City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, July 22, 2021 | **7:00 PM** | **Board Room**

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

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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 June 24, 2021 FMPC Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

2. Consideration Of Approval Of Items 3, 4, And 22-27 On The Consent Agenda.

SITE PLAN SURETIES

3. Franklin Park Subdivision, Site Plan, (Apartments); Accept The Sidewalks Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year; Reduce And Extend The Performance Agreement For Drainage Improvements To January 27, 2022. (CONSENT AGENDA)

   Sponsors: Paula Kortas

4. South Park Subdivision, Site Plan, Section 1, Revision 2, Lot 7 (Keystone Center); Release The Maintenance Agreement for Drainage/Detention Improvements; Extend The Performance Agreement For Access And Sidewalks Improvements To July 28, 2022. (CONSENT AGENDA)

   Sponsors: Paula Kortas

PLANS OF SERVICES/ANNEXATIONS/REZONINGS/DEVELOPMENT PLANS

5. Consideration Of Resolution 2021-110, A Resolution Adopting A Plan Of Services For The Annexation Of 4416 Peytonsville Road, By The City Of Franklin, Tennessee.

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

6. Consideration Of Resolution 2021-111, A Resolution To Annex for 4416 Peytonsville Road, Consisting Of 2.86 Acres, Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

7. Consideration Of Ordinance 2021-22, An Ordinance To Zone 2.86 Acres Civic Institutional (CI) District For The Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) (4416 Peytonsville Road).

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

8. Consideration Of Resolution 2021-117, A Resolution Adopting A Plan Of Services For The Annexation Of 4325 Long Lane, By The City Of Franklin, Tennessee.

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

9. Consideration Of Resolution 2021-118, A Resolution To Annex 4325 Long Lane, Consisting Of 7.01 Acres, Property Located South Of Long Lane And West Of Long Lane And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

10. Consideration Of Ordinance 2021-24, An Ordinance To Zone 7.01 Acres Estate Residential (ER) District, For The Property Located South Of Long Lane And West Of Long Lane, At 4325 Long Lane.

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

11. Consideration Of Resolution 2021-119, A Resolution Adopting A Plan Of Services For The Annexation Of 4432 Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB) By The City Of Franklin, Tennessee.

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

12. Consideration Of Resolution 2021-120, A Resolution Requesting A Referendum For The Annexation Of 4432 Pratt Lane, Located South Of Peytonsville Road And East Of Pratt Lane, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

13. Consideration Of Ordinance 2021-25, An Ordinance To Zone 5.00 Acres Estate Residential (ER) District, For The Property Located South Of Peytonsville Road And East Of Pratt Lane, Located At 4432 Pratt Lane.

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

14. Consideration Of Resolution 2021-114, A Resolution Adopting A Plan Of Services For The Annexation Of 110 Spencer Creek Road, 112 Spencer Creek Road, And 2021 Old South Berrys Chapel Road, By The City Of Franklin, Tennessee.

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

15. Consideration Of Resolution 2021-115, A Resolution Requesting A Referendum For The Annexation Of Three Properties, Located East Of Hillsboro Road And South Of South Berrys Chapel Road, And Outside Of The Northern Portion Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

16. Consideration Of Ordinance 2021-23, An Ordinance To Zone 60.18 Acres Estate Residential (ER) District, For Three Properties Located East Of Hillsboro Road And South Of South Berrys Chapel Road.

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

17. Consideration Of Ordinance 2021-29, An Ordinance To Adjust Boundaries Of The Hillside Hillcrest Overlay (HHO) For The Property Located South Of Mack Hatcher Parkway And East Of Franklin Road, At 354 Franklin Road.

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

18. Consideration Of Ordinance 2021-28, An Ordinance To Rezone 61.80 Acres From Estate Residential (ER) District To Planned (PD 2.61) District For The Property Located South Of Mack Hatcher Parkway And East And West Of Franklin Road, At 370 Franklin Road (Emeline Acres PUD Subdivision).

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

19. Consideration Of Resolution 2021-124, A Resolution Approving A Development Plan For Emeline Acres PUD Subdivision With 1 Modification Of Development Standards (Mews Alley Requirements), For The Property Located South Of Mack Hatcher Parkway And East And West Of Franklin Road, At 370 Franklin Road.

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

20. Consideration Of Ordinance 2021-27, An Ordinance To Rezone 32.43 Acres From Regional Commerce 12 (RC12) District To Planned (PD 17.11/320,116) District For Properties Located North Of McEwen Drive And East Of Interstate 65, 6100 And 6700 Tower Circle. (West Franklin Park PUD Subdivision)

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

21. Consideration Of Resolution 2021-123, A Resolution Approving A Development Plan For West Franklin Park PUD Subdivision, For The Property Located North Of McEwen Drive And East Of Interstate 65, 6100 And 6700 Tower Circle.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

22. Berry Farms Reams Fleming Tract PUD Subdivision, Final Plat, Revision 5, Creating 2 Commercial Lots And 2 Open Space Lots, On 35 Acres, Located South of McBride Lane and East of Reams Fleming Boulevard. (CONSENT AGENDA)

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

23. Eastworks PUD Subdivision, Final Plat (Formerly Cool Springs East Subdivision, Section 1, Lot 5), Creating 2 Commercial Lots, On 49.97 Acres, Located At 9009 Carothers Parkway. (CONSENT AGENDA)

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

24. The Fields At Reese Farms PUD Subdivision, Final Plat, Section 1, Creating 41 Lots And 5 Open Space Lots, On 14.086 Acres, Located North Of The Intersection Of Del Rio Pike And Hillsboro Road. (CONSENT AGENDA)

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

25. Waters Edge PUD Subdivision, Final Plat, Section 6, Creating 72 Lots And 4 Open Space Lots, On 18.497 Acres, Located Southwest Of The Intersection Of Carothers Parkway and Mainstream Drive. (CONSENT AGENDA)

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

26. Westhaven PUD Subdivision, Final Plat, Section 56, Creating 12 Lots, On 3.99 Acres, Located At South Of The Intersection Cheltenham Avenue And Nelson Drive. (CONSENT AGENDA)

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

27. Westhaven PUD Subdivision, Final Plat (Townsend Boulevard Extension), Creating 2 Open Space Lots And Dedicate Public Right-Of-Way And Create Public Easements, On 1.258 Acres, Located At South Of Townsend Boulevard And Highway 96. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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Meeting Minutes

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This item was approved on the Consent Agenda.

CALL TO ORDER

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

Board Members Present: Michael Orr, Alderman Ann Petersen, Alma McLemore, Marcia Allen, Roger Lindsey, Jimmy Franks, Scott Harrison

Board Members Absent: Nick Mann and Jennifer Williamson

Chair Lindsey read the following statement:

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The May 27, 2021 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT 2 FMPC Minutes May 2021

Chair Lindsey asked for a motion to approve the Minutes from the May 27, 2021 meeting.

Commissioner Harrison 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 Commissioner Scott Harrison second by Commissioner Alma McLemore;**
	Motion Passed 7-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr**
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, gave the following statement regarding Poplar Farms:

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

CONSENT AGENDA

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

Sponsors:

Attachments: None

Chair Lindsey stated that the vote for the Consent Agenda would include Items 3 and 9-12.

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 7-0**
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

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

Attachments: None

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

Attachments:
1. Applicant Submittal
2. Location Map
3. RESOLUTION 2021-104.Amend Envision Franklin_with Exhibits.Law Approved

Mr. Eric Conner, Principal Planner, stated that the subject property is located at the corner of future Mack Hatcher and New Hwy 96 W, and the applicant is requesting an amendment from Conservation Subdivision to Neighborhood Mixed-Use for the southeast section of the property and create two new special considerations, one for the Neighborhood Mixed-Use Design Concept, and one for the Conservation Subdivision Design Concept.

A virtual neighborhood meeting was held on May 12, 2021, a recording of which is available on the City website. The meeting was attended by many nearby residents, who brought up questions and comments regarding access, traffic, and density of the development. No Citizen comments were received related to this item.

Staff worked with the applicant on the verbiage of the special considerations and is comfortable with the wording, which can be found in the included attachments.

Mr. Conner noted that the conceptual plan that is included in this application is conceptual and has not been fully reviewed for compliance with Franklin's Zoning Ordinance. Should a plan amendment be approved, all specific plans for any development at this site will be reviewed as part of the Development Plan and Site Plan processes.

Staff and applicant responses to Envision Franklin's criteria for amendments have been provided in the staff report attached to this item in Civic Clerk. Staff does believe that this request meets the criteria and recommended approval of Resolution 2021-104.

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

The Applicant was represented by Mr. David Short. Mr. Short thanked Staff for their hard work. He stated that this vision was for the conservation of the property and the preservation of farming, which their family has a rich history in. This request is coming from a larger plan which the Short family has put together. They want to protect the open areas and greenways at the gateway to Franklin.

Mr. Daron Joffe stated that he has worked on conservation farm design projects for over twenty years. He stated that he initiated a study of agrihoods four years ago. He stated that this is a family driven development. He stated that the family wants to be a model for the area. They want to protect 50% of the land as a working farm which will help feed the community. He stated that by clustering the community, they are able to preserve the open spaces.

Mr. Greg Gamble is working with Mr. Joffe and the Short family. He stated that it is interesting to see how farming can be integrated into neighborhoods. He provided details for the special considerations. The Neighborhood Mixed Use policy is the platform for sales and worker spaces which are integrated into opportunities associated with farming. Examples would include a bee's wax candle shop. He stated this was a combination of Leiper's Fork and Westhaven. The Neighborhood Mixed Use is a transition between Westhaven and rural preservation aspects of the Harpeth Basin.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to Approve Resolution 2021-104.

Chair Lindsey asked for any discussion on the motion.

Commissioner Allen stated that this reminded her of her Grandparent's farm in rural Williamson County. She sees this as an opportunity to educate children about farming. She stated that, as the City boundaries move out, she hopes that developers will look at this project design. She stated that this is a

great project.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Approve the Resolution 2021-104, Item 4, by Commissioner Marcia Allen second by Commissioner Alma McLemore;**
	Motion Passed 7-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

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

Attachments:
1. MAP 532 Franklin Rd Rez
2. ORD 2021-19 532 Franklin Rd REZ_with Revised Map_Law Approved 2
3. 532 Franklin Rd Rez - SURVEY

Mr. Joseph Bryan, Principal Planner, stated that 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.

Staff recommended Approval of Ordinance 2021-19 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 5:
1. Mr. Greg Baker, 106 Century Oak - Opposed. Concerns include retail zoning and signage.
2. Mr. Ron Hope, 102 Century Oak - Opposed. Concerns include how rezoning will affect property values.
3. Mr. Marc Drossner, 101 Century Oak - Opposed. Concerns include natural greenspace going away.
4. Mr. Devon Phillips, 2056 Belmont Circle - Opposed. Concerns include that putting office space close to residential will take away from the neighborhood community. He was also concerned about traffic, signage, and lighting.

The Applicant was represented by Mr. Paul Lebovitz. Mr. Lebovitz stated that the property currently does not do much as a gateway into Franklin. He stated that there is no parking allowed in front of the

building. He stated that this will not be a high volume property. The property will be two stories high at most. He stated that the widening project on Franklin Road stops before this property. He stated that over five years, there has not been any desire by developers to build a residential home.

Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner Orr, to recommend Approval of Ordinance 2021-19 to the Board of Mayor and Aldermen.

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 Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2021-19, Item 5, by Commissioner Jimmy Franks second by Commissioner Michael Orr;**
	Motion Passed 7-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

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
Attachments:	1. ORD 2021-05 Brownland Farms PUD Rezoning_with Exhibits.Law Approved 2 2. SURVEY Browland Farms PUD Subdivision (Smaller) 3. MAP 7478, 7471 Brownland Farms Rezoning and Dev Plan Map 4. Planning intake emails Brownland

Ms. Chelsea Randolph, Principal Planner, stated that 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 concepts does not support any residential uses, and only supports recreational uses that preserve the natural features of the area.

She stated that 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.

Staff recommended Disapproval of Ordinance 2021-05 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 6:

1. Ms. Dorene Bolze, 201 Deerfield Lane - Opposed. She is the CEO of the Harpeth Conservancy. Concerns include floodplain issues and the safety for egress during a one hundred year flood event.
2. Mr. Devon Phillips, 2056 Belmont Circle - Opposed. Concerns include floodplain and density issues.
3. Mr. Stephen Kuhn, 311 Monticello Road - In Favor Of. Mr. Khun is the past President of the Monticello HOA and member of Christ Community Church. He stated this was the best plan they have seen for this land in many years, especially the proposed park.
4. Mr. Chris Ude, 222 Pearl Street - In Favor Of. He stated that he is a member of Christ Community Church. He is very excited about the design of the plan and the park, especially the river front access.
5. Mr. David Lawbaugh, 206 Revere Lane - Opposed. He stated that he would like to have more discussions with the applicant to address floodplain issues.
6. Mr. Owen Jones, 105 Monticello Road - In Favor Of. He is the Co-President and speaking on behalf of the Monticello HOA Board. He stated there were five meetings conducted with the applicant. The Board is in favor of the proposed plan which will protect property values and enhance community life.
7. Mr. Scott Black, resident of Fieldstone Farms - In Favor Of. He agrees with the comments from Mr. Kuhn and Mr. Ude. He stated that density is not a problem with the current infrastructure.
8. Mr. Brian Hayworth, 3214 Calvin Court - In Favor Of. Member of Christ Community Church. He supports the plan for the value that the parks will bring and affordable housing that would be provided.
9. Ms. Melanie Singamond,126 Old Liberty Pike - Opposed. Concerns include density, the floodplain and the effect of new construction. She discussed the cost of flooding for homeowners.
10. Ms. Starr Beaudoin, 217 Greystone Drive - Opposed. Concerns include increased traffic and flooding problems that could be caused by construction. She is a member of Christ Community Church but does not support this plan.
11. Mr. Don Davis,1035 Nealcrest/1215 Hillsboro Ave - In Favor Of. Business Administrator of Christ Community Church. He stated that the developer address many of their concerns with this plan.
12. Ms. Allie Wallace Adair, 118 Williamsburg Place - Opposed. She is a Monticello resident. She stated that this plan is in conflict with Envision Franklin. Concerns include floodplain and traffic.
13. Mr. Ken Leggett, 328 Stanley Park - In Favor Of. Member of Christ Community Church. This plan provides neighbors for the church and parks for the area.
14. Ms. Margaret Smith, 260 Wrennewood Lane - Opposed. Member of Christ Community Church. Concerns include flooding and increased traffic on Hillsboro Road.
15. Mr. Michael Smith, 106 Poteet Place - Opposed. He is a Monticello resident. He stated that the experts are recommending disapproval.
16. Mr. Adam Seger, 3035 Hartland Lane - In Favor Of. Mr. Seger is a member of Christ Community Church and a civil engineer specializing in floodplain management. He is also the applicant for Item 8. He agrees with the floodplain concerns, but sees the need for a development with additional floodplain storage.
17. Mr. Rob Anderton, 1155 Hillsboro Road - In Favor Of. He stated that this is a good plan.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble asked to

combine the presentation for the Rezoning request and the Development Plan request, since they are so closely tied together. Mr. Gamble provided the Commissioners with a handout that will be included with the minutes. He stated that comments from the previous Joint Conceptual Workshop included that the plan should:
- Be Lighter on the land;
- Have a smaller footprint;
- Have less manipulation of the floodplain;
- And develop less floodplain area.

Mr. Gamble stated that they have reduced the footprint from 93 acres to 75 acres. The floodplain manipulation area has been reduced from 55 acres to 37 acres. The average floodplain fill is 2.6 acres. The current Master Plan is 471 homes on 233 acres, which includes 49 acres of Christ Community Church (CCC). The portion being purchased from CCC shows that the Brownland PUD entrance will align with the Monticello entrance. He stated that they are removing a parking lot and relocating it behind the CCC. This will allow for a signalized intersection between the Brownland PUD entrance and the Monticello entrance. There are 471 homes, 206 will be single family detached homes. All of these will be for sale. The affordable housing plan portion has been removed from the Master Plan because the development footprint is now smaller. There will be 64 multifamily condominiums in three buildings. These will be the smaller, more attainable dwellings for the neighborhood. The desire is for this to be a true mixed income neighborhood. To accommodate Seniors, some of the multifamily buildings will have elevators. Mr. Gamble showed photographs of Brownland Farms during one of the horse show events where multiple cars and trailers were parked. They want to leave the land in a better condition than they found it.

For the floodplain presentation, Mr. Gamble introduced Mr. Ben Zoeller, Barge Design. Mr. Kevin Estes, Miles Rivers Partners, and Mr. Steve Casey, third party analyst for the flood study, also participated in the presentation. Mr. Zoeller spoke about the flood study. He discussed the current flow paths for the Harpeth River in this area and conditions for Brownland Farm. He discussed the current impediments for the floodplain on the property. The proposed plan removed many of these impediments from the floodway. Increased floodway storage capacity will be added. The floodplain improvements will achieve a no rise and slightly reduced flood elevation on the south and west side of Brownland Farm.

Mr. Gamble discussed the cross section in the southern bend. He stated that they were removing the impediments, creating the fishing pond, and the park. Storage will be created in this area by lowering the ground. He then showed examples of the architecture for the single family homes and condominiums which will have garages.

Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner Orr, to recommend Approval of Ordinance 2021-05 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner McLemore asked Mr. Estes to provide information about the price points of the proposed homes.

Mr. Estes stated that they want to provide condominiums that range from the $200,000 to $400,000 range. This would include the 64 units. There are two types of townhomes which will start around $320,000 and the larger townhomes will start in the high $300,000 range. The single family homes would start in the higher $500,000 range. These prices could change with inflation.

Commissioner McLemore asked about the school zones.

Mr. Gamble stated this has not been established at this time. He stated that Franklin High School has an occupancy of 86% and the elementary and middle schools are at 70-75%.

Commissioner Allen stated that this plan includes housing types that are not supported by Envision Franklin. She stated that she is concerned about the encroachment into the Conservation Design Concept. She discussed concerns about the floodplain. She stated that the Commission must consider what the worst possible flood situation will be. She stated for these reasons, she will not support this plan. She will support the staff recommendation.

Alderman Petersen stated that she will not support this plan because of concerns about the floodplain.

Chair Lindsey stated because this was the modification of a mapped floodway, the plan has to go through a FEMA approval process. It starts will a Conditional Letter of Map Revision (CLOMR). Chair Linsey asked for a description of the CLOMR application process.

Mr. Zoeller described the application process. A CLOMR is a submission of a flood study to FEMA for a proposed design. FEMA decides whether the design will meet the National Flood Insurance Program (NFIP) requirements. There is a review process. The CLOMR letter states if the project is constructed, per the design, it will meet the NFIP requirements. If the project is constructed, there will be an as built survey conducted of the property to verify that it meets the design. After which, a letter of map revision is submitted to update the FEMA maps.

Mr. Gamble stated that the cut and fill would be done in one phase and surveyed at one time. He stated that CLOMR's are not uncommon in Franklin. With the proposed development of Brownland Farm, they will add 26 million gallons of additional storage capacity for the river in this bend. This amount is significant. Mr. Gamble stated this is what they mean when they say they will leave the site better than they found it today.

Chair Lindsey asked what the time frame would be to obtain a CLOMR for this project. He stated that until a CLOMR is received from FEMA, the project cannot move forward. He stated it would be at least six to 12 months. He stated that the City must also sign a community acknowledgement form which states this area is reasonably safe from flooding. He stated that there were still three rises shown in the model. This could be a stumbling block with the FEMA process. Chair Lindsey stated that the timeframe concerns him.

Mr. Zoeller stated that the three rises are very minor and will be worked out through the design process.

Commissioner Allen asked if the City was obligated to sign the acknowledgement CLOMR.

Chair Lindsey stated that the acknowledge must be signed for the CLOMR process to move forward to FEMA. It is part of the application process.

Mr. Jimmy Wiseman, Assistant Director for the Engineering Department, stated that it would be up to the Flood Administrator to sign the acknowledgement. Also, Engineering would review it.

Mr. Estes stated that they are well aware of the timeframe to apply for the CLOMR.

Chair Lindsey stated the steps to rezone and approve the development plan are concerning to him because the CLOMR has not been processed. He is also concerned that this plan is inconsistent with Envision Franklin. He discussed the recent flood in March 2021 and the areas that were affected. He stated that this was a 10 year event. He stated that the bulk of the flow is for a 100 year event. He discussed the history and effects of recent rain events. He stated that there will be more significant flood events in the future. He is concerned about the manipulation of floodplains. For these reasons, he will not support this plan.

Commission Franks asked if there was specific reason that this plan could not go forward.

Chair Lindsey asked Ms. Wright to respond to this.

Ms. Wright stated that, if approved, this rezoning would grant the entitlements for the number of units allowed on the property. She stated that the Planning Commission's decision is a recommendation to the BOMA. While tonight's decision would not be final, if approved by BOMA, those entitlements would be granted. This is the time to discuss the number of units. The accompanying development plan shows the layout how the units will be arranged on the property. She stated that this is a request, at this time, for how many units and how the units will be laid out on the site. In the future, the applicant could revise the plan. However, the zoning would be granted if approved by the BOMA.

Chair Lindsey asked if there was a specific action that the Planning Commission would need to take to amend Envision Franklin.

Ms. Wright stated that there was a request by the applicant to amend Envision Franklin earlier to allow multifamily but the applicant pulled this request. However, at resubmittal, the applicant added multifamily buildings to the plan. This was part of the rationale for staff's recommendation for disapproval. The Planning Commission and the BOMA may still act on this development plan even though it does not match Envision Franklin.

Commissioner McLemore asked if the City agrees with the acknowledgement letter and the application is sent to FEMA, does FEMA have to approve the entire development.

Mr. Estes stated that this was correct.

Commissioner McLemore stated that she would support the plan since FEMA has to approve the entire plan.

