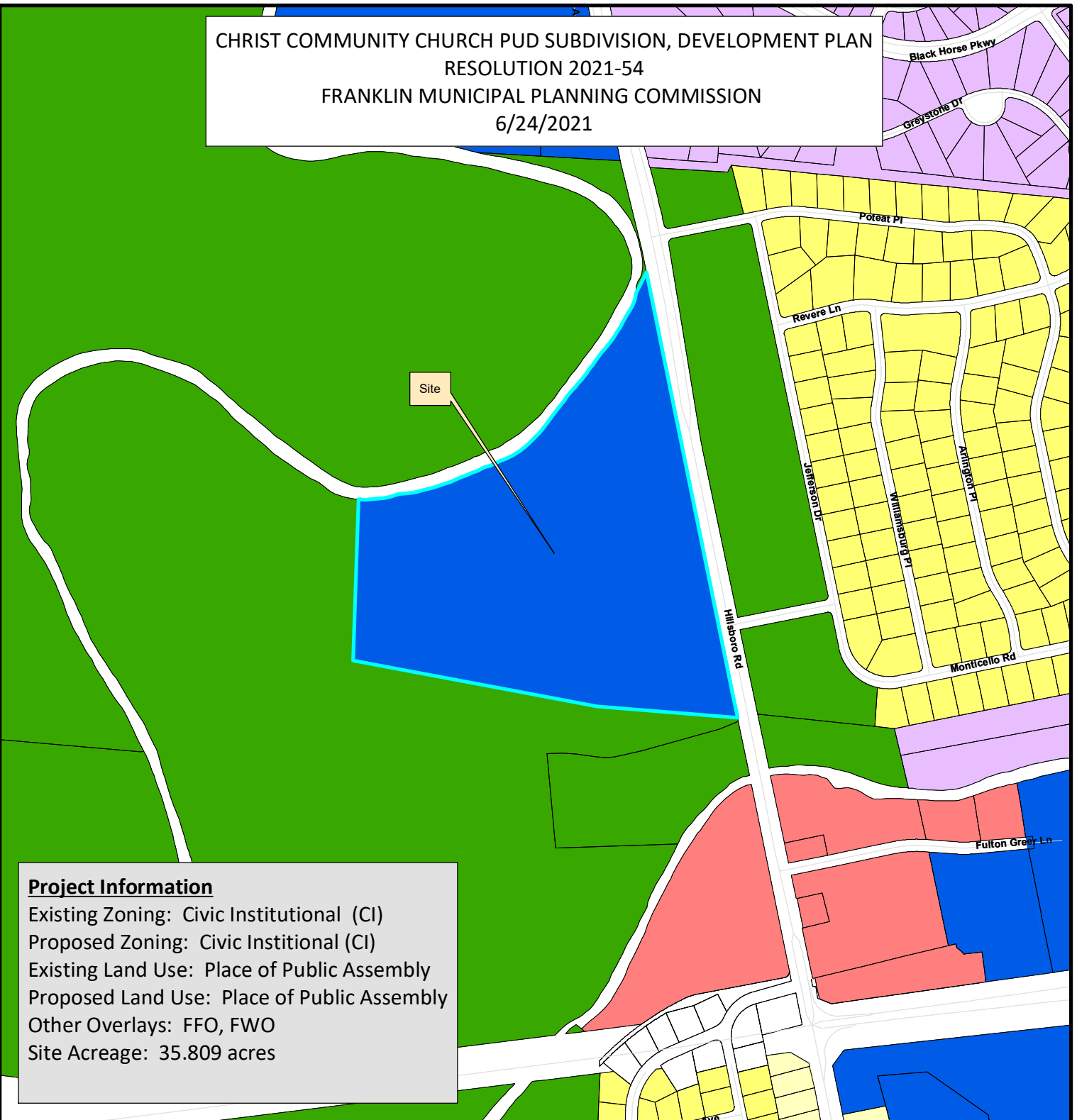
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that FMPC recommends approval of Resolution 2021-54 with conditions.

CHRIST COMMUNITY CHURCH PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2021-54
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 6/24/2021



Project Information

Existing Zoning: Civic Institutional (CI)
 Proposed Zoning: Civic Institutional (CI)
 Existing Land Use: Place of Public Assembly
 Proposed Land Use: Place of Public Assembly
 Other Overlays: FFO, FWO
 Site Acreage: 35.809 acres

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



0 250 500 1,000
 Feet

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 It was compiled from the most authentic information available.
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RESOLUTION 2021-54

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR CHRIST COMMUNITY CHURCH FOR THE PROPERTY LOCATED WEST OF HILLSBORO ROAD AND SOUTH OF THE HARPETH RIVER (1215 HILLSBORO ROAD).

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

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

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

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, as amended, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
52 - 7.01	13.277
Total	13.277

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

SECTION III. That the overall entitlements, as amended, for the Christ Community Church are as follows:

Entitlements	Christ Community Church
Base Zone District	Civic Institutional (CI)
Other Zoning Overlays	FFO, FWO
Number of Dwelling Units	None
Number of Nonresidential Square Footage	92, 830
Original Development Plan Approval	Resolution No.2018-58 Date of approval: 9-11-2018
Revision Number	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 its passage on its first 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:

October 6, 2020

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

February 25, 2021

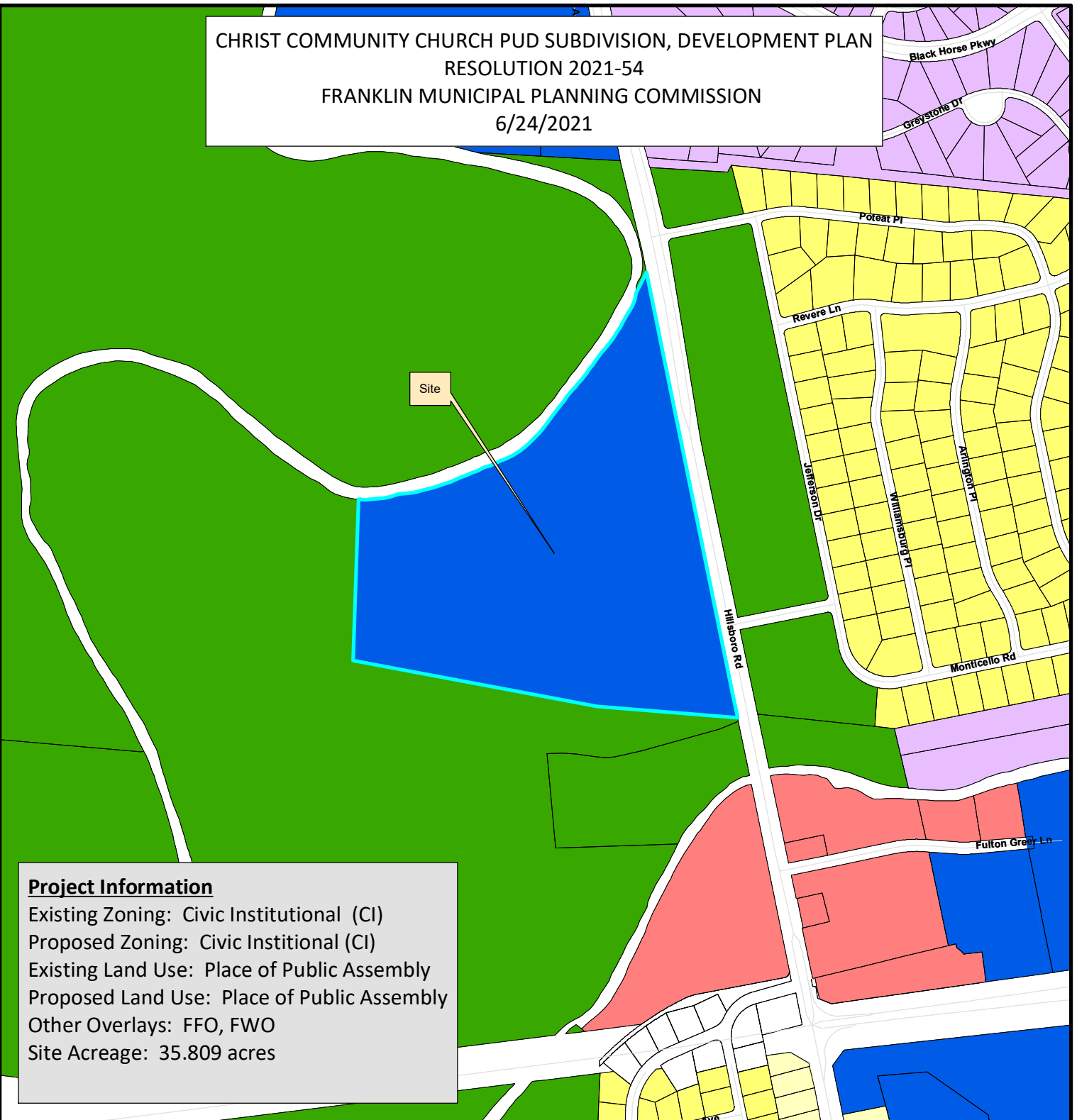
NEIGHBORHOOD MEETING:

October 8, 2020

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

CHRIST COMMUNITY CHURCH PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2021-54
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 6/24/2021



Project Information

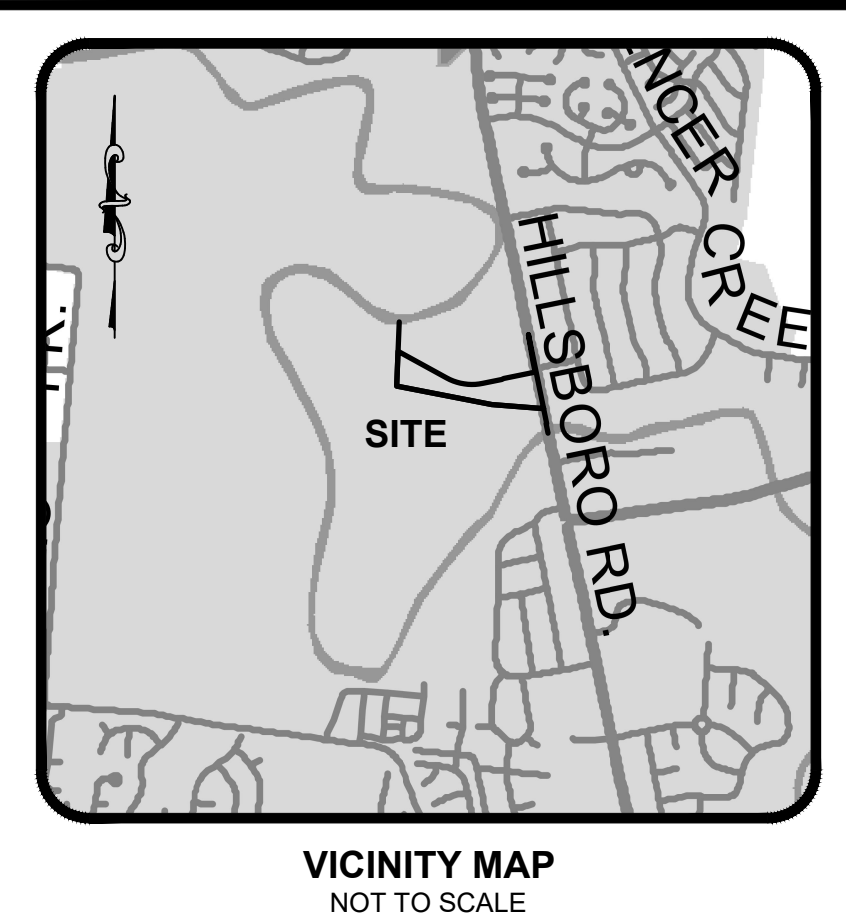
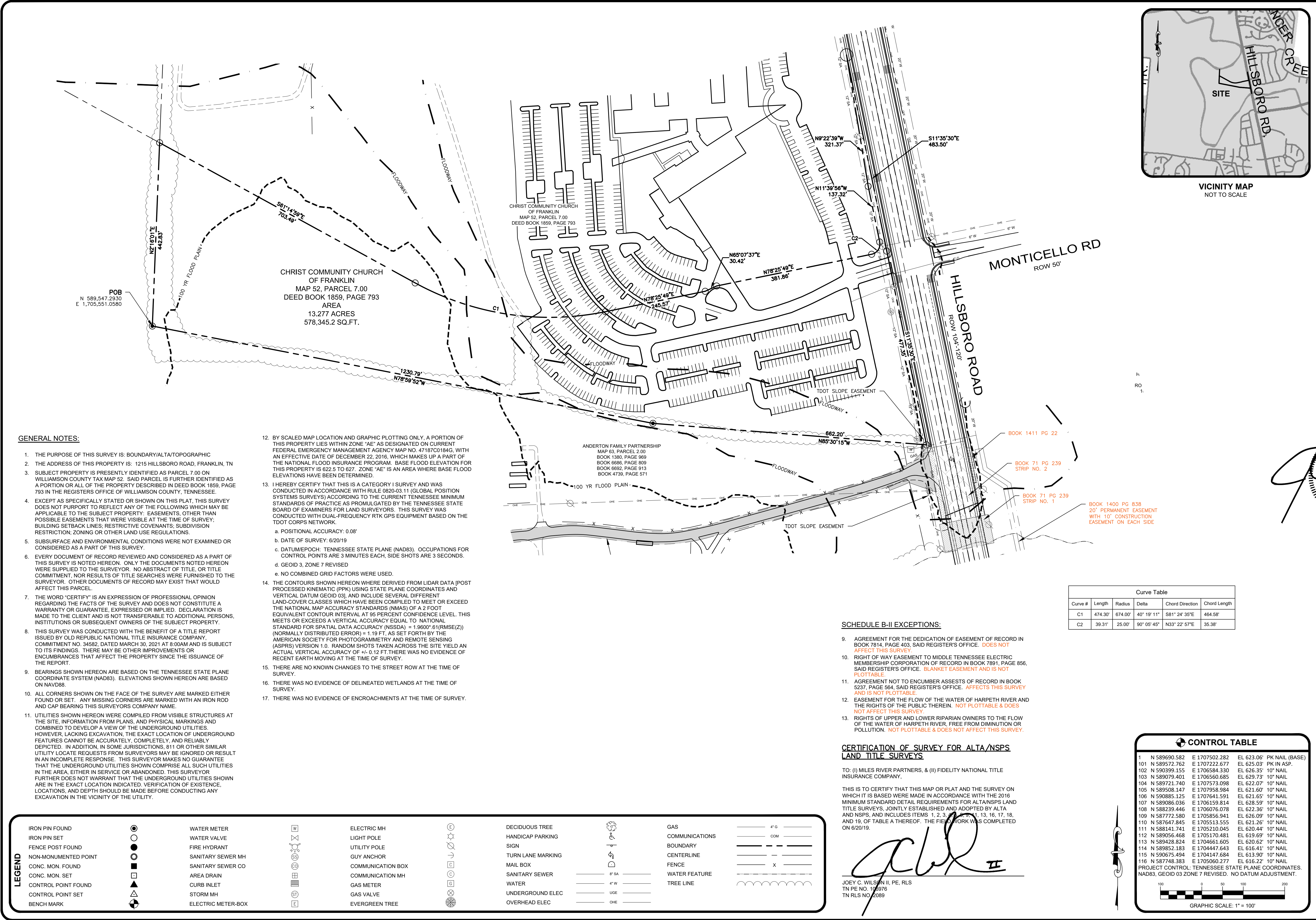
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 Other Overlays: FFO, FWO
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R4 Residential 4 District	RC6 Regional Commerce 6 District
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MR Mixed Residential District	GO General Office District
PD Planned District	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District



0 250 500 1,000
 Feet

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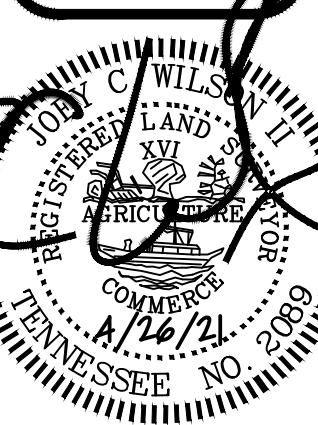


NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

WA



ALTA/NSPS LAND TITLE SURVEY
CHRIST COMMUNITY CHURCH MAP 52, PARCEL 7.00
12155 HILLSBORO - FRANKLIN
WILLIAMSON CO., TN
FOR: LAND SOLUTIONS COMPANY

DRAWN BY: JCW II
APPVD BY: JCW II
DATE 4/26/21
PROJ. No. 19-1299
SCALE: 1" = 100'

SHEET No.
1 OF 1

GENERAL NOTES:

- THE PURPOSE OF THIS SURVEY IS: BOUNDARY/ALTA/TOPOGRAPHIC
- THE ADDRESS OF THIS PROPERTY IS: 1215 HILLSBORO ROAD, FRANKLIN, TN
- SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 7.00 ON WILLIAMSON COUNTY TAX MAP 52. SAID PARCEL IS FURTHER IDENTIFIED AS A PORTION OR ALL OF THE PROPERTY DESCRIBED IN DEED BOOK 1859, PAGE 793 IN THE REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTION; ZONING OR OTHER LAND USE REGULATIONS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
- THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE. EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE CLIENT AND IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, INSTITUTIONS OR SUBSEQUENT OWNERS OF THE SUBJECT PROPERTY.
- THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 34582, DATED MARCH 30, 2021 AT 8:00AM AND IS SUBJECT TO ITS FINDINGS. THERE MAY BE OTHER IMPROVEMENTS OR ENCUMBRANCES THAT AFFECT THE PROPERTY SINCE THE ISSUANCE OF THE REPORT.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
- ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED EITHER FOUND OR SET. ANY MISSING CORNERS ARE MARKED WITH AN IRON ROD AND CAP BEARING THIS SURVEYORS COMPANY NAME.
- UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.

- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0184G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. BASE FLOOD ELEVATION FOR THIS PROPERTY IS 622.5 TO 627. ZONE "AE" IS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
- I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
 - POSITIONAL ACCURACY: 0.08"
 - DATE OF SURVEY: 6/20/19
 - DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
 - GEOID 3, ZONE 7 REVISED
 - NO COMBINED GRID FACTORS WERE USED.
- THE CONTOURS SHOWN HEREON WERE DERIVED FROM LIDAR DATA (POST PROCESSED KINEMATIC (PPK) USING STATE PLANE COORDINATES AND VERTICAL DATUM GEOID 03), AND INCLUDE SEVERAL DIFFERENT LAND COVER CLASSES WHICH HAVE BEEN COMPILED TO MEET OR EXCEED THE NATIONAL MAP ACCURACY STANDARDS (NMAS) OF A 2 FOOT EQUIVALENT CONTOUR INTERVAL AT 95 PERCENT CONFIDENCE LEVEL. THIS MEETS OR EXCEEDS A VERTICAL ACCURACY EQUAL TO NATIONAL STANDARD FOR SPATIAL DATA ACCURACY (NSSDA) = 1.9600" 61(RMSE(Z)) (NORMALLY DISTRIBUTED ERROR) = 1.19 FT. AS SET FORTH BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) VERSION 1.0. RANDOM SHOTS TAKEN ACROSS THE SITE YIELD AN ACTUAL VERTICAL ACCURACY OF +/- 0.12 FT. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING AT THE TIME OF SURVEY.
- THERE ARE NO KNOWN CHANGES TO THE STREET ROW AT THE TIME OF SURVEY.
- THERE WAS NO EVIDENCE OF DELINEATED WETLANDS AT THE TIME OF SURVEY.
- THERE WAS NO EVIDENCE OF ENCROACHMENTS AT THE TIME OF SURVEY.

LEGEND

IRON PIN FOUND

IRON PIN SET

FENCE POST FOUND

NON-MONUMENTED POINT

CONC. MON. FOUND

CONC. MON. SET

CONTROL POINT FOUND

CONTROL POINT SET

BENCH MARK

WATER METER

WATER VALVE

FIRE HYDRANT

SANITARY SEWER MH

SANITARY SEWER CO

AREA DRAIN

CURB INLET

STORM MH

ELECTRIC METER-BOX

ELECTRIC MH

LIGHT POLE

UTILITY POLE

GUY ANCHOR

COMMUNICATION BOX

COMMUNICATION MH

GAS METER

GAS VALVE

EVERGREEN TREE

DECIDUOUS TREE

HANDICAP PARKING

SIGN

TURN LANE MARKING

MAIL BOX

SANITARY SEWER

WATER

UNDERGROUND ELEC

OVERHEAD ELEC

GAS

COMMUNICATIONS

BOUNDARY

CENTERLINE

FENCE

WATER FEATURE

TREE LINE

4" G

COM

X

SCHEDULE B-II EXCEPTIONS:

- AGREEMENT FOR THE DEDICATION OF EASEMENT OF RECORD IN BOOK 7814, PAGE 403, SAID REGISTER'S OFFICE. **DOES NOT AFFECT THIS SURVEY.**
- RIGHT OF WAY EASEMENT TO MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION OF RECORD IN BOOK 7881, PAGE 856, SAID REGISTER'S OFFICE. **BLANKET EASEMENT AND IS NOT PLOTTABLE.**
- AGREEMENT NOT TO ENCUMBER ASSETS OF RECORD IN BOOK 5237, PAGE 564, SAID REGISTER'S OFFICE. **AFFECTS THIS SURVEY AND IS NOT PLOTTABLE.**
- EASEMENT FOR THE FLOW OF THE WATER OF HARPETH RIVER AND THE RIGHTS OF THE PUBLIC THEREIN. **NOT PLOTTABLE & DOES NOT AFFECT THIS SURVEY.**
- RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE FLOW OF THE WATER OF HARPETH RIVER, FREE FROM DIMINUTION OR POLLUTION. **NOT PLOTTABLE & DOES NOT AFFECT THIS SURVEY.**

CERTIFICATION OF SURVEY FOR ALTA/NSPS LAND TITLE SURVEYS

TO: (I) MILES RIVER PARTNERS, & (II) FIDELITY NATIONAL TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, AND 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/20/19.

JOE C. WILSON II, PE, RLS
TN PE NO. 106676
TN RLS NO. 2089

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	474.30'	674.00'	40° 19' 11"	S81° 24' 35"E	464.58'
C2	39.31'	25.00'	90° 05' 45"	N33° 22' 57"E	35.38'

CONTROL TABLE					
1	N 589690.582	E 1707502.282	EL 623.06'	PK NAIL (BASE)	
101	N 589572.762	E 1707222.677	EL 625.03'	PK IN ASP	
102	N 590399.155	E 1706584.330	EL 626.35'	10" NAIL	
103	N 589079.401	E 1706560.685	EL 629.73'	10" NAIL	
104	N 589721.740	E 1707573.098	EL 622.07'	10" NAIL	
105	N 589508.147	E 1707958.984	EL 621.60'	10" NAIL	
106	N 590805.125	E 1707641.591	EL 621.65'	10" NAIL	
107	N 589086.036	E 1706159.814	EL 628.59'	10" NAIL	
108	N 588239.446	E 1706076.078	EL 622.36'	10" NAIL	
109	N 587772.580	E 1705856.941	EL 626.09'	10" NAIL	
110	N 587647.845	E 1705513.555	EL 621.26'	10" NAIL	
111	N 588141.741	E 1705210.045	EL 620.44'	10" NAIL	
112	N 589056.468	E 1705170.481	EL 619.69'	10" NAIL	
113	N 589028.824	E 1704661.605	EL 620.62'	10" NAIL	
114	N 589852.183	E 1704447.643	EL 616.41'	10" NAIL	
115	N 590675.494	E 1704147.684	EL 613.90'	10" NAIL	
116	N 587748.383	E 1705060.277	EL 616.22'	10" NAIL	
PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES. NAD83, GEOID 03 ZONE 7 REVISED. NO DATUM ADJUSTMENT.					
GRAPHIC SCALE: 1" = 100'					

**PLANNING AND SUSTAINABILITY
DEPARTMENT**

Emily Hunter, AICP
Director



Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

**HISTORIC
FRANKLIN
TENNESSEE**

February 23, 2021

Adam Seger
516 Heather Place
Nashville, TN 37204

RE: COF Christ Community Church PUD Subdivision, Development Plan, Revision 1
Project Number(s): COF no: 7480
Review Number: 2

The City of Franklin DRT has completed its review of the above-referenced application. The remaining comments require that the application be revised and resubmitted for another review cycle. Please note the following information for the resubmittal:

Please make all corrections as indicated on the checklist and/or checkprint for the subject project.

Resubmit the following by **5:00 p.m. on MARCH 4, 2021**, failure to resubmit plans within 3 published resubmittal dates will void this application and require a new application.

*Upload (1) corrected electronic copy;

*A response letter addressing staff comments;

*For Administrative Plans: NO PAPER COPIES

*For Administrative Plats: NO PAPER COPIES

*For FMPC Plans: Submit one (1) half-size corrected blue or black line prints of the plan. (folded)

*For FMPC Plats: Submit one (1) full-size corrected blue or black line prints of the plat. (folded)

The paper copies for Planning Commission items must be submitted to the Planning Department Suite 133, Franklin City Hall. Failure to return the resubmitted application by the deadline will result in the removal of the project from the FMPC or Administrative Agenda.

Per the Zoning Ordinance, some site plans may be administratively approved. The following designates this project's review method. Resubmittal dates are the same for either track.

Review track: FMPC

The following initial review comments have been placed on this project:

Open Issues: 28 These issues are currently being filtered

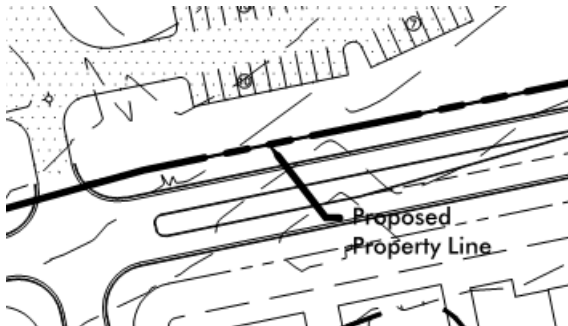
Engineering - Development Plan Checklist

General Issues

26. H. Stormwater Management Plan

City of Franklin Lance Fittro lance.fittro@franklin.tn.gov 2/22/21 10:52 PM 2 - DRT Review	This is an advisory comment to be addressed at Site Plan: At Site Plan, applicant shall submit a Stormwater Management Report which includes Stormwater Management calculations based on the portion of the property which is to be developed and accounts for any applicable offsite drainage areas. The submitted Stormwater Management Plan shall comply with Green Infrastructure - Runoff Reduction requirements as outlined in Municipal Code Title 23 for the portion of the property being developed/redeveloped with the site plan, including mass grading areas. In the event the redeveloped area constitutes more than 50% of the reduced total area for the church property, stormwater quality treatment shall be provided for the entire property. Due to the proposed alterations to the development's primary stormwater detention feature, quantity analysis for the full development shall be provided irrespective of percentage of the property being redeveloped. All proposed stormwater management features shall be located on the property that they serve. Applicant and staff shall be aware that the existing bioretention on the north side of the property was installed in accordance with the approved site plan COF #6858 for treatment of the redevelopment area associated with that project, and may continue to serve for that purpose as designed. All new stormwater treatment measures shall be designed in accordance with the 2016 edition of the BMP Manual as the vested design guideline in effect at the time of PUD approval. Per Sec. 23-106.(2)(f) of the Stormwater Ordinance: (ii) All new development and redevelopment shall be designed and graded so that a minimum ten-foot public drainage easement and stormwater conveyance exist between each property. (iii) All new development and redevelopment shall be designed to provide a minimum twenty (20) foot public drainage easement on all Stormwater infrastructure serving more than two (2) properties. Keep these in mind when laying out the development, particularly where structures are to be located adjacent to easements.
---	--

27. F. Development Plan

City of Franklin Lance Fittro lance.fittro@franklin.tn.gov 2/22/21 10:59 PM 2 - DRT Review	In addition to the "property line" label, please clarify that this line indicates the proposed PUD boundary, and clarify on the cover sheet what is being changed with this revision, including the area (sf and acres) of the land that is being removed from the PUD. 
---	---

28. G. Grading Plan

City of Franklin Lance Fittro lance.fittro@franklinn.gov 2/23/21 7:16 AM 2 - DRT Review	Applicant shall place the following note on the grading plan. Provision of compensatory cut to be verified with the future site plan: Compensatory cut shall at least be applied to 150 percent (1.5:1) for all fill in the floodplain.
--	--

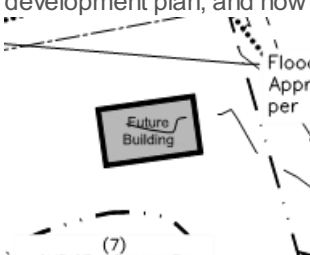
29. G. Grading Plan

City of Franklin Lance Fittro lance.fittro@franklinn.gov 2/23/21 7:17 AM 2 - DRT Review	Please indicate existing and proposed stormwater outfalls on the plans. With the site plan, pre-development vs. post-development stormwater runoff shall be evaluated for each outfall separately. Where existing sheet flow is being concentrated to a point discharge onto adjacent property, off-site drainage easements shall be utilized or obtained, and analysis of downstream channels or infrastructure shall be provided to verify adequacy to receive the proposed stormwater flows.
--	---

30. H. Stormwater Management Plan

City of Franklin Lance Fittro lance.fittro@franklinn.gov 2/23/21 7:22 AM 2 - DRT Review	Applicant shall list total property area, disturbed area, and impervious area on all grading and drainage sheets, including the disturbed and impervious areas associated with the construction of the youth building (COF site plan #6858). Areas associated with COF #6858 should be broken out as a separate line on the summary to facilitate discussion of how and to what portion of the property stormwater improvements are to be provided with future site plans.
--	---

31. I. Utility Plan

City of Franklin Lance Fittro lance.fittro@franklinn.gov 2/23/21 7:27 AM 2 - DRT Review	Applicant shall clarify the proposed use of the "future building" shown on the development plan, and how it is proposed to be served with utilities. 
--	---

32. G. Grading Plan

City of Franklin Lance Fittro lance.fittro@franklinn.gov 2/23/21 7:32 AM 2 - DRT Review	Applicant shall provide a rough grading plan to include proposed grading and manipulation of the 100-year floodplain. In addition to the existing floodplain and floodway boundaries shown, indicate the proposed post-development location of these boundaries across the property.
--	---

FIRE--Planning

General Issues

4. Auto-Turn

Please provide an autoturn plan using City of Franklin/Franklin Fire Department Tower 2 showing travel around the site using all drive lanes. Travel paths must begin outside the site illustrating the turn onto the primary entry road/drive, maneuvering through the site, and completed with an illustration showing exiting the site.

Vehicle wheel tracks and body/platform swing must be provided in color. Wheel tracks must be in a contrasting color to body/platform swing. All other elements--curbs, sidewalks, retaining walls, etc, must be in black print.

If the path begins with a straight approach to the site, the review will be not accepted.

Paths must illustrate the full vehicle swept path (including wheel tracks and out-to-out vehicle overhang sweep) and must indicate a clear, unobstructed travel around the site without impact/collisions to buildings, curbs, landscaping, parking spaces, vehicles, etc. The overhang sweep must have a 12-inch clearance from obstacles. A greater distance is preferred.

On the autoturn sheet, list/provide the following details:

1. Apparatus specifications (chart format is acceptable or listed)

- 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 = 21.316' (Front Axle to Front Rear Axle)
- 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'

2. Minimum design speed of 5-mph

3. landscaping (from landscaping sheet(s))

4. parking spaces

5. building footprint, sidewalks etc. from the site plan

6. any obstructions that would impede vehicle travel, such as fences, retaining walls, etc.

7. Minimum height is 13-feet, 6-inches.

For legibility, the autoturn exhibit may require several smaller detail drawings and/or additional sheets.

Auto-turn drawings must be included in the plan set and be signed and sealed by the engineer.

Autoturn information can be viewed at:

<http://franklin.tn.gov/government/departments-a-j/fire/prevention-code-enforcement/plans-submission/apparatus-autoturn>

5. Fire Protection

City of Franklin Curt Edelmann curt.edelmann@franklintn.gov 2/17/21 11:29 AM 2 - DRT Review	Please provide the results of a full fire demand flow test (two hydrant). The flow test must be performed within six (6) months of submittal date to be considered valid. Seasonal fluctuations should be discussed with the appropriate water utility based on the project's address/location. A 25% drop in pressure from static to residual should be achieved. This may require more than one hydrant to be opened and flowed. The fire inspector witnessing the test may elect to have different hydrants tested based on public vs private hydrant locations or select hydrants more optimal to the project site. Fire flow requirements in the International Fire Code shall be met as a minimum or fire sprinklers shall be provided if not otherwise required. Hydrant flow information must appear on the utility drawing and shall include: 1. Date and time of test. 2. Names and agency of those who performed the test and witnessed the test. 3. Hydrant locations (flow hydrant and test hydrant) depicted on a map. 4. Static pressure of both hydrants prior to test. 5. Residual pressure of test hydrant during test. 5. Pitot pressure of flow hydrant during test. 6. Gallons per minute at test pressure. 7. Gallons per minute at 20 psi. A fire inspector must be contacted to witness the test (subject to their availability). Please call 615-791-3270 to speak with an inspector. The primary inspector for this project location is Fire Inspector Naylor. Note: I am willing to accept your latest previous test.
--	---

6. Utilities

City of Franklin Curt Edelmann curt.edelmann@franklintn.gov 2/17/21 11:30 AM 2 - DRT Review	Show the location, size, and pipe material for all water lines. Show hydrants. Show fire department connections.
--	---

Planning

General Issues

1. Project name

City of Franklin Chelsea Randolph chelsea.randolph@franklintn.gov 2/23/21 8:26 AM 2 - DRT Review	Applicant shall revise all sheets to reflect the revised name below: Christ Community Church PUD Subdivision, Development Plan, Revision 1 [Ver. 4] [Edited By Amy Diaz-Barriga]
---	--

2. Project number

City of Franklin
Chelsea Randolph
chelsea.randolph@franklintn.gov
2/16/21 2:54 PM
2 - DRT Review

Applicant shall state project number 7480 on all future correspondence.

10. Sheet names

City of Franklin
Chelsea Randolph
chelsea.randolph@franklintn.gov
2/18/21 10:47 AM
2 - DRT Review

Relabel sheet C2.0 to "Revised Layout and Utility Plan". In addition, please list how many parking spaces were removed and prove that the remaining spaces are sufficient to meet the requirement for the overall development plan.