Chair Lindsey confirmed that the entitlements would still be granted if the rezoning is approved, whether

FEMA approved the plan or not.

Ms. Wright stated that Mr. Wiseman could speak to this issue.

Mr. Wiseman stated that, if the CLOMR is not approved, then the development plan would not be built as shown and potential units would be lost.

Ms. Wright stated that the Commissioners would see the revised development plan at that point. She stated that they could not speculate, at this time, about the number of units.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion failed by the following vote (3-4).

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2021-05, Item 6, by Commissioner Jimmy Franks second by Commissioner Michael Orr;**
	Motion Failed 3-4
AYES:	**Jimmy Franks, Alma McLemore, Michael Orr**
NOES:	**Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey**
ABSTAIN:	**None**

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

Attachments:

1. MAP 7478, 7471 Brownland Farms Rezoning and Dev Plan Map
2. RES 2021-53 Brownland Farms PUD_with Exhibits_Law Approved 2
3. 7478 Brownland Farm PUD Subdivision, Development Plan Conditions of Approval_01
4. Floodplain disturbance Brownland Farms
5. Pages 1-8 from BROWNLAND development plan
6. Pages 9-16 from BROWNLAND development plan-2
7. Pages 17-24 from BROWNLAND development plan-3
8. Pages 25-32 from BROWNLAND development plan
9. Pages 33-40 from BROWNLAND development plan-3
10. Pages 41-48 from BROWNLAND development plan
11. Pages 49-56 from BROWNLAND development plan-2
12. Pages 57-64 from BROWNLAND development plan-3
13. Pages 65-71 INCLUDING ELEVATIONS from BROWNLAND development plan-4
14. Planning intake emails Brownland

Ms. Randolph stated that 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 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 it 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.

Ms. Randolph stated that there were many Neighborhood Meetings held concerning the property. During the last Neighborhood Meeting, multifamily was not included on the site. Multifamily was added during resubmittal.

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 Hillsboro 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.

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.

Staff recommended Disapproval of Resolution 2021-53 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 7:
1. Mr. Michael Smith, 106 Poteet Place - Opposed. Concerns include altering the floodplain. Mr. Smith submitted an email detailing his concerns. He stated that he does not agree with the Monticello HOA

recommendation of this plan.
2. Mr. Owen Jones, 105 Monticello Road - In Favor Of. Mr. Jones is the Co-president of the Monticello HOA and wrote the letter stating that the HOA Board had approved the proposal. He stated that he wished more residents had attended the meetings.
3. Mr. David Lawbaugh, 206 Revere Lane - In Favor Of. Mr. Lawbaugh spoke on behalf of the Monticello HOA. He is the Co-president of the HOA.
4. Mr. Adam Seger, - In Favor Of - Mr. Seger is a member of Christ Community Church. He is also a Civil Engineer for Floodplain Management.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble gave the combined presentation for both the Rezoning and Development Plan during Item 6.

Mr. Kevin Estes, the Applicant, stated that they had worked on this plan for two years. He stated that earlier they had considered requesting an Envision Franklin Land Use Amendment to avoid the floodplain issues. He stated that they conducted several Neighborhood Meetings with the community including a Zoom meeting with 100 Monticello residents.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Alderman Ann Petersen, to recommend Disapproval of Resolution 2021-53 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (4-3).

ACTION:	**Motion to Recommend Disapproval to the Board of Mayor and Aldermen the Resolution 2021-53, Item 7, by Commissioner Marcia Allen second by Alderman Ann Petersen;**
	Motion Passed 4-3
AYES:	**Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey**
NOES:	**Jimmy Franks, Alma McLemore, Michael Orr**
ABSTAIN:	**None**

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

Attachments:
1. MAP 7480 Christ Community Church Development Plan
2. RES 2021-54 Christ Community Church_with Exhibits.Law Approved 2
3. 7480 Christ Community Church PUD Subdivision, Development Plan, Revision 1 Conditions

of Approval_01

4. Christ Community Development Plan Revision

Ms. Randolph stated that 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.

Staff recommended Approval of Resolution 2021-54 to the Board of Mayor and Aldermen.

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

The Applicant was represented by Mr. Adam Seger. Civil Engineer, on behalf of Christ Community Church. Mr. Seger stated that this item was related to Items 6 and 7. He stated that this was simply reorienting a property line in relation to a potential property sale.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to recommend Approval of Resolution 2021-54 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Alderman Petersen asked, if the Board of Mayor and Aldermen (BOMA) approve this item, how would it affect the use of the land at this time.

Ms. Wright stated that this changes the boundaries of the development plan for Christ Community Church. This will allow for some of the land to go into the Brownland Farm PUD as this item is related to Items 6 and 7. At this point, the recommendation for this item will travel on to BOMA. She stated that the real implication will come with the final approval. She stated that, at the final approval, all three items would, most likely, receive the same decision from BOMA. If there are different decisions for the items, the church would need to meet with Staff to see if they still want to move forward. Ms. Wright stated since these were only recommendations to BOMA, there is no final action needed at this meeting.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen the Resolution 2021-54, Item 8, by Commissioner Marcia Allen second by Commissioner Alma McLemore;**
	Motion Passed 7-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey,**

Alma McLemore, Michael Orr

NOES: **None**

ABSTAIN: **None**

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

Attachments:
1. MAP Cherokee Place PUD FP
2. 7521 Cherokee Place PUD FP_Conditions of Approval_01
3. COF 7521 - FINAL PLAT - Resubmittal 20210603 - Cherokee Place PUD

This item was approved on the Consent Agenda.

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

Attachments:
1. MAP Morton Sub FP
2. 7552 Morton Sub FP_Conditions of Approval_01
3. Morton Sub_Final_Plat_060221-signed

This item was approved on the Consent Agenda.

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

Attachments:
1. MAP 7545 Westhaven, Section 58 FP
2. PLAT 7545 Westhaven PUD Subdivision, Section 58
3. 7545 Westhaven PUD Subdivision, Final Plat, Section 58 Conditions of Approval_01

This item was approved on the Consent Agenda.

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

Attachments:
1. MAP 7546 Westhaven, Section 59 FP
2. 7546 Westhaven PUD Subdivision, Final Plat, Section 59 Conditions of Approval_01
3. PLAT 7546 Westhaven PUD Subdivision, Section 59

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 Harrison moved, seconded by Commissioner Allen, to Adjourn.

Chair Lindsey called for a roll call vote.

The motion Passed unanimously.

ACTION:	**Motion to Adjourn by Commissioner Scott Harrison second by Commissioner Marcia Allen;**
	Motion Passed 7-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

There being no further business, the meeting adjourned at 9:02 pm.

_____ _____

Chair Date

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 respectively 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
Frankin 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? Additional, 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

Civil & Environmental Consultants, Inc.

June 24, 2021

Mr. Michael Bradley
Miles River Partners, LLC
30 Jelliff Lane
Southport, CT 06890
Delivered via electronic mail to: mbradley@milesrp.com

Dear Mr. Bradley:

Subject: Brownland Farms
Independent Review of Barge Design Solutions Flood Study (CLOMR)
CEC Project 305-055

At the request of the City of Franklin, CEC has contracted with you to perform an independent review of the flood study (CLOMR) prepared by Barge Design Solutions. The purpose of the flood study is to support a Conditional Letter of Map Revision (CLOMR) request to FEMA that is required for the proposed development. The flood study included removal of an existing floodway across the referenced project and other aspects of the project within the special flood hazard area.

Our review included:

1) Technical review of the flood modeling based on FEMA requirements and guidelines and our experience performing flood studies.
2) Consistency check between the proposed floodplain development shown in the site plans and the flood modeling.
3) Compliance evaluation of the proposed floodplain development shown in the site plans with City of Franklin and FEMA requirements.
4) Preparation of a technical memo summarizing our findings.

Based on our review, the study was performed in accordance with FEMA floodplain modeling standards except where further clarification or modeling adjustments were noted in our technical review memo dated June 24, 2021. In our opinion, the proposed conditions model supports the removal of the existing floodway across the subject property.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Steven E. Casey, P.E.
Vice President

Brownland Farm and Christ Community Church

DEVELOPMENT PLANS

JUNE 24, 2021

"Neighborhoods should have a strong identity with intentional design and architectural features that are visually interesting. They will be beautiful places for multiple generations to enjoy, fostering community involvement and social activities, while maintaining a secure environment."

gamble design collaborative

LOCATION MAP

Total Area: 233.64 Acres
Existing Zoning: Agriculture,
Civic & Institutional

PREVIOUS MASTER PLAN

Proposed Zoning: Planned District
Envision Franklin: Conservation Subdivision
Total Units: 485
Total Open Space: 145.63 Acres (62.8%)
New Church Area: 49 Acres

Street-Access Single Family Home
Alley-Access Single Family Home
Alley- Access Townhomes
4-Unit Multiplex Lot

WHAT WE HEARD

February 25 – Joint Workshop

- Development footprint should feel "lighter on the land"
- This feels like to much floodplain manipulation
- There is an appropriate project for Brownland Farms
- Filling of West Split is a major concern

NEW MASTER PLAN

Proposed Zoning: Planned District
Envision Franklin: Conservation Subdivision
Total Units: 471
Total Open Space: 157.75 Acres (67.5%)
New Church Area: 49 Acres

Street-Access Single Family Home
Alley-Access Single Family Home
Alley- Access Townhomes
4-Unit Multiplex Lot
16-Unit Condo Building

STEPS WE'VE TAKEN

- **March 23, 2021:**
  On-site visit with city staff
- **March 26, 2021:**
  Meeting with city staff
- **April 4, 2021:**
  Meeting with Monticello HOA and residents
- **May 20, 2021:**
  On-site meeting with Monticello residents and Christ Community Church leadership
- **June 17, 2021:**
  On-site meeting with Fieldstone Farms and Cottonwood residents

CHRIST COMMUNITY CHURCH DEVELOPMENT PLAN REVISION

- Removal of parking south of the church along Hillsboro Road
- Parking replacement Plan to be located west of the church
- New Church entrances
- New Church loop road
- Access to Steward's Garde
- Greenway trail connections
- Equestrian style horse fence and landscape screening along the Brownland entrance road up to second parking entrance

CHURCH PARKING RELOCATION

NEW MASTER PLAN

Proposed Zoning: Planned District
Envision Franklin: Conservation Subdivision
Total Units: 471
Total Open Space: 157.75 Acres (67.5%)
New Church Area: 49 Acres

Community Design Elements:

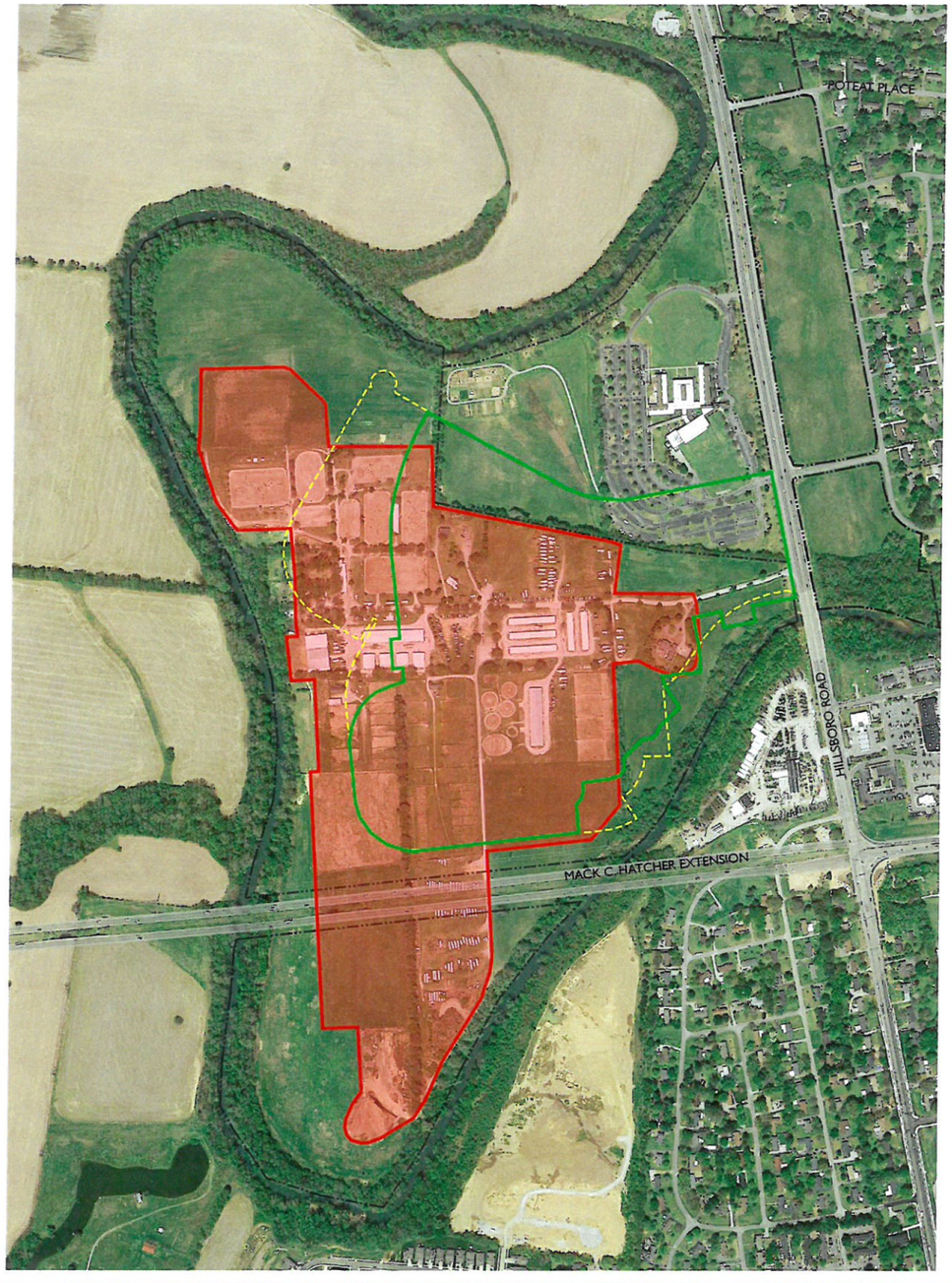
- Integration of Christ Community Church into the neighborhood
- Mix of Housing Types including Single Family Homes, Town Homes, Condos, and Big Houses
- Range of purchase options

Street-Access Single Family Home
Alley-Access Single Family Home
Alley- Access Townhomes
4-Unit Multiplex Lot
16-Unit Condo Building

RIVER CONSERVATION AND STEWARDSHIP

Lighter on the land

- Proposed plan has been revised to be more respectful of the land and remediate existing issues



EQUESTRIAN FACILITY FOOTPRINT

PROPOSED BROWNLAND DEVELOPMENT FOOTPRINT

FEBRUARY 25 PROPOSED FOOTPRINT

CURRENT USE

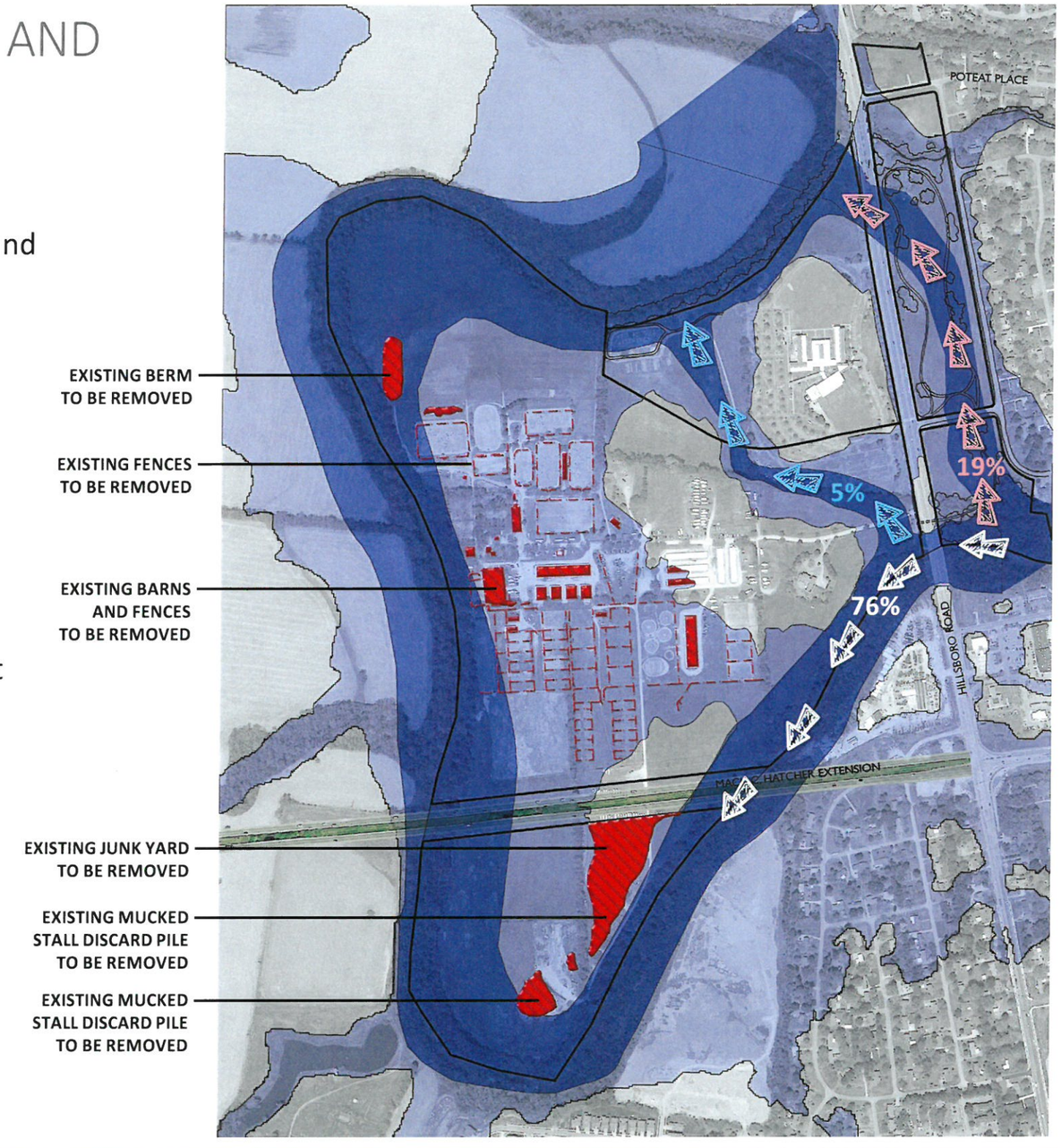
Brownland Horse shows

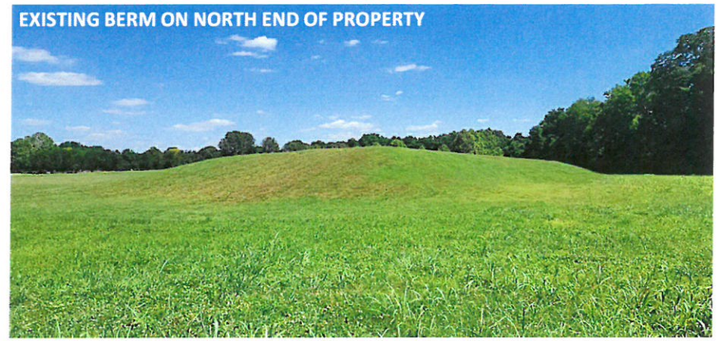
- 12 shows per year
- About 2,500 visitors per event
- 450 to 530 horses
- Over 490 trailers
- Farm has 530 stalls
- 8 horse rinks

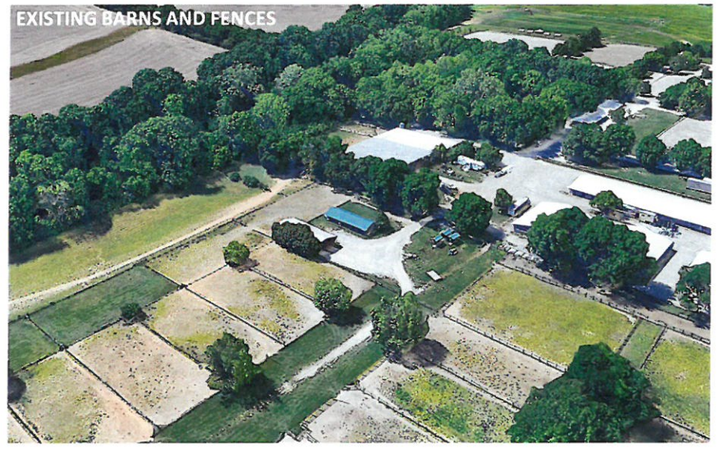
RIVER CONSERVATION AND STEWARDSHIP

Existing Environmental Issues

- Impediments in the floodway and floodplain that restrict the natural flow of the river and introduce potential pollutants
  - Berms
  - Barns
  - Fences
  - Mechanical Storage
  - Organic matter
- Inefficient Floodplain
  - Inability for water to "cut the corner" during flood events
  - Reduced flood storage