Contact Planning if more clarification is needed.
[Ver. 3] [Edited By Chelsea Randolph]

11. Sheet names

City of Franklin
Chelsea Randolph
chelsea.randolph@franklintn.gov
2/18/21 10:46 AM
2 - DRT Review

Update title on C1.0 to "Approved Development Plan" and provide a sheet with existing conditions that details what is on the ground today.

13. Final Plat

City of Franklin
Chelsea Randolph
chelsea.randolph@franklintn.gov
2/23/21 8:36 AM
2 - DRT Review

A final plat is required and must be recorded prior to resubmittal to provide property lines for the land being transferred out of the PUD (and into the Brownland Farms PUD). The transferred land needs to be surveyed and given its own parcel number. Staff cannot double zone the properties so the final plat recordation is required to separate the land for boundary purposes. In addition, a boundary survey, stamped by a licensed surveyor, is needed with resubmittal that identifies the new lot limits of Christ Community Church in order to execute the resolution to be reviewed by Law and approved by BOMA.
[Ver. 3] [Edited By Amy Diaz-Barriga]

19. vesting

City of Franklin
Chelsea Randolph
chelsea.randolph@franklintn.gov
2/22/21 3:09 PM
2 - DRT Review

Detail which ordinance the development plan is vested with on the cover page.

20. Resubmittal Warning

City of Franklin
Chelsea Randolph
chelsea.randolph@franklintn.gov
2/22/21 3:10 PM
2 - DRT Review

Due to the severity of comments made by City staff project is in jeopardy of being administratively removed if revised plans fail to properly address staff concerns.

Namely the filing of a plat.

Planning (Landscape)

General Issues

14. Tree Preservation Plan

City of Franklin Jason Arnold jason.arnold@franklintn.gov 2/18/21 11:12 AM 2 - DRT Review	Tree Preservation Plan are required with a development plan and shall include the following; Most-current aerial photo depicting existing tree canopy cover and percent of site under existing tree cover. Show existing vegetation with delineation of % of tree canopy cover. A list of specimen trees (DBH 24" and greater) with locations, size, health and status.
---	--

Stormwater

General Issues

15. Stormwater Management Plan

City of Franklin Ellen Moore ellen.moore@franklintn.gov 2/19/21 1:37 PM 2 - DRT Review	Applicant shall show the approximate proposed extents of the existing detention pond.
---	--

16. Riparian Buffer

City of Franklin Jeff Willoughby jeff.willoughby@franklintn.gov 2/22/21 1:43 PM 2 - DRT Review	Provide Riparian Buffer note: "There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee."
---	---

17. Riparian Buffer

City of Franklin Jeff Willoughby jeff.willoughby@franklintn.gov 2/22/21 1:44 PM 2 - DRT Review	As per FMC 23-107. Walking trails are not an allowed use in a Zone 1 riparian buffer.
---	--

18. Stormwater Management Plan

City of Franklin Ellen Moore ellen.moore@franklintn.gov 2/22/21 2:07 PM 2 - DRT Review	Applicant shall be aware that if more than 50% of the site are proposed to be disturbed with the proposed changes, the entire site shall meet stormwater requirements at the time of the vested development plan.
---	--

Water/Sewer

General Issues

7. Existing utilities

City of Franklin Ben McNeil ben.mcneil@franklintn.gov 2/17/21 1:17 PM 2 - DRT Review	The applicant shall show reflect all existing public utilities on the Development plan update. All Water and sanitary sewer shall, be shown and labeled.
--	---

Zoning

General Issues

21. FFO

City of Franklin Shanna McCoy shanna.mccoy@franklintn.gov 2/22/21 3:55 PM 2 - DRT Review	Advisory Note: The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.
---	---

22. Floodway

City of Franklin Shanna McCoy shanna.mccoy@franklintn.gov 2/22/21 3:55 PM 2 - DRT Review	Advisory Note: 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;
---	---

23. FFO/FEMA

City of Franklin Shanna McCoy shanna.mccoy@franklintn.gov 2/22/21 3:56 PM 2 - DRT Review	Advisory Note: The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.
---	--

24. FFO

City of Franklin Shanna McCoy shanna.mccoy@franklintn.gov 2/22/21 3:56 PM 2 - DRT Review	Advisory Note: Once the LOMR is approved by FEMA it must be approved by BZA.
---	---

25. FFO

City of Franklin Shanna McCoy shanna.mccoy@franklintn.gov 2/22/21 3:59 PM 2 - DRT Review	All floodplain and floodway shall be platted on an open space lot and labeled non-buildable.
---	--

Development Plan - Revision 1

1215 Hillsboro Road

Being Parcel 7 on Tax Map 52

Franklin, Williamson County, Tennessee

TOTAL AREA = 35.809 ACRES
= 1,559,840 S.F.

Date: February 8, 2021

Resubmittal Date: June 3, 2021

Sheet Schedule

C0.0 Cover Sheet

C1.0 Approved Development Plan

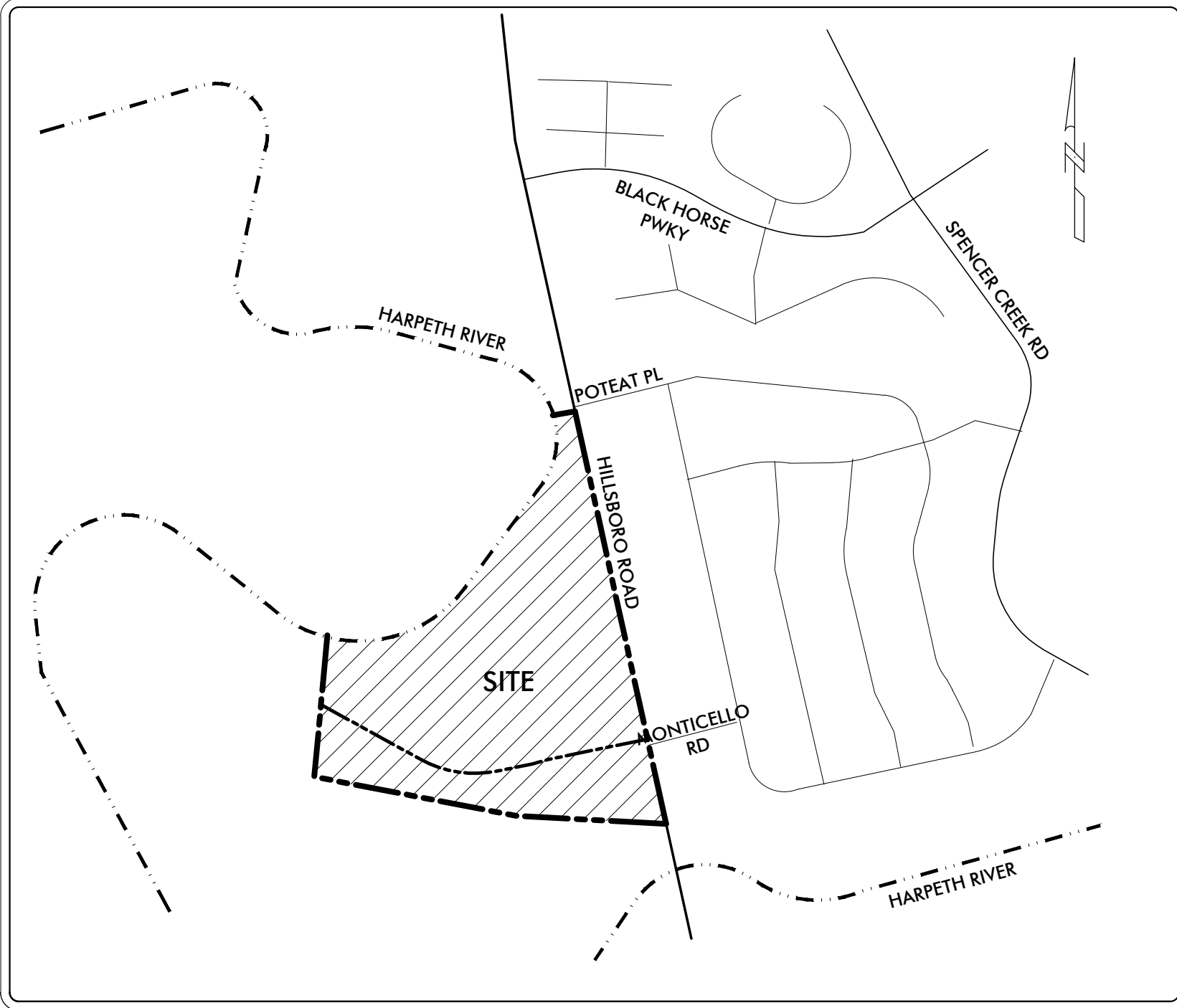
C2.0 Existing Conditions Plan

C3.0 Revised Layout and Utility Plan

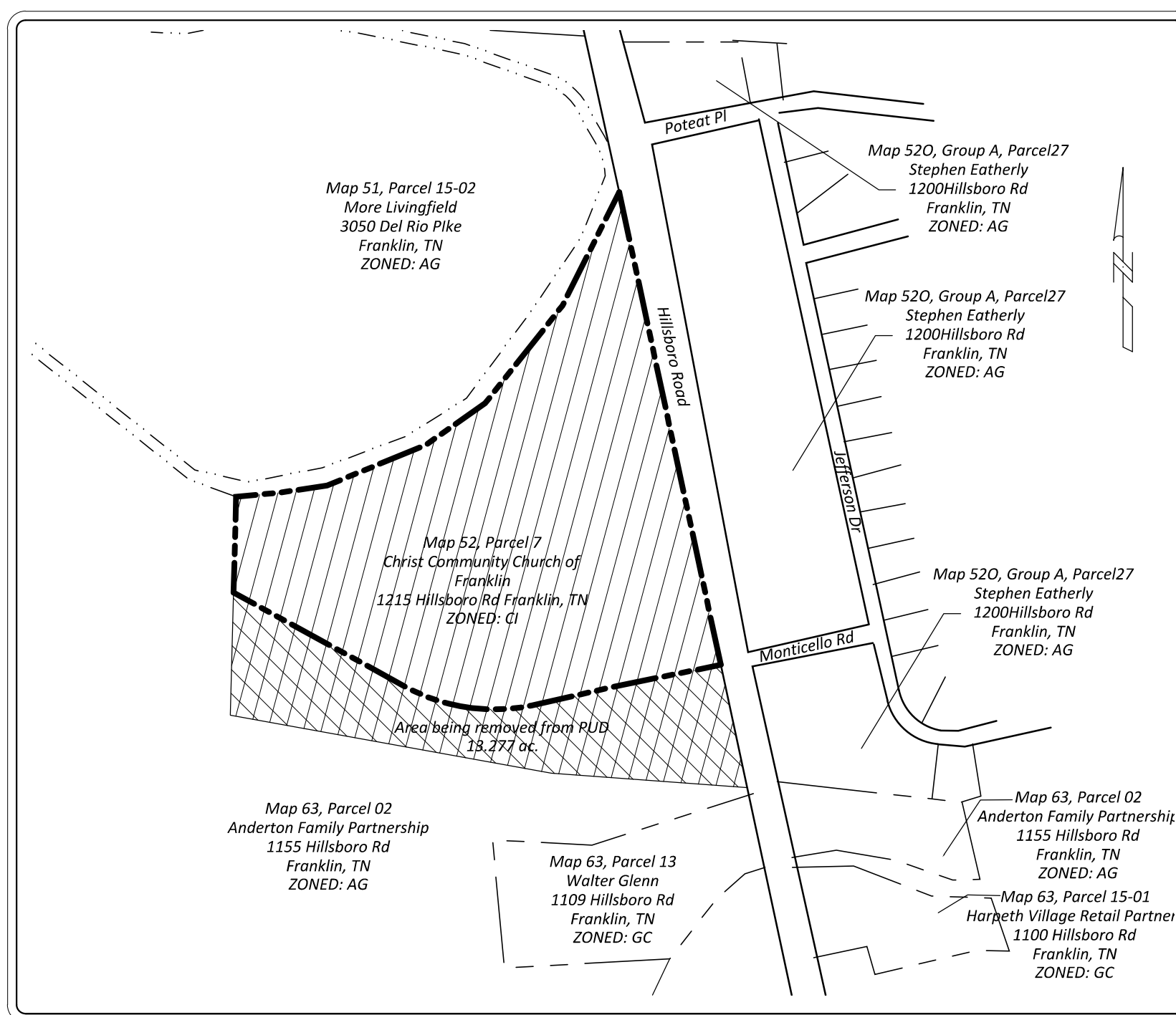
C4.0 Grading Plan

C5.0 Tree Preservation Plan

C6.0 Truck Turn Plan



LOCATION MAP
N.T.S.



VICINITY MAP
SCALE: 1" = 500'

Site Data	
PROJECT NAME:	Christ Community Church PUD Subdivision
CITY OF FRANKLIN PROJECT #	7480
SUBDIVISION:	-----
LOT NUMBER:	-----
ADDRESS:	1215 Hillsboro Rd
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
ALDERMANIC WARD:	2
EXISTING ZONING & CHARACTER OV:	CI (BCCO-5)
OTHER APPLICABLE OVERLAYS:	FWO and FFO
APPLICABLE DEVELOPMENT STANDARDS:	Conventional
EXISTINGUSE:	Church, assembly hall, daycare, community garden, park/recreational, counseling center
ACREAGE OF SITE/PROJECT AREA:	1,559,825.743 S.F. / 35.809 ACRES
MINIMUM REQUIRED SETBACK LINES (based on CI Zoning):	
FRONT SETBACK:	20'
SIDE YARD:	10'
REAR YARD:	25'
BUILDING HEIGHT:	4 Stories (56' Max Height)
DEVELOPER:	Christ Community Church of Franklin
ADDRESS:	1215 Hillsboro Road Franklin, TN 37069
EMAIL ADDRESS:	steve.kuhn@sevensolutions.com
CONTACT NAME:	Steve Kuhn
APPLICANT:	Dale and Associates, Inc.
ADDRESS:	516 Heather Place, Nashville 37204
PHONE NUMBER:	297-5166 Ext. 104
FAX NUMBER:	269-7905
E-MAIL ADDRESS:	Adam@daleandassociates.net
CONTACT NAME:	Adam Seger, PE
BUILDING FOOTPRINT:	Existing (Total) - 92,830 SF Proposed (Total) - 111,170 SF
BUILDING SQUARE FOOTAGE:	Existing (Main Building) - 77,960 SF Proposed (Main Building) - 128,660 SF Existing (Youth Building) - 15,415 SF Proposed (Chapel) - 9,800 SF Proposed (Rec. Building) - 4,500 SF

Site Description/Purpose Note:

Christ Community Church is an existing active religious institution. The church has been in this same location since 2001 and the property is zoned CI (Civil Institutional District). The property is currently being used as a place of worship, an assembly, a daycare, a community garden, a park/recreational area, a counseling center, and a group meeting place.

The purpose of this PUD is to update the Master Plan to coincide with a potential land sale of a portion of the property. The church intends to add on to the facilities, and a new overall Master Plan is being proposed for full future build-out, and a PUD is being introduced on the property to outline this new Master Plan. The new Master Plan is not intended to be an exact build-out, but is intended to show the approximate areas of new buildings and building additions and parking additions. The uses of the property shall remain predominantly the same and will all be covered under the CI zoning.

13.277 ac. are being removed from the Previously Approved PUD,
35.809 ac. will remain.

The Development Plan was approved on 7/26/2018.

This Revised Development Plan is being considered under the Zoning Ordinance adopted 12/30/2019.

Cover Sheet

Drawing Date:
Feburary 8, 2021

Revisions:

Development Plan - Revision 1
Christ Community Church PUD Subdivision
Being Parcel 7 on Tax Map 52



PERMITS:



D&A Project #17084
Christ Comm. Church

C0.0

Electric Service

Middle Tennessee Electric
Membership Corporation
2156 Edward Curd Lane
Franklin, Tennessee 37067
615.794.1102

Gas Service

Piedmont Natural Gas
www.piedmontng.com

Water Service

City of Franklin Water and Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Sewer Service

City of Franklin Water and Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Property Information

1215 Hillsboro Road
Franklin, TN 37069
Tax Map 52, Parcel 7
Zoned: CI

Owner

Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

Developer

Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

Civil Engineer

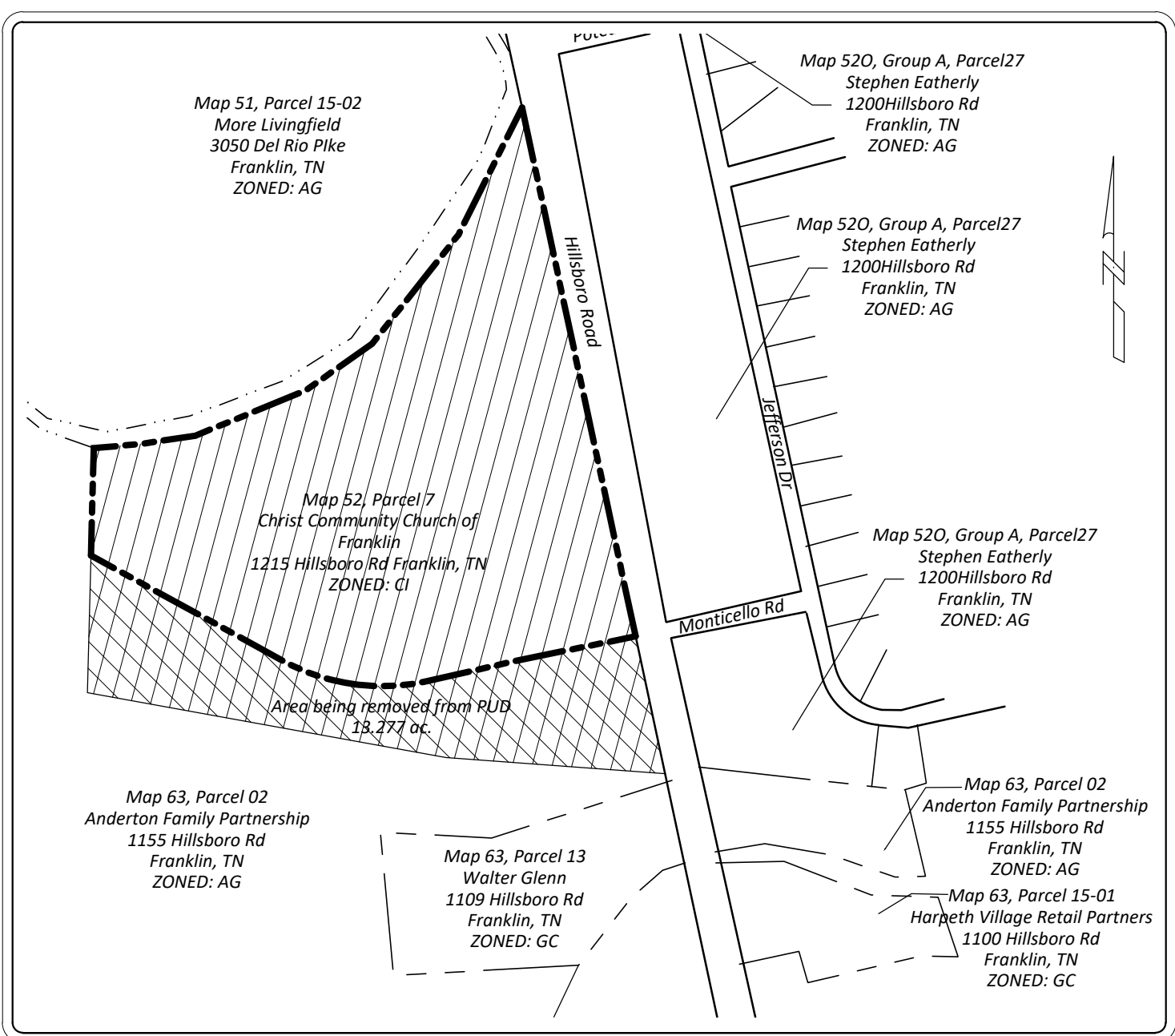
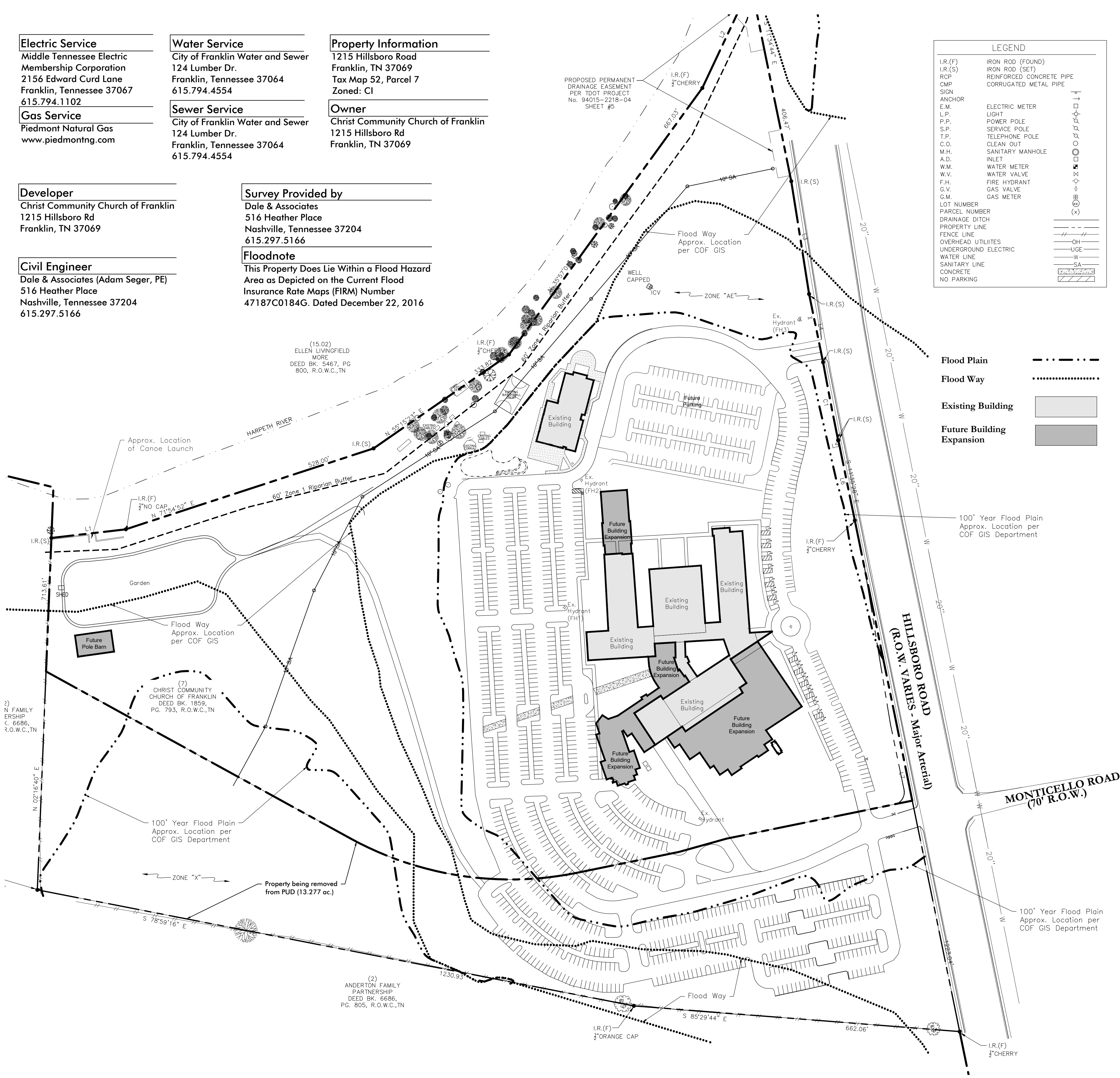
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Survey Provided by

Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Floodnote

This Property Does Lie Within a Flood Hazard
Area as Depicted on the Current Flood
Insurance Rate Maps (FIRM) Number
47187C0184G. Dated December 22, 2016

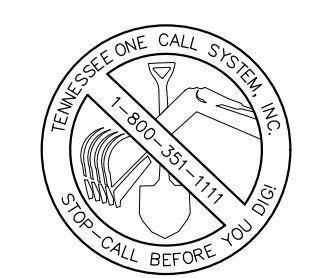
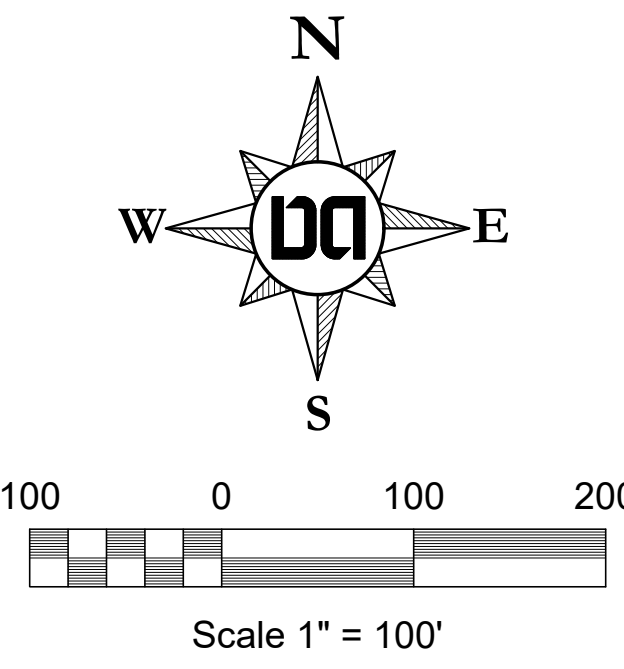


VICINITY MAP
SCALE: 1" = 500'

Site Data

PROJECT NAME:	Christ Community Church
CITY OF FRANKLIN PROJECT #	7480
SUBDIVISION:	-----
LOT NUMBER:	-----
ADDRESS:	1215 Hillsboro Rd
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
ALDERMANIC WARD:	2
EXISTING ZONING & CHARACTER OV:	CI (BCCO-5)
OTHER APPLICABLE OVERLAYS:	FWO and FFO
APPLICABLE DEVELOPMENT STANDARDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	1,559,825.743 S.F. / 35.809 ACRES
EXISTING USE:	Church, assembly hall, daycare, community garden, park/recreational, counseling center
EXISTING REQUIRED SETBACK LINES (based on CI Zoning):	
FRONT SETBACK:	100'
SIDE YARD:	35'
REAR YARD:	65'
BUILDING FOOTPRINT:	Existing (Total) - 92,830 SF
BUILDING SQUARE FOOTAGE:	Existing - 77,960 SF

Survey Note:
Field run Survey completed on 5/23/2018 by
Dale & Associates.



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #17084
Christ Comm. Church
C1.0

516 Heather Place
Nashville, TN 37204
(615) 297-5166

Drawing Date:
February 8, 2021

Revisions

REVISED PUD DEVELOPMENT PLAN - REVISION 1
Christ Community Church PUD Subdivision
Map 52 Parcel 7
Franklin, Williamson County, Tennessee



Approved
Development
Plan

Electric Service

Middle Tennessee Electric
Membership Corporation
2156 Edward Curd Lane
Franklin, Tennessee 37067
615.794.1102

Gas Service

Piedmont Natural Gas
www.piedmontng.com

Water Service

City of Franklin Water and Sewer
124 Lumber Dr.
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615.794.4554

Sewer Service

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124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Property Information

1215 Hillsboro Road
Franklin, TN 37069
Tax Map 52, Parcel 7
Zoned: CI

Owner

Christ Community Church of Franklin
1215 Hillsboro Rd
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Franklin, TN 37069

Civil Engineer

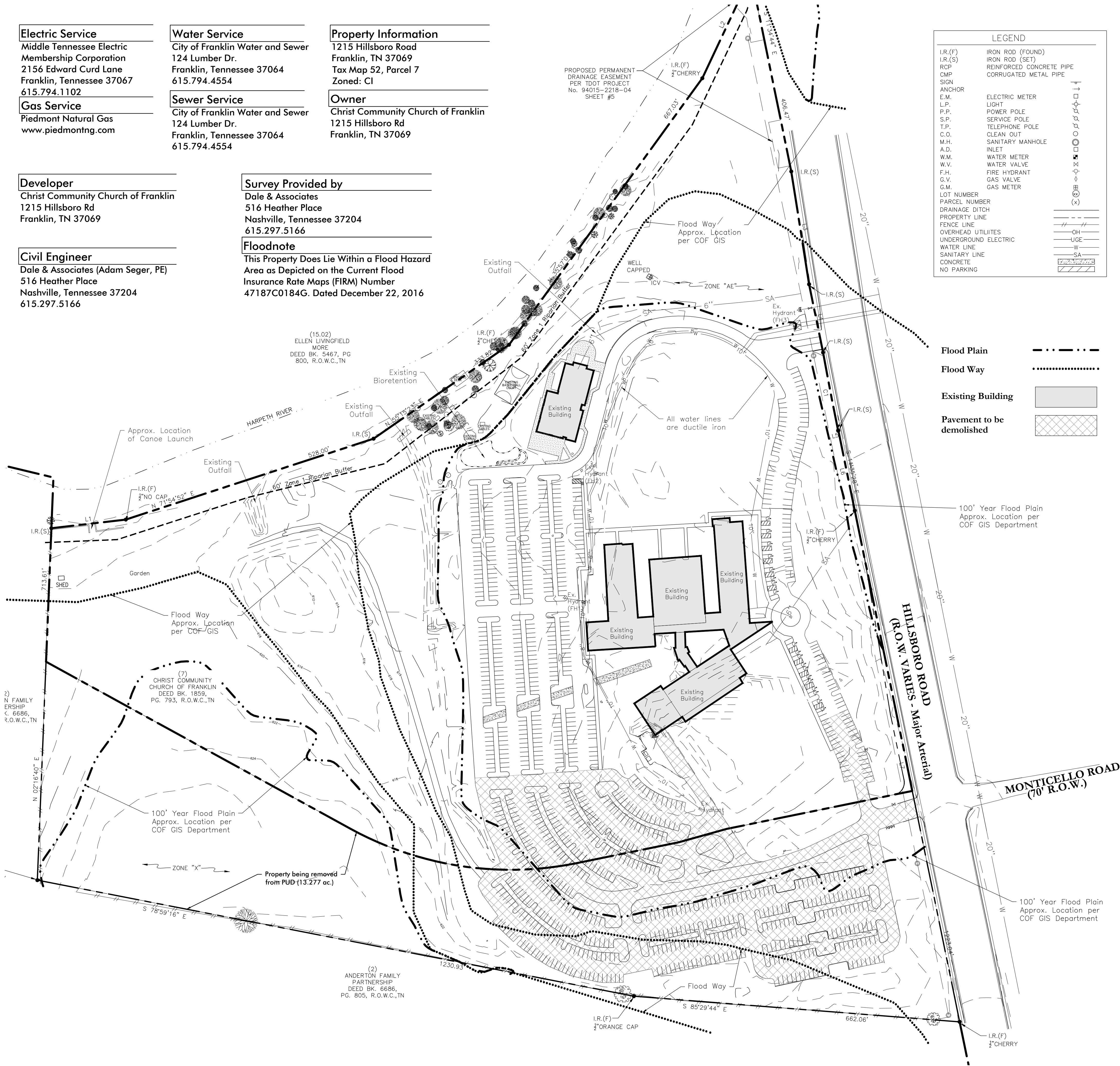
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Survey Provided by

Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Floodnote

This Property Does Lie Within a Flood Hazard
Area as Depicted on the Current Flood
Insurance Rate Maps (FIRM) Number
47187C0184G. Dated December 22, 2016



LEGEND	
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET)
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
SIGN	
ANCHOR	
E.M.	ELECTRIC METER
L.P.	LIGHT
P.P.	POWER POLE
S.P.	SERVICE POLE
T.P.	TELEPHONE POLE
C.O.	CLEAN OUT
M.H.	SANITARY MANHOLE
A.D.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
G.V.	GAS VALVE
G.M.	GAS METER
LOT NUMBER	
PARCEL NUMBER	
DRAINAGE DITCH	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILITIES	
UNDERGROUND ELECTRIC	
WATER LINE	
SANITARY LINE	
CONCRETE	
NO PARKING	

Flood Plain

Flood Way

Existing Building

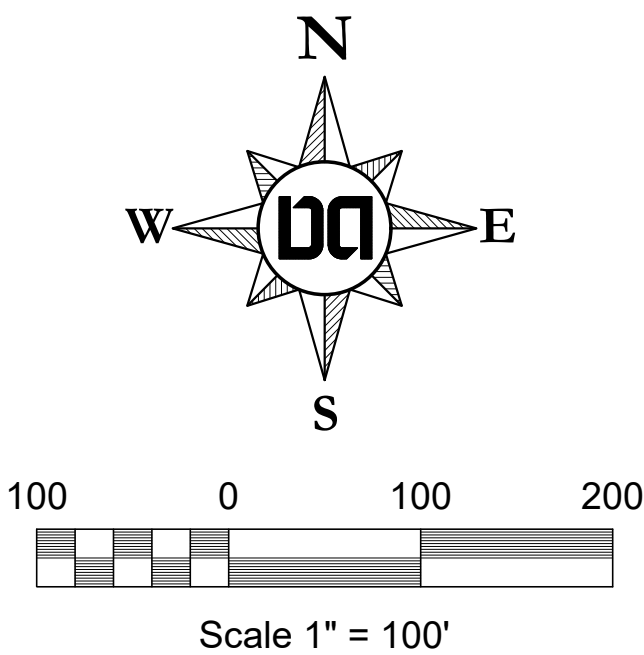
Pavement to be
demolished

VICINITY MAP
SCALE: 1" = 500'

Site Data

PROJECT NAME:	Christ Community Church
CITY OF FRANKLIN PROJECT #	7480
SUBDIVISION:	-----
LOT NUMBER:	-----
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STATE:	Tennessee
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APPLICABLE DEVELOPMENT STANDARDS:	Conventional
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BUILDING SQUARE FOOTAGE:	Existing - 77,960 SF

Survey Note:
Field run Survey completed on 5/23/2018 by
Dale & Associates.