EXISTING BERM ON NORTH END OF PROPERTY TO BE REMOVED

EXISTING MUCKED STALL DISCARD AT SOUTH END OF PROPERTY TO BE REMOVED

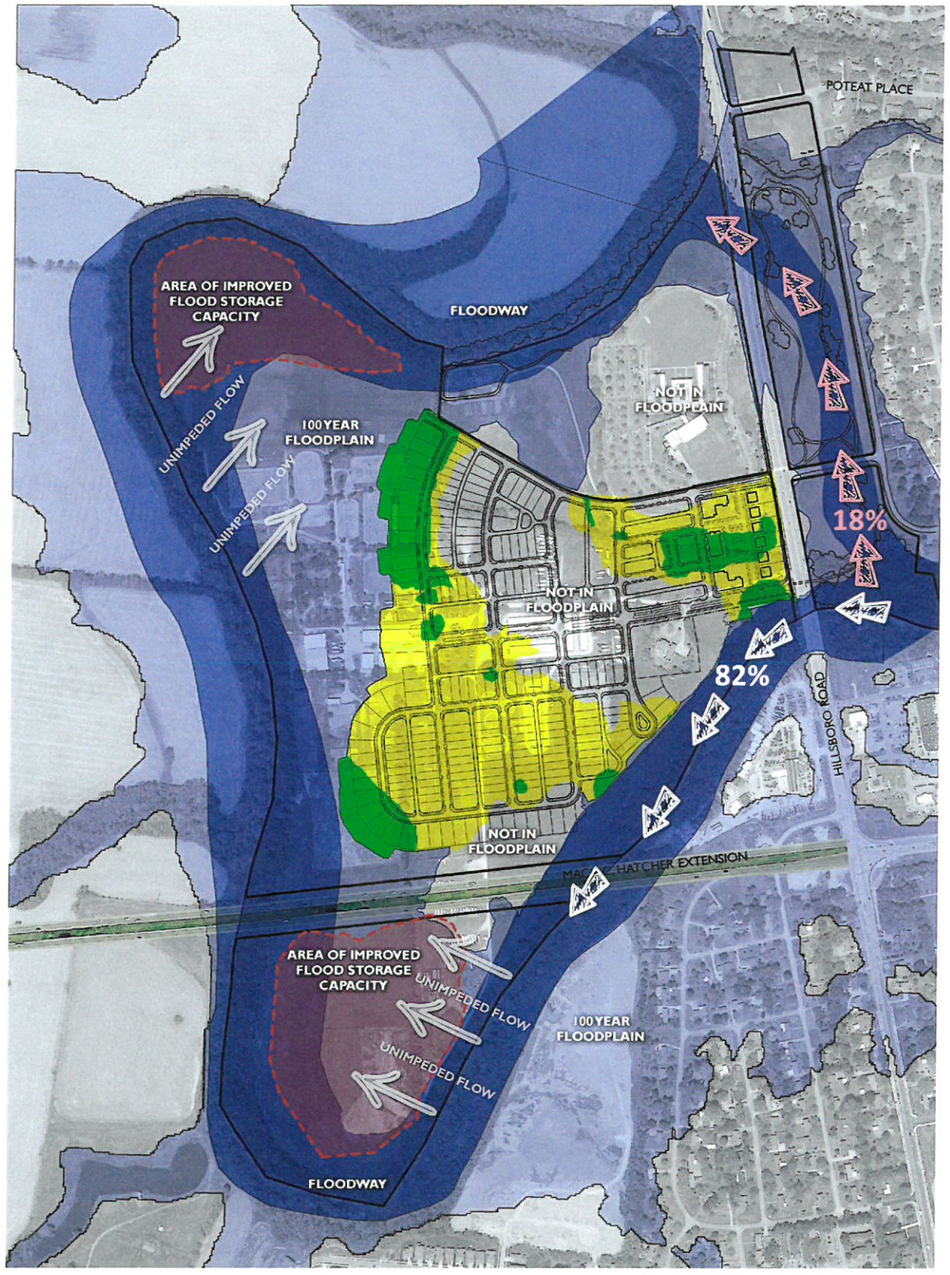
EXISTING MECHANICAL STORAGE AT SOUTH END OF PROPERTY TO BE REMOVED

EXISTING BARN AND FENCES IN FLOODWAY AND FLOODPLAIN TO BE REMOVED

RIVER CONSERVATION AND STEWARDSHIP

Better tomorrow than today

- Removal of obstructions in the floodway and floodplain
- Restoration of floodplain area to a more natural condition
- Increased storage capacity in the floodplain
- Providing the opportunity for the Harpeth River to return to its naturally occurring flow patterns



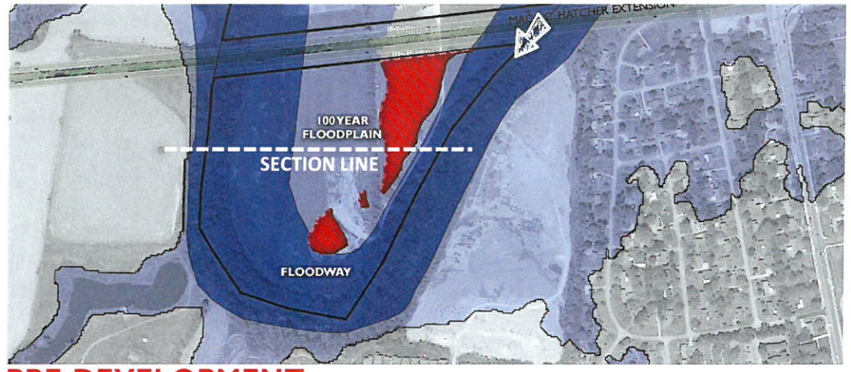
Cut Areas

0'-3'

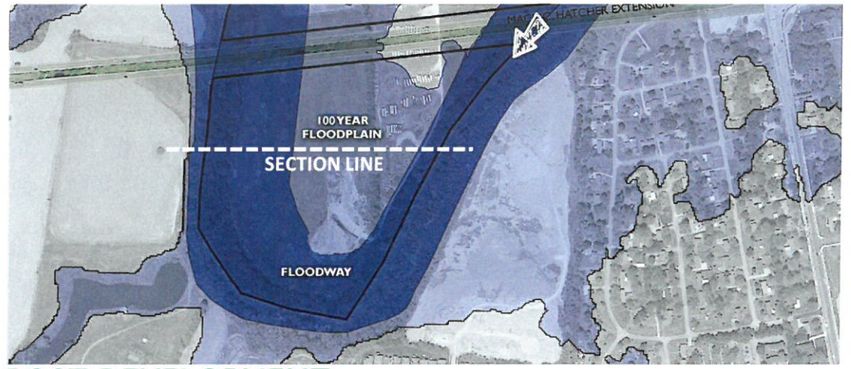
3'-6'

Fill Areas (average depth: 2.6')

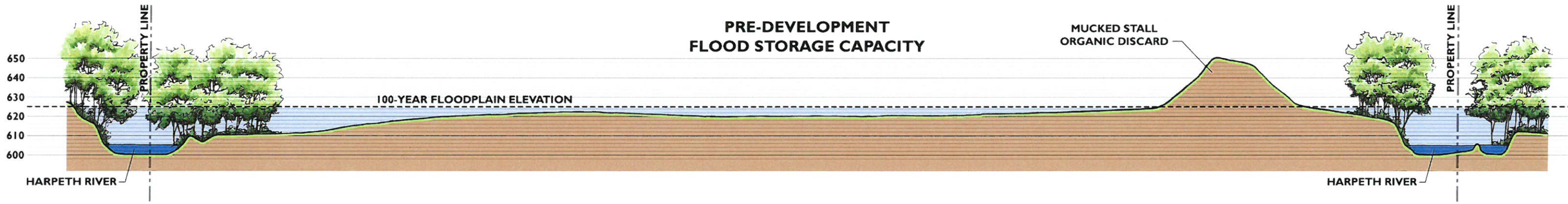
IMPROVED FLOODPLAIN SECTIONS

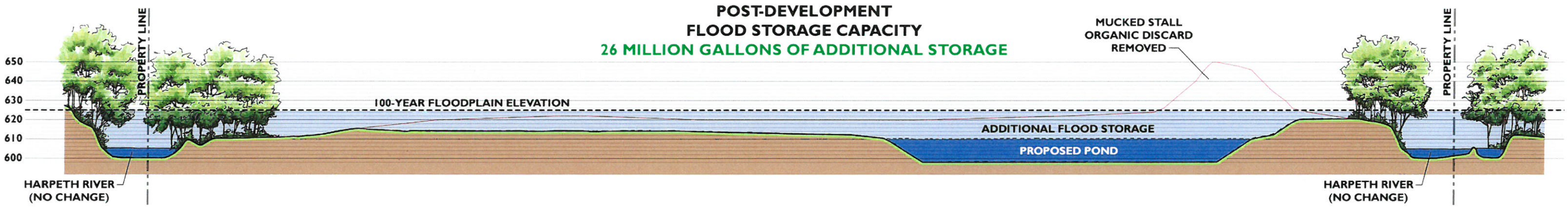


PRE-DEVELOPMENT



POST-DEVELOPMENT

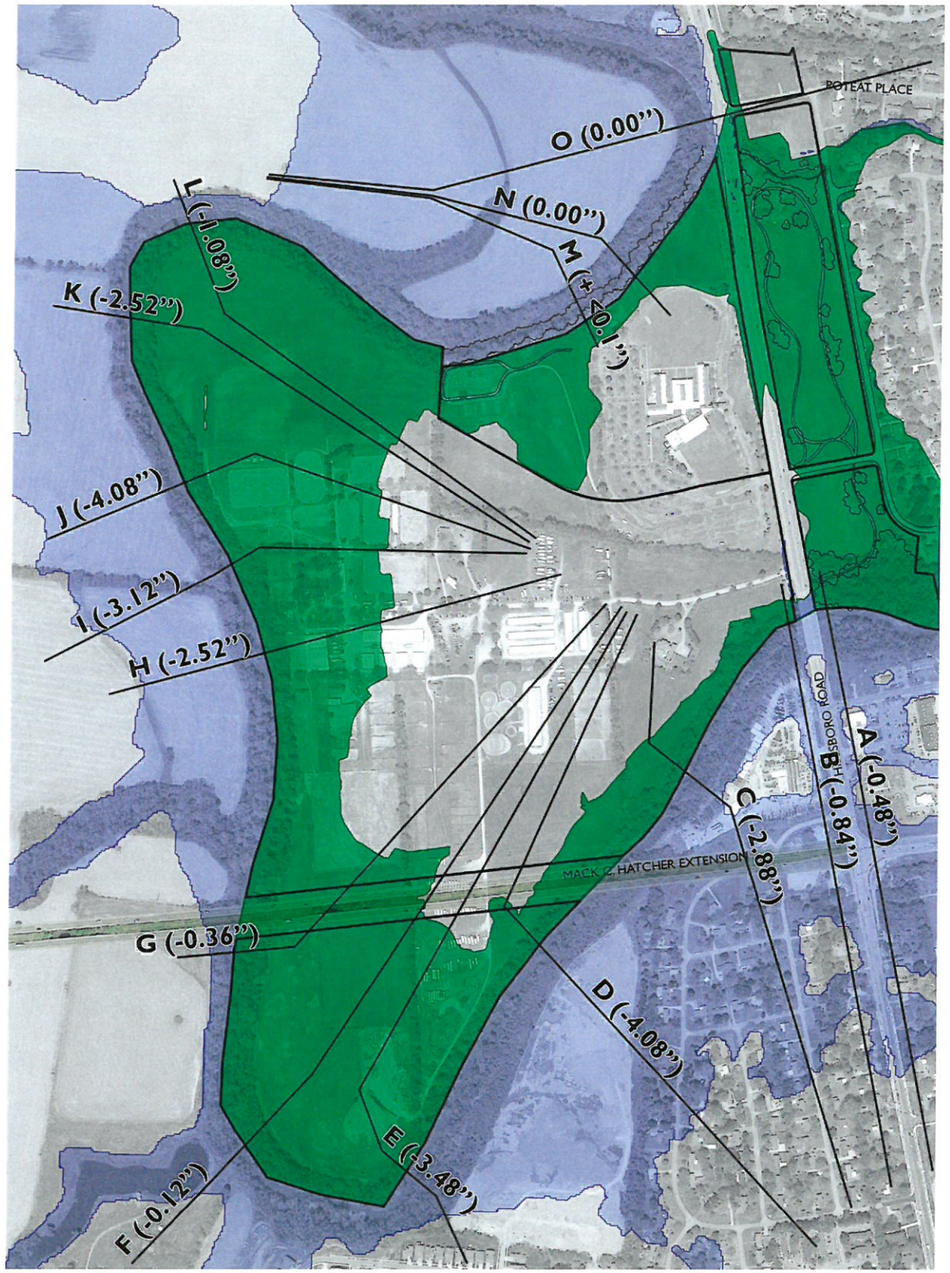




RIVER CONSERVATION AND STEWARDSHIP

Better tomorrow than today

- Reduced floodplain elevations
- Reduction in floodplain acreage, but increase in floodplain volume



100 YR Flood Plain Elevation Reduced (Maximum: -4.08") (Average: -1.32")

FLOODPLAIN CONSERVATION PLAN

- Site plan retains 150 of existing 187 acres of floodplain
- Total floodplain volume will be increased
- Over 80 percent of the existing floodplain will remain undeveloped
- No rise in floodplain elevations downstream or upstream from the site
- All residential lots are 2’ above the 100yr floodplain and above the 500yr floodplain
- All Harpeth River buffers remain undisturbed
- No construction will begin prior to FEMAs approval of the floodplain model
- Preservation of 40.67 acres of trees (170% of required)

NEW MASTER PLAN

Proposed Zoning: Planned District
Envision Franklin: Conservation Subdivision
Total Units: 471
Total Open Space: 157.75 Acres (67.5%)
New Church Area: 49 Acres

Community Design Elements:

- Integration of Christ Community Church into the neighborhood
- Mix of Housing Types including Single Family Homes, Town Homes, and Big Houses
- Range of purchase options

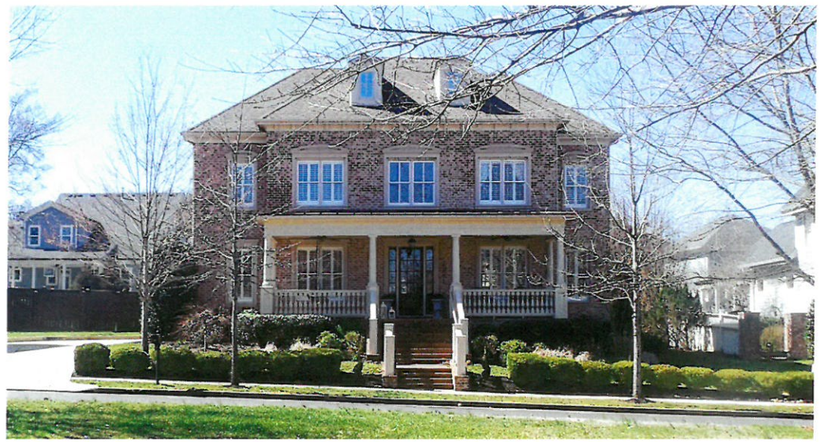
- Street-Access Single Family Home
- Alley-Access Single Family Home
- Alley- Access Townhomes
- 4-Unit Multiplex Lot
- 16-Unit Condo Building

CONCEPTUAL ARCHITECTURE

Townhomes

Condos

Single Family - Alley-Access



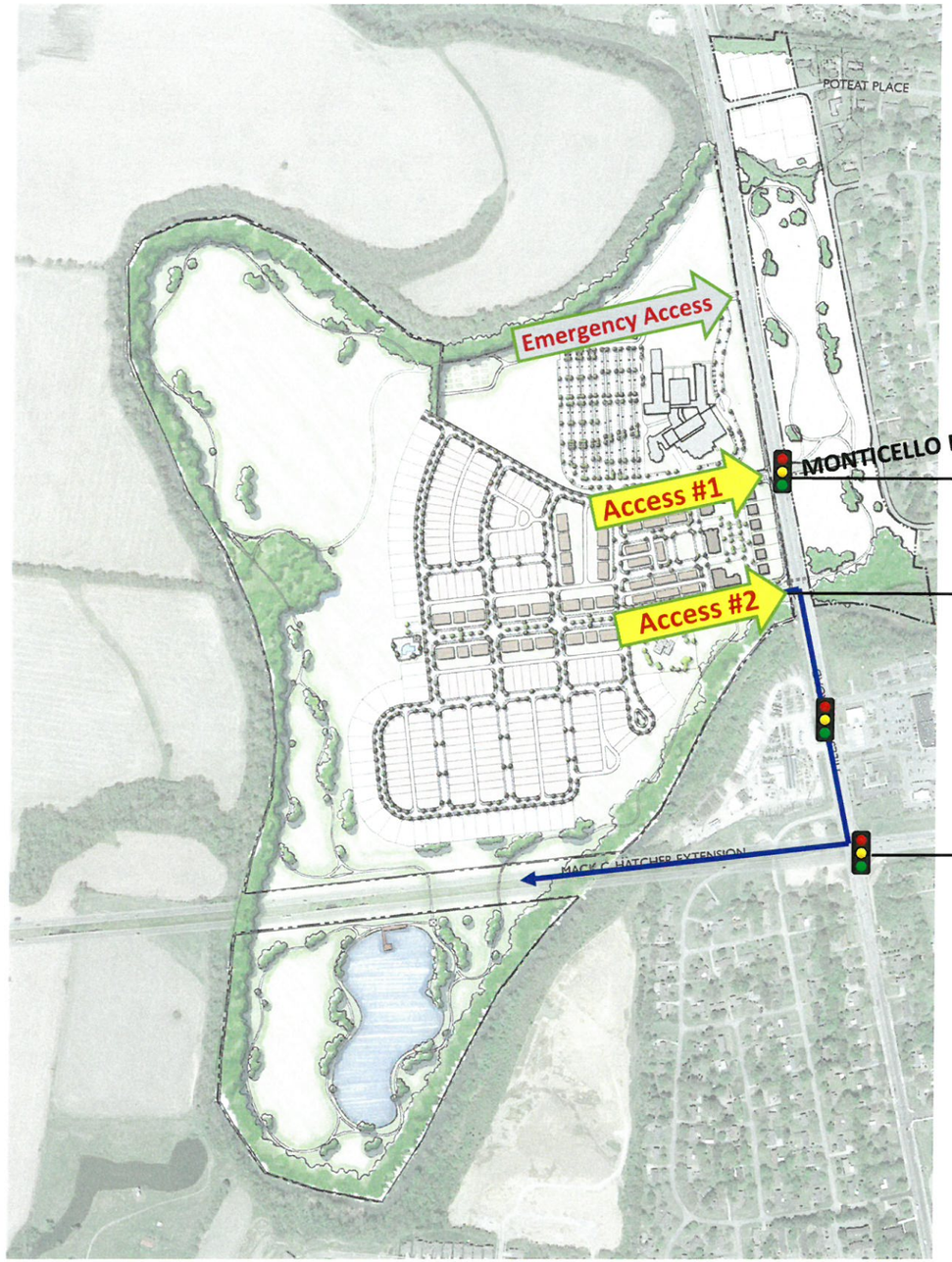
Single Family - Street-Access

4-Unit Multiplex

Single Family - Street-Access

FLOOD SAFETY ROUTE

The Brownland Farm master plan contemplates multiple access points to Hillsboro Road. It is anticipated that the access at Monticello Road will be signalized.



City of Franklin

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

File #: 21-02261

DATE: July 9, 2021

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Franklin Park Subdivision, Site Plan, (Apartments); Accept The Sidewalks Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year; Reduce And Extend The Performance Agreement For Drainage Improvements To January 27, 2022. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

City of Franklin

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

File #: 21-02262

DATE: July 9, 2021

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

South Park Subdivision, Site Plan, Section 1, Revision 2, Lot 7 (Keystone Center); Release The Maintenance Agreement for Drainage/Detention Improvements; Extend The Performance Agreement For Access And Sidewalks Improvements To July 28, 2022. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

City of Franklin

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

File #: 21-02159

DATE: June 15, 2021

TO: Franklin Municipal Planning Commission

FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Consideration Of Resolution 2021-110, A Resolution Adopting A Plan Of Services For The Annexation Of 4416 Peytonsville Road, By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: Not Assigned
Applicant: City of Franklin
Owner: City of Franklin

BACKGROUND/STAFF COMMENTS:
Resolution 2021-110 is a City of Franklin drafted plan of services for the annexed property being considered as part of the associated annexation request. The Plan of Services outlines how infrastructure will need to be provided to serve the proposed annexed property of approximately 2.86 acres, addressed as 4416 Peytonsville Road. The property lies within the short-term priority growth area and will be within the 500 ft. HHO Buffer upon annexation. The property is a City-owned property, acquired during the development of the recently constructed Fire Station Number 7.

Water is located within the Milcrofton service area. Reclaimed water will not be required to be extended to serve the properties. The property is within the Goose Creek Sewer Basin. No additional manpower or equipment will be necessary for either Fire or Police Protection. Future development will need to comply with the Regional Commerce Design Concept as outlined in Envision Franklin.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-110 be recommended to the Board of Mayor and Aldermen for approval.

EXHIBIT A
4416 PEYTONSVILLE ROAD ANNEXATION
2.86 ACRES
OLD PEYTONSVILLE
FIVE MILE
EXIT 61
GOOSE CREEK
INTERSTATE 65
EXIT 61
INTERSTATE 65
PEYTONSVILLE
MCBRIDE
LONG
IRVINE
TINNHORSE
Site
Legend
Existing City Limits
4416 Peytonsville Road
N
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.
0
500
1,000
2,000
3,000
4,000
Feet

RESOLUTION 2021-110

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 4416 PEYTONSVILLE ROAD BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, City of Franklin, ("Owner") of property located at 4416 Peytonsville Road ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the Property is located at the terminus of the intersection of Goose Creek Bypass and Peytonsville Road, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117-02800	2.86
Total	2.86

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

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

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through Milcrofton prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

ISSUES TO CONSIDER: *N/A*

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an approximately 600-foot extension would be required to serve the Property. However, the property lies within the Milcrofton service area. For this reason, reclaimed water will not be required to be extended to the Property.

ISSUES TO CONSIDER: *N/A*

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department.
3. The Owner shall be required to extend the _sanitary sewer infrastructure required to serve anticipated flow from the Reams-Fleming development to the furthest property boundaries to provide service to the Property.
4. The sanitary sewer main is anticipated to be a minimum of an 8-inch sanitary sewer main.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way, and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

ISSUES TO CONSIDER:

- *Sanitary sewer main required to serve this project will require obtaining of easements as the main will not be allowed in the planned future right of way.*

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

ISSUES TO CONSIDER: *N/A*

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Peytonsville Road.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be

determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

ISSUES TO CONSIDER:

- *This property includes future roadways listed on the Major Thoroughfare Plan. It includes Peytonsville Road and Goose Creek Bypass Extension. The existing driveway cuts may remain. In the event either parcel is developed, an access management study shall be required in order to determine appropriate driveway spacing is achieved from the future Goose Creek Bypass and Peytonsville Road intersection. Additional density on either parcel is not appropriate unless access can be provided through another lot to the south or east.*

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

ISSUES TO CONSIDER: *N/A*

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of streetlights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

ISSUES TO CONSIDER: *N/A*

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

ISSUES TO CONSIDER: *N/A*

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional staffing or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER: *N/A*

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin categorizes this parcel as Regional Commerce Design Concept. Envision Franklin states, these areas should contain “high-intensity activity centers that attract large numbers of people and employees from both within and outside the City.” It further states, “These areas include major employment and revenue generators that are valuable community resources.”

3. Upon annexation, this Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. The annexation of this property would help enclose one of the "donut holes" of the City's Urban Growth Boundary.

ISSUES TO CONSIDER:

- *This property is identified in the short-term priority growth area based on a study done in 2018 and presented to the Board of Mayor and Aldermen.*
- *Currently the following Overlay District has been identified for this properties and will affect future development: The property is within the 500 ft. HHO Buffer.*

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

ISSUES TO CONSIDER: *N/A*

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

ISSUES TO CONSIDER: *N/A*

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

ISSUES TO CONSIDER: *N/A*

N. Garbage and Recycling Pickup and Environmental Services

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER: *N/A*

SECTION II. This Resolution shall take effect from and after its adoption.

ADOPTED THIS _____.

_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

EXHIBIT A
4416 PEYTONSVILLE ROAD ANNEXATION
2.86 ACRES
OLD PEYTONSVILLE
FIVE MILE
EXIT 61
GOOSE CREEK
INTERSTATE 65
EXIT 61
INTERSTATE 65
PEYTONSVILLE
MCBRIDE
LONG
IRVINE
TINNHORSE
Site
Legend
Existing City Limits
4416 Peytonsville Road
N
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City of Franklin

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

File #: 21-02160

DATE: June 15, 2021

TO: Franklin Municipal Planning Commission

FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Consideration Of Resolution 2021-111, A Resolution To Annex for 4416 Peytonsville Road, Consisting Of 2.86 Acres, Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

PURPOSE:

PROJECT INFORMATION
COF Project Number: Not Assigned
Applicant: City of Franklin
Owner: City of Franklin

BACKGROUND/STAFF COMMENTS:
The site proposed to be annexed is approximately 2.86 acres and is adjacent to the City of Franklin's existing boundaries. The property is located at the terminus of the intersection of Goose Creek Bypass and Peytonsville Road. The property is within the City's southern portion of the Urban Growth Boundary (UGB) and designated in Envision Franklin as appropriate for Regional Commerce, Regional office, or Research and Development uses.

The City of Franklin acquired this property in the process of development of the new fire station adjacent to 4416 Peytonsville Road and this annexation help fill the gaps in the city limits. Future development will need to comply with the Regional Commerce Design Concept as outlined in Envision Franklin. The Major Thoroughfare Plan shows the extensions of Goose Creek Bypass extending east through the majority of this property. A separate Zoning request and Plan of Services accompany this annexation request.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-111 be recommended to the Board of Mayor and Aldermen for approval.

EXHIBIT A
4416 PEYTONSVILLE ROAD ANNEXATION
2.86 ACRES
OLD PEYTONSVILLE
FIVE MILE
EXIT 61
GOOSE CREEK
INTERSTATE 65
EXIT 61
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4416 Peytonsville Road
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RESOLUTION 2021-111

A RESOLUTION TO ANNEX 4416 PEYTONSVILLE ROAD, CONSISTING OF 2.86 ACRES, PROPERTY LOCATED AT THE TERMINUS OF THE INTERSECTION OF GOOSE CREEK BYPASS AND PEYTONSVILLE ROAD AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).

WHEREAS, City of Franklin, ("Owner") of property located at 4416 Peytonsville Road ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the Plan of Services and annexation request have been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by Tennessee Code Annotated Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2021-110; and

WHEREAS, the BOMA has determined that it is in the best interests of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety, and welfare of its inhabitants.

NOW, THEREFORE, BE IT RESOLVED 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, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
117.28	2.86
Total	2.89

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

SECTION III. That the annexed Property shall become part of Aldermanic Ward 3.

Law Dept. approved 06.21.21

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

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

EXHIBIT A
4416 PEYTONSVILLE ROAD ANNEXATION
2.86 ACRES
OLD PEYTONSVILLE
FIVE MILE
EXIT 61
GOOSE CREEK
INTERSTATE 65
EXIT 61
INTERSTATE 65
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MCBRIDE
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IRVINE
TINNHORSE
Site
Legend
Existing City Limits
4416 Peytonsville Road
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City of Franklin

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

File #: 21-02158

DATE: June 15, 2021

TO: Franklin Municipal Planning Commission

FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Consideration Of Ordinance 2021-22, An Ordinance To Zone 2.86 Acres Civic Institutional (CI) District For The Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) (4416 Peytonsville Road).

PURPOSE:

PROJECT INFORMATION
COF Project Number: Not Assigned
Applicant: City of Franklin
Owner: City of Franklin

BACKGROUND/STAFF COMMENTS:
The requested zoning for 4416 Peytonsville Road is Civic Institutional (CI). Envision Franklin places 4416 Peytonsville Road in the Regional Commerce Design Concept, and it states that parcels within this concept should be, "high-intensity activity centers that attract large numbers of people and employees from both within and outside of the City." Envision Franklin also supports the proposed CI zoning for this parcel, and CI zoning is most appropriate for government-owned properties. There is currently no proposed development for the property.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Ordinance 2021-22 be recommended to the Board of Mayor and Aldermen for approval.

EXHIBIT A
4416 PEYTONSVILLE ROAD ANNEXATION
2.86 ACRES
OLD PEYTONSVILLE
FIVE MILE
EXIT 61
GOOSE CREEK
INTERSTATE 65
EXIT 61
INTERSTATE 65
PEYTONSVILLE
MCBRIDE
LONG
IRVINE
TINNHORSE
Site
Legend
Existing City Limits
4416 Peytonsville Road
N
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ORDINANCE 2021-22

AN ORDINANCE TO ZONE 2.86 ACRES CIVIC INSTITUTIONAL (CI) DISTRICT FOR THE PROPERTY LOCATED AT THE TERMINUS OF THE INTERSECTION OF GOOSE CREEK BYPASS AND PEYTONSVILLE ROAD AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB) (4416 PEYTONSVILLE ROAD).

WHEREAS, City of Franklin, ("Owner") of property located at 4416 Peytonsville Road ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary "(UGB"); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2021-110 and Resolution 2021-111; and

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

WHEREAS, the Civic Institutional (CI) district provides zoning for land uses compatible with both the Franklin Land Use Plan and the 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, zoned the following: Civic Institutional (CI) district:

PREMISES CONSIDERED

Map-Parcel	Acres
117.28	2.86
Total	2.86

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:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

EXHIBIT A
4416 PEYTONSVILLE ROAD ANNEXATION
2.86 ACRES
OLD PEYTONSVILLE
FIVE MILE
EXIT 61
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4416 Peytonsville Road
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City of Franklin

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

File #: 21-02172

DATE: June 18, 2021

TO: Franklin Municipal Planning Commission

FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-117, A Resolution Adopting A Plan Of Services For The Annexation Of 4325 Long Lane, By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7569
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Baker Family Holdings LLC, Keith Baker, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting a Plan of Services for the property located South of Long Lane and West of Long Lane, located at 4325 Long Lane. Resolution 2021-117 is a City of Franklin drafted plan of services for the property being considered as part of the proposed request for annexation, Resolution 2021-118. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 7.01 acres.

The Property is located within the Milcrofton water service area. An approximately 2,000-foot extension would be needed to serve the property with reclaimed water. Because of this distance, reclaimed water will not be required to be extended to the property. The property is located within the Goose Creek basin. The Goose Creek basin was identified as a short-term growth area in the 2018 growth study. The property owner shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the property.

Access to the property shall be provided from various existing roadways within the region. As properties in the area develop, road improvements and road extensions shall be required in accordance with Connect Franklin. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-117 be recommended to the Board of Mayor and Aldermen for approval.

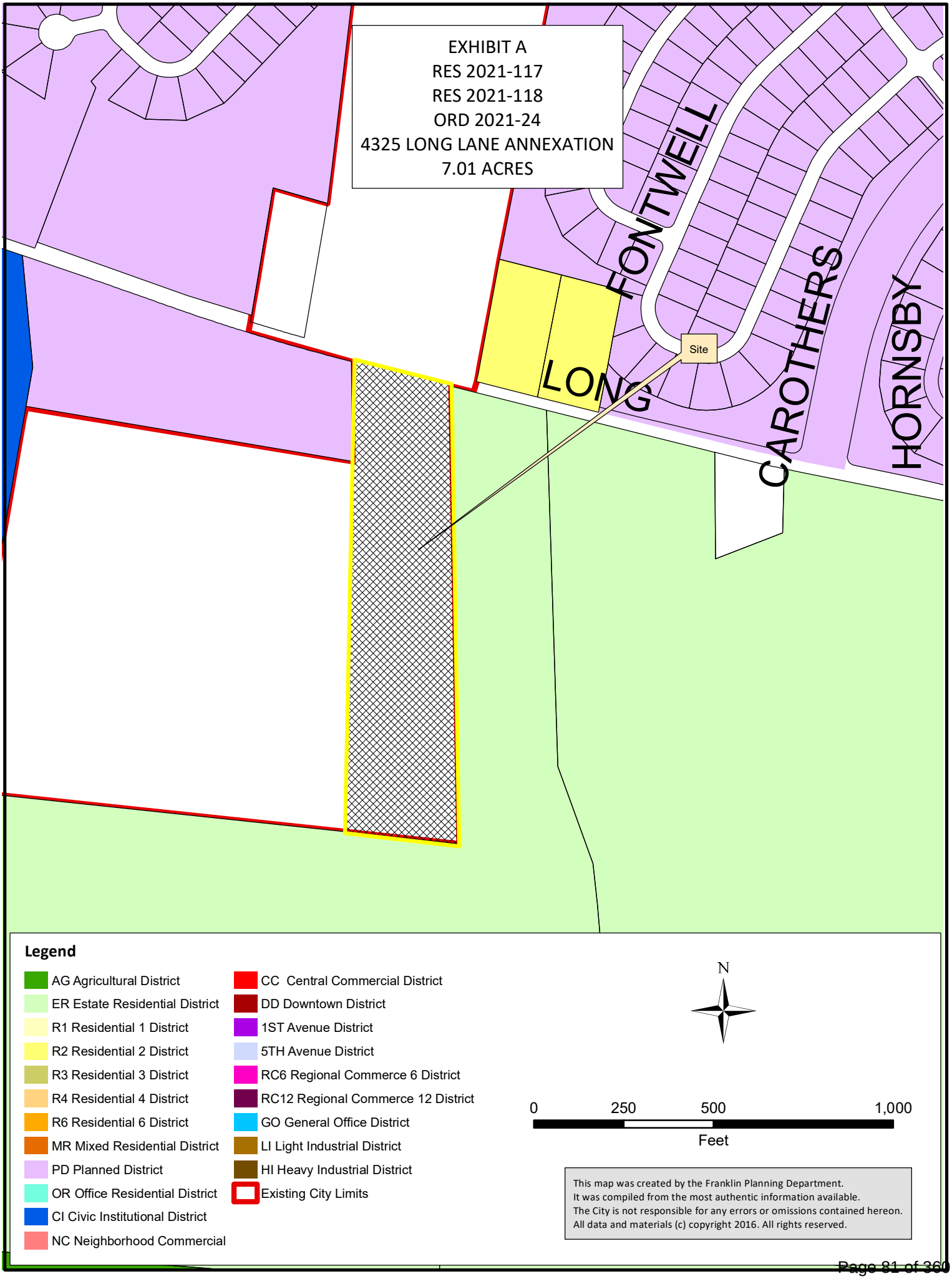
EXHIBIT A
RES 2021-117
RES 2021-118
ORD 2021-24
4325 LONG LANE ANNEXATION
7.01 ACRES
FONTWELL
CAROTHERS
HORNSBY
LONG
Site
Legend
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Existing City Limits
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RESOLUTION 2021-117

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 4325 LONG LANE BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, Keith Baker, representing Baker Family Holding LLC, ("Owner") of property located at 4325 Long Lane ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the Property is located south of Long Lane and east of Long Lane, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106-179.03	7.01
Total	7.01

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

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

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through Milcrofton prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an extension of greater than 2,000 feet would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department.
3. The Owner shall be required to extend the sanitary sewer infrastructure required to serve anticipated flow from the Foxglove development to the furthest property boundaries to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as a minimum of 8-inch sanitary sewer main.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way, and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design, and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Long Lane and new driveway cut can meet the City of Franklin Transportation and Street Technical Standards.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of streetlights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The Property is located in the Regional Commerce Design Concept as determined by the Envision Franklin. Regional Commerce supports commercial, office, hotels, and multifamily uses due to the proximity to major thoroughfares.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities, and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been added over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental Services

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall take effect from and after its adoption.

ADOPTED THIS _____.

_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

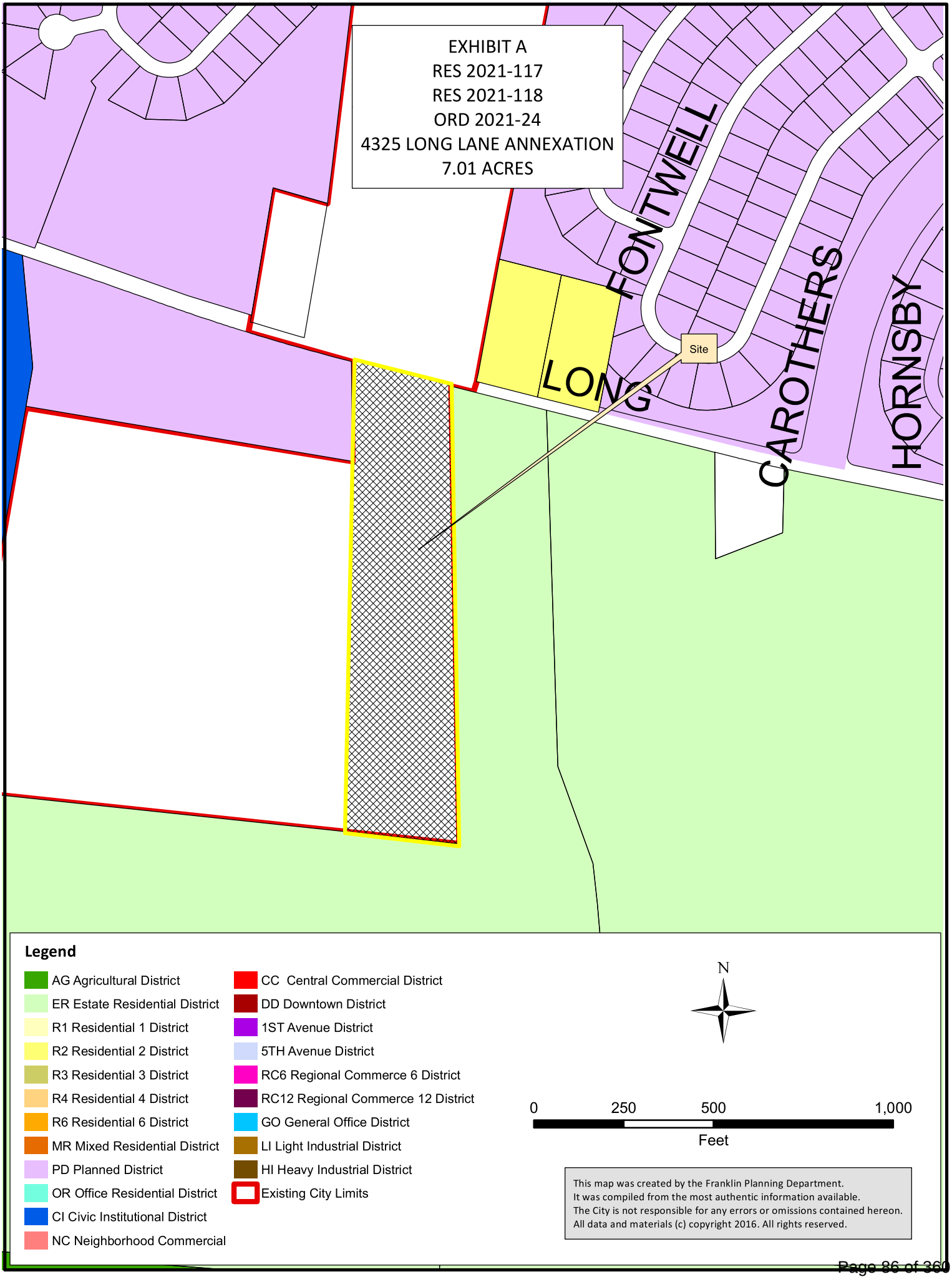
EXHIBIT A
RES 2021-117
RES 2021-118
ORD 2021-24
4325 LONG LANE ANNEXATION
7.01 ACRES
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AG Agricultural District
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R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
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RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Existing City Limits
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LONG LANE
INTERSTATE 65
CAROTHERS PKWY
SITE
CITY OF FRANKLIN BNDY
URBAN GROWTH BNDY
CITY OF FRANKLIN
ACCESS EASEMENT
EASEMENT
OPEN SPACE 2000
OPEN SPACE 2001
OPEN SPACE 2015
OPEN SPACE 2025
OPEN SPACE 2042
OPEN SPACE 2048
OPEN SPACE 2055
OPEN SPACE 2072
OPEN SPACE 101
OPEN SPACE 102
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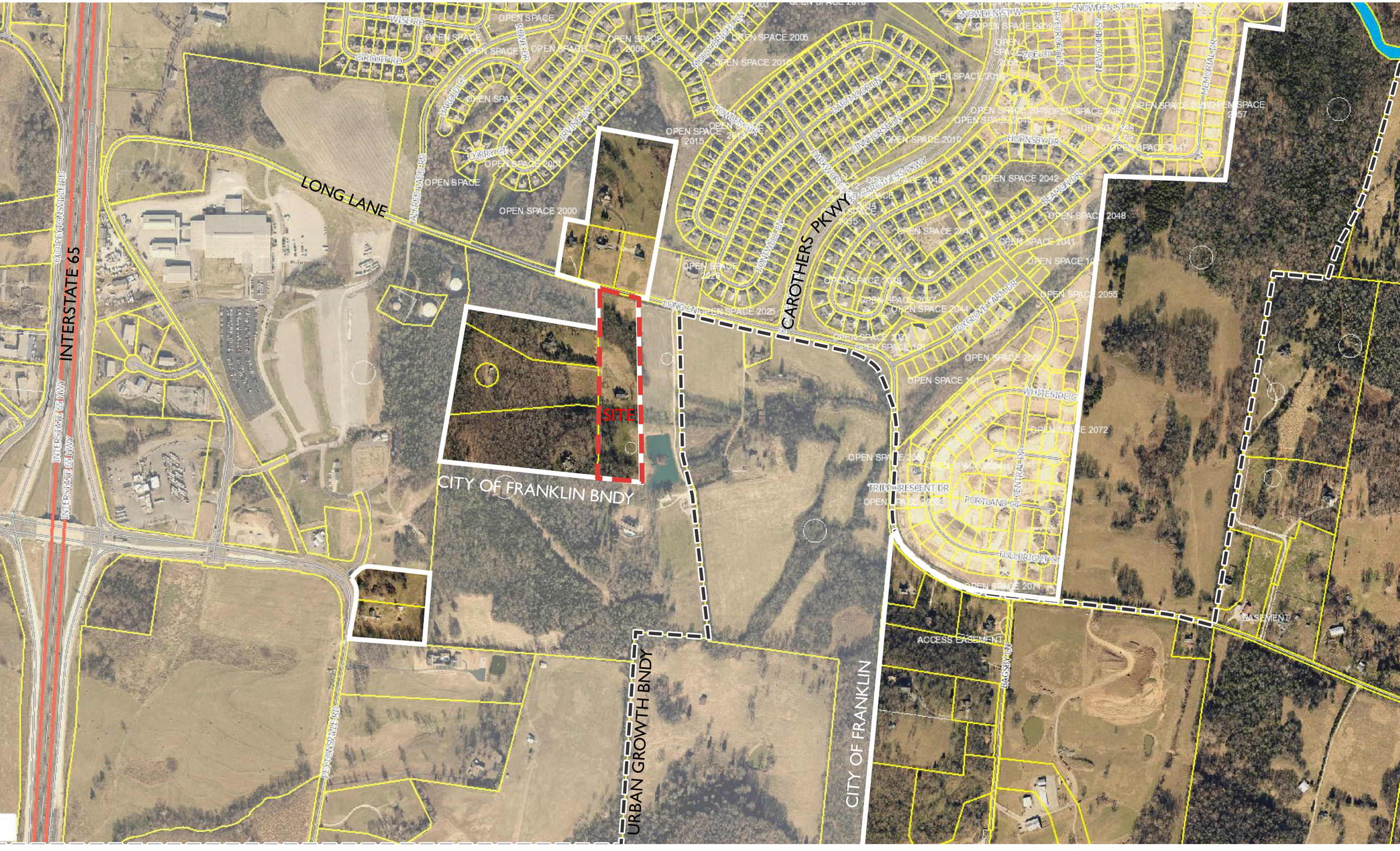
LONG LANE
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CAROTHERS PKWY
SITE
CITY OF FRANKLIN BNDY
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ACCESS EASEMENT
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OPEN SPACE 2015
OPEN SPACE 2025
OPEN SPACE 2042
OPEN SPACE 2048
OPEN SPACE 2055
OPEN SPACE 2072
OPEN SPACE 101
PORTLAND CT
TRIPP CRESCENT DR
FULLBRIGHT CT
WHITESIDE CT
FOXGLOVE FARM DR
HORNSBY DR
BAGSBY LN
PLEYTONSVILLE RD
CUDDEYTONSVILLE RD
ALFRED LADD RD
CIRCUIT FD RD
SNOWDEN ST W
NEWCOME ST
MEMORIAL DR

City of Franklin

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

File #: 21-02173

DATE: June 18, 2021

TO: Franklin Municipal Planning Commission

FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-118, A Resolution To Annex 4325 Long Lane, Consisting Of 7.01 Acres, Property Located South Of Long Lane And West Of Long Lane And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7569
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Baker Family Holdings LLC, Keith Baker, Rep.