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #17084
Christ Comm. Church
C2.0

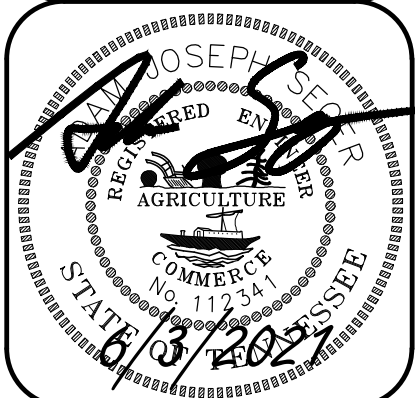
Drawing Date:
February 8, 2021

Revisions

REVISED PUD DEVELOPMENT PLAN - REVISION 1

Christ Community Church PUD Subdivision

Map 52 Parcel 7
Franklin, Williamson County, Tennessee



Existing
Conditions

Electric Service

Middle Tennessee Electric
Membership Corporation
2156 Edward Curd Lane
Franklin, Tennessee 37067
615.794.1102

Gas Service

Piedmont Natural Gas
www.piedmontng.com

Water Service

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615.794.4554

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Tax Map 52, Parcel 7
Zoned: CI

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Franklin, TN 37069

Developer

Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

Civil Engineer

Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Survey Provided by

Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Floodnote

This Property Does Lie Within a Flood Hazard
Area as Depicted on the Current Flood
Insurance Rate Maps (FIRM) Number
47187C0184G. Dated December 22, 2016

Proposed Flood Plain

Proposed Flood Way

Existing Building

Future Building Expansion

HYDRANT TESTS

Existing fire hydrants were flow tested on 8/9/2018 by M2
Group, LLC. below is a summary of the flow results:

Test 1

Hydrant Location:

Flow Hydrant at rear
of church (middle
hydrant on westerly
private fire line)
(FH1)
Gage hydrant located
at north entrance to
church (FH3)

Static Pressure:

108 psi

Residual Pressure:

104 psi

Flow:

1482 gpm

Projected Flow (20 psi)

7879.2 gpm

Test 2

Hydrant Location:

Flow Hydrant located
at north entrance to
church (FH3)
Gage hydrant located
at SE corner of
Hillsboro Rd and
Monticello Rd

Static Pressure:

110 psi

Residual Pressure:

108 psi

Flow:

1627 gpm

Projected Flow (20 psi)

12735.5 gpm

Test 3

Hydrant Location:

Flow Hydrant located
at north entrance to
church (FH3)

Static Pressure:

106 psi

Residual Pressure:

98 psi

Flow:

1610 gpm

Projected Flow (20 psi)

5812.2 gpm

VICINITY MAP

SCALE: 1" = 500'

Site Data

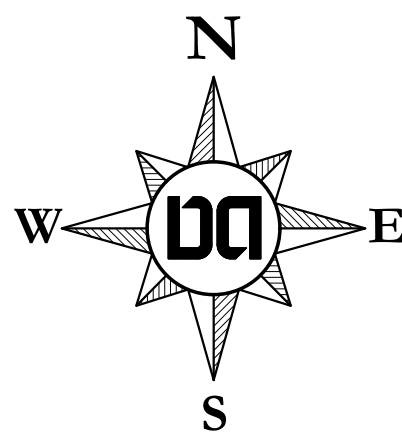
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CITY OF FRANKLIN PROJECT #	7480
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BUILDING SQUARE FOOTAGE:	Existing - 77,960 SF

Survey Note:

Field run Survey completed on 5/23/2018 by
Dale & Associates.

PARKING REQUIREMENTS

Church	(1 stall per 3 seats in Sanctuary) = 750 stalls
Daycare	(2 stalls per 1000 sf + 1 employee) = 30 stalls
Greenway / Park	30 stalls
Rec Center	(1 stall per 3 patrons) = 116 stalls
Total Required	926 stalls
Zoning Ordinance (Section 10.1.11) allows for up to 20% additional spaces. (926)(0.2) =	185 stalls
Total Proposed	1111



Scale 1" = 100'



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #17084

Christ Comm. Church

C3.0

Drawing Date:
February 8, 2021

Revisions

REVISED PUD DEVELOPMENT PLAN - REVISION 1

Christ Community Church PUD Subdivision

Map 52 Parcel 7
Franklin, Williamson County, Tennessee



Revised
Layout
and Utility
Plan

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Franklin, TN 37069

Civil Engineer

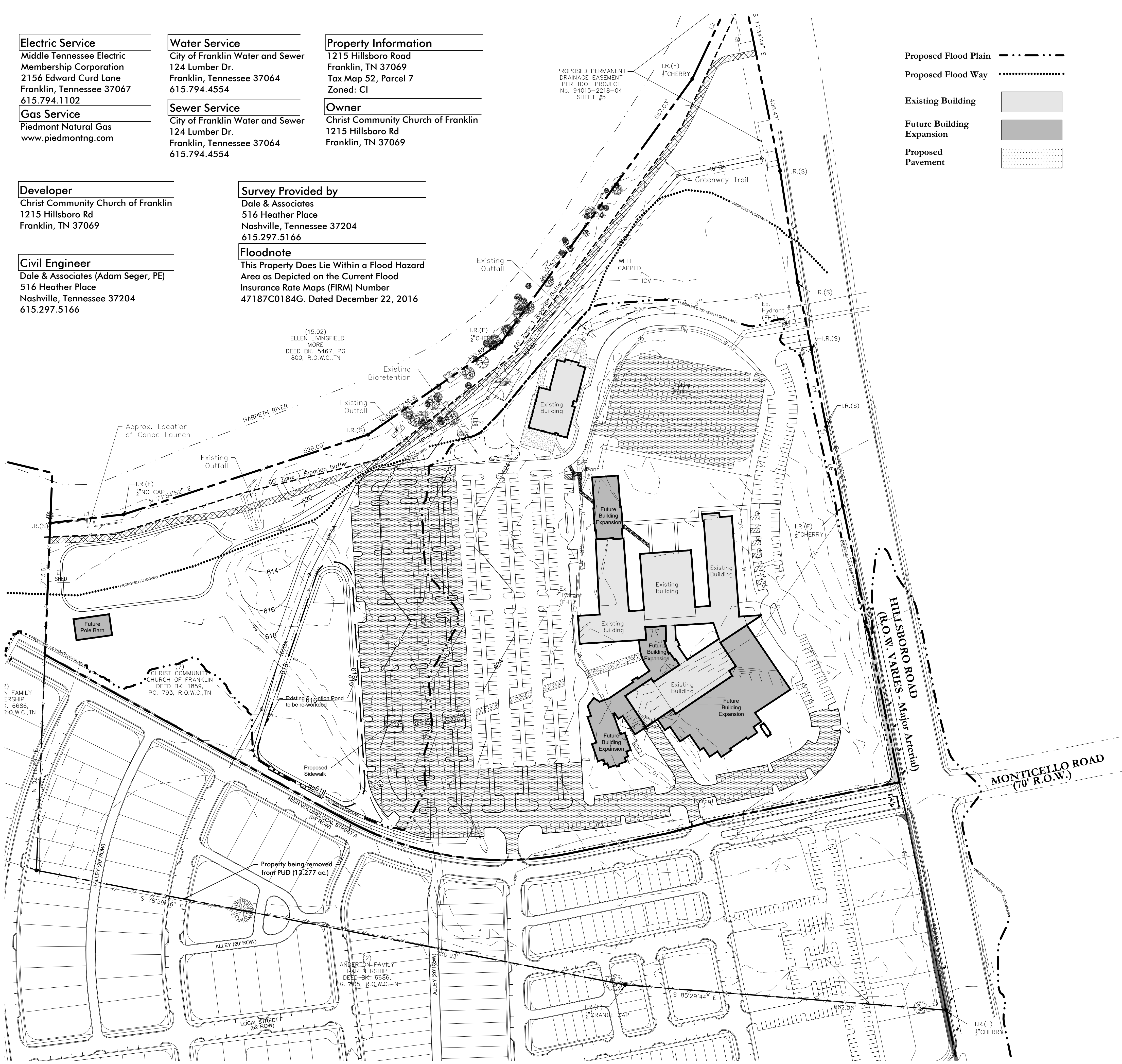
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Survey Provided by

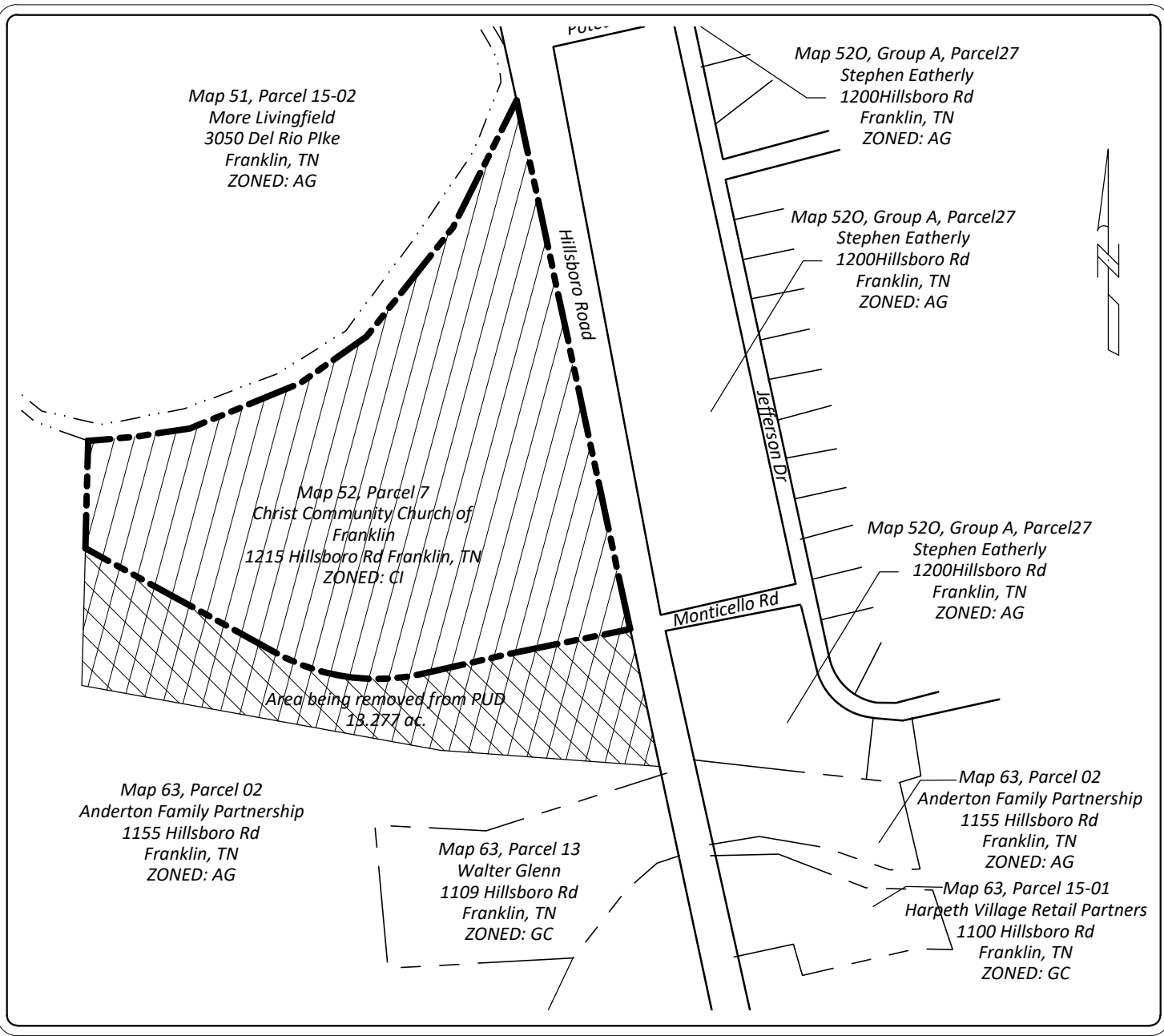
Dale & Associates
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Nashville, Tennessee 37204
615.297.5166

Floodnote

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Area as Depicted on the Current Flood
Insurance Rate Maps (FIRM) Number
47187C0184G. Dated December 22, 2016



- Proposed Flood Plain - - - - -
- Proposed Flood Way - - - - -
- Existing Building [shaded box]
- Future Building Expansion [darker shaded box]
- Proposed Pavement [stippled box]



VICINITY MAP
SCALE: 1" = 500'

Site Data

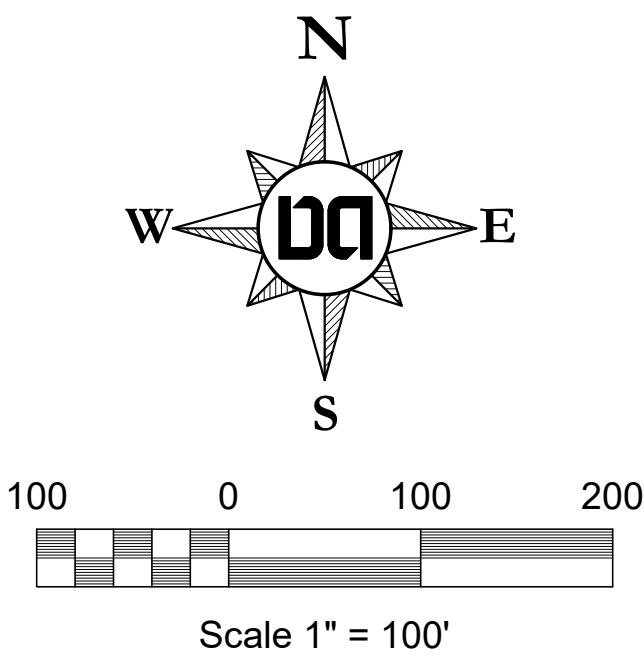
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APPLICABLE DEVELOPMENT STANDARDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	1,559,825.743 S.F. / 35.809 ACRES
EXISTING USE:	Church, assembly hall, daycare, community garden, park/recreational, counseling center
EXISTING REQUIRED SETBACK LINES (based on CI Zoning):	
FRONT SETBACK:	100'
SIDE YARD:	35'
REAR YARD:	65'
BUILDING FOOTPRINT:	Existing (Total) - 92,830 SF
BUILDING SQUARE FOOTAGE:	Existing - 77,960 SF

Survey Note:
Field run Survey completed on 5/23/2018 by Dale & Associates.

Note:
Compensatory cut shall be at least applied to 150 percent (1.5:1) for all fill in the floodplain.

There shall be no mowing, clearing, grading, construction, storage or disturbance of vegetation in riparian buffer except as permitted by the City Engineer, or his designee.

	Previously Approved	Proposed
Total Property Area	48.99 ac.	35.81 ac.
Max. Potential Disturbed	25.9 ac.	15.3 ac.
Impervious Area	22.6 ac.	21.7 ac.



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #17084
Christ Comm. Church
C4.0

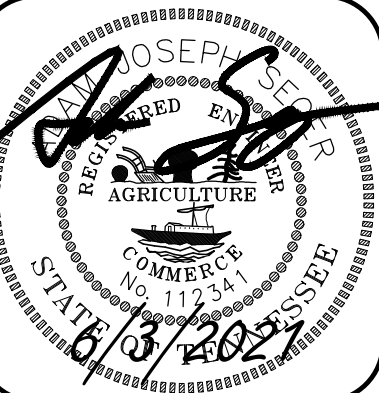
516 Heather Place
Nashville, TN 37204
(615) 297-5166

Drawing Date:
February 8, 2021

Revisions

REVISED PUD DEVELOPMENT PLAN - REVISION 1

Christ Community Church PUD Subdivision
Map 52 Parcel 7
Franklin, Williamson County, Tennessee



Grading and
Drainage Plan



Electric Service
Middle Tennessee Electric
Membership Corporation
2156 Edward Curd Lane
Franklin, Tennessee 37067
615.794.1102

Water Service
City of Franklin Water and Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Gas Service
Piedmont Natural Gas
www.piedmontng.com

Property Information
1215 Hillsboro Road
Franklin, TN 37069
Tax Map 52, Parcel 7
Zoned: CI

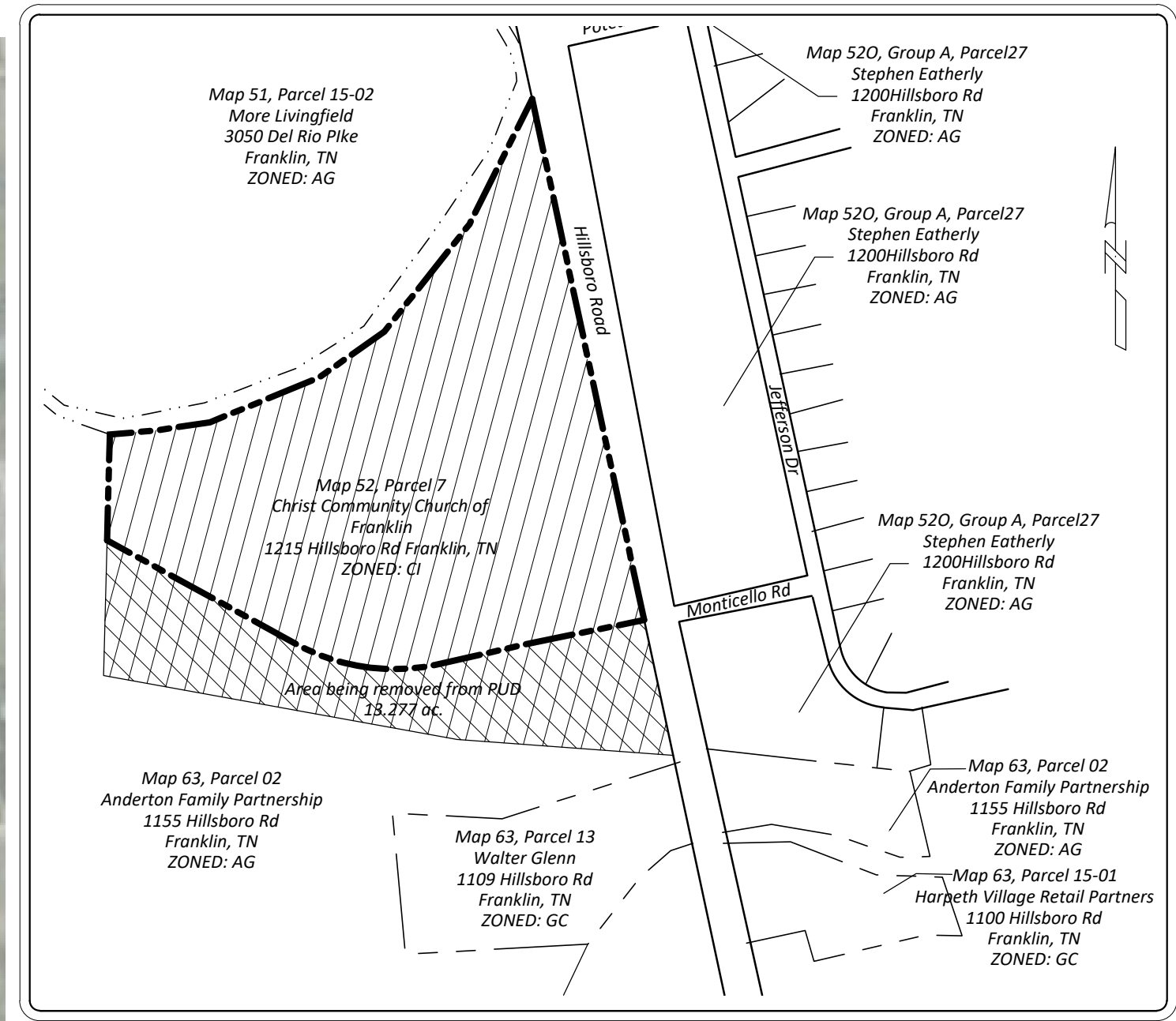
Owner
Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

Developer
Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

Civil Engineer
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Survey Provided by
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Floodnote
This Property Does Lie Within a Flood Hazard
Area as Depicted on the Current Flood
Insurance Rate Maps (FIRM) Number
47187C0184G. Dated December 22, 2016



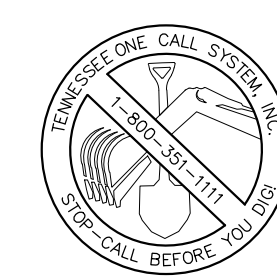
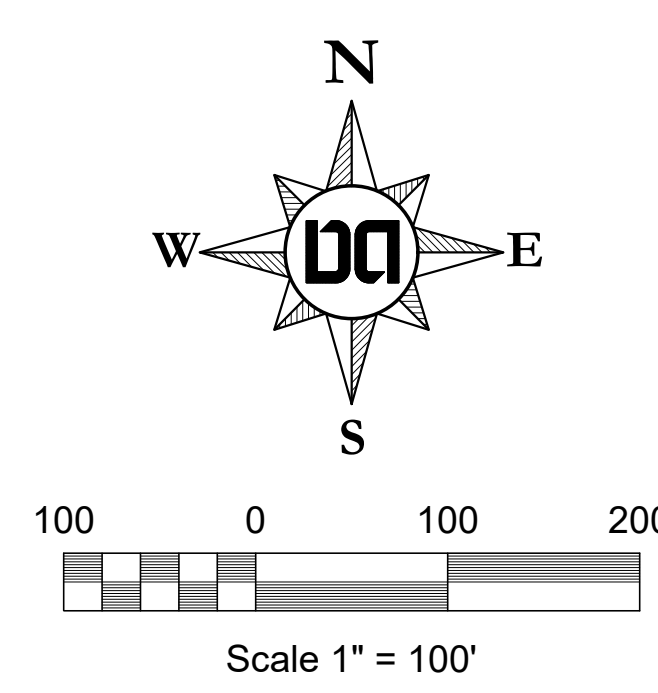
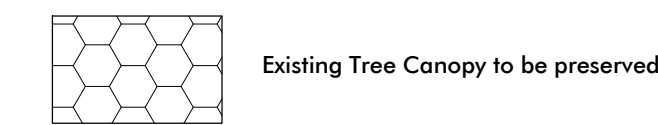
VICINITY MAP
SCALE: 1" = 500'

Site Data

PROJECT NAME:	Christ Community Church
CITY OF FRANKLIN PROJECT #	7480
SUBDIVISION:	----
LOT NUMBER:	----
ADDRESS:	1215 Hillsboro Rd
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
ALDERMANIC WARD:	2
EXISTING ZONING & CHARACTER OV:	CI (BCCO-5)
OTHER APPLICABLE OVERLAYS:	FWO and FFO
APPLICABLE DEVELOPMENT STANDARDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	1,559,825.743 S.F. / 35.809 ACRES
EXISTING USE:	Church, assembly hall, daycare, community garden, park/recreational, counseling center
EXISTING REQUIRED SETBACK LINES (based on CI Zoning):	
FRONT SETBACK:	100'
SIDE YARD:	35'
REAR YARD:	65'
BUILDING FOOTPRINT:	Existing (Total) - 92,830 SF
BUILDING SQUARE FOOTAGE:	Existing - 77,960 SF

Survey Note:
Field run Survey completed on 5/23/2018 by
Dale & Associates.

Total Property Area	35.81 ac.
Tree Canopy Coverage	2.45 ac. (0.07% of total)



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #17084
Christ Comm. Church
C5.0

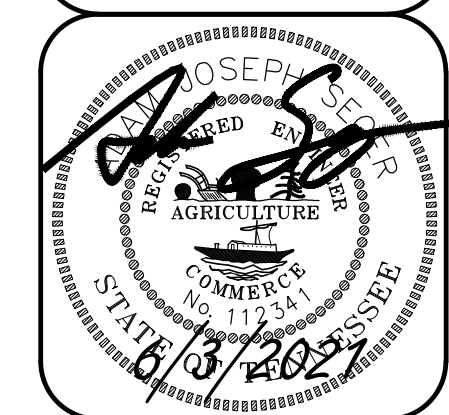
516 Heather Place
Nashville, TN 37204
(615) 297-5166

Drawing Date:
February 8, 2021

Revisions

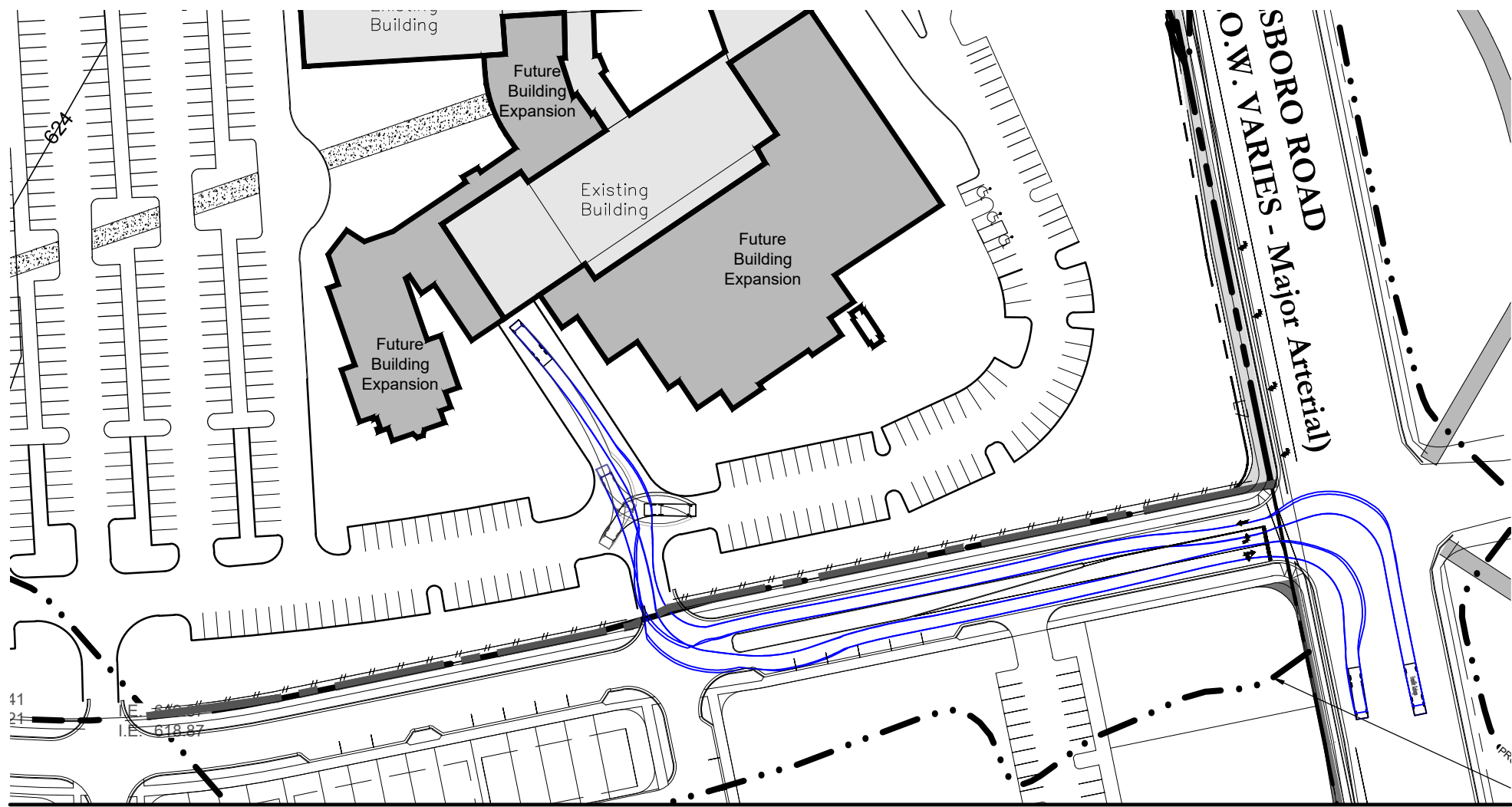
REVISED PUD DEVELOPMENT PLAN - REVISION 1

Christ Community Church PUD Subdivision
Map 52 Parcel 7
Franklin, Williamson County, Tennessee



**Tree
Preservation
Plan**

D&A Project #17084
Christ Comm. Church
C5.0



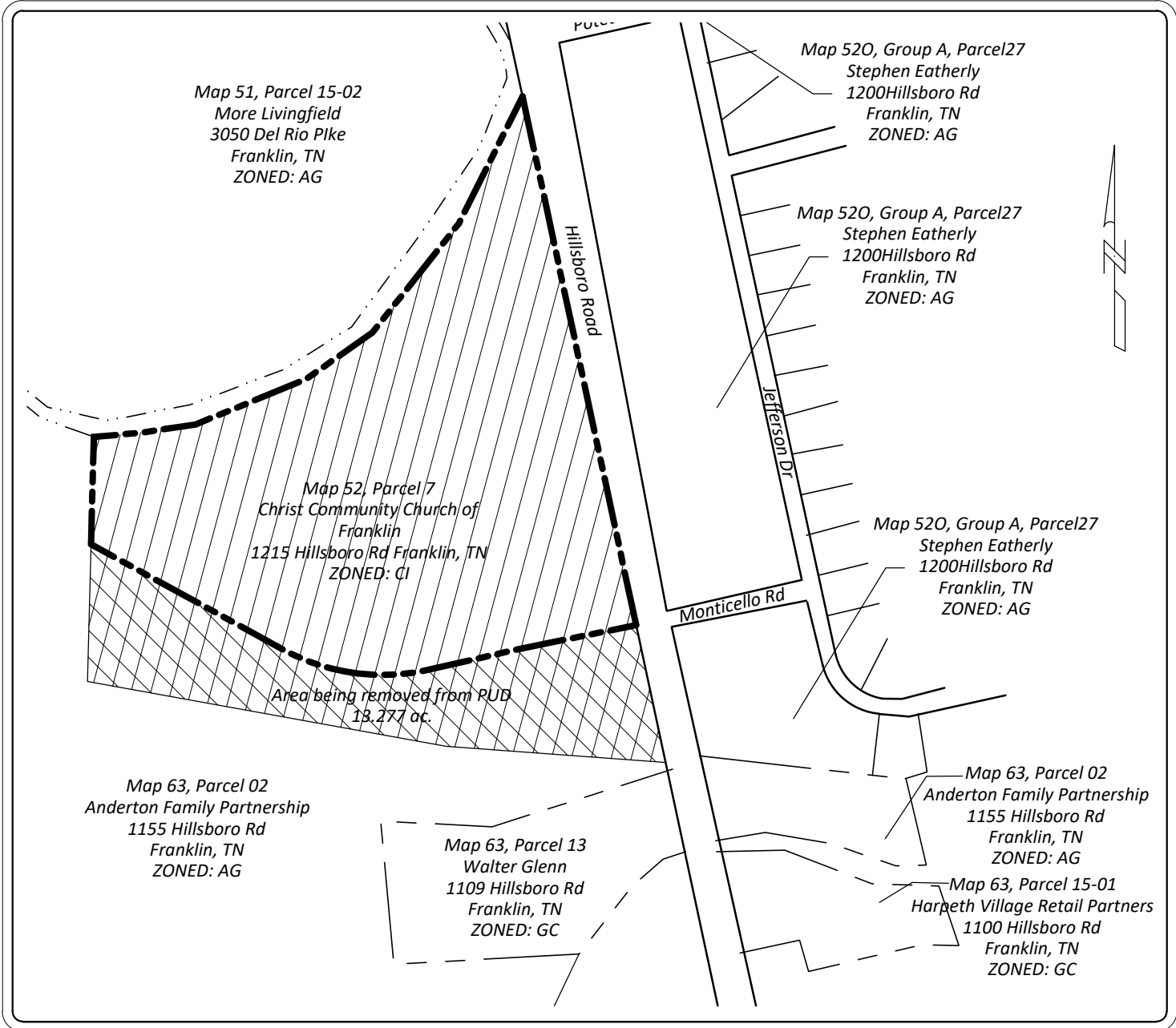
Dumptruck Turn

Dumptruck Apparatus Specifications

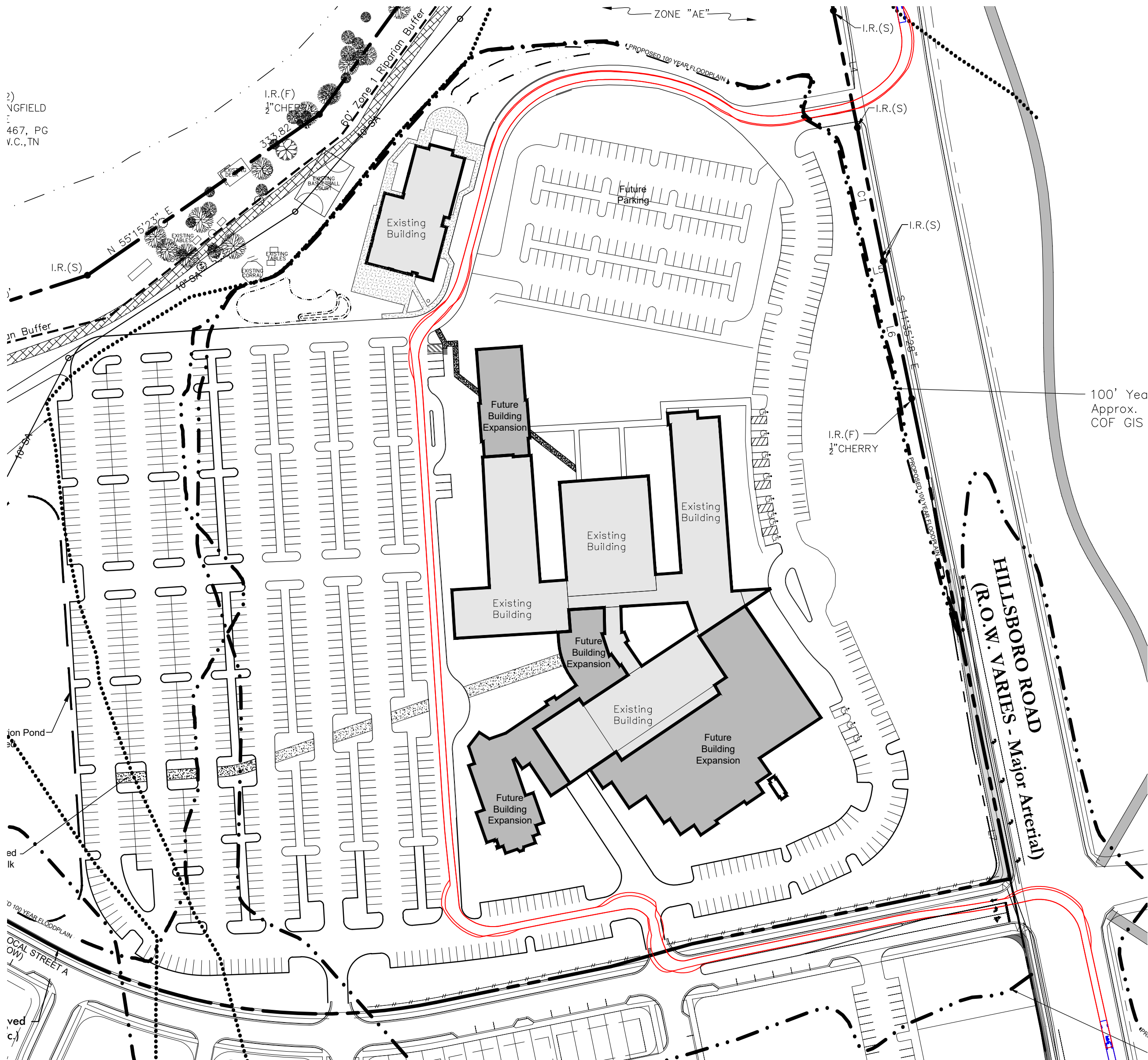
Height:	12.5'
Wheel Base:	237" (19.5')
Width:	97" (8'-1")
Overhead clearance with can in raised position:	18.5'
Turning Radius:	46'
Turning Diameter:	97'
Track:	78.6" (approx. 6'-6")
Total length with boom overhang and arms extended:	41'
Total overall length of truck (with boom overhang):	37'
Truck length without boom:	35'
Front overhang:	50" (4'-2")
Fork length:	4'
Boom arms front of bumper overhang:	24"
Empty scale weight:	40,400 pounds
Total gross vehicle gross:	18,000 pounds (max without being over weight limits)
	18,000 pounds
Front axle weight:	700 pounds
Empty trash dumpster estimated weight:	1,600 pounds
Full trash dumpster estimated weight:	

Fire Apparatus Specifications

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	21.316'
Rear Axle Spacing	4.417'
Body Length	50.0417'
Width	8.33'
Rear Overhang	22.1424'
Body Style	Fire Truck
Turning Radius Wall to Wall	42'



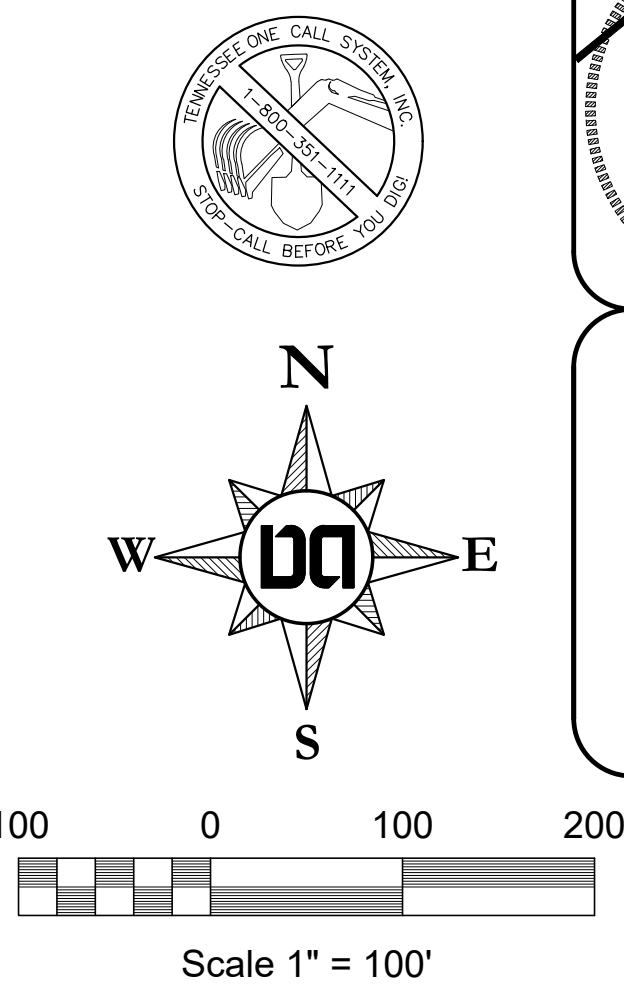
VICINITY MAP
SCALE: 1" = 500'



Firetruck Turn 'A'



Firetruck Turn 'B'



Drawing Date:
February 8, 2021

Revisions

REVISED PUD DEVELOPMENT PLAN - REVISION 1

Christ Community Church PUD Subdivision

Map 52 Parcel 7

Franklin, Williamson County, Tennessee



Truck Turn
Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #17084
Christ Comm. Church

C6.0



File #: 21-02142

DATE: June 11, 2021
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Cherokee Place PUD Subdivision, Final Plat (Includes a Portion of the Chickasaw PUD Subdivision), Creating 2 Multifamily Lots, On 10.39 Acres, Located At 1101 Shawnee Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7521
Applicant: Jamie Gillespie, James + Associates
Owner: Franklin Housing Authority, Derwin Jackson, Rep.