BACKGROUND/STAFF COMMENTS:
The property being considered for annexation is located South of Long Lane and West of Long Lane. It is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB), and the property helps fill an existing hole in the city limit locations along Long Lane. This property falls into the Goose Creek drainage basin. The Goose Creek basin was identified as a short-term growth area in the 2018 growth study.

The subject property at 4325 Long Lane is within the Regional Commerce Design Concept as defined by the Envision Franklin Land Use Plan. No development plan has been submitted at this time. A rezoning for the subject property is also included on this agenda.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that 2021-118 be recommended to the Board of Mayor and Aldermen for approval.

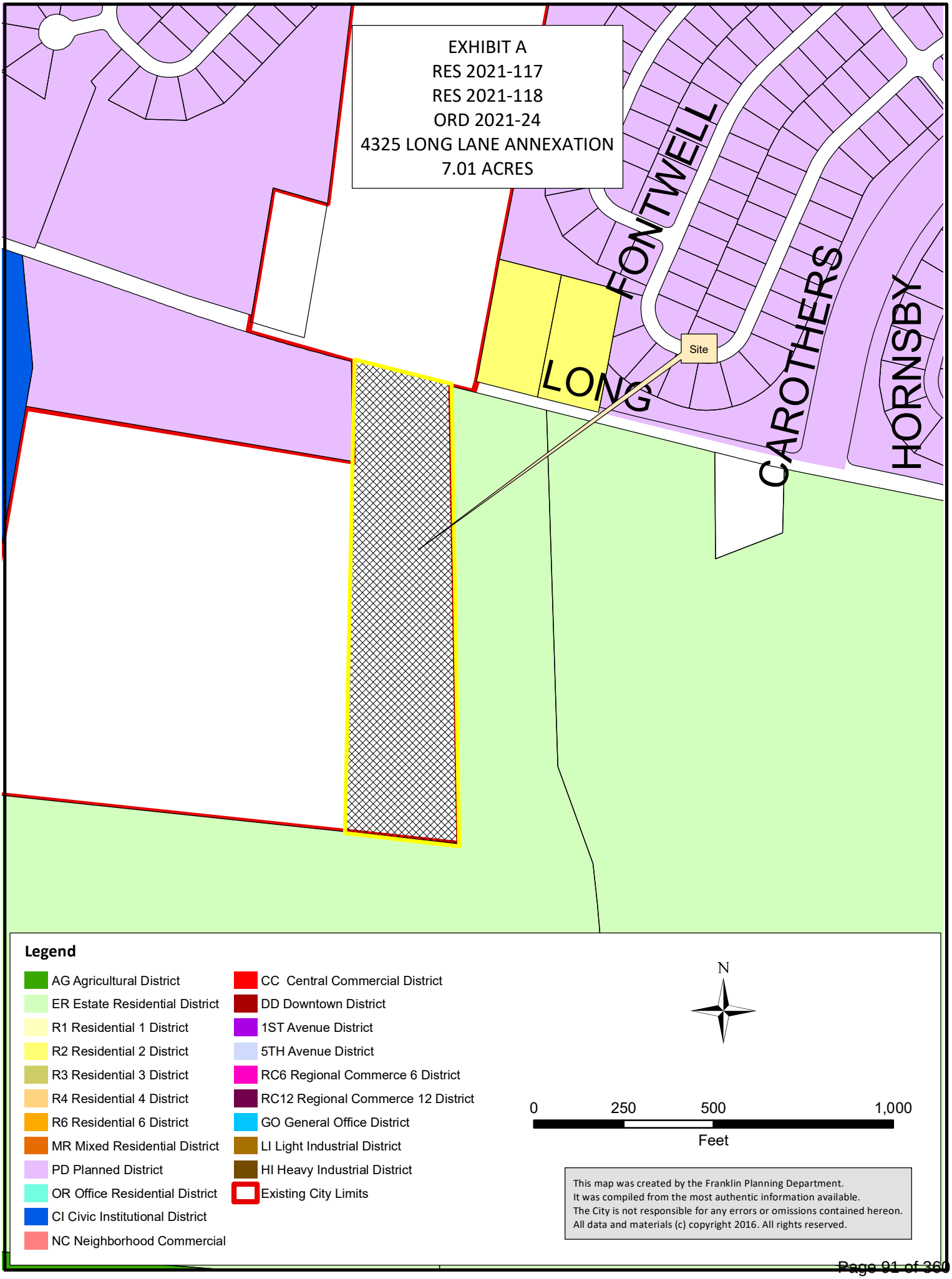
EXHIBIT A
RES 2021-117
RES 2021-118
ORD 2021-24
4325 LONG LANE ANNEXATION
7.01 ACRES
FONTWELL
CAROTHERS
HORNSBY
LONG
Site
Legend
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Existing City Limits
N
0
250
500
1,000
Feet
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RESOLUTION 2021-118

A RESOLUTION TO ANNEX 4325 LONG LANE, CONSISTING OF 7.01 ACRES, PROPERTY LOCATED SOUTH OF LONG LANE AND EAST OF LONG LANE AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY ("UGB").

WHEREAS, Keith Baker, representing Baker Family Holding LLC, ("Owner") of property located at 4325 Long Lane ("Property"), petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the Plan of Services and annexation request has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by Tennessee Code Annotated Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2021-117; and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety, and welfare of its inhabitants.

NOW, THEREFORE, BE IT RESOLVED 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, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
106-179.03	7.01
Total	7.01

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

SECTION III. That the annexed Property shall become part of Aldermanic Ward 3.

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

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

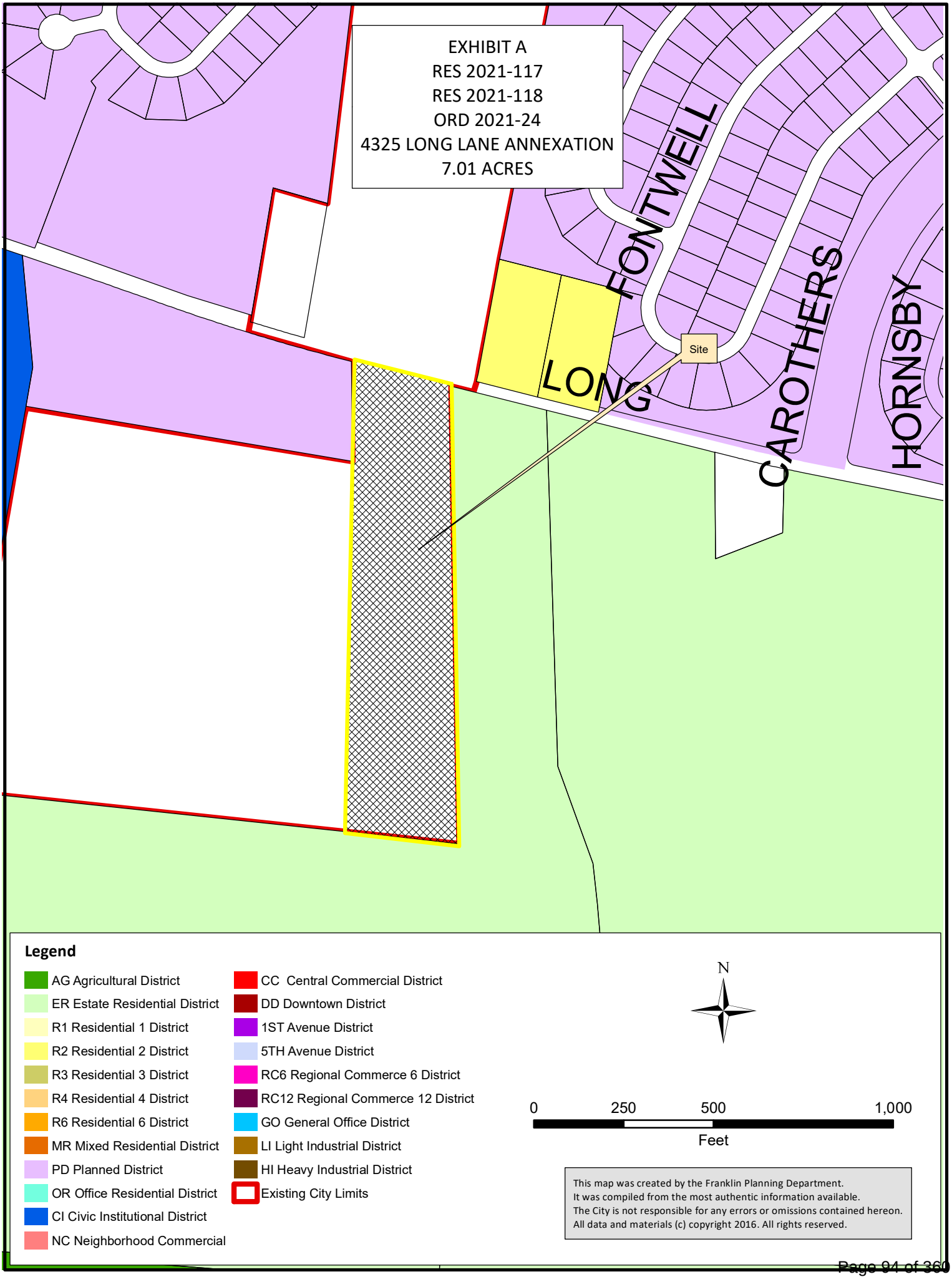
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____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CAROTHERS
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CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
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GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Existing City Limits
N
0
250
500
1,000
Feet
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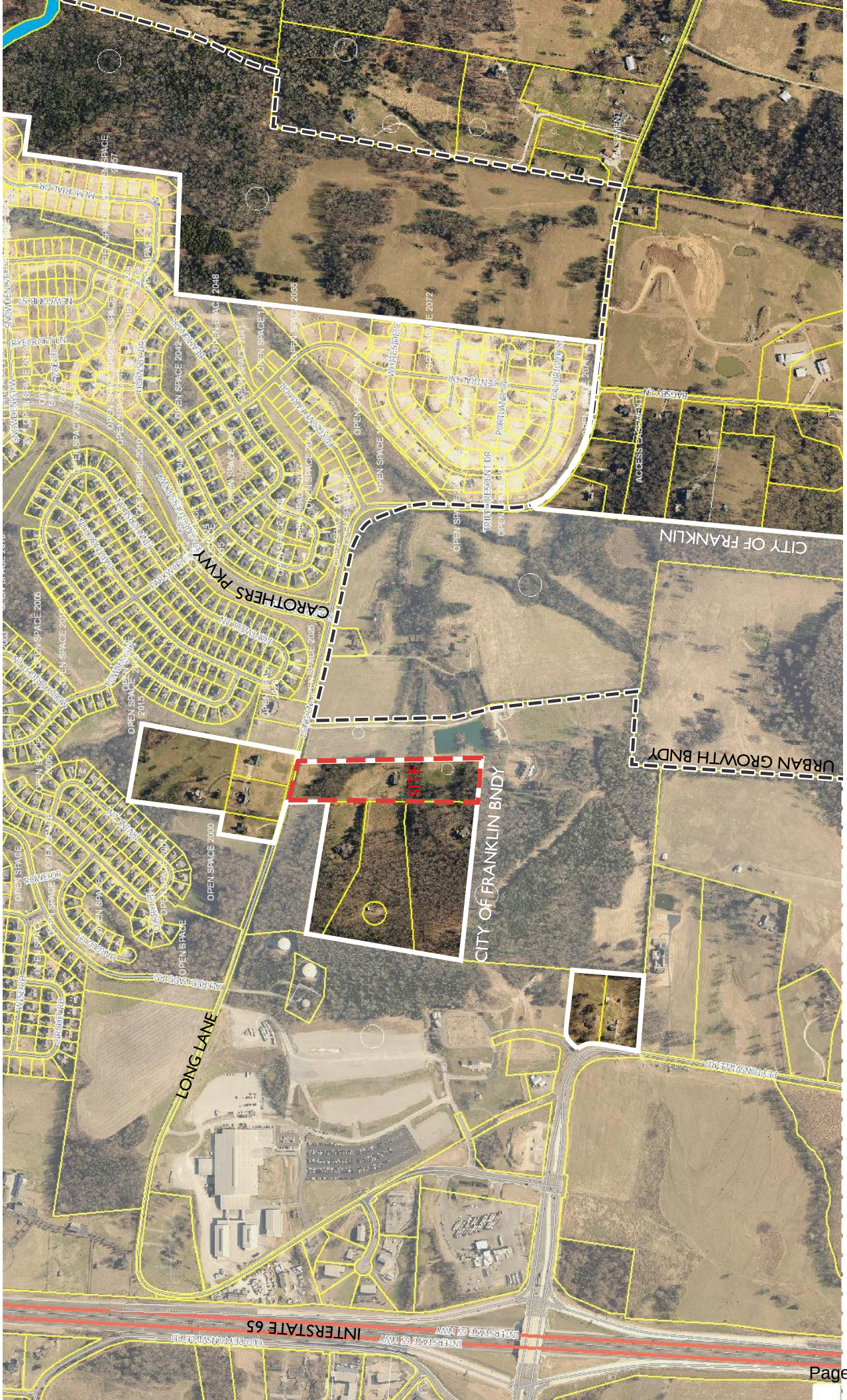
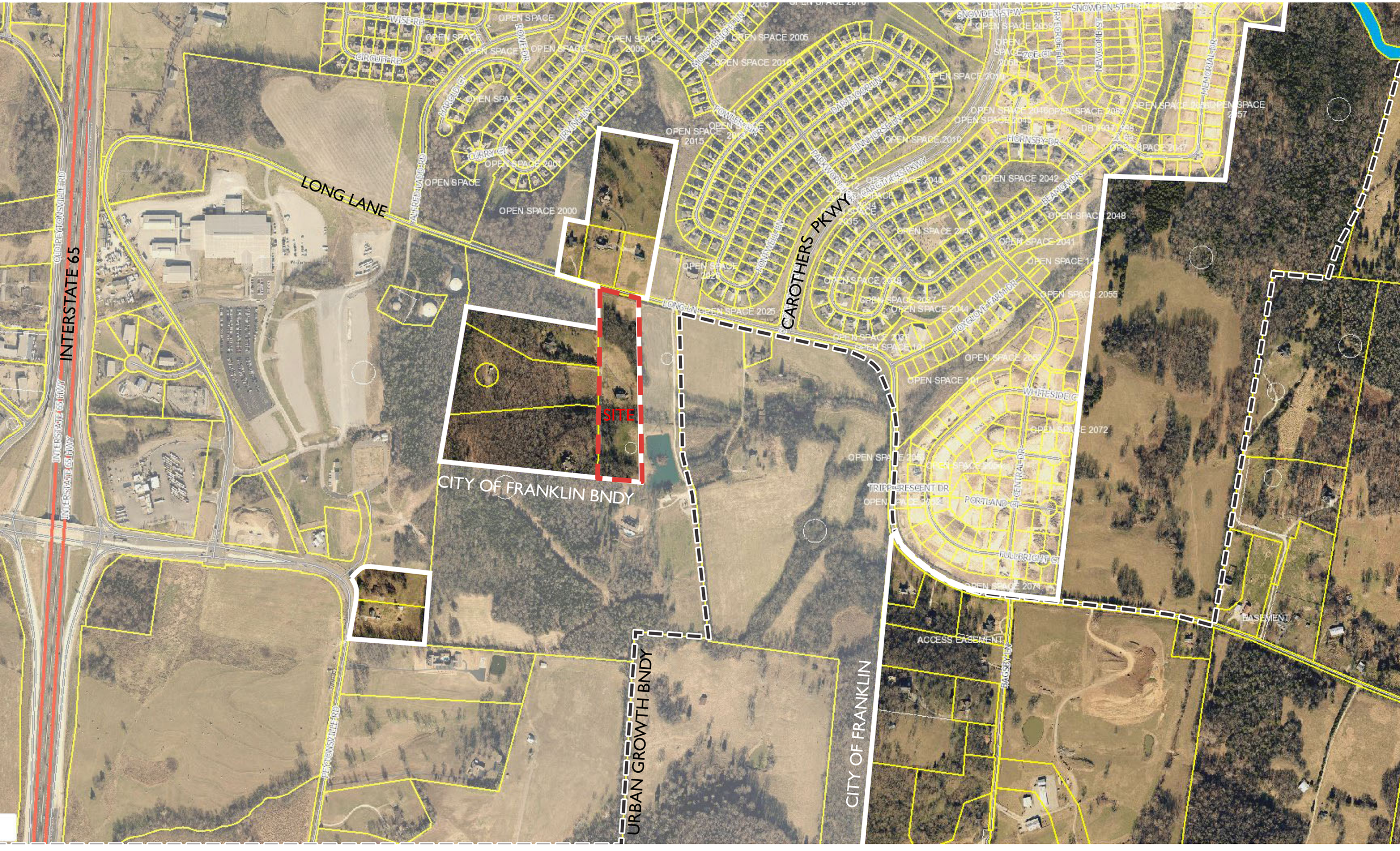

CAROTHERS PKWY
CITY OF FRANKLIN
URBAN GROWTH BNDY
CITY OF FRANKLIN BNDY
SITE
LONG LANE
INTERSTATE 65
OPEN SPACE 2000
OPEN SPACE 2042
OPEN SPACE 2048
OPEN SPACE 2072
OPEN SPACE 2005
OPEN SPACE 2015
OPEN SPACE 2025
ACCESS EASEMENT
EASEMENT


LONG LANE
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CAROTHERS PKWY
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URBAN GROWTH BNDY
CITY OF FRANKLIN
ACCESS EASEMENT
EASEMENT
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OPEN SPACE 2042
OPEN SPACE 2048
OPEN SPACE 2055
OPEN SPACE 2072
OPEN SPACE 101
PORTLAND CT
TRIPP CRESCENT DR
FULLBRIGHT CT
WHITESIDE CT
HORNSBY DR
BEAMON DR
FOXGLOVE FARM DR
BAGSBY LN
PLEYTONSVILLE RD
CUDDEYTONSVILLE RD
ALFRED LADD RD
CIRCUIT FD RD
CURRY CT
HAROLD CT
ROWE DR
PRYNE LN
FOWLER DR
FINN FORST LN
DARTMOOR LN
HOLLYBRIGHT LN
SNOWDEN ST W
ZOE CT
NEWCOME ST
MEMORIAL DR
RYEGROFT LN
CENTRAL DR

City of Franklin

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

File #: 21-02174

DATE: June 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 2021-24, An Ordinance To Zone 7.01 Acres Estate Residential (ER) District, For The Property Located South Of Long Lane And West Of Long Lane, At 4325 Long Lane.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7570
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Baker Family Holdings LLC, Keith Baker, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to zone the property at 4325 Long Lane Estate Residential (ER), should the Plan of Services, RES 2021-117, and Annexation, RES 2021-118, be approved by BOMA. Envision Franklin places this parcel into the Regional Commerce Design District, which states, "Regional Commerce should transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas." The proposed zoning of Estate Residential (ER) is appropriate for the existing land use and meets the recommendations of Envision Franklin. No corresponding site plan or development plan for the property has been submitted at this time.

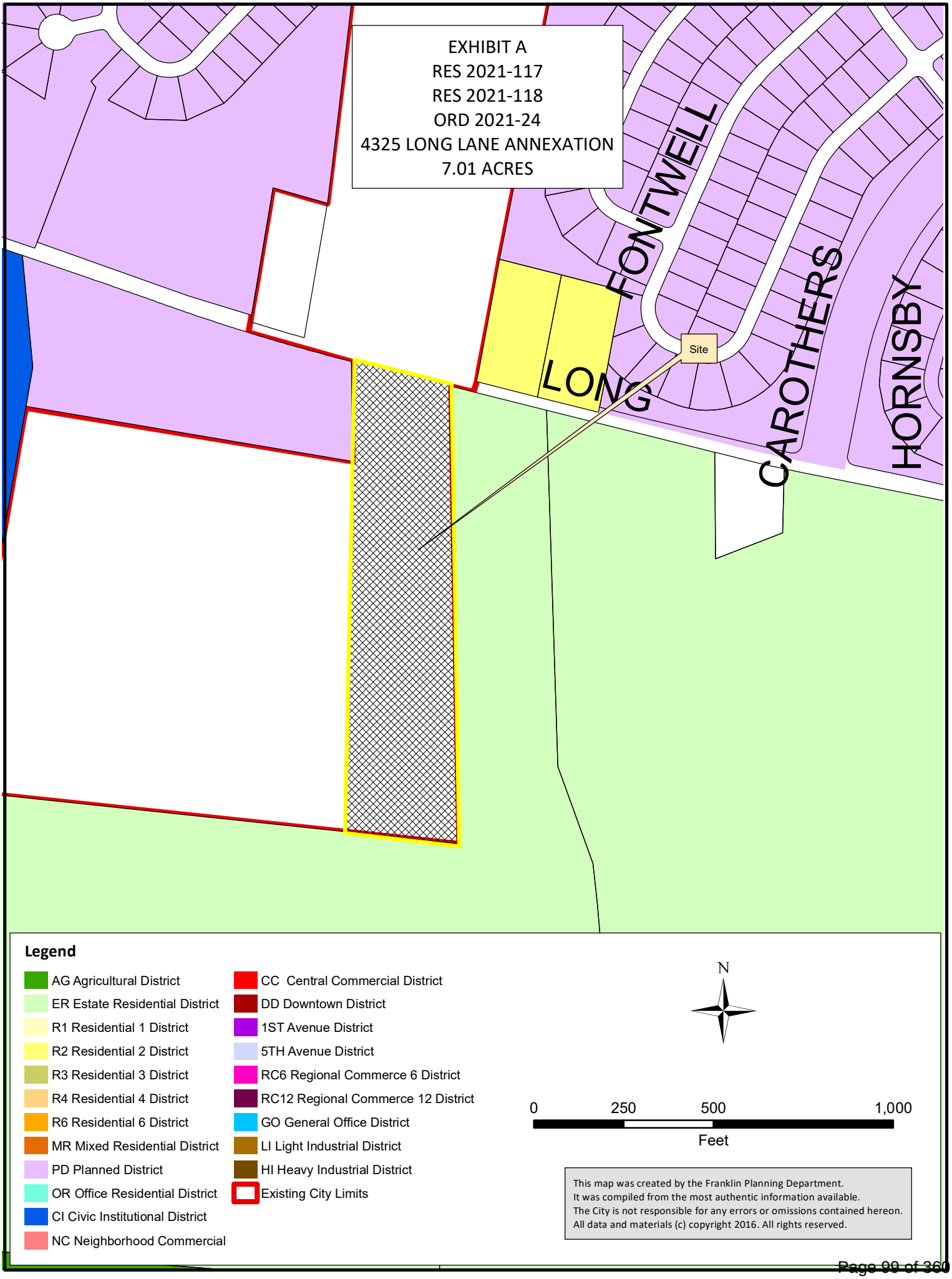
PROCEDURAL REQUIREMENTS:
1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Ordinance 2021-24 be recommended to the Board of Mayor and Aldermen for approval.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LI Light Industrial District
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Feet
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ORDINANCE 2021-24

AN ORDINANCE TO ZONE 7.01 ACRES ESTATE RESIDENTIAL (ER) DISTRICT, FOR THE PROPERTY LOCATED SOUTH OF LONG LANE AND EAST OF LONG LANE, AT 4325 LONG LANE.

WHEREAS, Keith Baker, representing Baker Family Holding LLC, ("Owner") of property located at 4325 Long Lane ("Property"), petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2021-117 and Resolution 2021-118; and

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

WHEREAS, the Estate Residential (ER) district, 500 ft Hillside Buffer District, provides zoning for land uses compatible with both the Franklin Land Use Plan and the 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, zoned the following: Estate Residential (ER) district:

PREMISES CONSIDERED

Map-Parcel	Acres
106-179.06	7.01
Total	7.01

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.

[Signature page to follow]

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

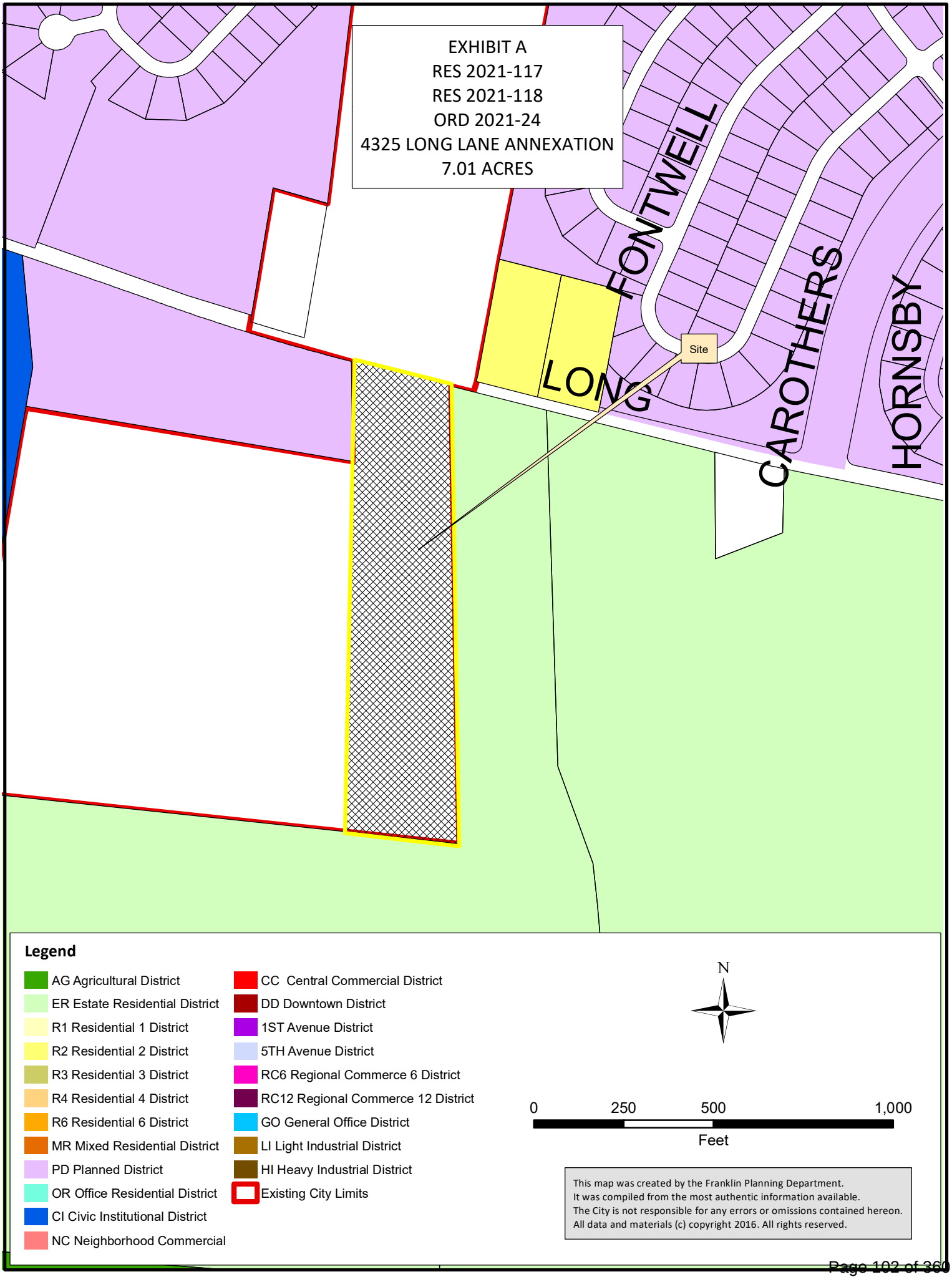
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____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CC Central Commercial District
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RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Existing City Limits
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250
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1,000
Feet
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4325 LONG LANE
REZONING REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

NOT TO SCALE

4325 LONG LANE

SITE DATA

SUBDVISION/DEVELOPMENT:	
COF PROJECT NUMBER:	
TAX MAP & PARCELS:	MAP 106, PARCEL 17903
ADDRESS	4325 LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	12
SITE ACREAGE:	7.01 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	ESTATE RESIDENTIAL
OTHER APPLICABLE OVERLAYS:	500' HHO BUFFER
ENVISION FRANKLIN:	REGIONAL COMMERCE

SHEET INDEX

C0.0 COVER SHEET

C1.0 EXISTING CONDITIONS

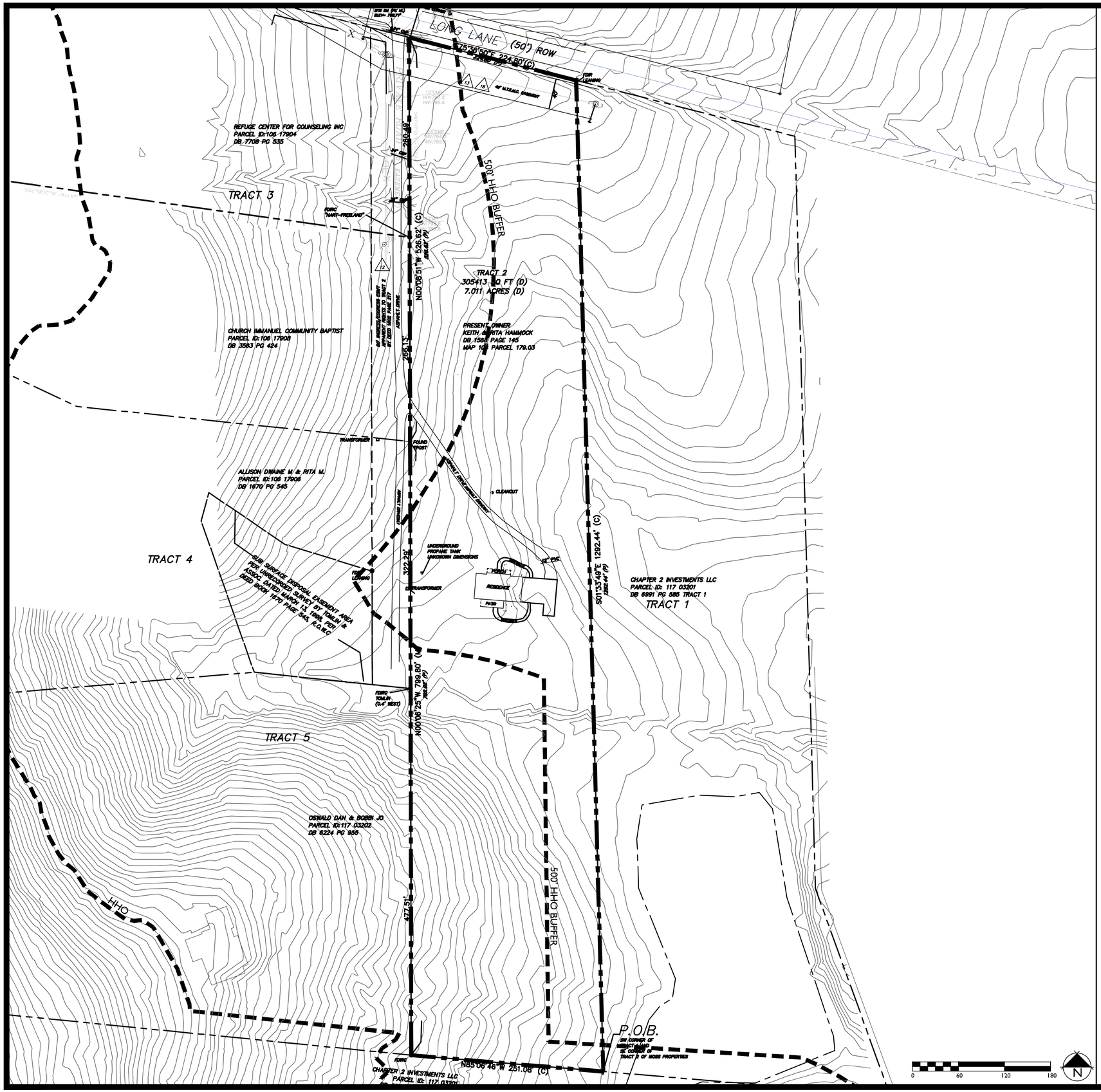
APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

OWNER:
KEITH BAKER
BAKER FAMILY HOLDINGS, LLC
112 VILLAGE STREET
SLIDELL, LA 70458

DATE: JUNE 7, 2021

COF #:

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



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4325 LONG LANE
REZONING REQUEST
Franklin, Williamson County, Tennessee

Revision Date

EXISTING CONDITIONS

SHEET
C1.0

PROJECT# xxxx

4325 LONG LANE
REZONING REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

NOT TO SCALE

4325 LONG LANE

SITE DATA

SUBDVISION/DEVELOPMENT:	
COF PROJECT NUMBER:	
TAX MAP & PARCELS:	MAP 106, PARCEL 17903
ADDRESS	4325 LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	12
SITE ACREAGE:	7.01 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	ESTATE RESIDENTIAL
OTHER APPLICABLE OVERLAYS:	500' HHO BUFFER
ENVISION FRANKLIN:	REGIONAL COMMERCE

SHEET INDEX

C0.0 COVER SHEET

C1.0 EXISTING CONDITIONS

APPLICANT & LANDSCAPE ARCHITECT:

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

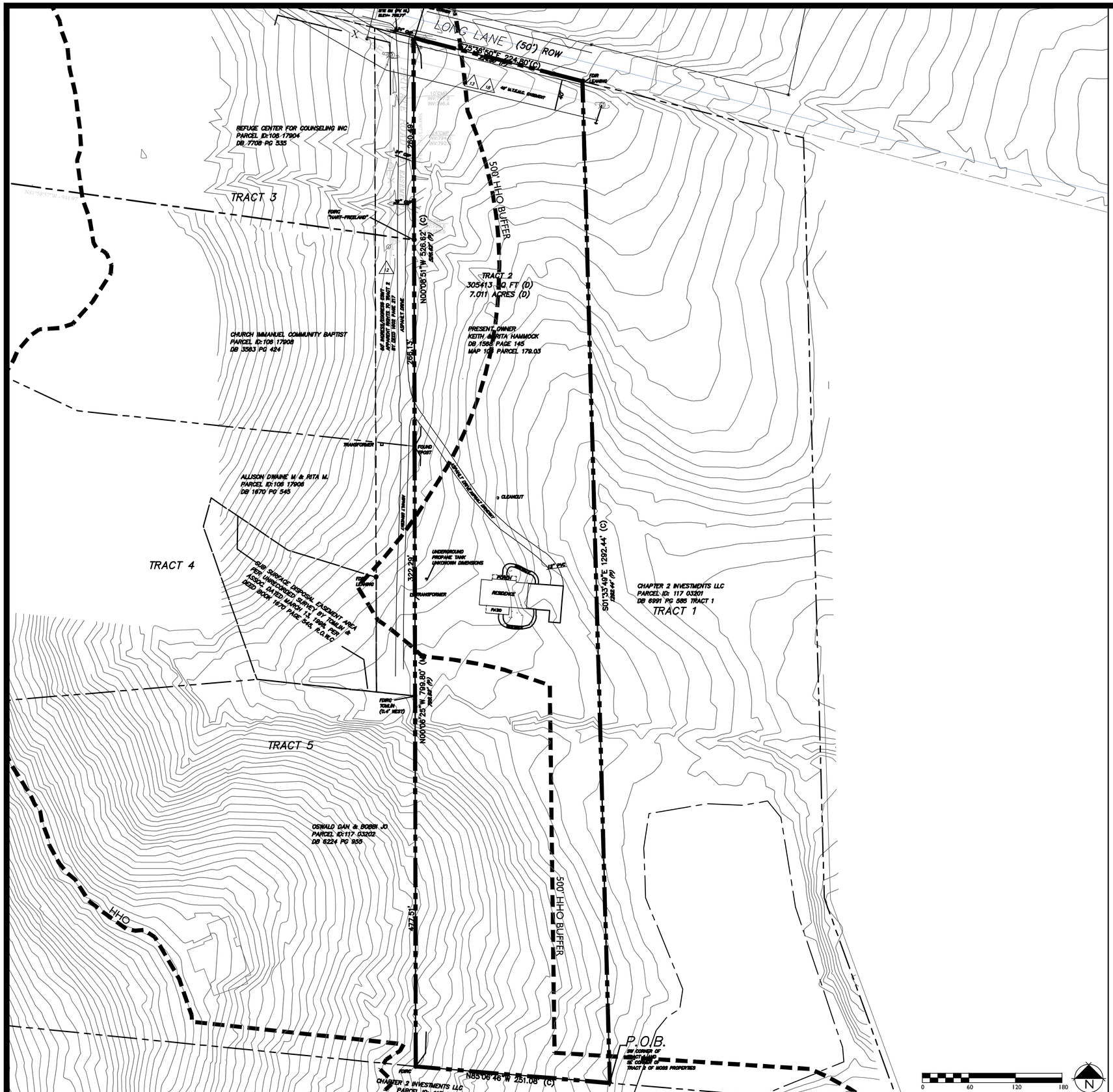
OWNER:

KEITH BAKER
BAKER FAMILY HOLDINGS, LLC
112 VILLAGE STREET
SLIDELL, LA 70458

DATE: JUNE 7, 2021

COF #:

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



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4325 LONG LANE
REZONING REQUEST
Franklin, Williamson County, Tennessee

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

EXISTING CONDITIONS

SHEET
C1.0

PROJECT# xxxx

City of Franklin

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

File #: 21-02175

DATE: June 18, 2021

TO: Franklin Municipal Planning Commission

FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-119, A Resolution Adopting A Plan Of Services For The Annexation Of 4432 Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB) By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7595
Applicant: Greg Gamble, GDC
Owner: Kavitha Ravilla

BACKGROUND/STAFF COMMENTS:
In May 2018, a BOMA Special Work Session was held to present and discuss annexation and growth priorities. Two drainage basins were identified as having short-term capability for annexation—the West Basin and the Goose Creek Basin. Additionally, the potential land uses that would be planned within the Goose Creek Basin would likely be a combination of commercial, office, and residential due to the property's proximity to I-65 and major corridor extensions, such as Carothers Parkway. The BOMA adopted a resolution in March, 2021 to proceed with a study of land uses, infrastructure, and road network for the Goose Creek Basin.

The City has received an annexation request for a property in the Goose Creek Basin that is located outside of the UGB located at 4432 Pratt Lane. A map of the property is attached. The property owner shall be required to extend the sanitary sewer infrastructure from the existing manhole on the Reams-Fleming property approximately 2,650 feet to provide service to the Property. Access to the property shall be provided from various existing roadways within the region. As properties in the area develop, road improvements and road extensions shall be required in accordance with Connect Franklin. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation. Since this property lies outside the Urban Growth Boundary (UGB), long-range city plans will need to be updated prior to future rezonings and development plans.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-119 be recommended to the Board of Mayor and Aldermen for approval.

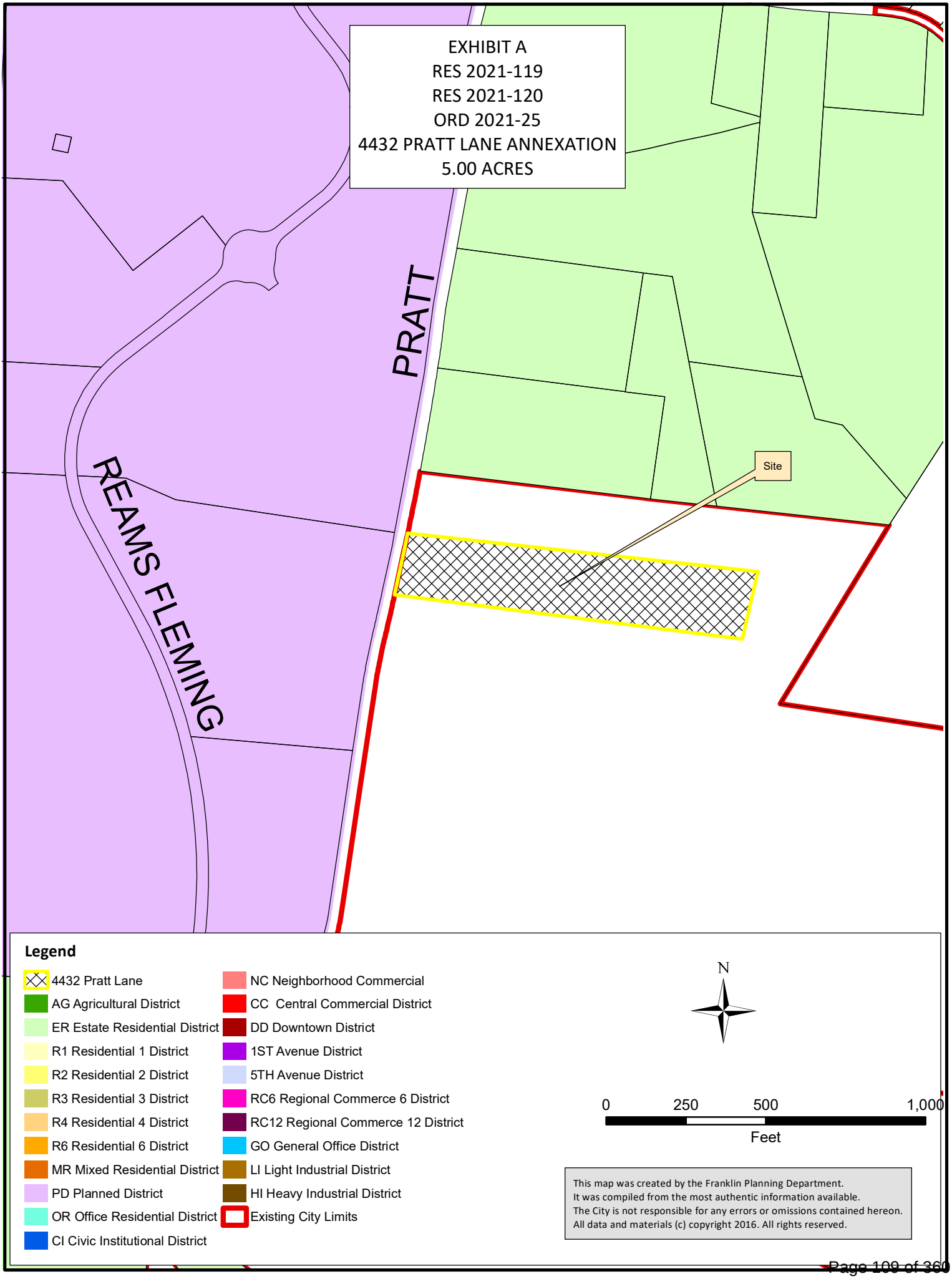


EXHIBIT A
RES 2021-119
RES 2021-120
ORD 2021-25
4432 PRATT LANE ANNEXATION
5.00 ACRES
PRATT
REAMS FLEMING
Site
Legend
4432 Pratt Lane
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
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Feet
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RESOLUTION 2021-119

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 4432 PRATT LANE, OUTSIDE OF THE SOUTHEASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB), BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, Kavitha Ravilla, ("Owner") of property located at 4432 Pratt Lane ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex 1 parcel containing 5.00 acres, located outside of the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the Property is located south of Peytonsville Road and east of Pratt Lane, contiguous to the City limits, outside of the UGB, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117-42.05	5.00
Total	5.00

WHEREAS, this resolution shall bind the Owner and subsequent Owners of the Property; and

WHEREAS, the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

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

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through Milcrofton prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an extension measuring less than 1,000 foot would be required to serve the Property. For this reason, reclaimed water will be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department.
3. The Owner shall be required to extend the sanitary sewer infrastructure from the existing manhole on the Reams-Fleming property approximately 2,650 feet to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as an 18-inch sanitary sewer interceptor.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements. Final sizing and alignment will be determined at Site Plan stage.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way, and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design, and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to 4432 Pratt Lane shall be provided from Pratt Lane.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of streetlights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional staffing or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities, and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental Services

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time for the Pratt Lane location.