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create to two multifamily residential lots consisting of approximately 10 acres located at 1101 Shawnee Drive. This subject property is part of the Cherokee Place PUD Subdivision creating 100 multifamily units for the Franklin Housing Authority. The rezoning and development plan was approved in January 2021, and the site plan was approved on June 8, 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.

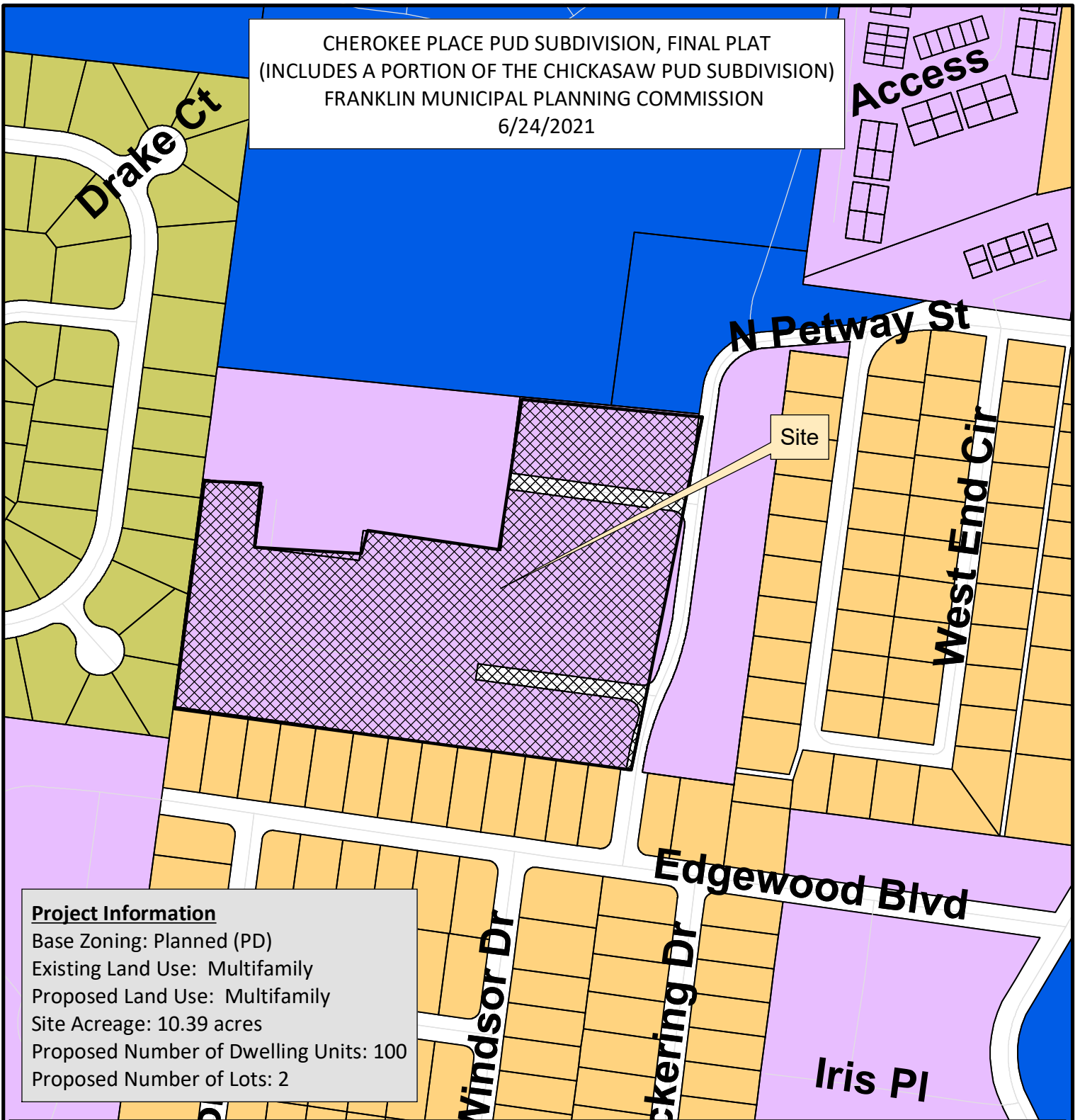
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Cherokee Place PUD Subdivision final plat.

CHEROKEE PLACE PUD SUBDIVISION, FINAL PLAT
 (INCLUDES A PORTION OF THE CHICKASAW PUD SUBDIVISION)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 6/24/2021



Project Information

Base Zoning: Planned (PD)
 Existing Land Use: Multifamily
 Proposed Land Use: Multifamily
 Site Acreage: 10.39 acres
 Proposed Number of Dwelling Units: 100
 Proposed Number of Lots: 2

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



0 125 250 500
 Feet

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

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Engineering - Final Plat Checklist

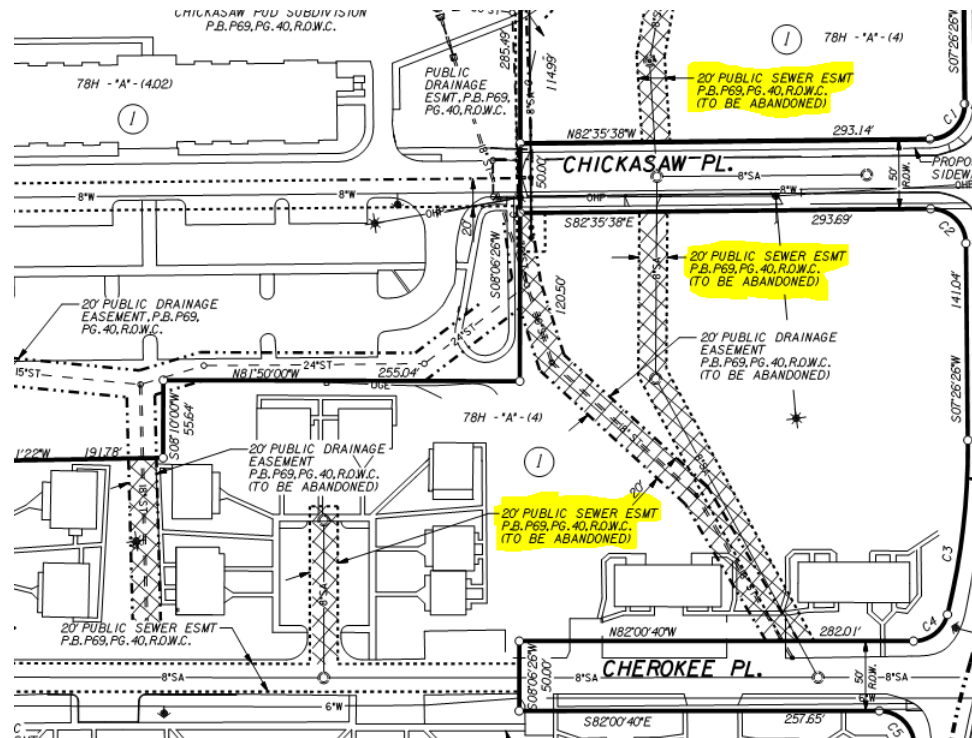
General Issues

14. 0. General Information

lance.fittro@franklin.tn.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.

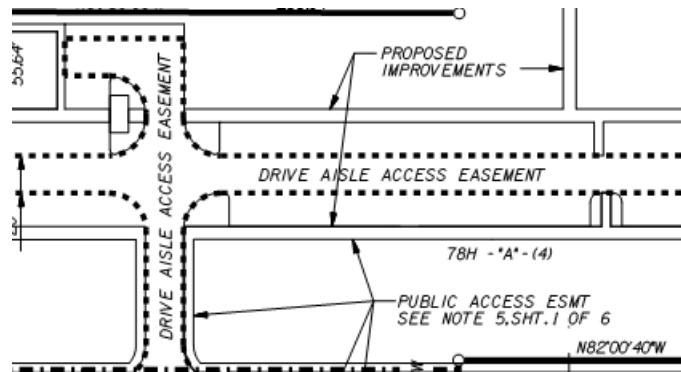
20. C. Final Plat

lance.fittro@franklin.tn.gov Because the sanitary sewer easements highlighted below contain active public sewer mains, the final plat cannot be recorded until such time as the public sewer main proposed to replace these lines has been installed, tested and accepted for public use, and flows shifted to the new lines. Applicant shall provide documentation that this condition has been satisfied with the submittal of the final plat to One Stop.



21. C. Final Plat

lance.fittro@franklintrn.gov Applicant shall revise the naming of the "drive aisle access easements" shown on Sheet 6 to be "cross access easements" to coincide with the added General Note #12.



12. 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.

MTEMC

COF 7521 - FINAL PLAT - Resubmittal 20210603 - Cherokee Place PUD.pdf

24. MTEMC Easement

ehale@mtmc.com Please call out 40' MTE ROW around existing overhead primary lines. (20' either side)
One on south side of Chickasaw, one line on the south side of Cherokee, and line along the east side of Shawnee Drive. Thanks
Erik Hale

Performance Agreement and Surety

General Issues

25. Engineering Sureties

kevin.long@franklintrn.gov Any unposted sureties associated with this development from site plan [COF# 7492 \(Cherokee Place PUD Subdivision, Site Plan\)](#) shall be transferred to this final plat as a condition of approval.

Planning

General Issues

7. Plat

joseph.bryan@franklintrn.gov Applicant shall remove any portion not associated with the Cherokee Place PUD Subdivision, specifically the portion that runs east of Shawnee Drive.

11. Project name

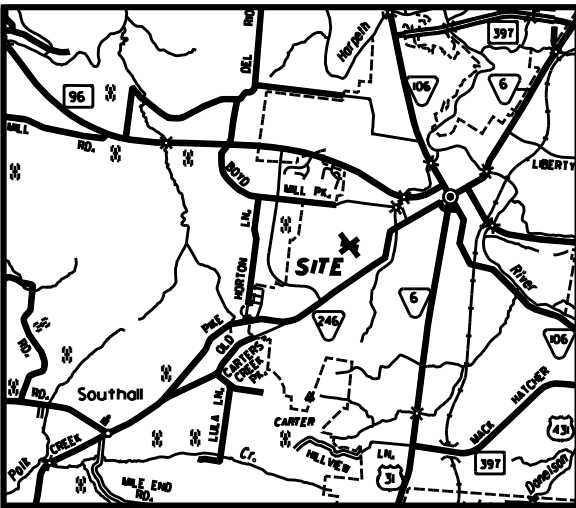
joseph.bryan@franklin.tn.gov Applicant shall revise name to "Cherokee Place PUD Subdivision, Final Plat (Formerly Chickasaw PUD Subdivision, Part Of Lot 2)."

12. Lot 2

joseph.bryan@franklin.tn.gov Applicant shall remove any portion of property outside of the approved Cherokee Place PUD Subdivision from the plat.

Since the smaller portion is separated by Chickasaw Place (road) and does not share any boundary lines, applicant shall label this as Lot 2 and the larger parcel as Lot 1

[Edited By Joseph Bryan]



VICINITY MAP
NOT TO SCALE

SURVEYOR

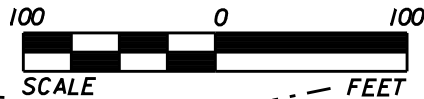
JAMES + ASSOCIATES
ONE VANTAGE WAY
SUITE E220
NASHVILLE, TN. 37228
PHONE: (615) 726-4848
CONTACT: JOHN DUFFER
EMAIL: john.duffer@jamesplus.net

PROPERTY ADDRESS

600 CHICKASAW PLACE
FRANKLIN, TN 37064

OWNER AND DEVELOPER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN. 37064
PHONE: (615) 794-1247
CONTACT: DOUG JOHNS
EMAIL: djohns@franklinhousingauthority.com



78 - (10)
CITY OF FRANKLIN
JIM WARREN PARK

78H - "A" - (402)
FRANKLIN HOUSING AUTHORITY
D.B. 166, PG. 332, R.O.W.C.

CHICKASAW PUD SUBDIVISION
P.B. P69, PG. 40, R.O.W.C.

THE RECORDING OF THIS PLAT VOIDS, VACATES
AND SUPERCEDES THE PREVIOUS RECORDING OF
LOT 2 SHOWN ON THE FINAL PLAT ENTITLED
"CHICKASAW PUD SUBDIVISION" AS RECORDED IN
PLAT BOOK P69, PAGE 40, R.O.W.C.

CHEROKEE PL.

78H - "A" - (4)

SEE SHEETS
2A & 2B OF 6

78H - "A" - (4)

CHICKASAW PL.

ALL STREETS SHOWN HEREON
ARE PUBLIC "LOCAL"

78H - "A" - (401)
CITY OF FRANKLIN,
TENNESSEE
D.B. 223, PG. 607, R.O.W.C.

CULBERSON BLVD.

NORTH
PETWAY
STREET

BRANCH

50' ROW

2

3

4

5

6

7

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19

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21

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38

LOT NO.	AREA S.F.	AREA AC.
1	354,914	8.15
2	97,532	2.24
RD.-RW	0	0
TOTAL	452,446	10.39

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book *** , Page *** , R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Owner

Date

Owner

Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

A. The water and sewer systems designated in _____ Subdivision have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of \$ _____ for the water system and \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department
City of Franklin, Tennessee

Date

*** Deed Book 127 , Page 33
Deed Book 130 , Page 161
Deed Book 166 , Page 332

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 25th day of September, 2017.

John M. Duffer
Surveyor Tenn. License No. 1431

04/12/21
Date: 04/12/2021

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

I hereby certify that:

A. The streets, drainage, sidewalks, and green infrastructure designated in _____ Subdivision 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
City of Franklin, Tennessee

Date

MTEMC CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to 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 SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

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

Williamson County Emergency
Management Agency

Date

City of Franklin

Date

SHEET 1 NOTES, SHEET INDEX
SHEET 2A WEST OF SHAWNEE EXISTING
SHEET 2B WEST OF SHAWNEE PROPOSED
SHEET 3A EAST OF SHAWNEE EXISTING
SHEET 3B EAST OF SHAWNEE PROPOSED
SHEET 6 PUBLIC ACCESS PLAN

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 _____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary
Franklin Municipal Planning Commission

Date

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE, MODIFY AND ABANDON EASEMENTS AS NECESSARY FOR PROPOSED DEVELOPMENT OF SITE.
2. OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY, NO ASSIGNMENT OF MINERAL RIGHTS TO OTHERS FOUND BY THIS SURVEYOR.
3. SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 47187C0192G DATED DECEMBER 22, 2006.
4. CURRENT ZONING IS PD, PLANNED DISTRICT
FRONT YARD SETBACK 5' FROM BACK OF WALK
SIDE & REAR YARD SETBACKS 10'
5. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR THE HOA.
6. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THE HOA.
7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
8. 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.
9. 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 HOMEOWNER'S EXPENSE.
10. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR THE HOA.
11. 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.
12. 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 OWNERS SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
13. ALL WATER AND SEWER EASEMENTS SHOWN HEREON SHALL BE EXCLUSIVE.
14. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

CHEROKEE PLACE PUD SUBDIVISION, FINAL PLAT

(INCLUDES FORMER LOT 2 OF
CHICKASAW SUBDIVISION)

CITY OF FRANKLIN No. 7521

FINAL PLAT - SHEET 1 OF 6

CITY OF FRANKLIN

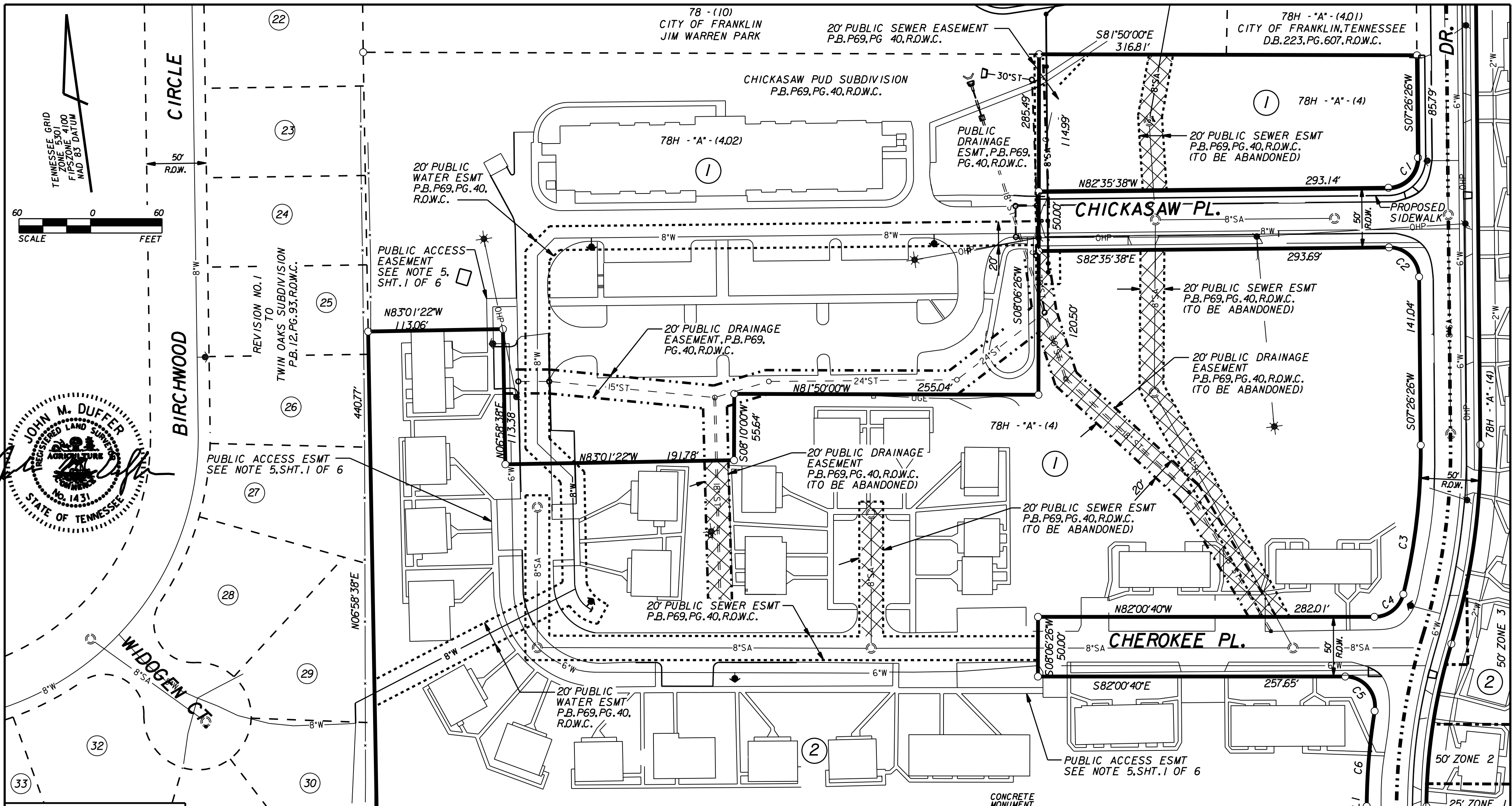
WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 10.39 TOTAL LOTS: 2

ACRES NEW PUBLIC STREETS: 0.00 CIVIL DISTRICT: 9th

MILES NEW PUBLIC STREETS: 0.00 CLOSURE ERROR: 1/10,000

SCALE: 1" = 100' DATE: 04/12/2021



LINE TABLE		
No.	BEARING	DISTANCE
L1	S08°08'26"W	3.78'

CERTIFICATE OF OWNERSHIP

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Owner _____ Date _____

Owner _____ Date _____

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John M. Duffer 04/12/21
Surveyor Tenn. License No. 1431 Date: 04/12/2021

MTEMC CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE

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Middle Tennessee Electric Membership Corporation Date _____

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

SEE SHOTS 2A, 3A & 2B OF 6

SEE SHOTS 3A & 3B OF 6

CHEROKEE PLACE PUD SUBDIVISION, FINAL PLAT
(INCLUDES FORMER LOT 2 OF CHICKASAW SUBDIVISION)
CITY OF FRANKLIN No. 7521

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

A. The water and sewer systems designated in Subdivision have been installed in accordance with City specifications, or

B. A performance agreement and surety in the amount of \$ _____ for the water system and \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department Date _____
City of Franklin, Tennessee

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

I hereby certify that:

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City of Franklin, Tennessee

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

Williamson County Emergency Management Agency Date _____

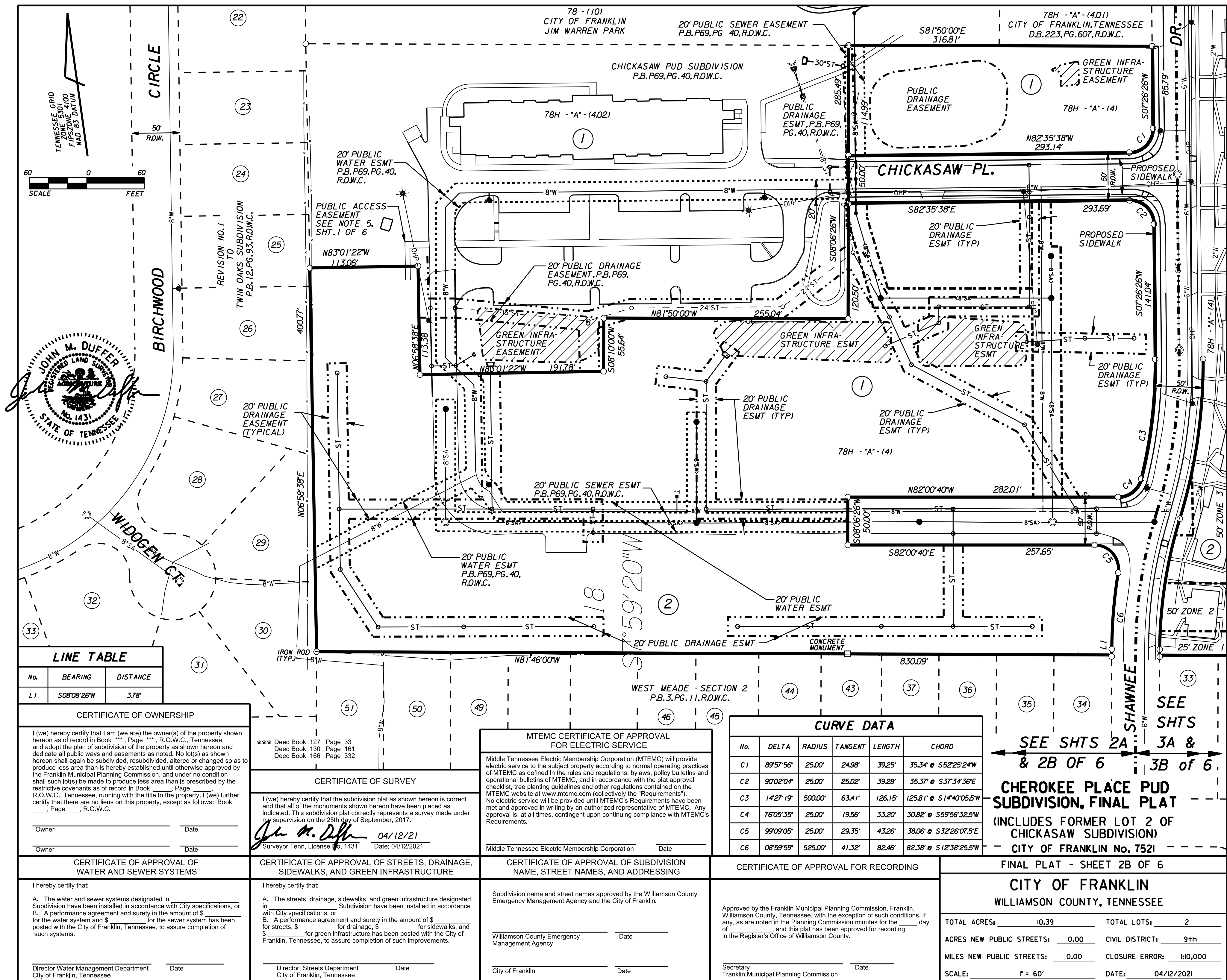
City of Franklin Date _____

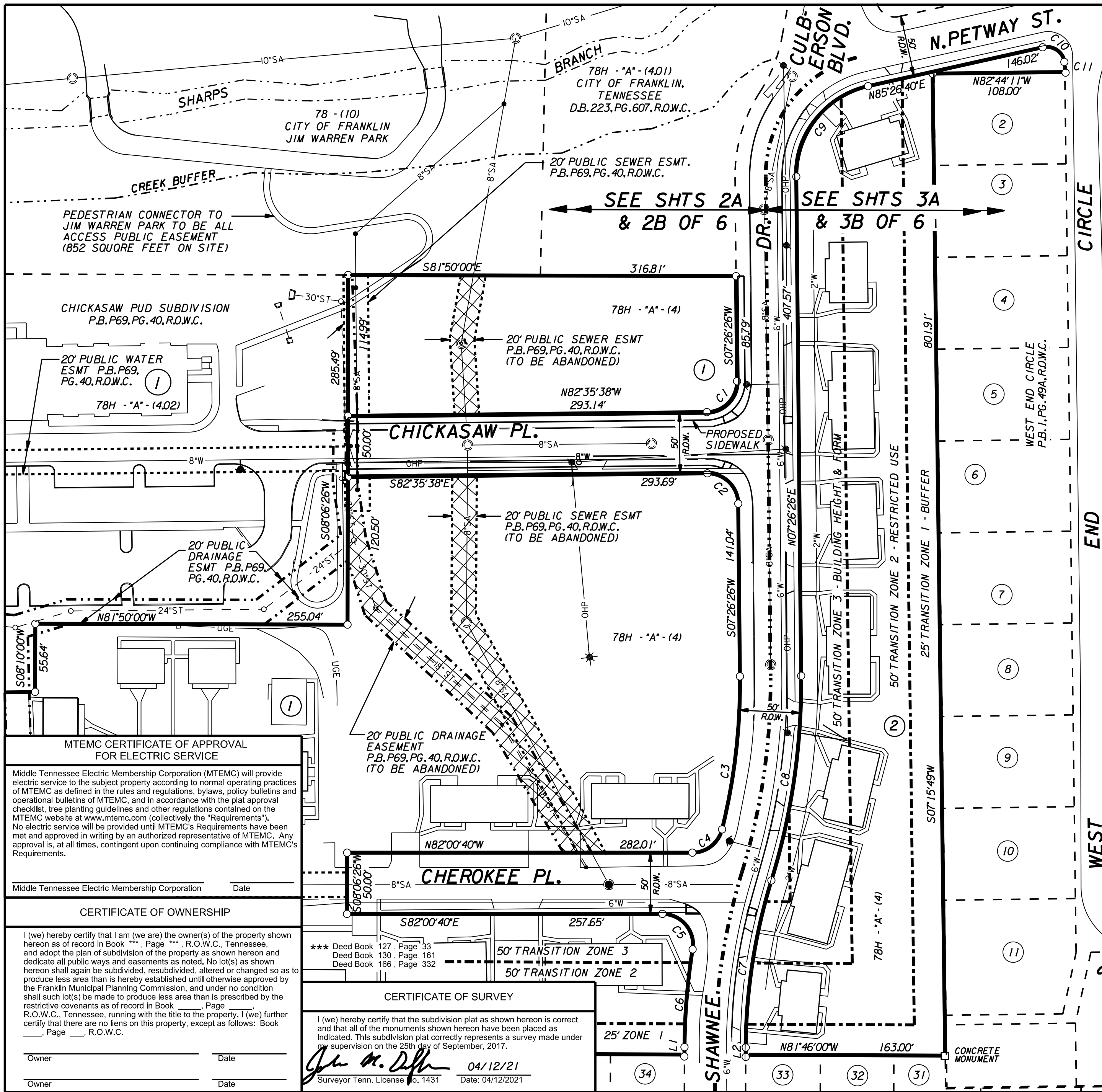
CERTIFICATE OF APPROVAL FOR RECORDING

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 _____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary Franklin Municipal Planning Commission Date _____

FINAL PLAT - SHEET 2A OF 6			
CITY OF FRANKLIN		WILLIAMSON COUNTY, TENNESSEE	
TOTAL ACRES:	10.39	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	1/10,000
SCALE:	1" = 60'	DATE:	04/12/2021





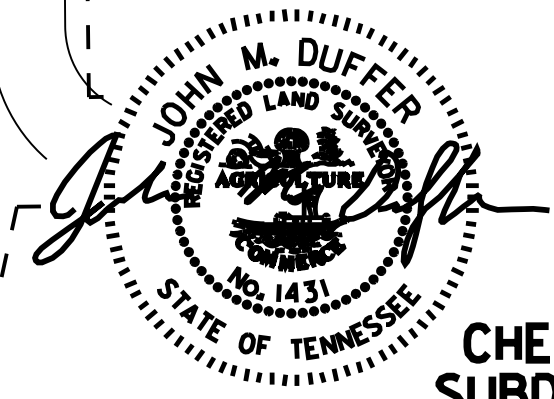
FEATURE LEGEND

	UTILITY POLE
	LIGHT POLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	SANITARY SEWER MANHOLE
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	OVERHEAD POWER-TELEPHONE
	UNDERGROUND POWER-TELEPHONE
	SITE BOUNDARY LINE
	ADJACENT BOUNDARY LINES
	PUBLIC ACCESS EASEMENT
	PUBLIC DRAINAGE EASEMENT
	EXCLUSIVE PUBLIC WATER ESMT
	EXCLUSIVE PUBLIC SEWER ESMT
	EASEMENT TO BE ABANDONED
	GREEN INFRASTRUCTURE ESMT