SECTION II. This Resolution shall take effect from and after its adoption.

SECTION III. The plan of service shall be effective contingent on the certification of the election (referendum) and shall be effective 30 days after the certification of the election to coincide with the timing of the election.

ADOPTED THIS _____.

_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

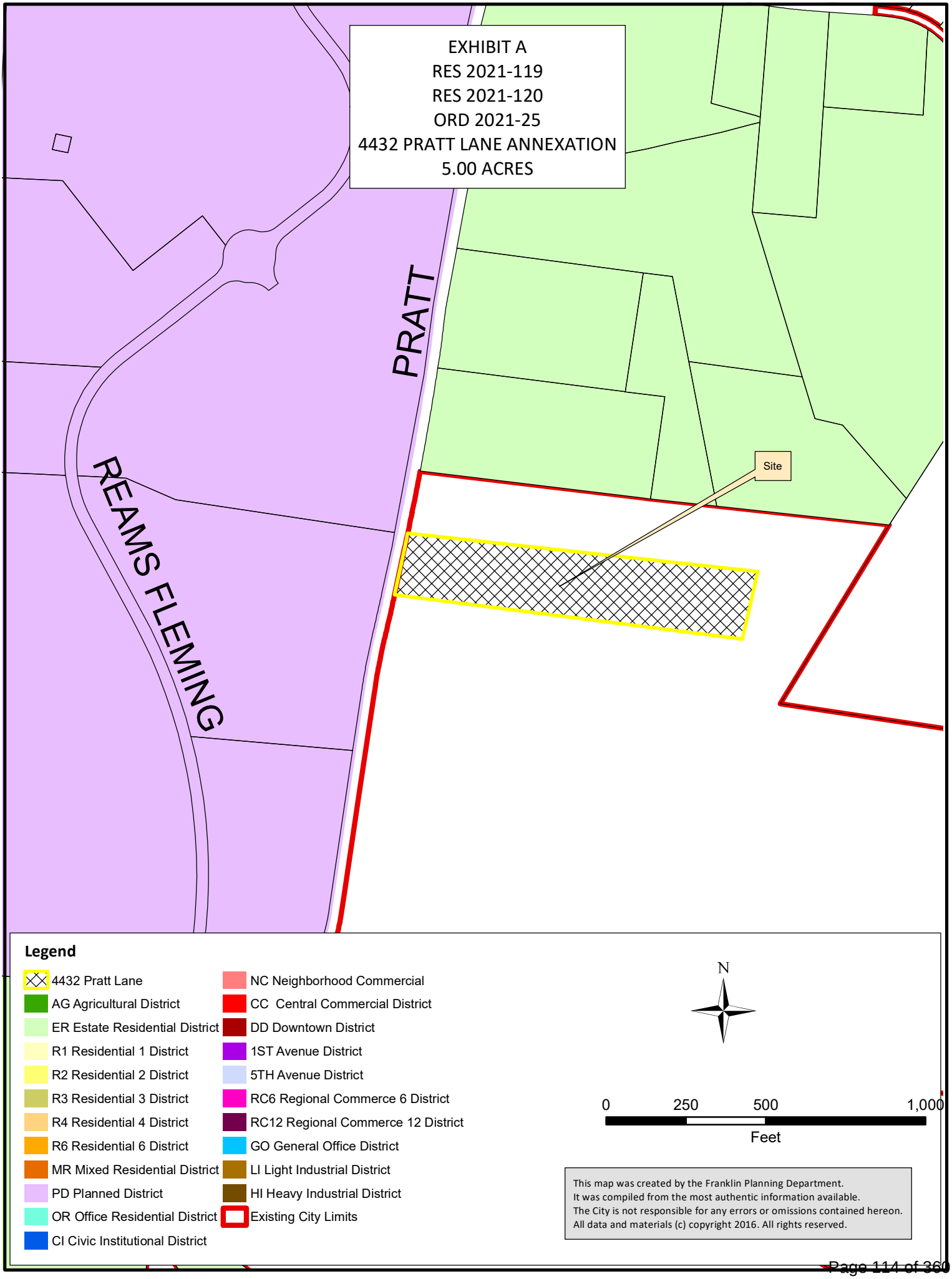
EXHIBIT A
RES 2021-119
RES 2021-120
ORD 2021-25
4432 PRATT LANE ANNEXATION
5.00 ACRES
PRATT
REAMS FLEMING
Site
Legend
4432 Pratt Lane
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
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Existing City Limits
N
0 250 500 1,000
Feet
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A

COF City Limits

Franklin UGB

Thompson Station City Limits

Key	Map & Parcel	Address	Owner Name	Owner Address	Town	State	Zip	Acreage
A	117 04205	4432 Pratt Lane	Kavitha Ravilla	1203 Deanna Court	Franklin	TN	37064	5.00
						TOTAL OUTSIDE OF UGB		5.00

KEY

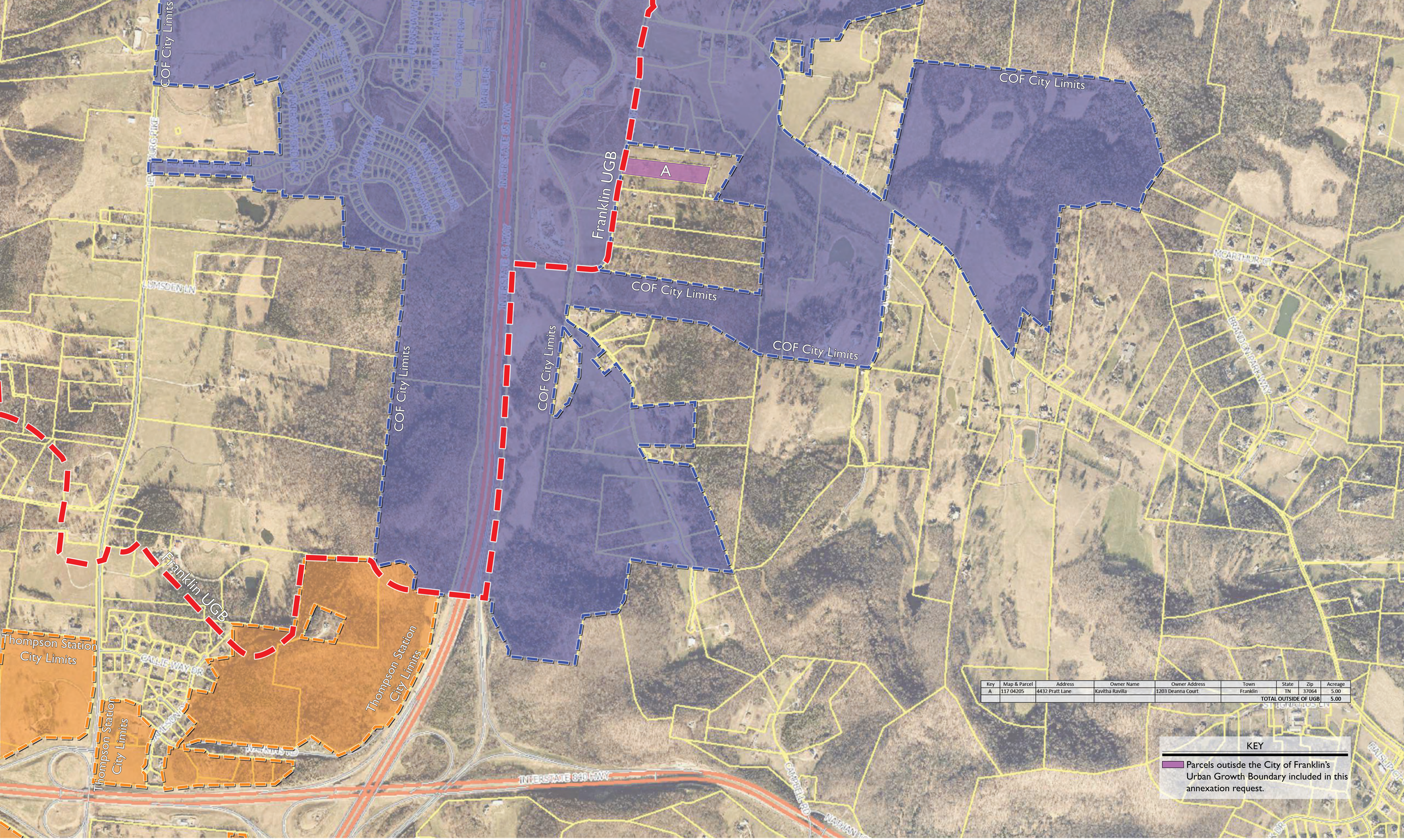
Parcels outisde the City of Franklin's Urban Growth Boundary included in this annexation request.

N

0 500 1000
GRAPHIC SCALE

WILLIAMSON COUNTY PARCELS
PARCEL REQUESTING ANNEXATION
April 29, 2021

gamble design collaborative



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KEY

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WILLIAMSON COUNTY PARCELS

PARCEL REQUESTING ANNEXATION

April 29, 2021

gamble design collaborative

Annexation by Referendum Timeline (OCTOBER ELECTION)		
Monday, February 8th (aligns with initial submittal) -or- Monday, March 1st	Applicant completes application in IDT for Annexation initiation; provides owner affidavits and parcel descriptions of all properties included in request	1-2 months for staff to prepare RES Proposed Annexation by Referendum, DRAFT Plan of Services
Staff must create title for Worksession agenda by April 5th, and have agenda item ready by April 8th		
Tuesday, April 27	BOMA Worksession	Discussion to consider the Proposed Annexation by Referendum
Tuesday, May 25	BOMA Public Hearing	RES Proposed Annexation by Referendum and DRAFT Plan of Services
Monday, June 7	Initial Submittal	Staff prepares RES Annexation by Referendum, RES Plan of Services, ORD Zone properties
Thursday, July 22	FMPC	Recommendation to BOMA on annexation by referendum, POS, and Zoning
Inform Election Commission of intent to have a referendum vote on the October ballot		
Tuesday, August 10	BOMA Worksession and BOMA regular meeting (1st Reading)	Discussion to consider Annexation by Referendum, and associated Plan of Services and Zoning; 1st reading of Annexation and Zoning items
Tuesday, September 14	BOMA Public Hearing	RES Annexation by Referendum (42 days prior to referendum date: must be 30-60 days; can't be August 24 because that's 63 days) RES Plan of Services ORD Zone properties
Tuesday, September 22	BOMA 3rd Reading	ORD Zone properties
Tuesday, October 26, 2021	City Election; vote on referendum	
30 days after certification of election results		Annexation, Plan of Services and Zone properties become effective

City of Franklin

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

File #: 21-02179

DATE: June 18, 2021

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-120, A Resolution Requesting A Referendum For The Annexation Of 4432 Pratt Lane, Located South Of Peytonsville Road And East Of Pratt Lane, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7595
Applicant: Greg Gamble, GDC
Owner: Kavitha Ravilla

BACKGROUND/STAFF COMMENTS:
In May 2018, a BOMA Special Work Session was held to present and discuss annexation and growth priorities. Two drainage basins were identified as having short-term capability for annexation—the West Basin and the Goose Creek Basin. Additionally, the potential land uses that would be planned within the Goose Creek Basin would likely be a combination of commercial, office, and residential due to the property's proximity to I-65 and major corridor extensions, such as Carothers Parkway. The BOMA adopted a resolution in March, 2021 to proceed with a study of land uses, infrastructure, and road network for the Goose Creek Basin.

The City has received annexation requests for a property in the Goose Creek Basin that is located outside of the UGB located at 4432 Pratt Lane. A map of the property is attached. Annexation cannot occur until a referendum has been held, where a majority of the property owners requesting annexation vote to have their property annexed by the City of Franklin. This resolution authorizes the request to the Williamson County Election Commission to hold a referendum on October 26, 2021 in conjunction with the Franklin Municipal Election. A full timeline of the annexation by referendum is attached as an exhibit with this request.

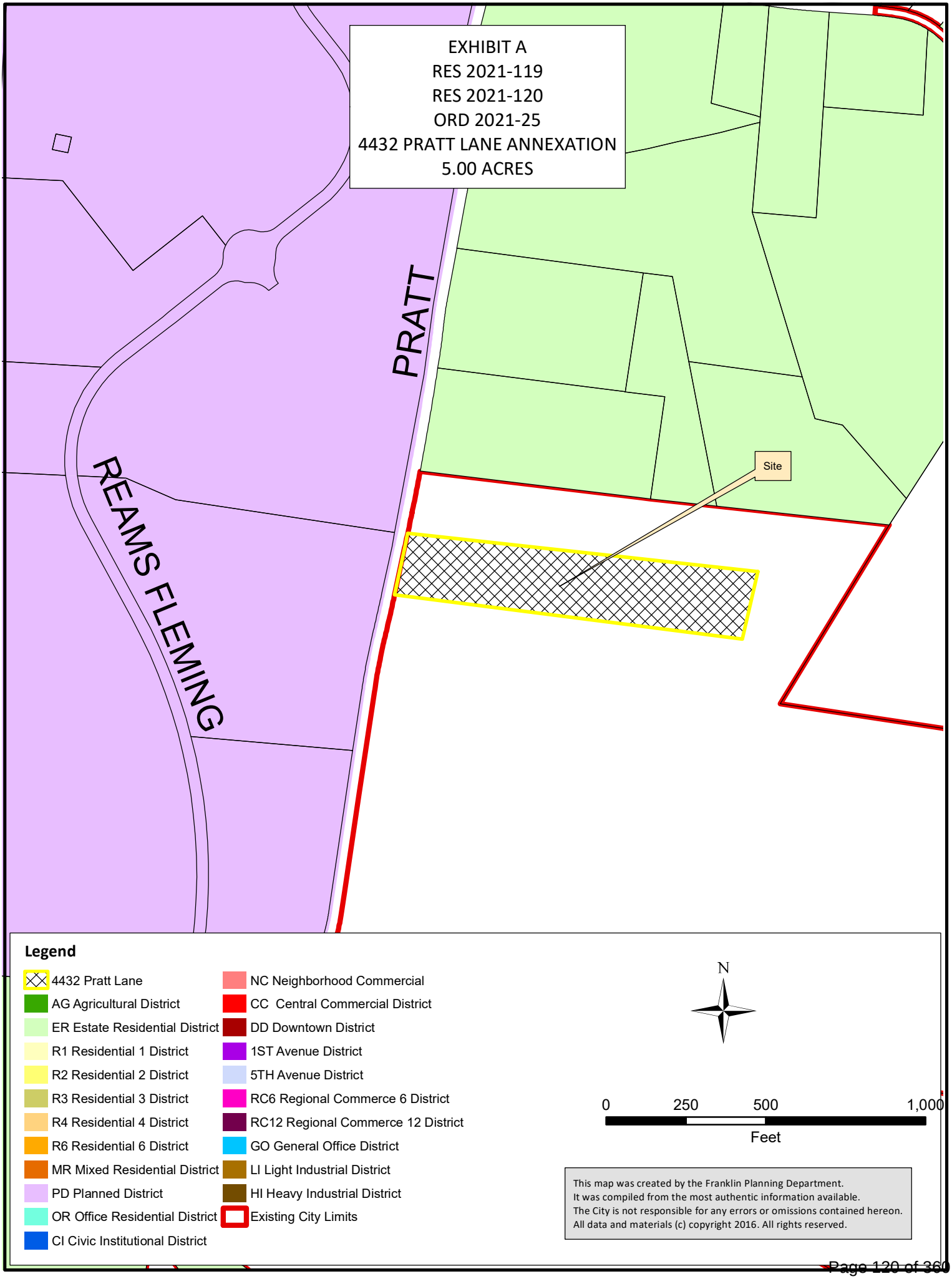
The property at 4432 Pratt Lane is within close proximity to other parcels that were annexed into the City Limits in 2020, and partially fills in a "donut hole" created by past annexations.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that that Resolution 2021-120 be recommended to the Board of Mayor and Aldermen for approval.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GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Existing City Limits
N
0
250
500
1,000
Feet
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RESOLUTION 2021-120

A RESOLUTION REQUESTING A REFERENDUM FOR THE ANNEXATION OF 4432 PRATT LANE, LOCATED SOUTH OF PEYTONSVILLE ROAD AND EAST OF PRATT LANE, AND OUTSIDE THE SOUTHEASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB) BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-58-111 (c)(2) states as an alternative to a municipality annexing in a county's planned growth area or rural area by first amending the growth plan as described in subdivision (c)(1), a municipality may annex within a county's planned growth area or rural area, but the annexation must be by referendum only and not by ordinance, and the municipality must follow the referendum process as provided for in T.C.A. §§ 6-51-104 and 6-51-105; and

WHEREAS, T.C.A. § 6-51-104 (a) permits a municipality, when petitioned by interested persons, or upon its own initiative, by resolution for annexation by referendum; and

WHEREAS, T.C.A. § 6-51-105 (a) states at least thirty (30) days and not more than sixty (60) days after the last of such publications, the proposed annexation of territory shall be submitted by the county election commission in an election held on the request and at the expense of the proposing municipality, for approval or disapproval of the qualified voters who reside in the territory proposed for annexation; and

WHEREAS, T.C.A.§ 6-51-105 (e) states if a majority of all the qualified voters voting thereon in the territory proposed to be annexed, or in the event of two (2) elections as provided for in subsections (a) and (b), a majority of the voters voting thereon in the territory to be annexed and a majority of the voters voting thereon in the municipality approve the resolution, annexation as provided therein shall become effective thirty (30) days after the certification of the election or elections; and

WHEREAS, the property owner as listed below, petitioned the Board of Mayor and Aldermen of the City of Franklin, Tennessee, to annex 1 parcel, containing 5 +/- acres, located outside of the Franklin Urban Growth Boundary; and

WHEREAS, the Property is located south of Peytonsville Road and east of Pratt Lane, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map	Parcel	Acreage	Address	Owner
117	42.05	5.00	4432 Pratt Lane	Kavitha Ravilla
		5.00	TOTAL ACRES	

WHEREAS, the referendum shall bind the Owner and subsequent Owners of the Property; and

WHEREAS, a Plan of Services for the area petitioned to be annexed will be adopted prior to the annexation becoming effective in order to provide for future development in accordance with City standards.

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

SECTION I. Pursuant to the provisions of T.C.A. §§ 6-51-104 and 6-51-105, as amended, the City of Franklin requests that a referendum for annexation be held for the following property:

Map	Parcel	Acreage	Address	Owner
117	42.05	5.00	4432 Pratt Lane	Kavitha Ravilla
		5.00	TOTAL ACRES	

SECTION II. The City of Franklin requests the referendum be held on October 26, 2021, in conjunction with the State General Elections.

SECTION III. The question to be submitted to the qualified voters who reside in the area proposed to be annexed shall be "FOR ANNEXATION" and "AGAINST ANNEXATION."

SECTION IV. This Resolution shall take effect from and after its adoption.