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C11	02°59'27"	92.00'	2.40'	4.80'	4.80' @ S09°19'10.5"W

PARKLAND IMPACT FEE:
100 UNITS PURPOSED
72 EXISTING WITH AN INCREASE OF 28 UNITS
28 UNITS x \$4,304 = \$120,512
OFF - SET = \$90,384
NET FEE = \$30,128

LINE TABLE		
No.	BEARING	DISTANCE
L2	N08°08'26"E	3.86'



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

**CHEROKEE PLACE PUD
SUBDIVISION, FINAL PLAT**
(INCLUDES FORMER LOT 2 OF
CHICKASAW SUBDIVISION)
CITY OF FRANKLIN No. 7521

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FOR ELECTRIC SERVICE**

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WATER AND SEWER SYSTEMS**

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Director Water Management Department Date _____
City of Franklin, Tennessee

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 04/12/21
Surveyor Tenn. License No. 1431 Date: 04/12/2021

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

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City of Franklin Date _____

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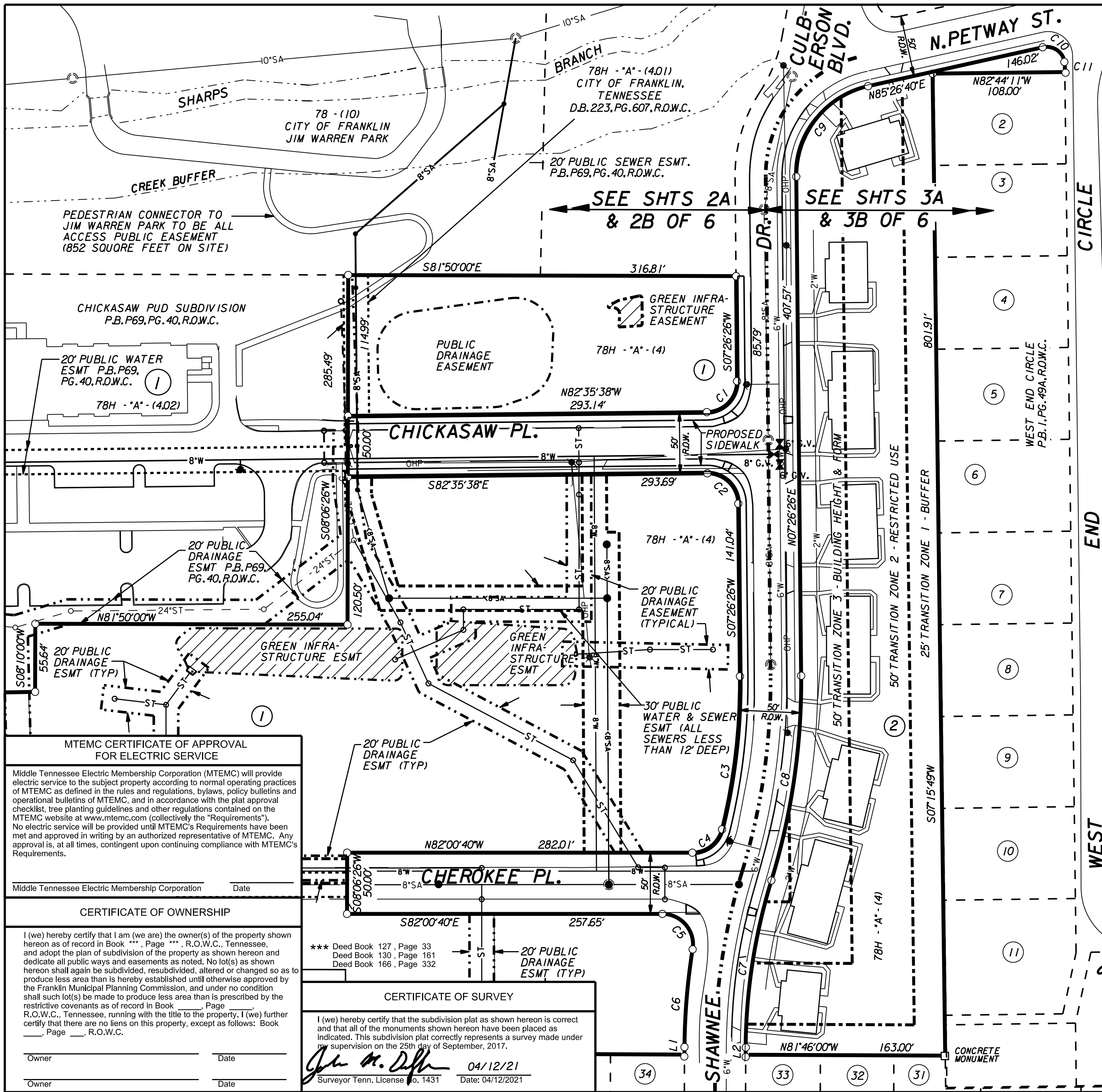
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Secretary Date _____
Franklin Municipal Planning Commission

FINAL PLAT - SHEET 3A OF 6

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

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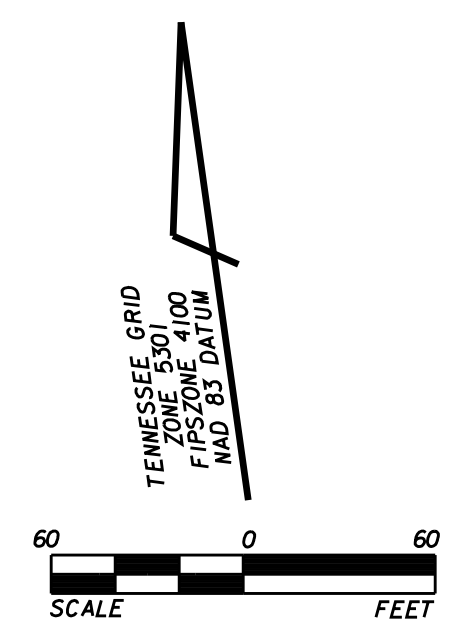
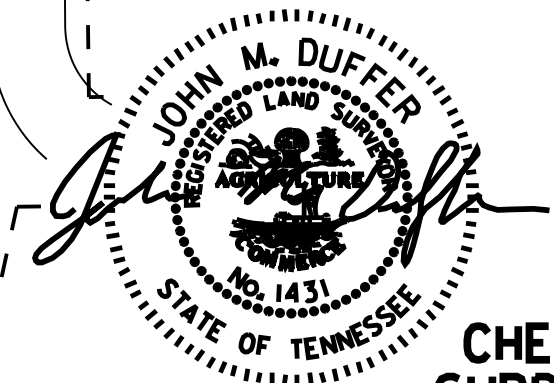
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	FIRE HYDRANT
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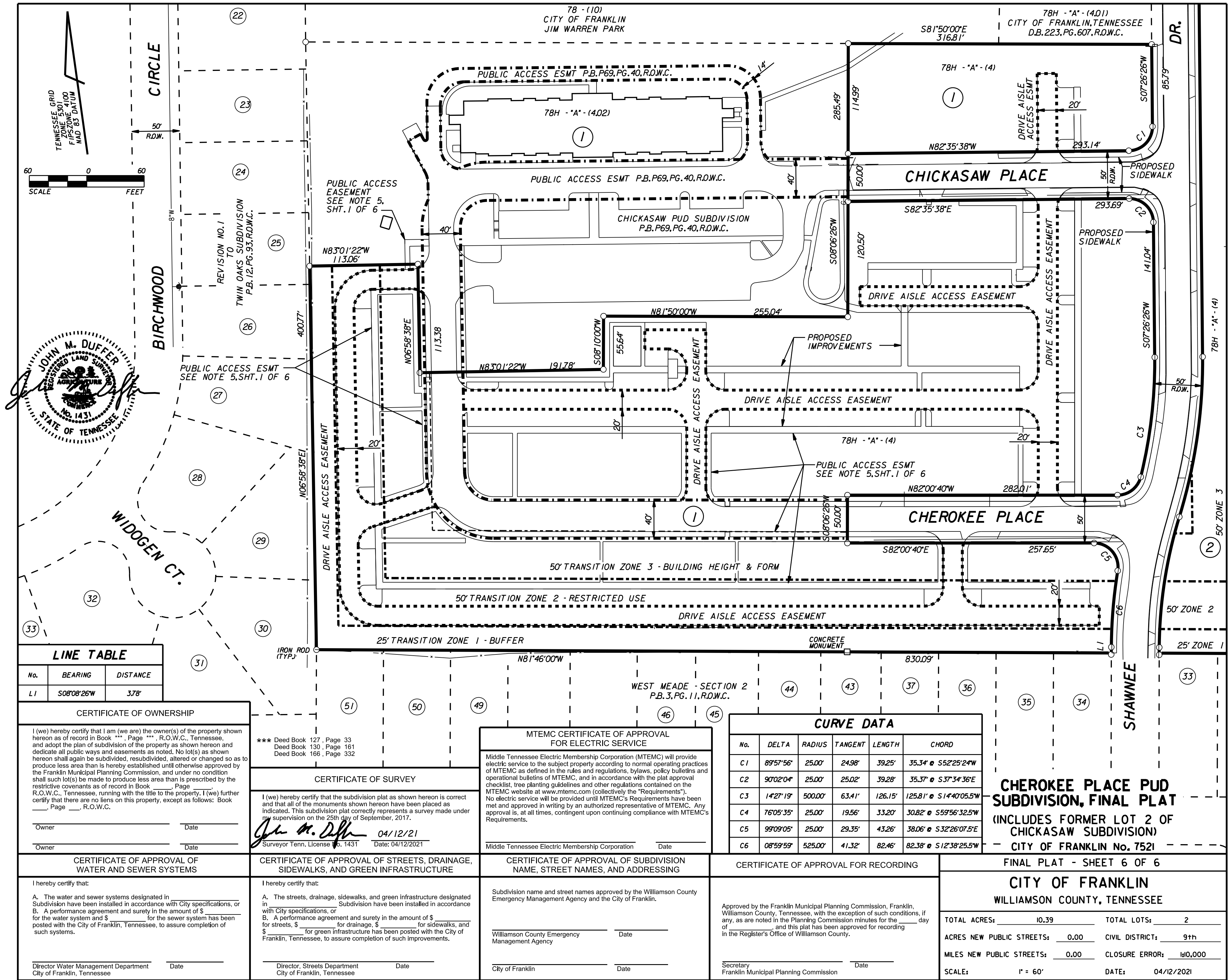
CHEROKEE PLACE PUD SUBDIVISION, FINAL PLAT
(INCLUDES FORMER LOT 2 OF CHICKASAW SUBDIVISION)
CITY OF FRANKLIN No. 7521

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

FINAL PLAT - SHEET 3B OF 6

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	10.39	TOTAL LOTS:	2
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Director Water Management Department City of Franklin, Tennessee	Date _____

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Surveyor Tenn. License No. 1431 <i>John M. Duffer</i>	Date: 04/12/21

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Director, Streets Department City of Franklin, Tennessee	Date _____

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Williamson County Emergency Management Agency	Date _____
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Secretary Franklin Municipal Planning Commission	Date _____

CHEROKEE PLACE PUD SUBDIVISION, FINAL PLAT (INCLUDES FORMER LOT 2 OF CHICKASAW SUBDIVISION) CITY OF FRANKLIN No. 7521			
FINAL PLAT - SHEET 6 OF 6			
CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE			
TOTAL ACRES:	10.39	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	1/10,000
SCALE:	1" = 60'	DATE:	04/12/2021



File #: 21-02140

DATE: June 11, 2021
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Morton Subdivision, Final Plat, Creating 3 Duplex Lots And One Open Space Lot, On 0.39 Acres, Located At 207 Fairground Street. (CONSENT AGENDA).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7552
Applicant: Roger Harrah, TWM-INC
Owner: Barbara Sparkman

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create 3 attached residential lot on 0.39 acres for the property located at 207 Fairground Street. The property is zoned Mixed Residential (MR). The preliminary plat was approved in April 2021 and the corresponding site plan was approved on June 7th. It is the intent of the applicant to construct 2 duplexes with a total of 4 attached dwelling units on the property.

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 of the Morton Subdivision final plat.

MORTON SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/24/2021

Fairground St

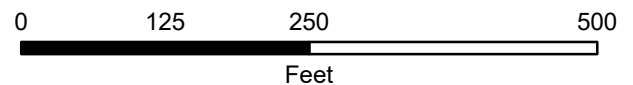
Site

Downs Blvd

Project Information

Base Zoning: Mixed Residential (MR)
Existing Land Use: Single-Family Residential
Proposed Land Use: Attached Residential
Site Acreage: 0.39 acres
Proposed Number of Dwelling Units: 4
Proposed Number of Lots: 3

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



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

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Performance Agreement and Surety

General Issues

10. Engineering Sureties

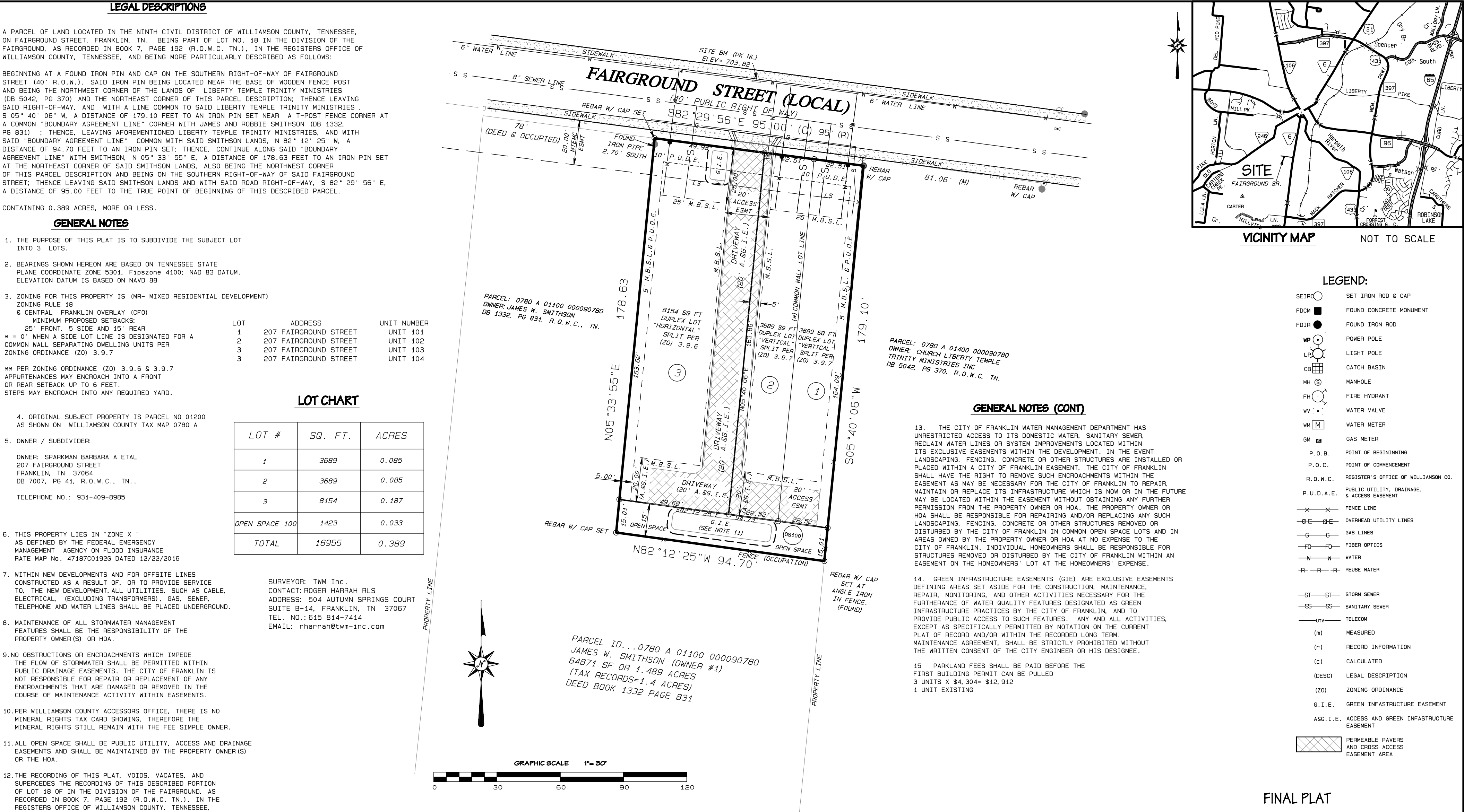
kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 7522 \(Morton Subdivision, Site Plan \(207 Fairground St\)\)](#) shall be transferred to this final plat as a condition of approval.

Planning

General Issues

3. Project number

joseph.bryan@franklintn.gov Comment not addressed. Applicant shall revise project number to 7552.



CERTIFICATE OF ELECTRIC PROVIDER

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

DATE: _____
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN, DEED BOOK 7707 PAGE 41, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND DEDICATE ALL EASEMENTS AS NOTED.

NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____ PAGE _____ R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS:
BOOK _____, PAGE _____, R.O.W.C.

OWNER: SPARKMAN BARBARA A ETAL

SIGNATURE _____ DATE: _____

CERTIFICATE OF SURVEY

ROGER HARRAH

REGISTERED LAND SURVEYOR

AGRICULTURE

COMMENCE

06/02/21

TENNESSEE NO. 2039

ROGER HARRAH LS 2039

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE _____ DAY OF _____, 202____.

ROGER H. HARRAH TN. REG. NO. 2039

06/02/21

DATE

CITY OF FRANKLIN PROJECT NO.7522

JOB NO: 201305

REVISIONS:

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS

CITY OF FRANKLIN

DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "FINAL PLAT OF MORTON SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE CITY OF FRANKLIN, DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY OF FRANKLIN

DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED ON THE FINAL PLAT ENTITLED "FINAL PLAT OF MORTON SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR 2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., WATER AND SEWER FRANKLIN, TENNESSEE

DATE

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE DESIGNATED IN THE FINAL PLAT ENTITLED "FINAL PLAT OF MORTON SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR STREETS AND \$_____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., STREETS FRANKLIN, TENNESSEE

DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION

DATE

FINAL PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 0.389 TOTAL LOTS: 3

ACRES NEW STREETS: 0 FEET NEW STREETS: 0

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

SCALE: 1" = 30' DATE: MAY 10TH, 2021

SHEET 1 OF 1



File #: 21-02139

DATE: June 11, 2021
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section 58, Creating 39 Residential Lots, Three Open Space Lots, And Reserving And Dedicating Right-Of-Way, On 17.824 Acres, Located Near The Intersection Of Cavanaugh Lane And Bonaire Lane. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7545
Applicant: Crystal Lewis, Wilson & Associates, PC
Owner: Craig Yerian, Southern Land

BACKGROUND/STAFF COMMENTS:

This final plat creates 39 single-family residential lots, three open space lots, and reserves/dedicates right-of-way within the Westhaven PUD Subdivision. The corresponding site plan was approved on the January 2021 Administrative agenda, and both the final plat and the site plan are consistent with the development plan.

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.

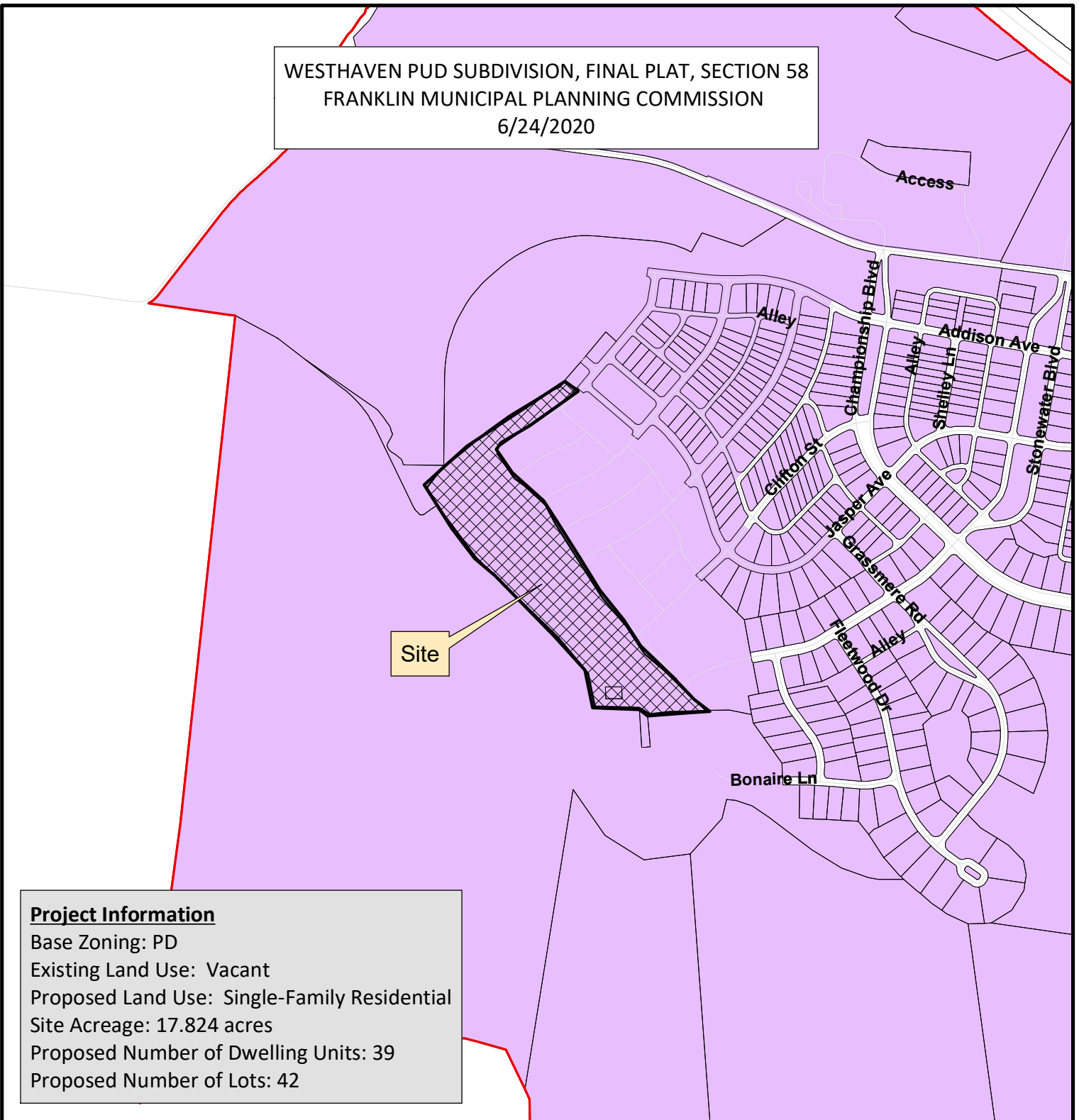
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve Westhaven PUD Subdivision, Final Plan, Section 58 with conditions.

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 58
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/24/2020



Project Information

Base Zoning: PD
Existing Land Use: Vacant
Proposed Land Use: Single-Family Residential
Site Acreage: 17.824 acres
Proposed Number of Dwelling Units: 39
Proposed Number of Lots: 42

AG Agricultural District	NC Neighborhood Commercial
ER Estate Residential District	CC Central Commercial District
R1 Residential 1 District	DD Downtown District
R2 Residential 2 District	1ST Avenue District
R3 Residential 3 District	5TH Avenue District
R4 Residential 4 District	RC6 Regional Commerce 6 District
R6 Residential 6 District	RC12 Regional Commerce 12 District
MR Mixed Residential District	GO General Office District
PD Planned District	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District
CI Civic Institutional District	Westhaven, Section 58



0 125 250 500
Feet

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

Z:\Land Projects\3\2020-20-4493 Westhaven Subdivision (MASTER)DWG from VAS\Section 58.dwg, Cover: 6/3/2021 5:07:04 PM, dwg

- Plat Notes:**
- The purpose of this plat is to create 39 lots (Lots 2219-2257), and three Open Space lots (5094, 5095 and 5098)
 - Subject property is shown as Section 58 located in Westhaven P.U.D. Subdivision, Fifth Civil District, City of Franklin, Williamson County, Tennessee.
 - Subject property is identified as a portion of Parcel 1.16 on Property Map 77.
 - Zoning: Planned Development (2.26)
 - According to the Westhaven Pattern Book, the following building types would be permitted in the T4 transect zone - sideyard house, cottage, or house.
Minimum setback requirements (Section 58 lots):
Front yard - 10'
Side yard - 5' (min. 10' between buildings)
(Minimum 0' between townhome units)

Note: Projections shall not extend to a point closer than 4 feet from the property line. Any projections (including soffits) into the 5' sideyard setback shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC Supplement R302.1 Exterior Walls for further explanation.
Rear yard/Alley setback - 7' (minimum 18' wide x 22' deep parking apron is required from the front of the apron to the face of alley curb) except on street corner lots and lots that provide garages with a storage area of 50 square feet or greater.

Rear yard/Non-alley setback - 5' minimum to the property line; 10' minimum between buildings (for the main, back and ancillary buildings)
 - All lots in Section 58 fall in the T4 Transect Zone as defined in the Westhaven Concept Plan (Revision 4) and Pattern Book, revised 05/08/07.
 - Section 58 includes the following building types and sizes: sideyard houses, cottages, houses, and courtyard houses.

Dwelling unit living areas: Exclusive of open porches, garages, and ancillary apartments:
Minimum.....1,000 S.F.
Maximum.....10,000 S.F.
Maximum building heights.....2 stories
 - Bearings are based on Tennessee state plane coordinate system, NAD 83 Datum.
 - Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187CO190F, Revision Date September 29, 2006.
 - The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
 - All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
 - Streets, drainage easements, structures, and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the Westhaven Homeowners' Association.
 - Stormwater quality shall be addressed with each site plan.
 - Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
 - Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
 - Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.
 - All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
 - Mineral rights are to be held by Westhaven Partners, LLC.
 - Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shapes.
 - At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
 - Street address numbers are assigned to the following street names: 5000-5075 Kathryn Avenue, 831-097 Stonewater Blvd., and 2013-2036 Clifton Street.
 - Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
 - No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
 - Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners' Association.
 - Required Exterior Parking:
A. Single Family Detached Residence
2 spaces required except on street corner lots. Spaces must be on the same lot as the residence. Spaces shall be a minimum of 18' wide by 22' deep paved area (as measured from the face of the alley curb). Parking area may be garage apron or a separate parking pad.
 - 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.
 - Green Infrastructure Easements (GIE) are exclusive easements defining areas set aside for the construction, maintenance, repair, monitoring, and other activities necessary for the furtherance of water quality features designated as green infrastructure practices by the City of Franklin, and to provide public access to such features. Any and all activities, except as specifically permitted by notation on the current plat of record and/or within the recorded Long Term Maintenance Agreement, shall be strictly prohibited without the written consent of the City Engineer or his designee.

Legend

Existing Iron Rod
Iron Rod Set
Existing Concrete Monument
Concrete Monument Set
Storm Catchbasin
Sewer Manhole
Street Address

Legend (cont.)

Water Valve
Fire Hydrant
Street Light
Sidewalk Pattern
Public Utility & Drainage Esmt.
Public Drainage Esmt.
Public Utility & Access Esmt.

Open Space Area Table		
Open Space #	Area (SF)	Area (AC)
5094	229758.574'	5.275
5095	15917.425'	0.365
5098	11031.535'	0.253

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

Westhaven Partners, LLC c/o Tim Downey - tim.downey@southernland.com 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215 (615) 778-3150	
H. Rhodes Hart 612 10th Ave, North Nashville, TN 37203 (615) 259-4222	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 244-8400
PPMCO Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855	Springlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9600
Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070	Frank J.B. Varallo Rone-Regency Jewelers Braithard Village Chattanooga, TN 37411 (423) 894-1188

28. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete, or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

- (1) the water system designated in Westhaven PUD Subdivision, Section 58 has been installed in accordance with City Specifications, or
- (2) a performance agreement and surety in the amount of \$ _____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District _____ Date _____

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

_____ Date _____ Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 58 have been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

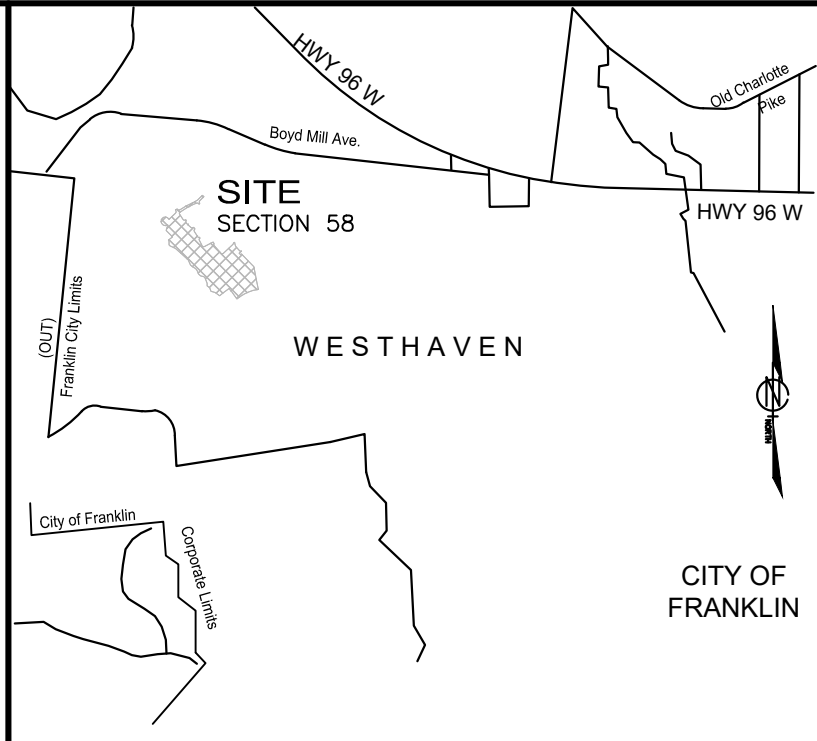
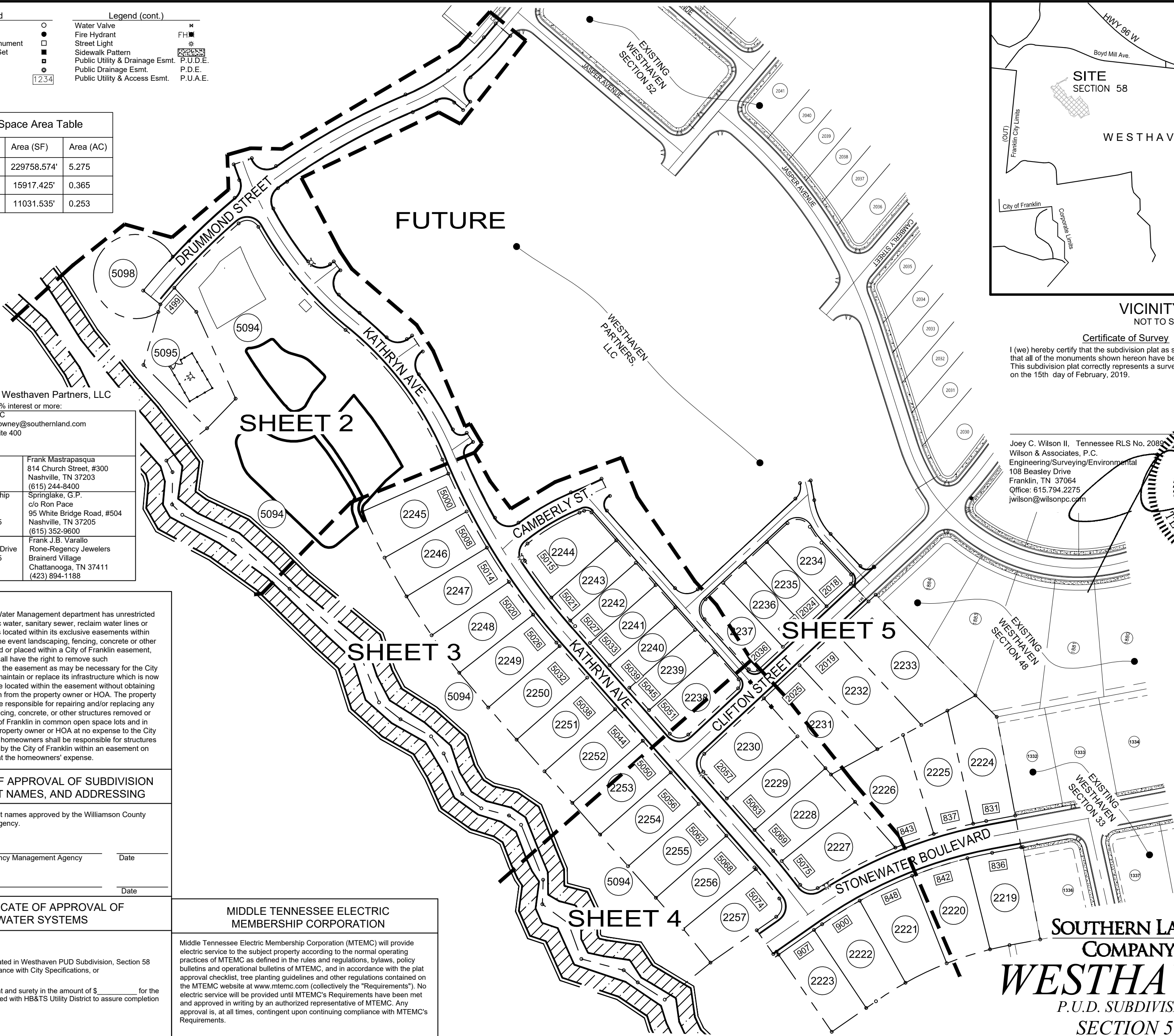
- (1) the sewer system designated in Westhaven PUD Subdivision, Section 58 has been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee to assure completion of such system.

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

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary _____ Date _____
Franklin Municipal Planning Commission

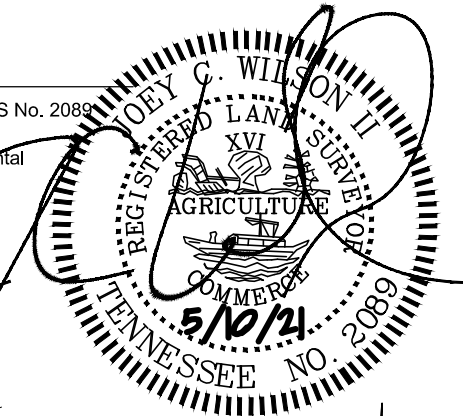


VICINITY MAP NOT TO SCALE

Certificate of Survey

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

Joey C. Wilson II, Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive
Franklin, TN 37064
Office: 615.794.2275
jwilson@wilsonpc.com



SOUTHERN LAND COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 58

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 17.824	TOTAL # OF LOTS 39
ACRES NEW RD/ST 3.069 (ROW)	L.F. OF NEW RD/ST 4.000
ACRES OPEN SPACE 5.893	CIVIL DISTRICT 5th
DRAWN BY CL	CLOSURE ERROR < 1:10,000
SCALE = AS NOTED	DATE = 05/10/2021

COF PROJECT # 7545

SHEET 1 OF 5

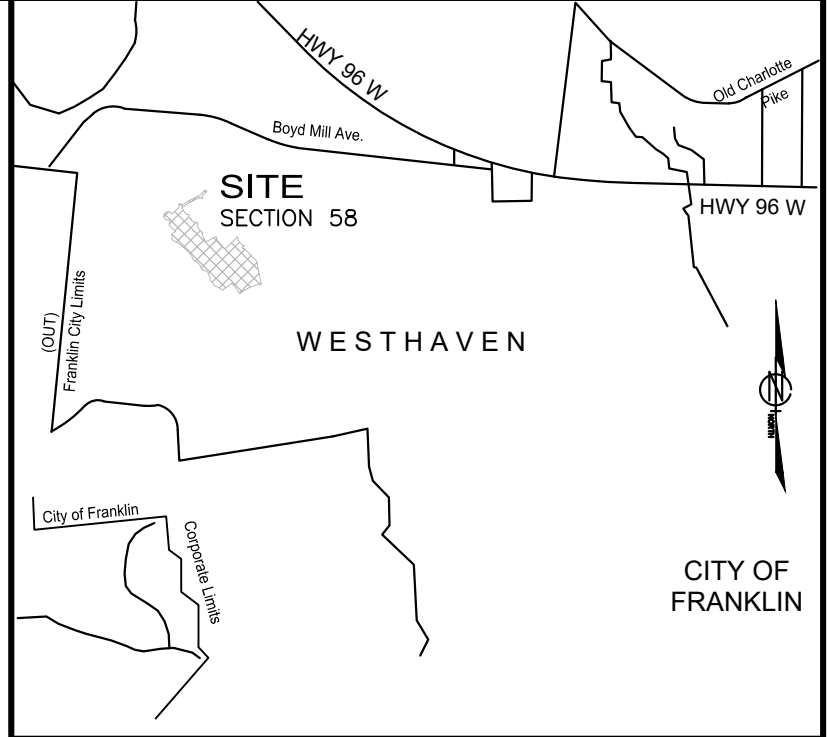
Parcel Line Table		
Line #	Length	Direction
L1	28.29'	N40°23'40"E
L2	29.50'	S49°35'44"E
L3	17.00'	S40°23'40"W
L4	17.93'	N49°36'20"W
L5	29.50'	N71°20'29"E
L6	17.00'	S36°06'20"E
L7	29.50'	S33°39'03"E
L8	17.00'	S34°58'11"E
L9	50.28'	S42°30'13"E
L10	147.09'	S24°19'56"E
L11	63.40'	S43°57'52"W
L12	138.59'	N45°08'33"W

Parcel Line Table		
Line #	Length	Direction
L13	84.82'	N15°39'40"E
L14	12.04'	N15°39'40"E
L15	33.53'	S39°56'36"W
L16	34.00'	N51°01'31"W
L17	80.19'	N51°27'34"E
L18	20.01'	N27°31'47"W
L19	50.12'	N0°35'01"E
L20	22.18'	N44°50'41"W
L21	87.20'	N63°30'26"W
L22	115.43'	N49°14'40"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	228.76'	1025.75'	12° 46' 40"	N61° 02' 54"E	228.28'
C2	75.58'	320.25'	13° 31' 17"	N60° 40' 36"E	75.40'
C3	75.58'	320.25'	13° 31' 17"	N47° 09' 19"E	75.40'
C4	89.07'	437.65'	11° 39' 38"	S43° 47' 29"W	88.91'
C5	42.74'	24.50'	99° 57' 27"	S0° 22' 23"W	37.52'
C6	29.74'	24.50'	69° 33' 27"	N84° 23' 03"W	27.95'
C7	40.30'	349.75'	6° 36' 09"	S64° 08' 18"W	40.28'
C8	222.16'	996.25'	12° 46' 37"	S61° 02' 52"W	221.70'
C9	45.62'	24.50'	106° 40' 55"	S71° 59' 59"E	39.31'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C10	17.20'	996.25'	0° 59' 20"	S54° 09' 54"W	17.19'
C11	34.90'	24.50'	81° 36' 59"	S12° 51' 44"W	32.02'
C12	97.89'	521.15'	10° 45' 45"	S33° 19' 38"E	97.75'
C13	37.58'	24.50'	87° 52' 56"	S82° 38' 58"E	34.00'
C14	7.23'	854.25'	0° 29' 07"	N53° 39' 07"E	7.23'
C15	42.87'	24.50'	100° 16' 03"	S3° 45' 39"W	37.61'
C16	42.58'	521.15'	4° 40' 54"	S48° 42' 49"E	42.57'
C17	56.43'	539.25'	5° 59' 43"	S48° 03' 24"E	56.40'
C18	33.95'	24.50'	79° 24' 04"	S84° 45' 35"E	31.30'

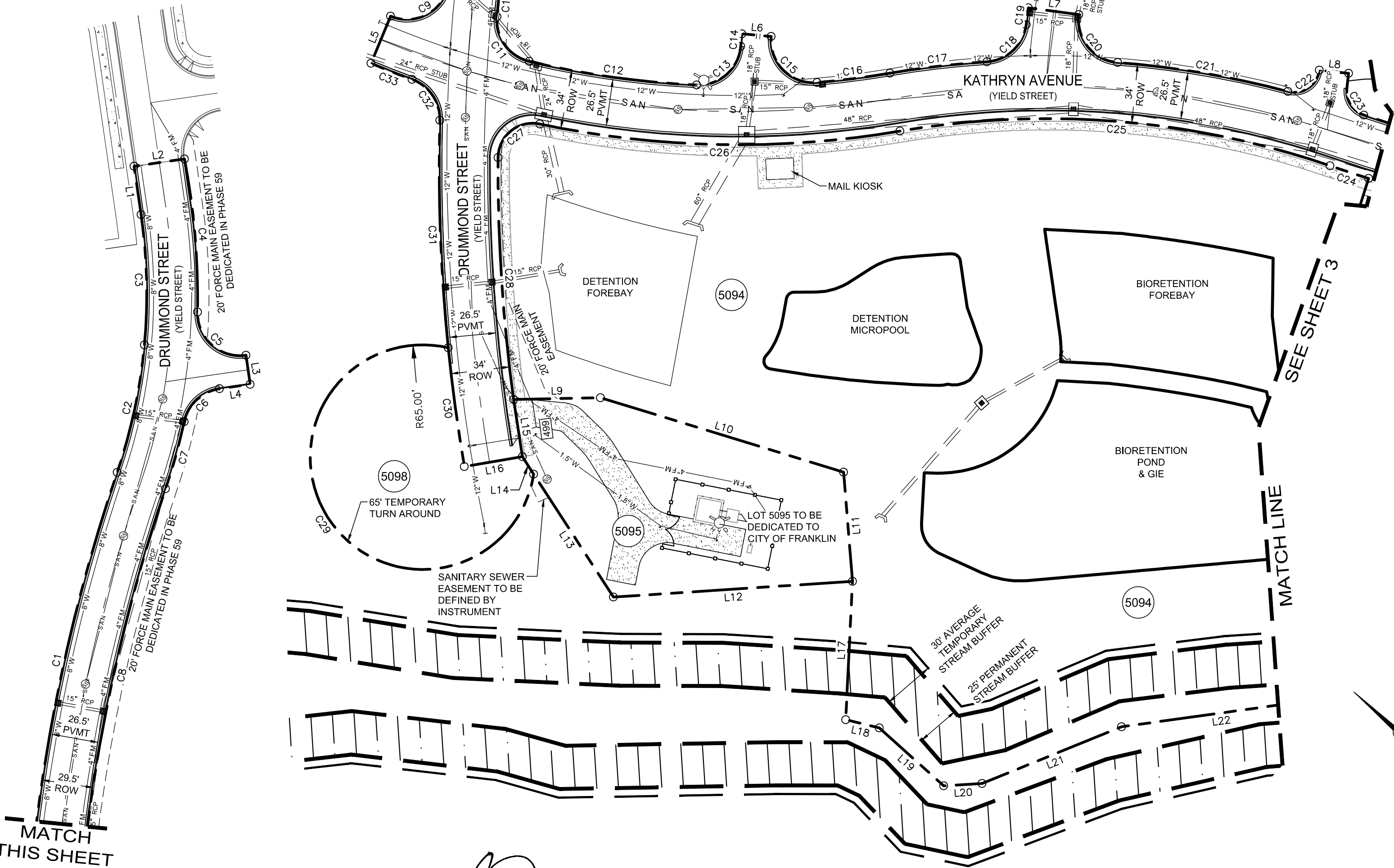
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C19	9.82'	695.25'	0° 48' 34"	N55° 56' 40"E	9.82'
C20	39.92'	24.50'	93° 21' 50"	S9° 40' 01"W	35.65'
C21	100.10'	539.25'	10° 38' 07"	S31° 41' 50"E	99.95'
C22	24.95'	14.50'	98° 35' 24"	S75° 40' 29"E	21.98'
C23	19.74'	14.50'	78° 00' 32"	S16° 01' 33"W	18.25'
C24	23.47'	1012.75'	1° 19' 39"	N23° 06' 53"W	23.47'
C25	252.24'	505.25'	28° 36' 13"	N36° 45' 10"W	249.62'
C26	209.63'	555.15'	21° 38' 07"	N40° 14' 13"W	208.38'
C27	35.45'	20.00'	101° 33' 32"	N80° 11' 55"W	30.99'



VICINITY MAP
NOT TO SCALE

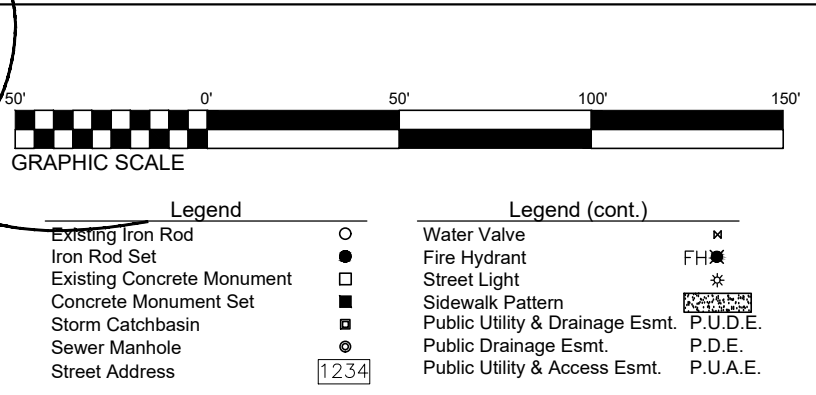
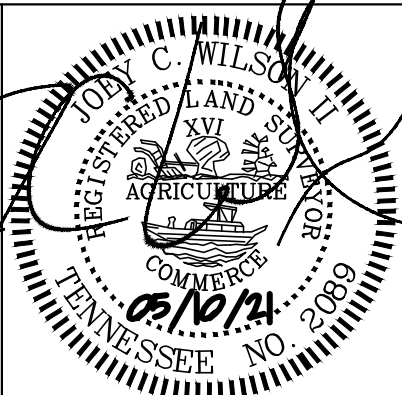
NOTE:
HOMES LOCATED ON A CORNER LOT SHALL BE
ADDRESSED ACCORDING TO THE STREET IT FACES.
THE OTHER ADDRESS SHALL NOT BE USED.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C28	140.38'	991.76'	8° 06' 35"	S44° 58' 01"W	140.26'
C29	311.42'	65.00'	274° 30' 39"	N14° 35' 51"E	88.24'
C30	69.37'	1026.42'	3° 52' 20"	N40° 54' 49"E	69.36'
C31	131.86'	1026.42'	7° 21' 38"	N46° 31' 48"E	131.77'
C32	30.56'	24.50'	71° 28' 03"	N14° 28' 36"E	28.62'
C33	25.57'	427.82'	3° 25' 27"	N19° 58' 06"W	25.56'



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

Joey C Wilson II, Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com



IF YOU CAN READ
THIS, YOU ARE
HOLDING AN
UNRECORDED COPY

**SOUTHERN LAND
COMPANY**
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 58

FINAL SUBDIVISION PLAT

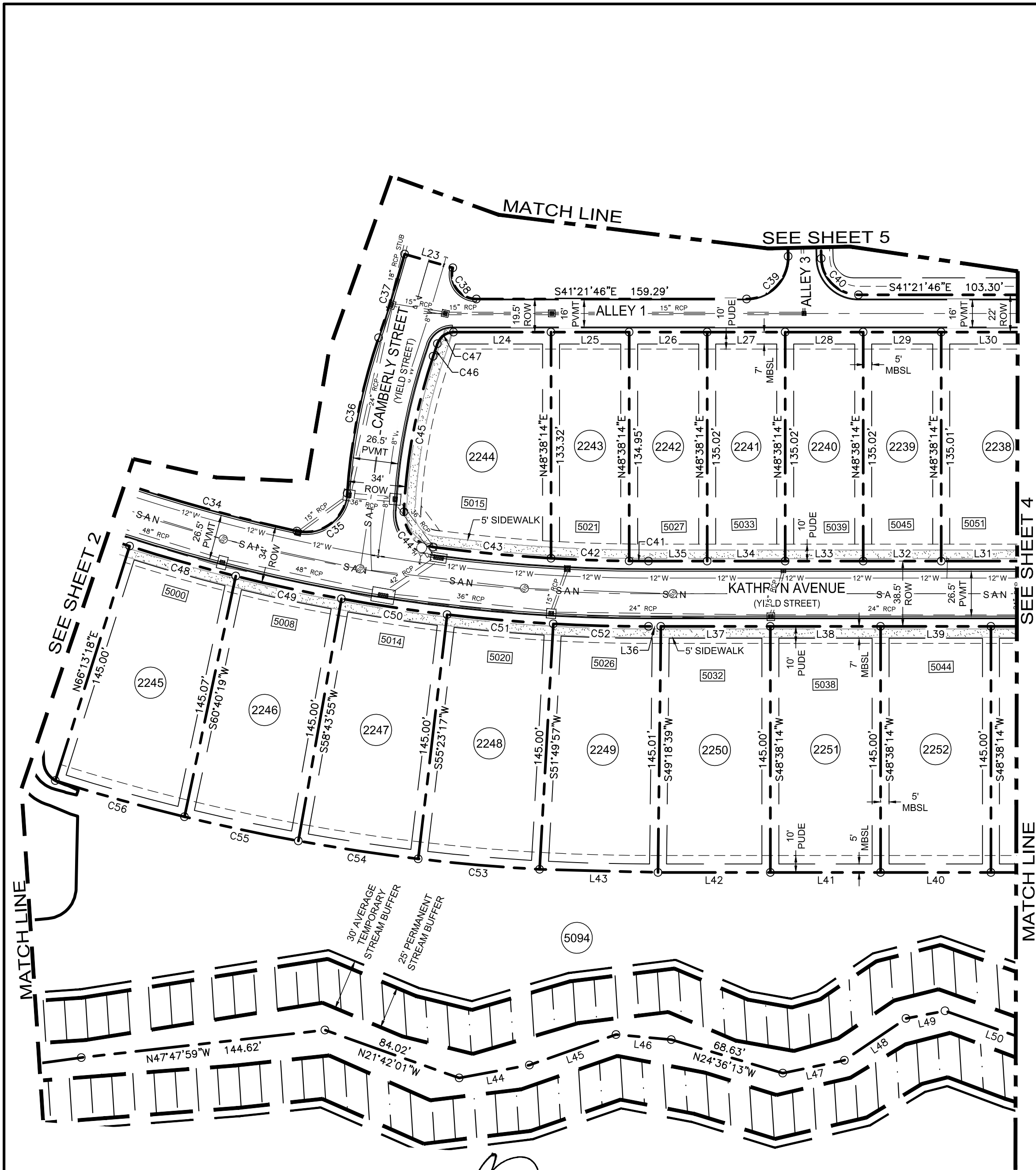
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES	17.824	TOTAL # OF LOTS	39
ACRES NEW RD/ST	3.069 (ROW)	L.F. OF NEW RD/ST	4.000
ACRES OPEN SPACE	5.893	CIVIL DISTRICT	5th
DRAWN BY	CL	CLOSURE ERROR	< 1:10,000
SCALE	= AS NOTED	DATE	= 05/10/2021

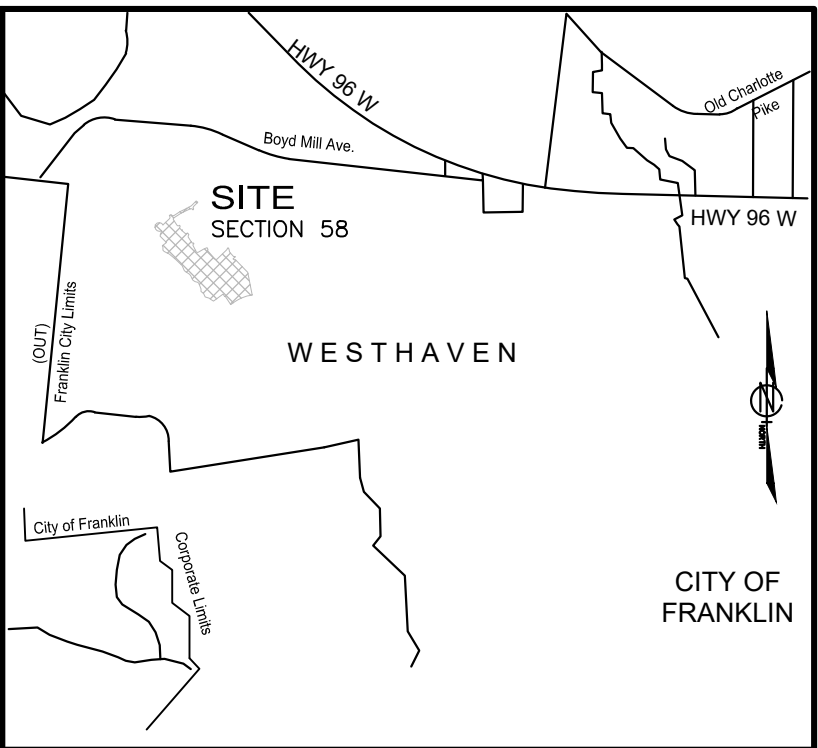
COF PROJECT # 7545

SHEET 2 OF 5

Z:\Land Projects\3\2020\20-478 Westhaven Subdivision (MASTER)\DWG from VAS\Section 58.dwg, Sheet 3 (5), 6/3/2021 5:07:43 PM, clevs



NOTE:
HOMES LOCATED ON A CORNER LOT SHALL BE
ADDRESSED ACCORDING TO THE STREET IT
FACES. THE OTHER ADDRESS SHALL NOT BE
USED.



VICINITY MAP
NOT TO SCALE

Parcel Line Table		
Line #	Length	Direction
L23	29.50'	S25°35'05"E
L24	57.53'	N41°21'46"W
L25	46.00'	N41°21'46"W
L26	46.00'	N41°21'46"W
L27	46.00'	N41°21'46"W
L28	46.00'	N41°21'46"W
L29	46.00'	N41°21'46"W
L30	55.69'	N41°21'46"W
L31	48.46'	S41°21'46"E
L32	46.00'	S41°21'46"E
L33	46.00'	S41°21'46"E
L34	46.00'	S41°21'46"E
L35	34.55'	S41°21'46"E
L36	7.27'	N41°21'46"W
L37	64.59'	N41°21'46"W
L38	65.00'	N41°21'46"W
L39	65.00'	N41°21'46"W
L40	65.00'	N41°21'46"W
L41	65.00'	N41°21'46"W
L42	66.29'	N41°21'46"W
L43	69.84'	N39°53'56"W
L44	42.12'	N51°49'55"W
L45	54.15'	N60°43'07"W
L46	32.70'	N36°09'37"W
L47	37.13'	N53°13'24"W
L48	43.92'	N75°26'41"W
L49	23.42'	N52°25'28"W
L50	91.54'	N21°50'08"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C34	105.17'	978.75'	6° 09' 24"	S26° 03' 25"E	105.12'
C35	41.99'	24.50'	98° 11' 40"	S78° 13' 58"E	37.04'
C36	93.88'	364.75'	14° 44' 49"	N60° 02' 37"E	93.62'
C37	51.62'	985.25'	3° 00' 06"	N65° 54' 58"E	51.61'
C38	26.77'	14.50'	105° 46' 41"	S11° 31' 34"W	23.13'
C39	39.14'	24.50'	91° 31' 52"	S87° 07' 42"E	35.11'
C40	33.97'	22.00'	88° 28' 08"	S2° 52' 18"W	30.69'
C41	11.45'	974.25'	0° 40' 24"	S41° 01' 34"E	11.45'
C42	46.03'	974.25'	2° 42' 26"	S39° 20' 09"E	46.03'
C43	69.74'	974.25'	4° 06' 05"	S35° 55' 53"E	69.73'
C44	29.70'	20.00'	85° 04' 23"	S8° 39' 21"W	27.04'
C45	93.66'	330.75'	16° 13' 29"	S59° 18' 17"W	93.35'
C46	7.82'	1019.25'	0° 26' 22"	S67° 11' 50"W	7.82'
C47	12.51'	10.00'	71° 39' 35"	N77° 11' 33"W	11.71'
C48	65.00'	1012.75'	3° 40' 38"	N25° 37' 02"W	64.99'
C49	63.82'	1012.75'	3° 36' 39"	N29° 15' 40"W	63.81'
C50	62.96'	1012.75'	3° 33' 44"	N32° 50' 52"W	62.95'
C51	62.83'	1012.75'	3° 33' 17"	N36° 24' 22"W	62.82'
C52	56.20'	1012.75'	3° 10' 45"	N39° 46' 23"W	56.19'
C53	71.83'	1157.75'	3° 33' 18"	N36° 24' 15"W	71.82'
C54	71.43'	1157.75'	3° 32' 05"	N32° 51' 33"W	71.42'
C55	68.73'	1157.75'	3° 24' 05"	N29° 23' 28"W	68.72'
C56	79.05'	1157.75'	3° 54' 43"	N25° 44' 04"W	79.03'

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
2238	8962.87'	0.206
2239	6210.83'	0.143
2240	6210.83'	0.143
2241	6210.83'	0.143
2242	6210.57'	0.143
2243	6178.63'	0.142
2244	10296.89'	0.236
2245	10443.31'	0.240
2246	9610.32'	0.221
2247	9743.38'	0.224
2248	9763.25'	0.224
2249	9641.13'	0.221
2250	9488.78'	0.218
2251	9425.00'	0.216
2252	9425.00'	0.216

SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 58

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

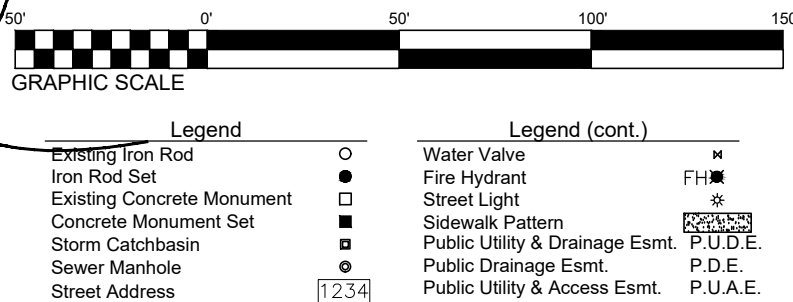
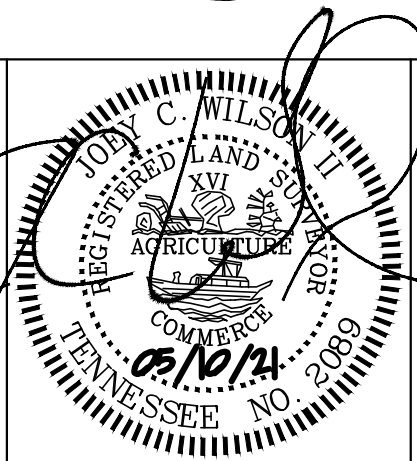
TOTAL ACRES 17.824	TOTAL # OF LOTS 39
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ACRES OPEN SPACE 5.893	CIVIL DISTRICT 5th
DRAWN BY CL	CLOSURE ERROR < 1:10,000
SCALE = AS NOTED	DATE = 05/10/2021

COF PROJECT # 7545

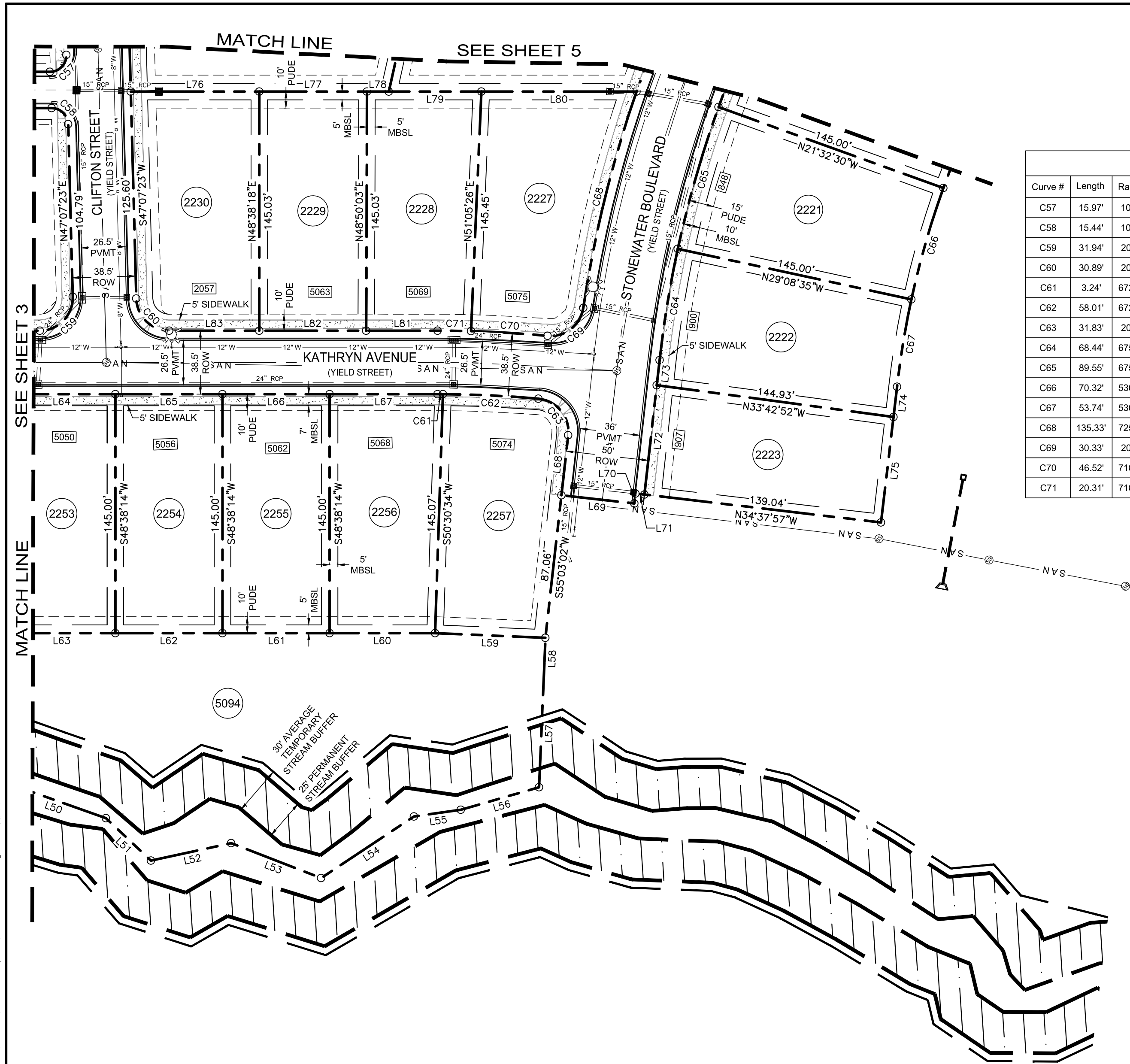
SHEET 3 OF 5

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

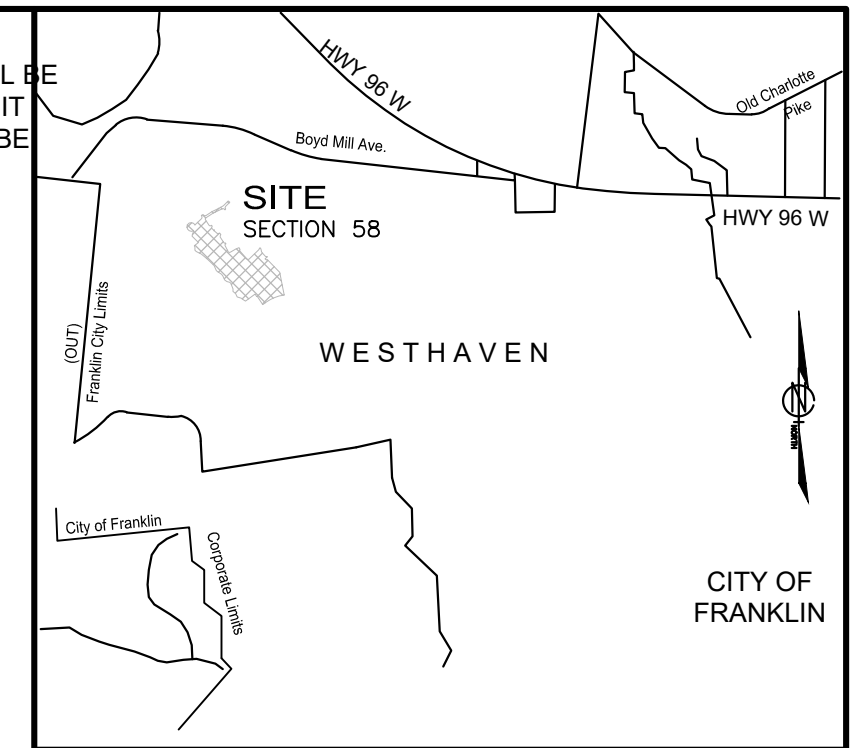
Joey C Wilson II, Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com



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NOTE:
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FACES. THE OTHER ADDRESS SHALL NOT BE
USED.



VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C57	15.97'	10.00'	91° 30' 51"	S87° 07' 11"E	14.33'
C58	15.44'	10.00'	88° 29' 09"	N2° 52' 49"E	13.95'
C59	31.94'	20.00'	91° 30' 51"	S87° 07' 11"E	28.66'
C60	30.89'	20.00'	88° 29' 09"	S2° 52' 49"W	27.91'
C61	3.24'	672.45'	0° 16' 34"	N41° 13' 29"W	3.24'
C62	58.01'	672.45'	4° 56' 33"	N38° 36' 56"W	57.99'
C63	31.83'	20.00'	91° 11' 41"	N9° 27' 12"E	28.58'
C64	68.44'	675.00'	5° 48' 33"	S57° 57' 19"W	68.41'
C65	89.55'	675.00'	7° 36' 06"	S64° 39' 38"W	89.49'
C66	70.32'	530.00'	7° 36' 06"	S64° 39' 41"W	70.26'
C67	53.74'	530.00'	5° 48' 36"	S57° 57' 20"W	53.72'
C68	135.33'	725.00'	10° 41' 41"	N62° 28' 32"E	135.13'
C69	30.33'	20.00'	86° 53' 40"	S79° 25' 29"E	27.51'
C70	46.52'	710.95'	3° 44' 56"	S37° 51' 07"E	46.51'
C71	20.31'	710.95'	1° 38' 11"	S40° 32' 41"E	20.30'

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
2221	11590.55'	0.266
2222	11306.97'	0.260
2223	9493.13'	0.218
2227	11313.16'	0.260
2228	9645.51'	0.221
2229	9445.56'	0.217
2230	10946.06'	0.251
2253	9425.00'	0.216
2254	9425.00'	0.216
2255	9425.00'	0.216
2256	9626.44'	0.221
2257	10457.32'	0.240

Parcel Line Table		
Line #	Length	Direction
L50	91.54'	N21°50'08"W
L51	37.59'	N1°55'07"E
L52	49.79'	N53°38'04"W
L53	58.53'	N20°09'42"W
L54	67.56'	N74°57'25"W
L55	28.78'	N49°25'11"W
L56	49.39'	N57°25'44"W
L57	65.76'	S51°04'10"W
L58	25.00'	S51°04'10"W
L59	66.96'	N38°55'50"W
L60	64.02'	N41°21'46"W
L61	65.00'	N41°21'46"W
L62	65.00'	N41°21'46"W
L63	65.00'	N41°21'46"W
L64	65.00'	N41°21'46"W
L65	65.00'	N41°21'46"W
L66	65.00'	N41°21'46"W
L67	65.52'	N41°21'46"W

Parcel Line Table		
Line #	Length	Direction
L68	36.61'	N55°03'02"E
L69	44.50'	N34°55'59"W
L70	6.03'	S55°03'02"W
L71	5.50'	N34°56'58"W
L72	66.79'	S55°03'02"W
L73	15.33'	S55°03'02"W
L74	18.46'	S55°22'03"W
L75	64.43'	S55°22'03"W
L76	77.95'	S41°21'46"E
L77	65.38'	S41°21'46"E
L78	13.18'	S41°21'46"E
L79	56.17'	N41°21'46"W
L80	94.18'	N41°21'46"W
L81	43.32'	S41°21'46"E
L82	64.88'	S41°21'46"E
L83	54.63'	S41°21'46"E

SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 58

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 17.824	TOTAL # OF LOTS 39
ACRES NEW RD/ST 3.069 (ROW)	L.F. OF NEW RD/ST 4.000
ACRES OPEN SPACE 5.893	CIVIL DISTRICT 5th
DRAWN BY CL	CLOSURE ERROR < 1:10,000
SCALE = AS NOTED	DATE = 05/10/2021

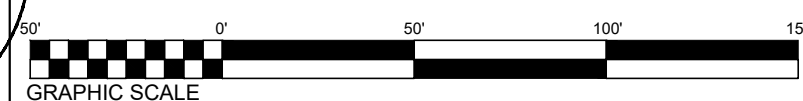
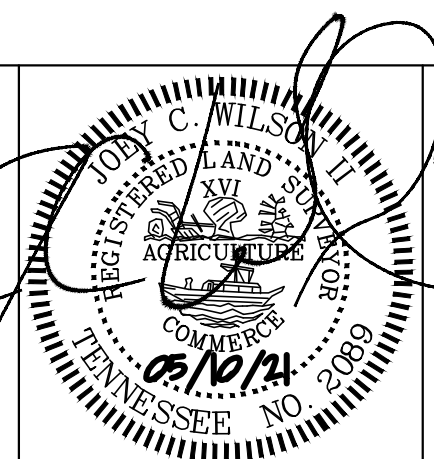
COF PROJECT # 7545

SHEET 4 OF 5

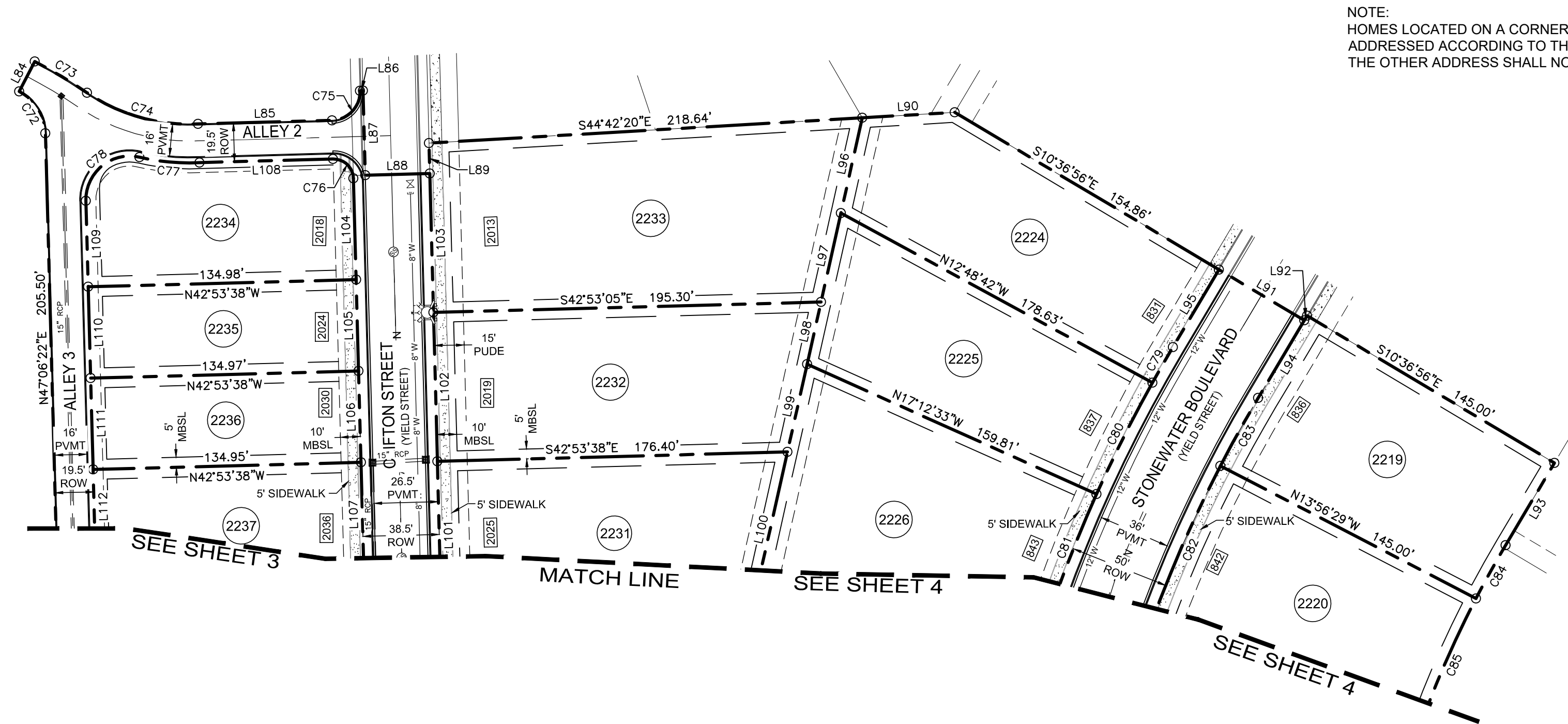
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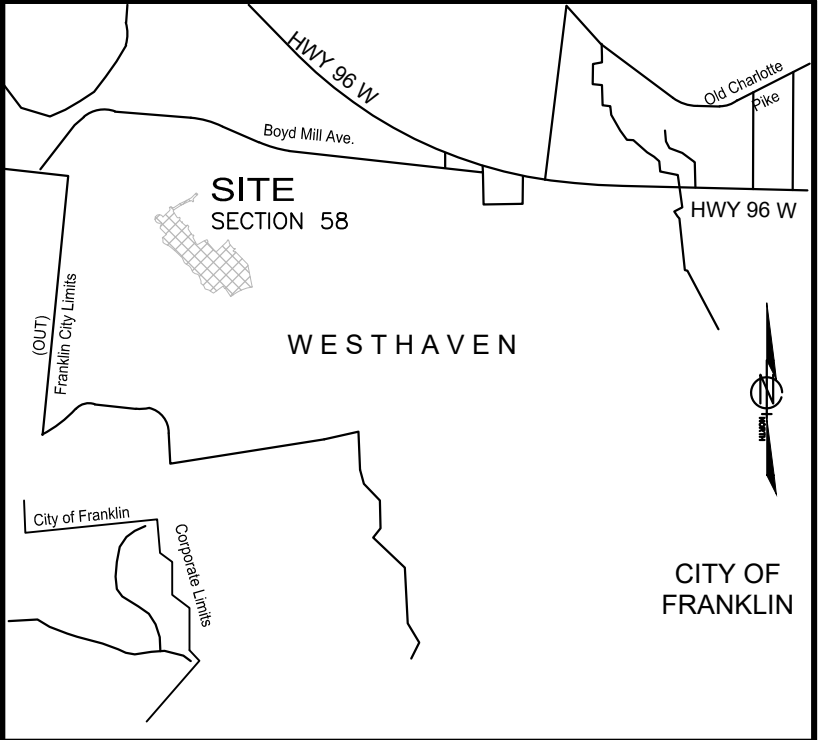
Joey C Wilson II, Tennessee RLS No. 2089
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Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com



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



NOTE:
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THE OTHER ADDRESS SHALL NOT BE USED.



VICINITY MAP
NOT TO SCALE

Parcel Line Table		
Line #	Length	Direction
L84	17.00'	N76°01'05"E
L85	67.50'	S42°53'38"E
L86	1.50'	S42°52'37"E
L87	42.57'	S47°07'23"W
L88	32.50'	S42°52'37"E
L89	15.32'	N47°06'25"E
L90	46.66'	S44°42'20"E
L91	50.00'	S10°36'56"E
L92	2.74'	N79°23'04"E
L93	48.18'	S79°23'04"W
L94	45.44'	S79°23'04"W
L95	45.44'	N79°23'04"E
L96	49.19'	N61°15'55"E
L97	45.88'	N61°15'55"E
L98	32.08'	N61°15'55"E

Parcel Line Table		
Line #	Length	Direction
L99	45.26'	N61°15'55"E
L100	81.64'	N61°15'55"E
L101	74.97'	S47°07'23"W
L102	75.02'	S47°07'23"W
L103	69.91'	S47°07'23"W
L104	51.00'	N47°07'23"E
L105	46.00'	N47°07'23"E
L106	46.00'	N47°07'23"E
L107	52.21'	N47°07'23"E
L108	67.28'	N42°53'38"W
L109	43.26'	S47°06'22"W
L110	46.00'	S47°06'22"W
L111	46.00'	S47°06'22"W
L112	37.45'	S47°06'22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C72	26.12'	24.50'	61° 05' 16"	N16° 33' 43"E	24.90'
C73	30.76'	258.50'	6° 49' 03"	S10° 34' 24"E	30.74'
C74	59.09'	91.50'	37° 00' 10"	S25° 39' 57"E	58.07'
C75	22.77'	14.50'	89° 58' 58"	S87° 53' 08"E	20.50'
C76	15.71'	10.00'	90° 01' 02"	N2° 06' 52"E	14.14'
C77	30.48'	111.00'	15° 43' 58"	N36° 11' 01"W	30.38'
C78	40.15'	22.00'	104° 34' 37"	N80° 36' 20"W	34.81'
C79	20.62'	725.00'	1° 37' 47"	N78° 34' 10"E	20.62'
C80	62.78'	725.00'	4° 57' 40"	N75° 16' 27"E	62.76'
C81	62.90'	725.00'	4° 58' 14"	N70° 18' 29"E	62.88'
C82	89.54'	675.00'	7° 36' 02"	S72° 15' 42"W	89.48'
C83	39.14'	675.00'	3° 19' 21"	S77° 43' 23"W	39.14'
C84	30.73'	530.00'	3° 19' 18"	S77° 43' 25"W	30.72'
C85	70.31'	530.00'	7° 36' 02"	S72° 15' 45"W	70.26'

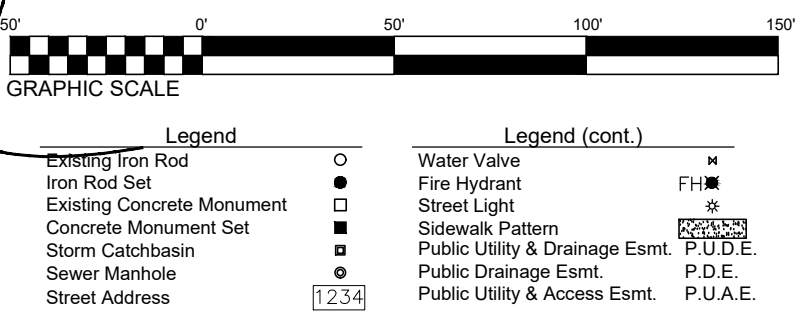
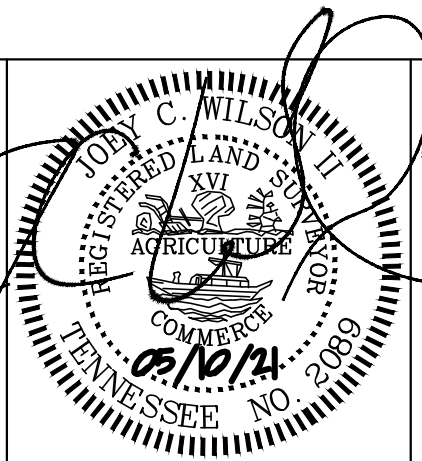
Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
2219	12051.70'	0.277
2220	11588.99'	0.266
2224	12636.96'	0.290
2225	11677.92'	0.268
2226	14299.07'	0.328
2231	12846.80'	0.295
2232	13940.32'	0.320
2233	18315.01'	0.420
2234	8257.56'	0.190
2235	6208.96'	0.143
2236	6208.33'	0.143
2237	8067.34'	0.185

Z:\Land Projects\3\2020-20-478 Westhaven Subdivision (MASTER)\DWG from VAS\Section 58\06022021 IDT Updated\38-478 WH Phase 58.dwg, Sheet 5 (5), 6/3/2021 5:08:23 PM, clevs

Certificate of Survey

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SOUTHERN LAND
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SECTION 58

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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SCALE	= AS NOTED	DATE	= 05/10/2021

COF PROJECT # 7545

SHEET 5 OF 5

CONDITIONS OF APPROVAL:

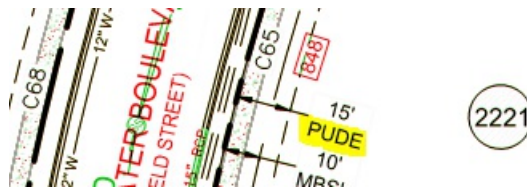
Open Issues: 5

Engineering - Final Plat Checklist

General Issues

16. C. Final Plat

lance.fittro@franklintn.gov 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. Currently the easement is shown as a PUDE only, which does not include the required public access easement for the public sidewalk. This easement should also be labeled on all sheets, as well as adding "(TYP)" after the easement designation so that it is clear that it applies to all lot frontages, not just the one location it is identified.



Performance Agreement and Surety

General Issues

9. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan **COF# 7284 (Westhaven PUD Subdivision, Site Plan, Section 58)** shall be transferred to this final plat as a condition of approval.
[Edited By Kevin Long]

clewis@wilsonpc.com Understood

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan **COF# 7284 (Westhaven PUD Subdivision, Site Plan, Section 58)** shall be transferred to this final plat as a condition of approval.

Water/Sewer

General Issues

1. Sanitary sewer

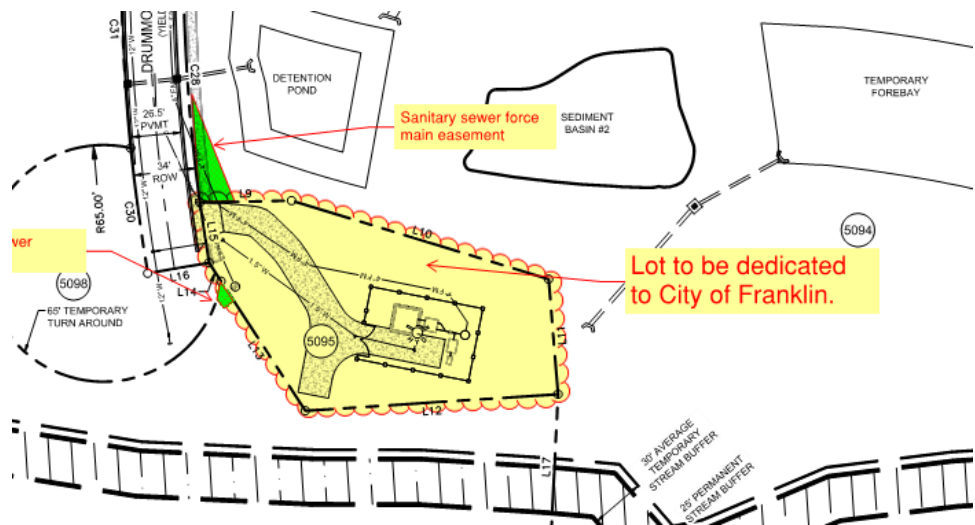
ben.mcneil@franklintn.gov The applicant shall label the size of the sanitary sewer main on the proposed plat.

clewis@wilsonpc.com Sizes added

ben.mcneil@franklintn.gov Based on the most recent submittal, the sewer sizes have not been labeled on the plat. The applicant shall revise.

2. Pump station lot

ben.mcneil@franklintn.gov The lot where the proposed sanitary sewer pump station is being shown shall be dedicated to the City of Franklin via quitclaim deed. At the One-Stop the applicant shall reference the deed book and page number of the deed once it is recorded.



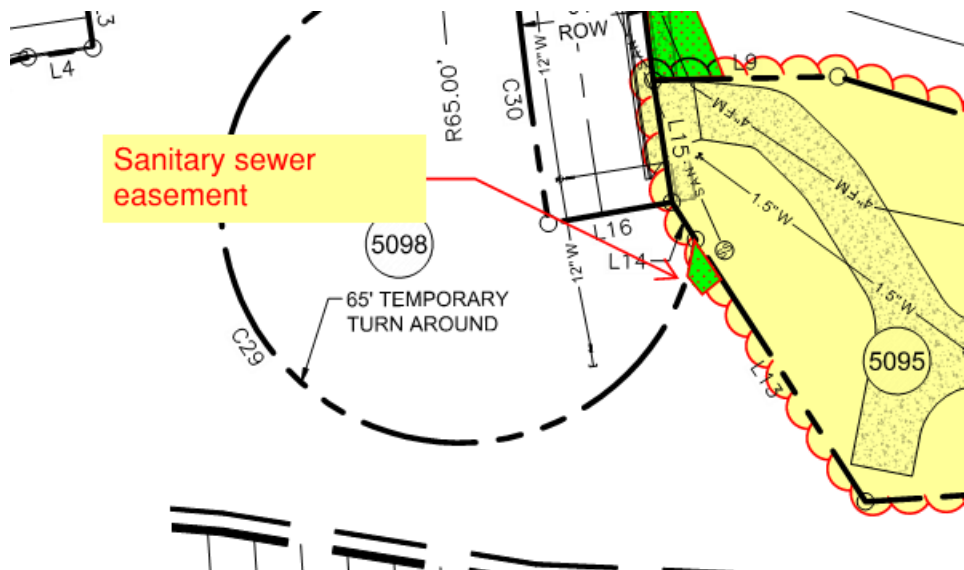
[Edited By Jimmy Wiseman]

clewis@wilsonpc.com Note added

ben.mcneil@franklintn.gov "Prior to One Stop, a quitclaim deed is needed for the property with the pump station. The deed book and page shall be reference on this plat."

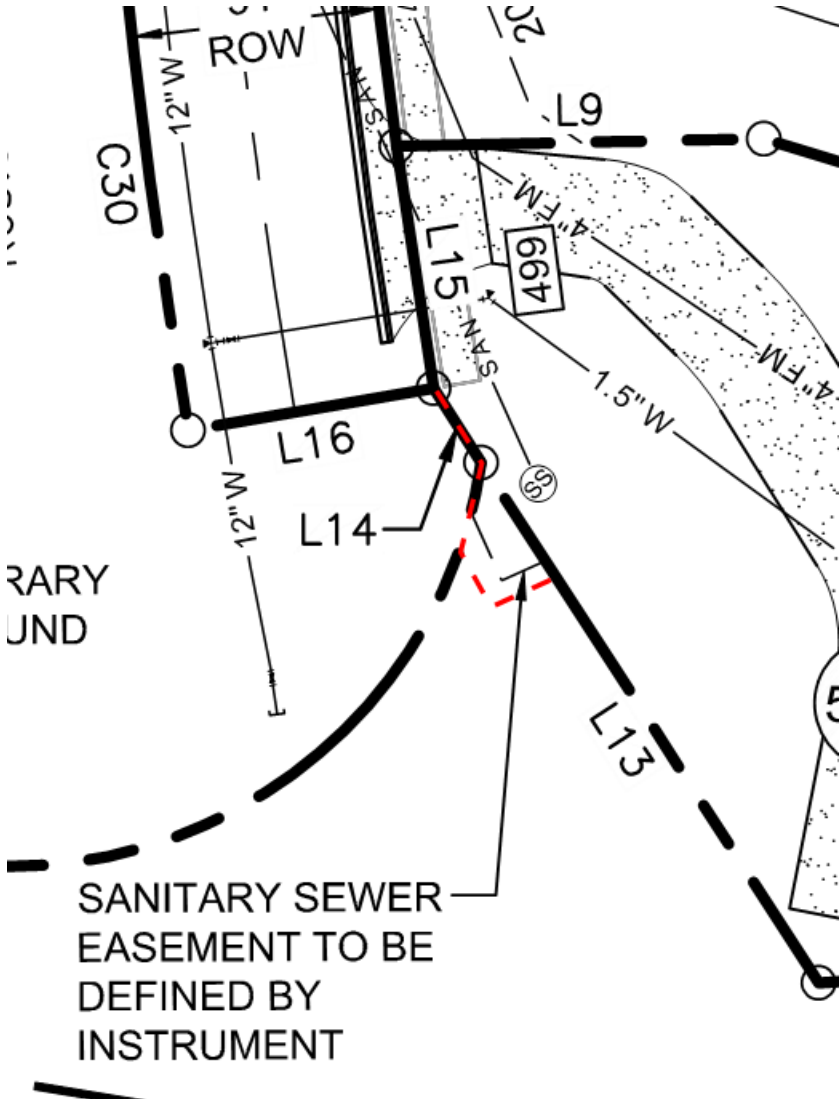
3. Sanitary sewer

ben.mcneil@franklintn.gov The applicant shall include sanitary sewer easement for the location shown below. the easement must be included for adequate work space for future maintenance. If this is outside of the limits of this plat, the applicant shall submit this portion by instrument and show on future plat.



clewis@wilsonpc.com note added

In discussions with staff, the portion of easement to be recorded by instrument could be included in the phase lines as shown below. This would eliminate the additional work to record by instrument. the applicant may wish to do wither, but the easement must be recorded for sewer service to the section.





File #: 21-02139

DATE: June 11, 2021
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section 59, Creating 62 Residential Lots And Reserving And Dedicating Right-Of-Way, On 10.578 Acres, Located Near The Intersection Of Stonewater Boulevard And Boyd Mill Pike. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7546
Applicant: Crystal Lewis, Wilson & Associates, PC
Owner: Craig Yerian, Southern Land

BACKGROUND/STAFF COMMENTS:

This final plat creates 62 single-family residential lots and reserves/dedicates right-of-way within the Westhaven PUD Subdivision. The corresponding site plan was approved on the January 2021 Administrative agenda, and both the final plat and the site plan are consistent with the development plan, what a revision was approved by BOMA on October 13, 2020.

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.

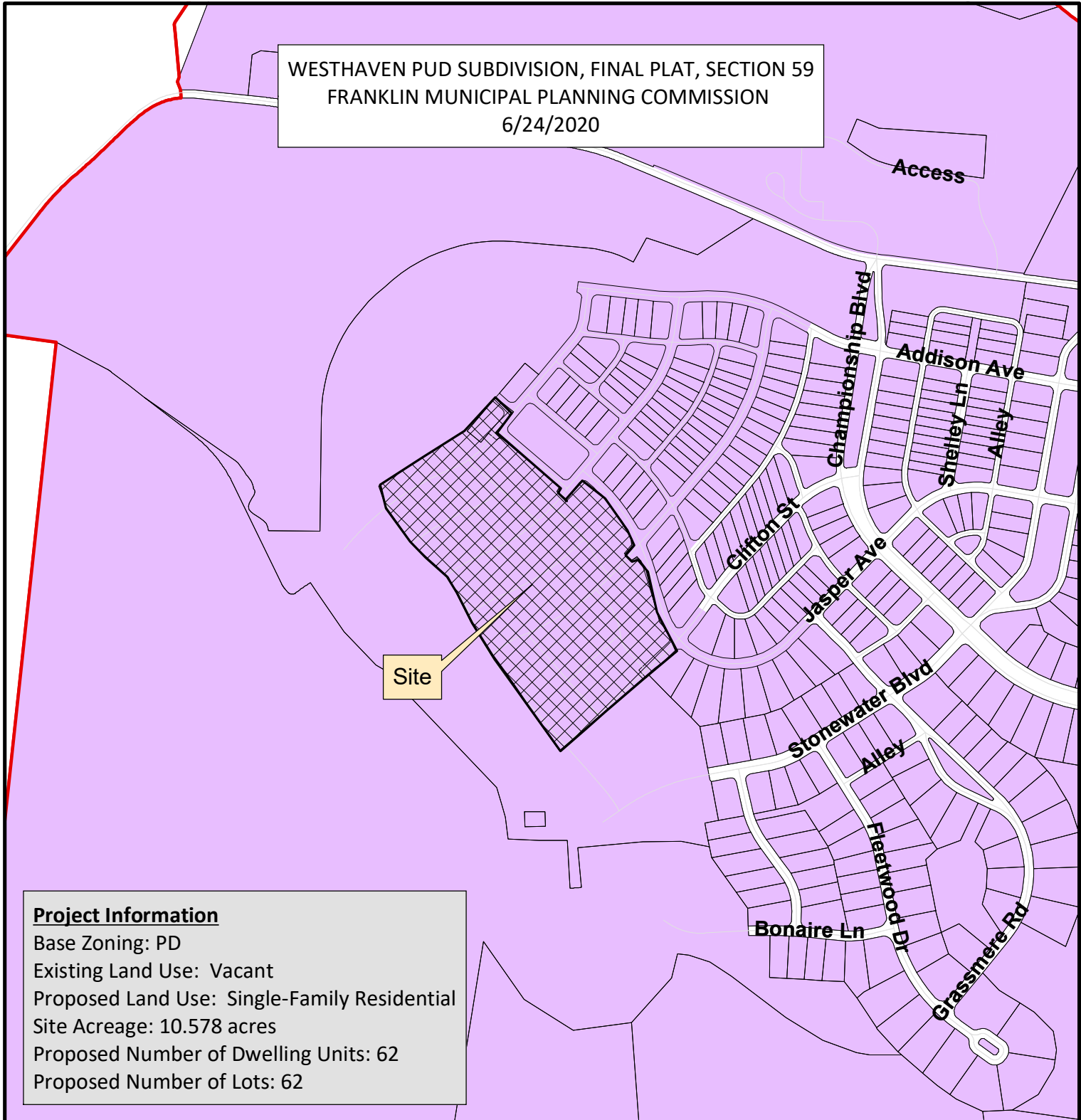
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve Westhaven PUD Subdivision, Final Plan, Section 59 with conditions.

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 59
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/24/2020



Project Information

Base Zoning: PD
Existing Land Use: Vacant
Proposed Land Use: Single-Family Residential
Site Acreage: 10.578 acres
Proposed Number of Dwelling Units: 62
Proposed Number of Lots: 62

- | | |
|---------------------------------|------------------------------------|
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |
| CI Civic Institutional District | Westhaven, Section 58 |



0 125 250 500
Feet

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

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

9. C. Final Plat

lance.fittro@franklin.tn.gov 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.*

Performance Agreement and Surety

General Issues

7. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan **COF# 7434 (Westhaven PUD Subdivision, Site Plan, Section 59)** shall be transferred to this final plat as a condition of approval.

Water/Sewer

General Issues

2. Sanitary sewer

ben.mcneil@franklin.tn.gov The applicant did not fully address the issues, the applicant shall show the size of the sanitary sewer on the proposed plat. Several lines are missing this information.

Z:\Land Projects\3\2020\20-4498 Westhaven Subdivision (MASTER)\DWG from VAA\Section 59\06022021.DDT Updated:08-14-2019 Wkt Phase 59.dwg, Cover, 6/9/2021 5:36:32 PM, dwg

- Plat Notes:**
- The purpose of this plat is to create 62 lots (Lots 2258-2319).
 - Subject property is shown as Section 59 located in Westhaven P.U.D. Subdivision, Fifth Civil District, City of Franklin, Williamson County, Tennessee.
 - Subject property is identified as a portion of Parcel 1.16 on Property Map 77.
 - Zoning: Planned Development (2.26)
 - According to the Westhaven Pattern Book, the following building types would be permitted in the T4 transect zone - sideyard house, cottage, or house.
Minimum setback requirements (Section 59 lots):
Front yard - 10'
Side yard - 5' (min. 10' between buildings)
(Minimum 0' between townhome units)

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

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

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

- All lots in Section 59 fall in the T4 Transect Zone as defined in the Westhaven Concept Plan (Revision 4) and Pattern Book, revised 05/08/07.

- Section 59 includes the following building types and sizes: sideyard houses, cottages, houses, and courtyard houses.

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

- Bearings are based on Tennessee state plane coordinate system, NAD 83 Datum.
- Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187CO190F, Revision Date September 29, 2006.
- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
- All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
- Streets, drainage easements, structures, and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the Westhaven Homeowners' Association.
- Stormwater quality shall be addressed with each site plan.
- Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.

- Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEM.C.
- Mineral rights are to be held by Westhaven Partners, LLC.
- Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
- At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
- Street address numbers are assigned to the following street names: 501-531 Drummond St., 800-862 Horizon Dr., 6000-6058 Camberly St., and 901-931 Jasper Ave.

- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners' Association.

- Required Exterior Parking:
A. Single Family Detached Residence
2 spaces required except on street corner lots. Spaces must be on the same lot as the residence. Spaces shall be a minimum of 18' wide by 22' deep paved area (as measured from the face of the alley curb). Parking area may be garage apron or a separate parking pad.

- There shall be no moving, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer or his designee.

Legend		Legend (cont.)	
Existing Iron Rod	○	Water Valve	⌘
Iron Rod Set	●	Fire Hydrant	FH
Existing Concrete Monument	◐	Street Light	*
Concrete Monument Set	◑	Sidewalk Pattern	
Storm Catchbasin	■	Public Utility & Drainage Esmt.	P.U.D.E.
Sewer Manhole	⦿	Public Drainage Esmt.	P.D.E.
Street Address	1 2 3 4	Public Utility & Access Esmt.	P.U.A.E.

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
2258	8095.36'	0.186
2259	6557.72'	0.151
2260	6561.65'	0.151
2261	6562.24'	0.151
2262	6603.13'	0.152
2263	10424.81'	0.239
2264	7426.94'	0.170
2265	6210.00'	0.143
2266	6210.00'	0.143
2267	6210.00'	0.143
2268	6210.00'	0.143
2269	7476.87'	0.172
2270	8203.67'	0.188
2271	6199.18'	0.142
2272	4985.73'	0.114
2273	4795.22'	0.110
2274	4841.48'	0.111
2275	4947.16'	0.114
2276	6114.69'	0.140
2277	9138.93'	0.210
2278	7117.94'	0.163
2279	6010.04'	0.138

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
2280	5797.37'	0.133
2281	4600.05'	0.106
2282	4785.51'	0.110
2283	4819.50'	0.111
2284	4752.37'	0.109
2285	4829.77'	0.111
2286	5906.77'	0.136
2287	5948.86'	0.137
2288	6672.45'	0.153
2289	9133.60'	0.210
2290	6396.57'	0.147
2291	5731.40'	0.132
2292	5815.21'	0.133
2293	5952.61'	0.137
2294	8030.57'	0.184
2295	7316.59'	0.168
2296	5842.57'	0.134
2297	5850.92'	0.134
2298	4702.70'	0.108
2299	4705.15'	0.108
2300	4705.15'	0.108
2301	5845.98'	0.134

- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete, or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Westhaven PUD Subdivision, Section 59 has been installed in accordance with City Specifications, or

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

HB&TS Utility District _____ Date _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 59 have been installed in accordance with City specifications, or

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

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

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
2302	5835.33'	0.134
2303	5890.18'	0.135
2304	6186.87'	0.142
2305	7959.68'	0.183
2306	8528.66'	0.196
2307	5861.60'	0.135
2308	5599.87'	0.129
2309	5375.46'	0.123
2310	5187.74'	0.119
2311	5036.18'	0.116
2312	7940.46'	0.182
2313	9552.87'	0.219
2314	6651.64'	0.153
2315	5135.23'	0.118
2316	5128.33'	0.118
2317	6554.86'	0.150
2318	6970.70'	0.160
2319	7482.55'	0.172

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

Date _____ Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

(1) the sewer system designated in Westhaven PUD Subdivision, Section 59 has been installed in accordance with City specifications, or

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

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

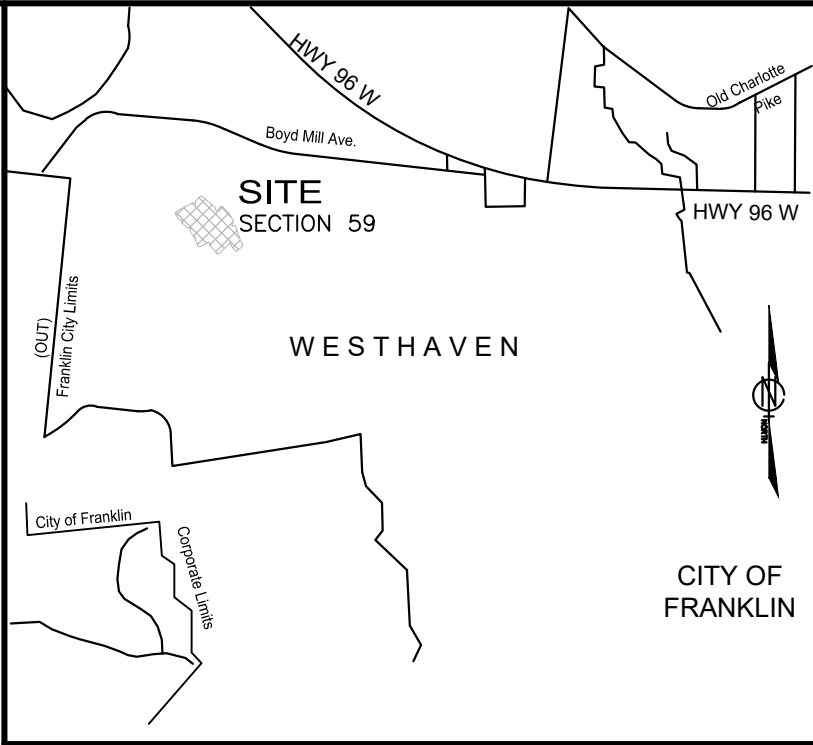
Owner/Subdivider: Westhaven Partners, LLC
Owners/Partners with 5% interest or more:

Westhaven Partners, LLC c/o Tim Downey - tim.downey@southernland.com 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215 (615) 778-3150 H. Rhodes Hart 612 10th Ave, North Nashville, TN 37203 (615) 259-4222 PPMC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855 Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070		Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 244-8400 Springlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9600 Frank J.B. Varallo Rome-Regency Jewelers Brainerd Village Chattanooga, TN 37411 (423) 894-1188
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CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary _____ Date _____
Franklin Municipal Planning Commission

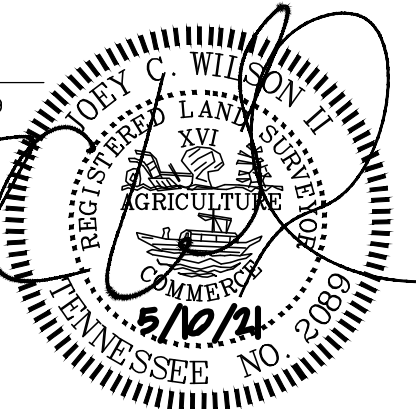


VICINITY MAP
NOT TO SCALE

Certificate of Survey

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

Joey C. Wilson II, Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive
Franklin, TN 37064
Office: 615.794.2275
jwilson@wilsonpc.com



SOUTHERN LAND COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 59

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 10.578	TOTAL # OF LOTS 62
ACRES NEW RD/ST 1.581 (ROW)	L.F. OF NEW RD/ST 2.513
ACRES OPEN SPACE 0	CIVIL DISTRICT 5th
DRAWN BY CL	CLOSURE ERROR < 1:10,000
SCALE = AS NOTED	DATE = 05/10/2021

COF PROJECT # 7546 SHEET 1 OF 4

Z:\Land Projects\3\2020\20-4478 Westhaven Subdivision (MASTER)DWG from VAS\Section 59\6022021 IDT Updated\20-4478 WH Phase 59.dwg, Sheet 2 of 4, 6/3/2021 5:36:52 PM, clevs

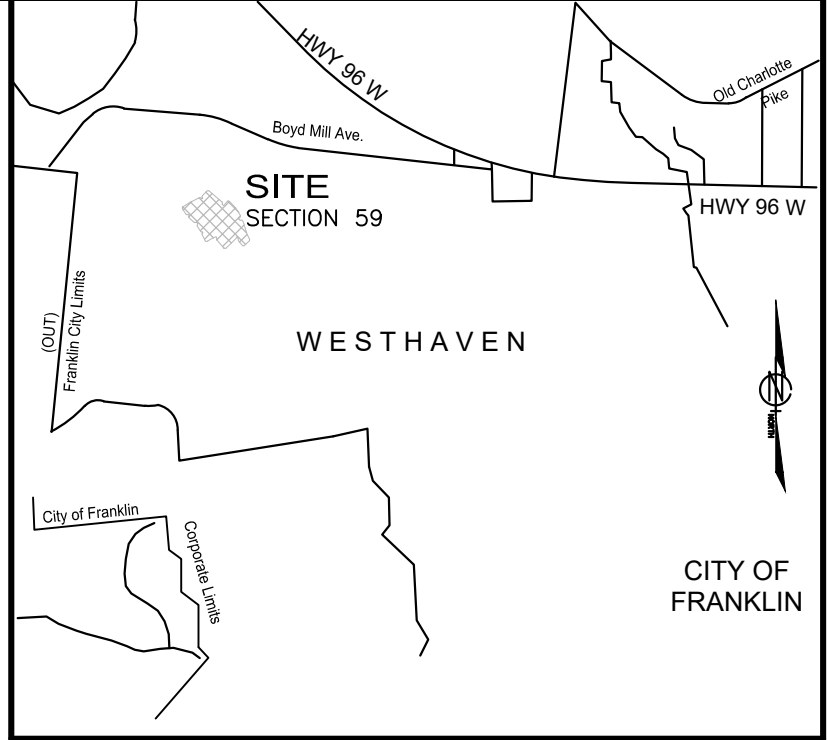
Parcel Line Table		
Line #	Length	Direction
L1	6.90'	S53°42'45"W
L2	135.06'	N33°56'15"W
L3	135.11'	N30°55'41"W
L4	135.15'	N27°55'05"W
L5	135.20'	N24°54'32"W
L6	135.04'	N25°31'56"W
L7	17.83'	S49°36'20"E
L8	77.33'	S49°36'20"E
L9	22.00'	N36°06'20"W
L10	9.89'	S56°26'19"W
L11	138.95'	S31°52'27"E
L12	138.92'	S28°41'55"E
L13	138.87'	S25°56'34"E
L14	138.81'	S23°58'37"E
L15	138.83'	S25°05'44"E
L16	138.89'	S28°36'50"E
L17	138.95'	S32°59'12"E
L18	111.75'	S49°36'20"E
L19	38.50'	S33°41'49"E

Parcel Line Table		
Line #	Length	Direction
L20	22.00'	S34°58'11"E
L21	135.03'	N30°18'10"W
L22	135.03'	N26°09'51"W
L23	135.02'	N24°02'19"W
L24	135.00'	N25°36'22"W
L25	135.00'	N28°17'30"W
L26	135.00'	N31°14'25"W
L27	135.00'	N33°39'49"W
L28	135.00'	N36°41'24"W
L29	135.00'	N39°41'20"W
L30	135.00'	N43°01'39"W
L88	42.77'	N49°36'20"W
L91	46.00'	N49°36'20"W
L94	46.00'	N49°36'20"W
L97	46.00'	N49°36'20"W
L100	46.00'	N49°36'20"W
L102	38.22'	N49°36'20"W
L103	22.00'	N40°23'40"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	28.42'	19.97'	81° 33' 49"	N12° 45' 07"E	26.08'
C2	40.61'	991.81'	2° 20' 45"	N54° 50' 22"E	40.61'
C3	52.09'	991.81'	3° 00' 34"	N57° 31' 01"E	52.09'
C4	52.11'	991.81'	3° 00' 37"	N60° 31' 36"E	52.10'
C5	52.10'	991.81'	3° 00' 34"	N63° 32' 12"E	52.09'
C6	41.47'	991.81'	2° 23' 43"	N66° 14' 21"E	41.46'
C7	6.64'	354.25'	1° 04' 23"	N66° 54' 02"E	6.63'
C8	34.87'	354.25'	5° 38' 26"	N63° 32' 38"E	34.86'
C9	26.75'	22.00'	69° 40' 15"	S84° 26' 27"E	25.13'
C10	41.73'	22.50'	106° 15' 09"	S3° 31' 16"W	36.00'
C11	77.92'	493.25'	9° 03' 05"	S61° 10' 23"W	77.84'
C12	14.79'	493.25'	1° 43' 05"	S66° 33' 28"W	14.79'
C13	34.78'	858.26'	2° 19' 19"	S66° 14' 38"W	34.78'
C14	45.00'	858.26'	3° 00' 14"	S63° 34' 51"W	44.99'
C15	45.01'	858.26'	3° 00' 17"	S60° 34' 36"W	45.00'
C16	45.00'	858.26'	3° 00' 14"	S57° 34' 20"W	44.99'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	32.78'	858.26'	2° 11' 17"	S54° 58' 35"W	32.77'
C18	30.51'	20.00'	87° 24' 34"	N82° 38' 36"W	27.64'
C19	99.12'	516.65'	10° 59' 34"	N33° 26' 32"W	98.97'
C20	34.95'	20.00'	100° 07' 05"	N3° 48' 40"E	30.67'
C21	62.70'	834.75'	4° 18' 12"	N56° 01' 18"E	62.68'
C22	47.86'	834.75'	3° 17' 06"	N59° 48' 57"E	47.85'
C23	38.96'	834.75'	2° 40' 27"	N62° 47' 44"E	38.95'
C24	37.25'	834.75'	2° 33' 25"	N65° 24' 40"E	37.25'
C25	10.60'	834.75'	0° 43' 39"	N67° 03' 12"E	10.60'
C26	22.59'	515.25'	2° 30' 45"	N66° 09' 39"E	22.59'
C27	31.64'	515.25'	3° 31' 06"	N63° 08' 43"E	31.64'
C28	39.32'	515.25'	4° 22' 21"	N59° 11' 59"E	39.31'
C29	21.91'	515.25'	2° 26' 12"	N55° 47' 42"E	21.91'
C30	29.77'	22.50'	75° 49' 04"	S87° 30' 52"E	27.65'
C31	17.57'	10.00'	100° 41' 08"	S0° 44' 14"W	15.40'
C32	67.96'	650.24'	5° 59' 17"	S54° 04' 26"W	67.93'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C33	49.92'	650.24'	4° 23' 56"	S59° 16' 02"W	49.91'
C34	40.17'	650.24'	3° 32' 22"	S63° 14' 11"W	40.16'
C35	27.36'	650.24'	2° 24' 39"	S66° 12' 42"W	27.36'
C36	8.54'	705.45'	0° 41' 38"	S67° 01' 32"W	8.54'
C37	32.49'	705.45'	2° 38' 20"	S65° 21' 33"W	32.49'
C38	32.28'	705.45'	2° 37' 18"	S62° 43' 45"W	32.27'
C39	40.16'	705.45'	3° 15' 42"	S59° 47' 15"W	40.15'
C40	21.70'	705.45'	1° 45' 44"	S57° 16' 31"W	21.70'
C41	27.65'	20.00'	79° 12' 37"	N84° 57' 18"W	25.50'
C42	57.02'	526.75'	6° 12' 07"	N48° 00' 49"W	56.99'
C43	44.18'	533.39'	4° 44' 44"	N48° 37' 15"W	44.16'
C44	32.56'	20.00'	93° 16' 40"	N9° 37' 27"E	29.08'
C45	36.99'	661.25'	3° 12' 18"	N57° 57' 15"E	36.98'
C46	49.38'	661.25'	4° 16' 44"	N61° 41' 46"E	49.37'
C47	41.33'	661.25'	3° 34' 53"	N65° 37' 35"E	41.32'
C48	4.11'	688.75'	0° 20' 31"	N67° 14' 45"E	4.11'



VICINITY MAP
NOT TO SCALE

NOTE:
HOMES LOCATED ON A CORNER LOT SHALL BE
ADDRESSED ACCORDING TO THE STREET IT FACES.
THE OTHER ADDRESS SHALL NOT BE USED.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C49	32.23'	688.75'	2° 40' 52"	N65° 44' 04"E	32.22'
C50	32.28'	688.75'	2° 41' 08"	N63° 03' 04"E	32.28'
C51	32.23'	688.75'	2° 40' 51"	N60° 22' 04"E	32.22'
C52	32.35'	688.75'	2° 41' 27"	N57° 40' 55"E	32.34'
C53	32.21'	688.75'	2° 40' 46"	N54° 59' 48"E	32.21'
C54	40.22'	688.75'	3° 20' 45"	N51° 59' 02"E	40.21'
C55	40.13'	688.75'	3° 20' 19"	N48° 38' 30"E	40.13'
C61	48.00'	823.75'	3° 20' 19"	S48° 38' 30"W	47.99'
C62	47.29'	823.75'	3° 17' 21"	S51° 57' 20"W	47.28'
C63	102.92'	543.78'	10° 50' 39"	N31° 35' 34"W	102.77'
C63	39.34'	823.75'	2° 44' 11"	S54° 58' 06"W	39.34'
C64	38.06'	823.75'	2° 38' 50"	S57° 39' 36"W	38.05'
C65	39.17'	823.75'	2° 43' 29"	S60° 20' 45"W	39.17'
C66	38.61'	823.75'	2° 41' 08"	S63° 03' 04"W	38.61'
C67	35.92'	823.75'	2° 29' 55"	S65° 38' 35"W	35.92'
C68	7.54'	823.75'	0° 31' 28"	S67° 09' 17"W	7.54'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C85	40.08'	845.75'	2° 42' 55"	N49° 45' 13"E	40.08'
C86	40.68'	845.75'	2° 45' 21"	N47° 01' 05"E	40.68'
C118	38.35'	22.00'	99° 52' 46"	N0° 20' 09"E	33.68'
C119	19.75'	210.07'	5° 23' 09"	N48° 41' 49"E	19.74'
C124	14.51'	10.00'	83° 07' 06"	S88° 50' 07"W	13.27'

SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 59

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

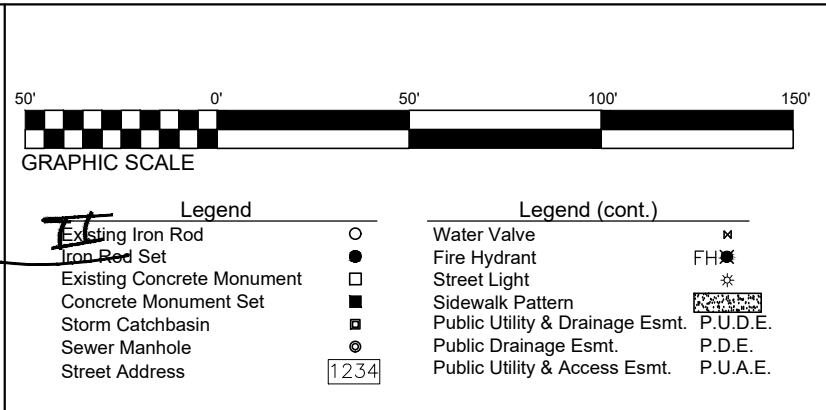
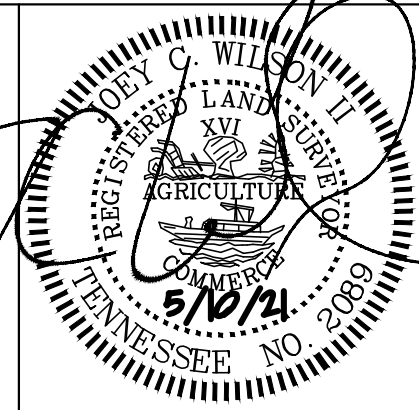
TOTAL ACRES	10.578	TOTAL # OF LOTS	62
ACRES NEW RD/ST	1.581 (ROW)	L.F. OF NEW RD/ST	2.513
ACRES OPEN SPACE	0	CIVIL DISTRICT	5th
DRAWN BY	CL	CLOSURE ERROR	< 1:10,000
SCALE	= AS NOTED	DATE	= 05/10/2021

COF PROJECT # 7546

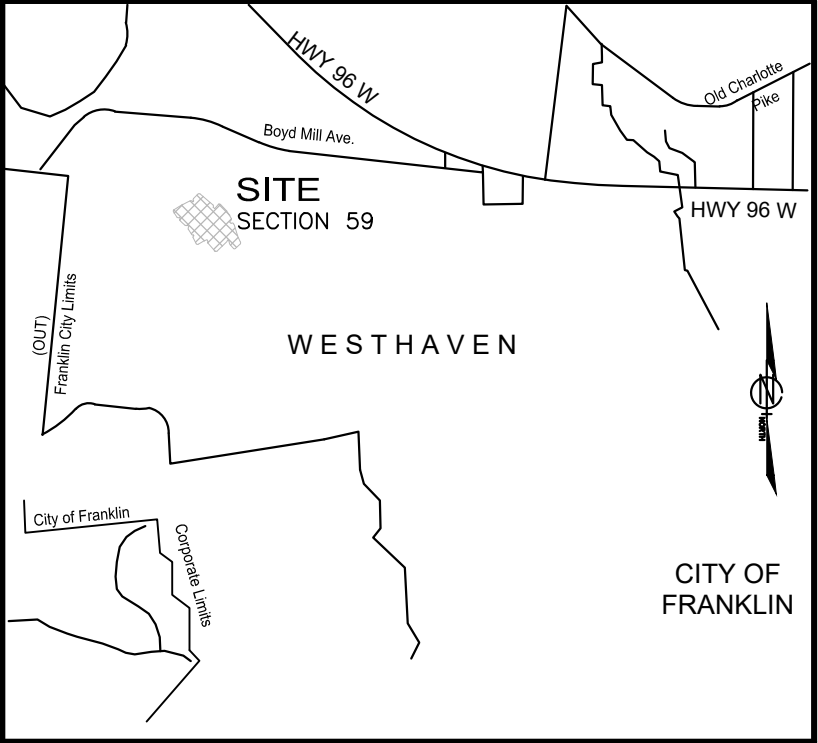
SHEET 2 OF 4

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

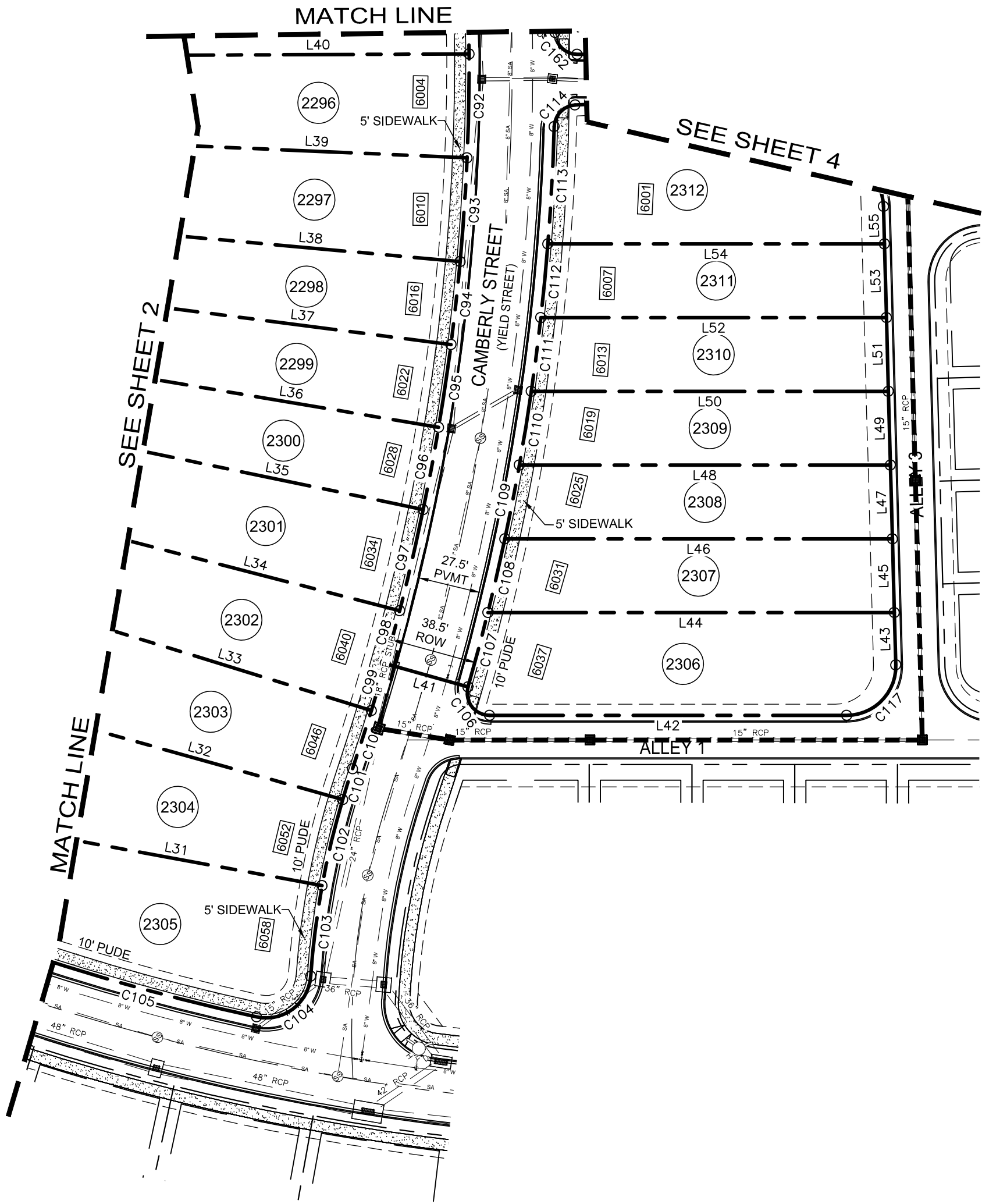
Joey C Wilson II, Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com



NOTE:
HOMES LOCATED ON A CORNER LOT SHALL BE
ADDRESSED ACCORDING TO THE STREET IT
FACES. THE OTHER ADDRESS SHALL NOT BE USED.



VICINITY MAP
NOT TO SCALE



Parcel Line Table		
Line #	Length	Direction
L31	135.00'	S30°58'29"E
L32	135.01'	S25°43'33"E
L33	134.96'	S24°10'56"E
L34	135.00'	S26°53'39"E
L35	135.00'	S29°36'39"E
L36	135.00'	S31°47'51"E
L37	135.00'	S33°59'03"E
L38	135.00'	S36°10'11"E
L39	135.00'	S38°53'19"E
L40	135.00'	S41°36'14"E
L41	38.50'	S25°35'05"E
L42	159.86'	N41°21'46"W
L43	23.42'	S47°06'22"W
L44	181.97'	N41°21'46"W
L45	33.01'	S47°06'22"W
L46	173.47'	N41°21'46"W
L47	33.01'	S47°06'22"W
L48	166.11'	N41°21'46"W
L49	33.01'	S47°06'22"W
L50	159.86'	N41°21'46"W
L51	33.01'	S47°06'22"W
L52	154.73'	N41°21'46"W
L53	33.01'	S47°06'22"W
L54	150.68'	N41°21'46"W
L55	16.72'	S47°06'22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C92	46.48'	980.75'	2° 42' 55"	S49° 45' 13"W	46.47'
C93	46.54'	980.75'	2° 43' 09"	S52° 28' 15"W	46.54'
C94	37.41'	980.75'	2° 11' 08"	S54° 55' 23"W	37.41'
C95	37.43'	980.75'	2° 11' 12"	S57° 06' 33"W	37.43'
C96	37.43'	980.75'	2° 11' 12"	S59° 17' 45"W	37.43'
C97	46.50'	980.75'	2° 43' 00"	S61° 44' 51"W	46.50'
C98	22.41'	980.75'	1° 18' 34"	S63° 45' 38"W	22.41'
C99	21.95'	980.75'	1° 16' 56"	S65° 10' 37"W	21.95'
C100	27.38'	980.75'	1° 35' 57"	S66° 37' 02"W	27.37'
C101	14.44'	369.25'	2° 14' 25"	S66° 17' 49"W	14.44'
C102	39.64'	369.25'	6° 09' 06"	S62° 06' 03"W	39.63'
C103	40.96'	369.25'	6° 21' 23"	S55° 50' 49"W	40.94'
C104	34.28'	20.00'	98° 12' 53"	N78° 13' 26"W	30.24'
C105	106.66'	974.08'	6° 16' 26"	N25° 58' 46"W	106.61'
C106	18.48'	10.00'	105° 53' 38"	N11° 35' 03"E	15.96'
C107	34.42'	1019.25'	1° 56' 06"	N63° 33' 48"E	34.42'
C108	33.87'	1019.25'	1° 54' 14"	N61° 38' 38"E	33.87'
C109	33.63'	1019.25'	1° 53' 26"	N59° 44' 48"E	33.63'
C110	33.43'	1019.25'	1° 52' 46"	N57° 51' 42"E	33.43'
C111	33.27'	1019.25'	1° 52' 14"	N55° 59' 12"E	33.27'
C112	33.15'	1019.25'	1° 51' 49"	N54° 07' 10"E	33.15'
C113	52.56'	1019.25'	2° 57' 17"	N51° 42' 37"E	52.56'
C114	14.75'	10.00'	84° 29' 37"	S87° 31' 13"E	13.45'
C117	35.15'	22.00'	91° 31' 52"	N87° 07' 42"W	31.53'

SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 59

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 10.578
ACRES NEW RD/ST 1.581 (ROW)
ACRES OPEN SPACE 0
DRAWN BY CL
SCALE = AS NOTED

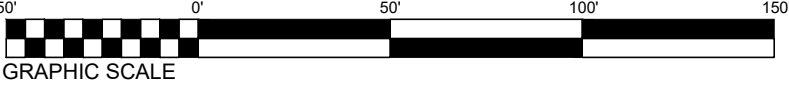
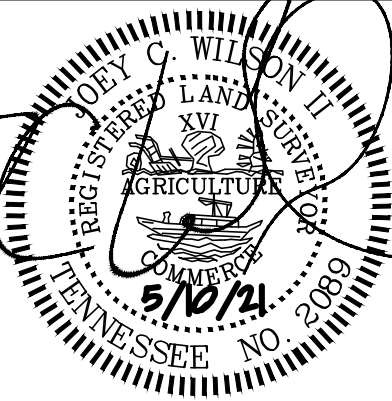
TOTAL # OF LOTS 62
L.F. OF NEW RD/ST 2.513
CIVIL DISTRICT 5th
CLOSURE ERROR < 1:10,000
DATE = 05/10/2021

COF PROJECT # 7546

SHEET 3 OF 4

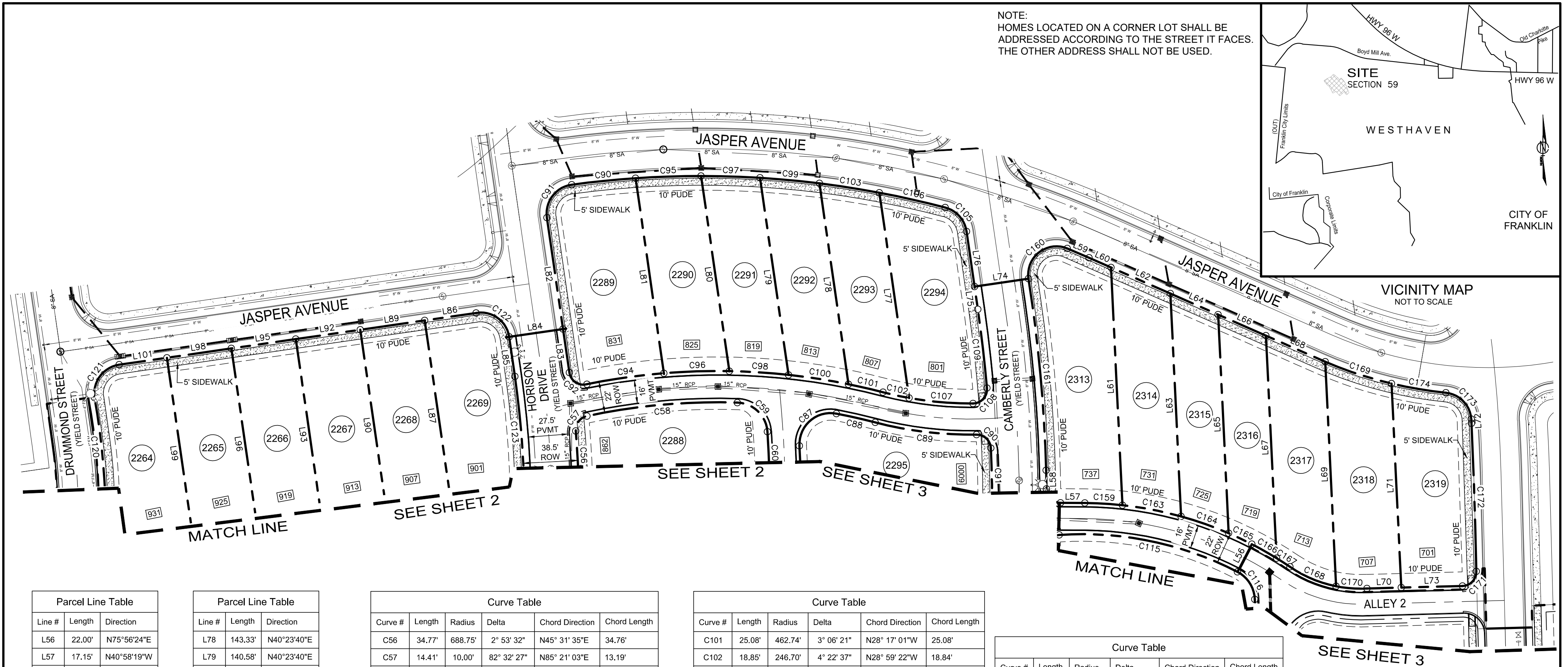
Certificate of Survey
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 15th day of February, 2019.

Joey C Wilson II, Tennessee RLS No. 2089
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Engineering/Surveying/Environmental
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Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com



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

Z:\Land Projects\3\2020\20-478 Westhaven Subdivision (MASTER)DWG from V&A\Section 59\6022021 IDT Updated\20-478 WH Phase 59.dwg, Sheet 4 of 4, 6/3/2021 5:37:39 PM, clevs



Parcel Line Table		
Line #	Length	Direction
L56	22.00'	N75°56'24"E
L57	17.15'	N40°58'19"W
L58	13.23'	N47°26'00"E
L59	16.80'	S18°18'05"E
L60	16.91'	S17°36'11"E
L61	168.08'	N45°53'17"E
L62	45.82'	S17°36'11"E
L63	157.56'	N45°53'17"E
L64	36.88'	S17°36'11"E
L65	154.54'	N45°53'17"E
L66	36.88'	S17°36'11"E
L67	157.35'	N45°53'17"E
L68	45.82'	S17°36'11"E
L70	24.24'	N42°53'38"W
L72	3.02'	S45°00'15"W
L73	43.28'	N42°53'38"W
L74	38.50'	S49°36'20"E
L75	16.29'	S40°23'40"W
L76	39.29'	S40°23'40"W
L77	146.45'	N40°23'40"E

Parcel Line Table		
Line #	Length	Direction
L78	143.33'	N40°23'40"E
L79	140.58'	N40°23'40"E
L80	139.21'	N40°23'40"E
L81	139.14'	N40°23'40"E
L82	79.47'	N40°23'40"E
L83	31.05'	N40°23'40"E
L84	38.50'	S49°36'20"E
L85	28.29'	S40°23'40"W
L86	37.38'	S49°36'20"E
L87	135.00'	N40°23'40"E
L89	46.00'	S49°36'20"E
L90	135.00'	N40°23'40"E
L92	46.00'	S49°36'20"E
L93	135.00'	N40°23'40"E
L95	46.00'	S49°36'20"E
L96	135.00'	N40°23'40"E
L98	46.00'	S49°36'20"E
L99	135.00'	N40°23'40"E
L101	34.12'	S49°36'20"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C56	34.77'	688.75'	2° 53' 32"	N45° 31' 35"E	34.76'
C57	14.41'	10.00'	82° 32' 27"	N85° 21' 03"E	13.19'
C58	106.93'	443.20'	13° 49' 24"	S46° 28' 01"E	106.67'
C59	32.41'	22.00'	84° 25' 01"	S2° 39' 11"W	29.56'
C60	30.35'	823.75'	2° 06' 40"	S45° 55' 01"W	30.35'
C87	39.90'	22.00'	103° 55' 25"	S82° 23' 53"E	34.65'
C88	28.12'	425.31'	3° 47' 18"	S28° 37' 07"E	28.12'
C89	72.26'	268.70'	15° 24' 32"	S34° 30' 19"E	72.05'
C90	15.42'	10.00'	88° 21' 23"	S1° 58' 07"W	13.94'
C90	45.35'	680.75'	3° 49' 02"	S47° 08' 55"E	45.35'
C91	32.40'	20.50'	90° 32' 54"	N85° 40' 07"E	29.13'
C91	38.49'	980.75'	2° 14' 55"	S47° 16' 19"W	38.49'
C92	16.85'	10.00'	96° 31' 47"	N7° 52' 13"W	14.92'
C94	54.90'	462.74'	6° 47' 50"	N49° 28' 18"W	54.86'
C95	46.29'	680.75'	3° 53' 46"	S43° 17' 31"E	46.28'
C96	46.31'	462.74'	5° 44' 02"	N43° 12' 23"W	46.29'
C97	41.64'	680.75'	3° 30' 17"	S39° 35' 29"E	41.63'
C98	41.91'	462.74'	5° 11' 21"	N37° 44' 41"W	41.89'
C99	42.18'	680.75'	3° 33' 00"	S36° 03' 51"E	42.17'
C100	42.91'	462.74'	5° 18' 49"	N32° 29' 37"W	42.90'

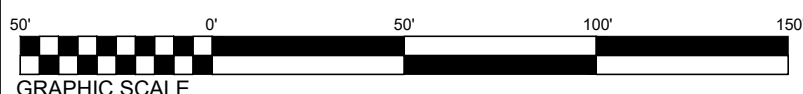
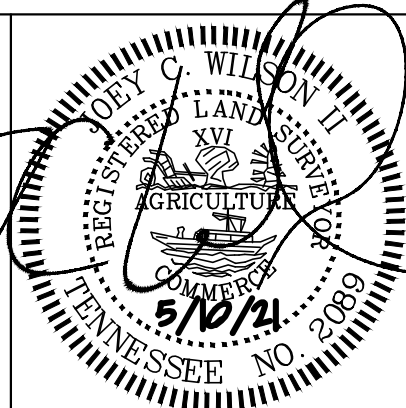
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C101	25.08'	462.74'	3° 06' 21"	N28° 17' 01"W	25.08'
C102	18.85'	246.70'	4° 22' 37"	N28° 59' 22"W	18.84'
C103	42.91'	680.75'	3° 36' 41"	S32° 29' 00"E	42.90'
C105	23.99'	20.50'	67° 03' 43"	S6° 51' 47"W	22.65'
C106	47.64'	680.75'	4° 00' 35"	S28° 40' 22"E	47.63'
C107	45.34'	246.70'	10° 31' 47"	N36° 26' 34"W	45.27'
C108	16.47'	10.00'	94° 23' 10"	N89° 08' 32"W	14.67'
C109	55.98'	980.75'	3° 16' 13"	S42° 01' 47"W	55.97'
C115	130.20'	239.00'	31° 12' 48"	S29° 40' 00"E	128.60'
C116	24.02'	22.50'	61° 09' 57"	S16° 31' 23"W	22.90'
C120	69.29'	522.53'	7° 35' 50"	N42° 24' 14"E	69.24'
C121	32.20'	20.50'	90° 00' 00"	N85° 23' 40"E	28.99'
C122	31.42'	20.00'	90° 00' 00"	S4° 36' 20"E	28.28'
C123	78.10'	650.25'	6° 52' 54"	S43° 50' 07"W	78.05'
C159	26.59'	261.00'	5° 50' 15"	N38° 03' 12"W	26.58'
C160	42.10'	20.00'	120° 35' 48"	S79° 18' 26"E	34.74'
C161	135.92'	1049.41'	7° 25' 16"	N43° 21' 14"E	135.83'
C163	42.23'	261.00'	9° 16' 15"	N30° 29' 57"W	42.19'
C164	35.66'	261.00'	7° 49' 42"	N21° 56' 59"W	35.63'
C165	18.11'	261.00'	3° 58' 32"	N16° 02' 52"W	18.11'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C166	20.14'	261.00'	4° 25' 13"	N11° 50' 59"W	20.13'
C167	11.22'	261.00'	2° 27' 48"	N8° 24' 29"W	11.22'
C168	35.58'	89.00'	22° 54' 09"	N18° 34' 52"W	35.34'
C169	49.31'	294.25'	9° 36' 05"	S23° 10' 47"E	49.25'
C170	21.98'	89.00'	14° 09' 09"	N37° 06' 31"W	21.93'
C171	15.71'	10.02'	89° 51' 32"	N87° 51' 35"W	14.15'
C172	104.64'	4306.13'	1° 23' 32"	S46° 47' 09"W	104.64'
C173	28.07'	20.08'	80° 05' 04"	S4° 40' 21"W	25.84'
C174	38.98'	294.25'	7° 35' 26"	S31° 46' 32"E	38.95'

SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 59

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

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES	10.578	TOTAL # OF LOTS	62
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ACRES OPEN SPACE	0	CIVIL DISTRICT	5th
DRAWN BY	CL	CLOSURE ERROR	< 1:10,000
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COF PROJECT # 7546

SHEET 4 OF 4