ADOPTED THIS _____.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

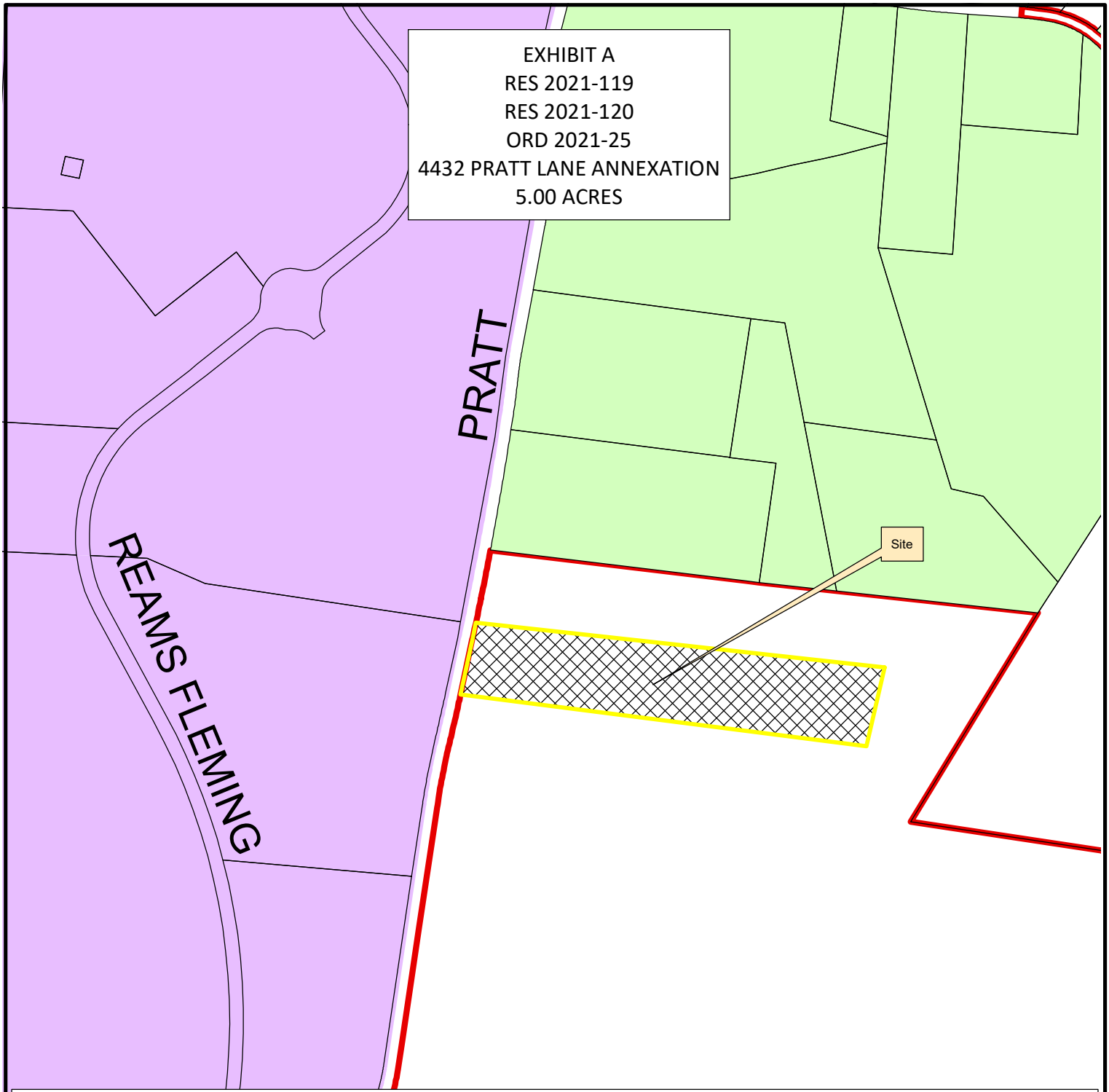
By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____



Legend

- 4432 Pratt Lane
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
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- Existing City Limits

N

0 250 500 1,000

Feet

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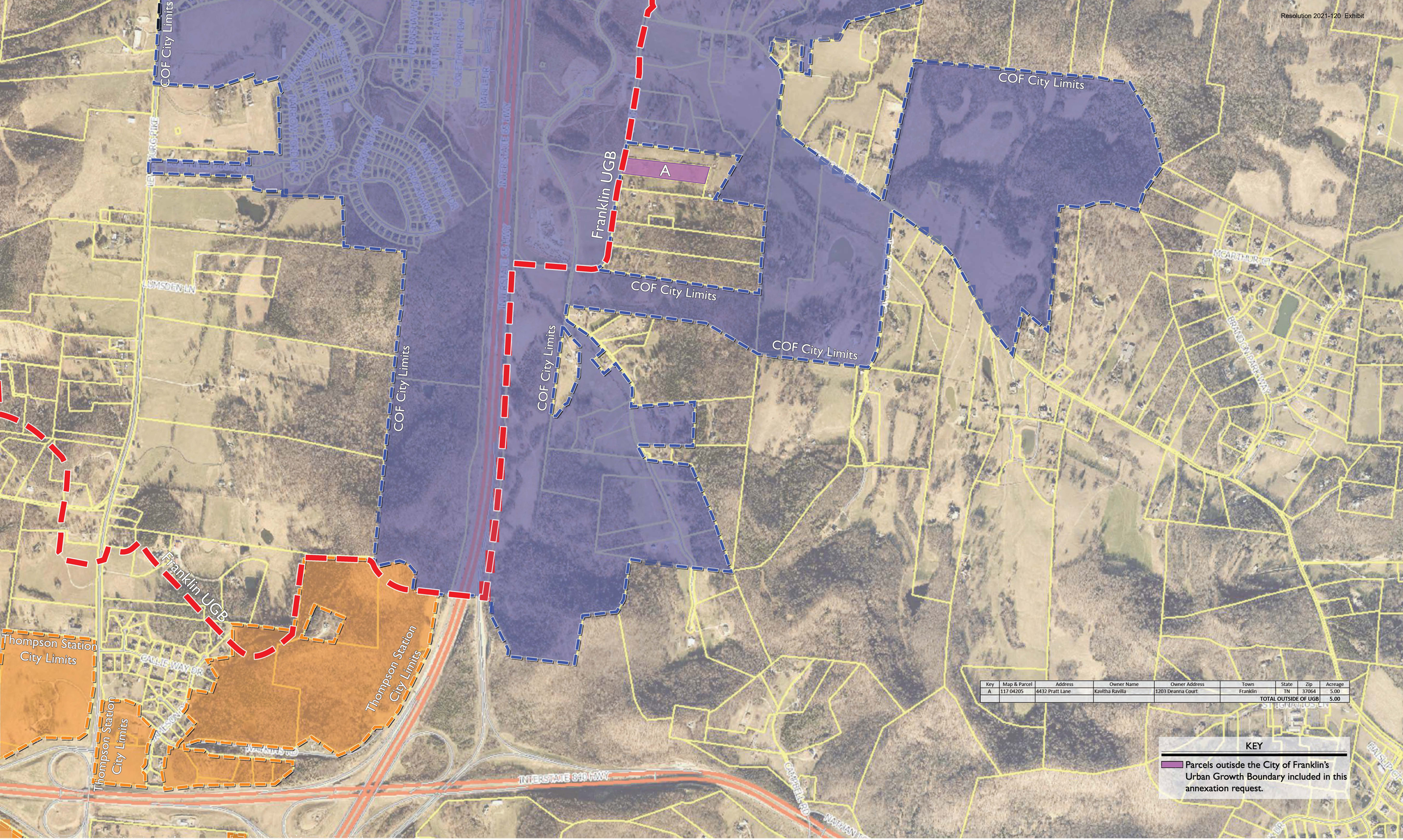


Key	Map & Parcel	Address	Owner Name	Owner Address	Town	State	Zip	Acreage
A	117 04205	4432 Pratt Lane	Kavitha Ravilla	1203 Deanna Court	Franklin	TN	37064	5.00
						TOTAL OUTSIDE OF UGB		5.00

KEY

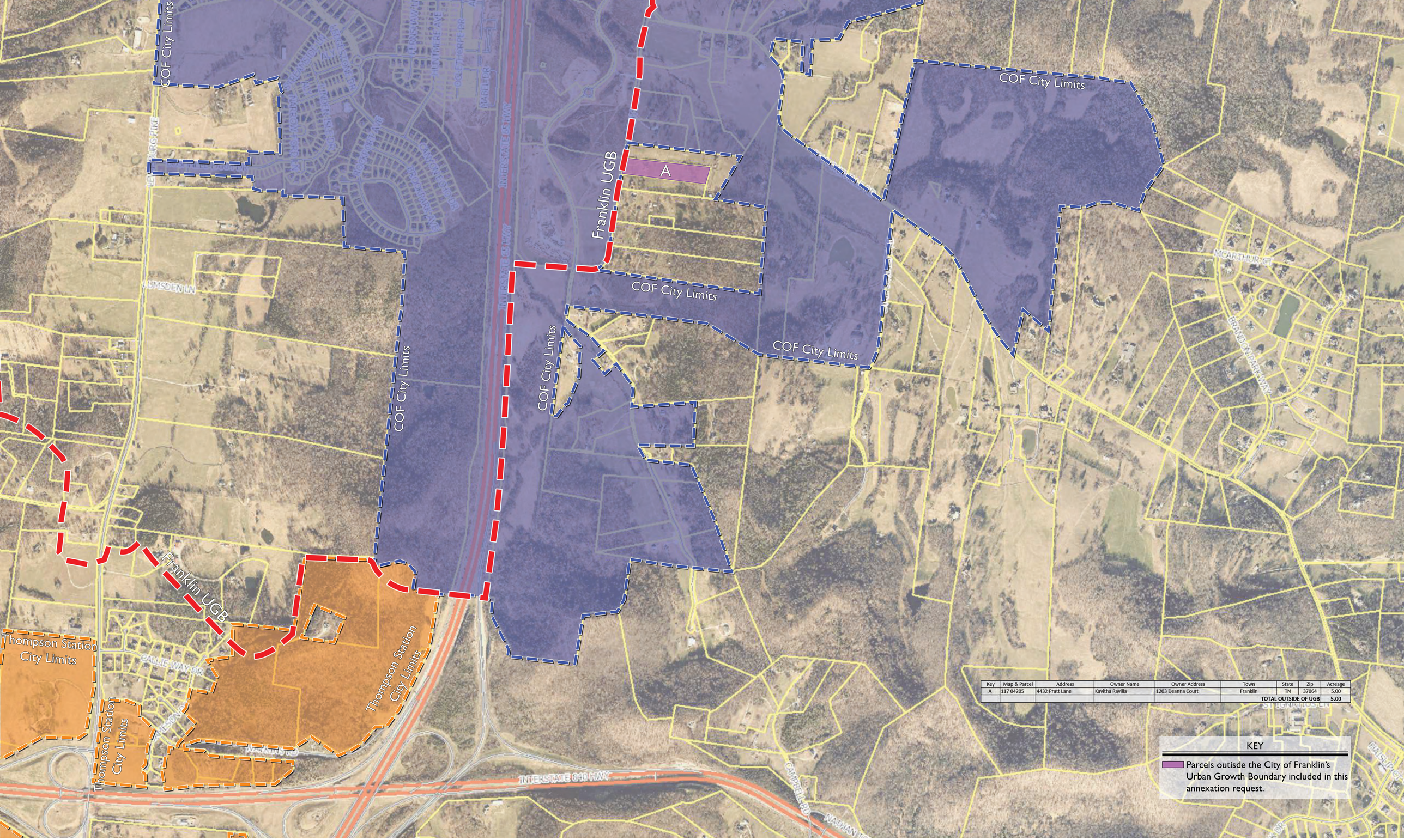
Parcels outisde the City of Franklin's Urban Growth Boundary included in this annexation request.

N

0 500 1000
GRAPHIC SCALE

WILLIAMSON COUNTY PARCELS
PARCEL REQUESTING ANNEXATION
April 29, 2021

gamble design collaborative



Key	Map & Parcel	Address	Owner Name	Owner Address	Town	State	Zip	Acreage
A	117 04205	4432 Pratt Lane	Kavitha Ravilla	1203 Deanna Court	Franklin	TN	37064	5.00
						TOTAL OUTSIDE OF UGB		5.00

KEY

Parcels outisde the City of Franklin's Urban Growth Boundary included in this annexation request.

WILLIAMSON COUNTY PARCELS

PARCEL REQUESTING ANNEXATION

April 29, 2021

gamble design collaborative

Annexation by Referendum Timeline (OCTOBER ELECTION)		
Monday, February 8th (aligns with initial submittal) -or- Monday, March 1st	Applicant completes application in IDT for Annexation initiation; provides owner affidavits and parcel descriptions of all properties included in request	1-2 months for staff to prepare RES Proposed Annexation by Referendum, DRAFT Plan of Services
Staff must create title for Worksession agenda by April 5th, and have agenda item ready by April 8th		
Tuesday, April 27	BOMA Worksession	Discussion to consider the Proposed Annexation by Referendum
Tuesday, May 25	BOMA Public Hearing	RES Proposed Annexation by Referendum and DRAFT Plan of Services
Monday, June 7	Initial Submittal	Staff prepares RES Annexation by Referendum, RES Plan of Services, ORD Zone properties
Thursday, July 22	FMPC	Recommendation to BOMA on annexation by referendum, POS, and Zoning
Inform Election Commission of intent to have a referendum vote on the October ballot		
Tuesday, August 10	BOMA Worksession and BOMA regular meeting (1st Reading)	Discussion to consider Annexation by Referendum, and associated Plan of Services and Zoning; 1st reading of Annexation and Zoning items
Tuesday, September 14	BOMA Public Hearing	RES Annexation by Referendum (42 days prior to referendum date: must be 30-60 days; can't be August 24 because that's 63 days) RES Plan of Services ORD Zone properties
Tuesday, September 22	BOMA 3rd Reading	ORD Zone properties
Tuesday, October 26, 2021	City Election; vote on referendum	
30 days after certification of election results		Annexation, Plan of Services and Zone properties become effective

City of Franklin

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

File #: 21-02180

DATE: June 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 2021-25, An Ordinance To Zone 5.00 Acres Estate Residential (ER) District, For The Property Located South Of Peytonsville Road And East Of Pratt Lane, Located At 4432 Pratt Lane.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7596
Applicant: Greg Gamble, GDC
Owner: Kavitha Ravilla

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to zone the property at 4432 Pratt Lane Estate Residential (ER), should the Plan of Services, RES 2021-119, and Annexation, RES 2021-120, be approved by BOMA and the referendum for annexation pass. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels. The proposed zoning of Estate Residential (ER) is appropriate for the existing land use and is consistent with the zoning of the surrounding properties that were recently annexed into the City. No corresponding site plan or development plan for the property has been submitted at this time.

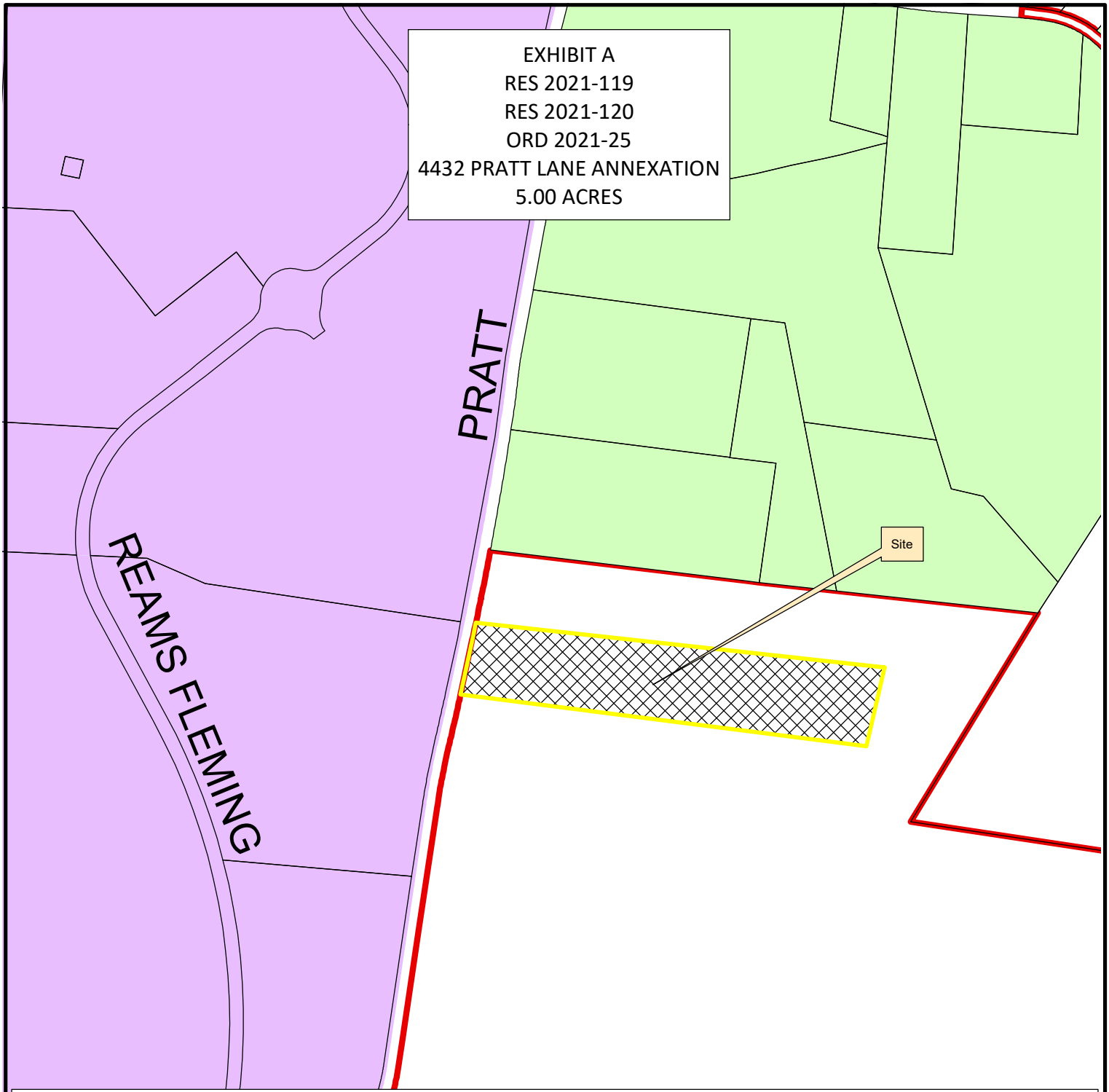
PROCEDURAL REQUIREMENTS:
1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Ordinance 2021-25 be recommended to the Board of Mayor and Aldermen for approval.



Legend

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Feet

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ORDINANCE 2021-25

AN ORDINANCE TO ZONE 5.00 ACRES ESTATE RESIDENTIAL (ER) DISTRICT, FOR THE PROPERTY LOCATED SOUTH OF PEYTONSVILLE ROAD AND EAST OF PRATT LANE, LOCATED AT 4432 PRATT LANE.

WHEREAS, Kavitha Ravilla, ("Owner") of property located south of Peytonsville Road and east of Pratt Lane at 4432 Pratt Lane, as listed below an on Exhibit A ("Property"), petitioned the Board of Mayor and Aldermen ("BOMA:) of the City of Franklin, Tennessee ("City"), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the BOMA has adopted a Plan of Services as described in Resolution 2021-119 and annexed the property through referendum held on October 26, 2021; and

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

WHEREAS, the Estate Residential (ER) district provides zoning for land uses compatible with both the existing use of the property and the surrounding development; and

WHEREAS, the appropriate Overlay Districts will be assigned after the area can be studied by the Planning and Sustainability Department and the land can be included in Envision Franklin; 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, zoned the following: **Estate Residential (ER) District**:

PREMISES CONSIDERED

Map-Parcel	Acres
117-42.05	5.00
Total	5.00

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:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

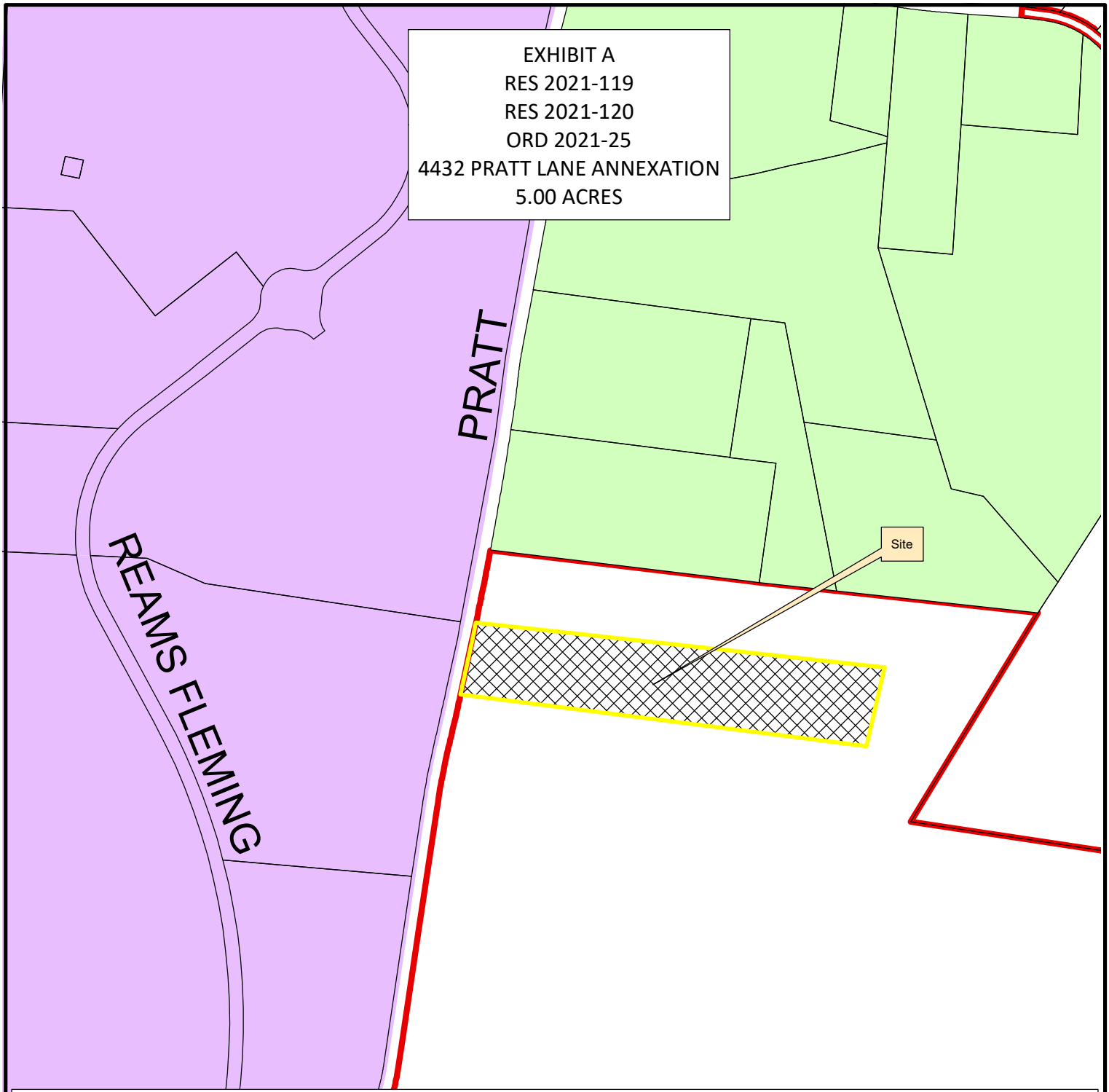
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



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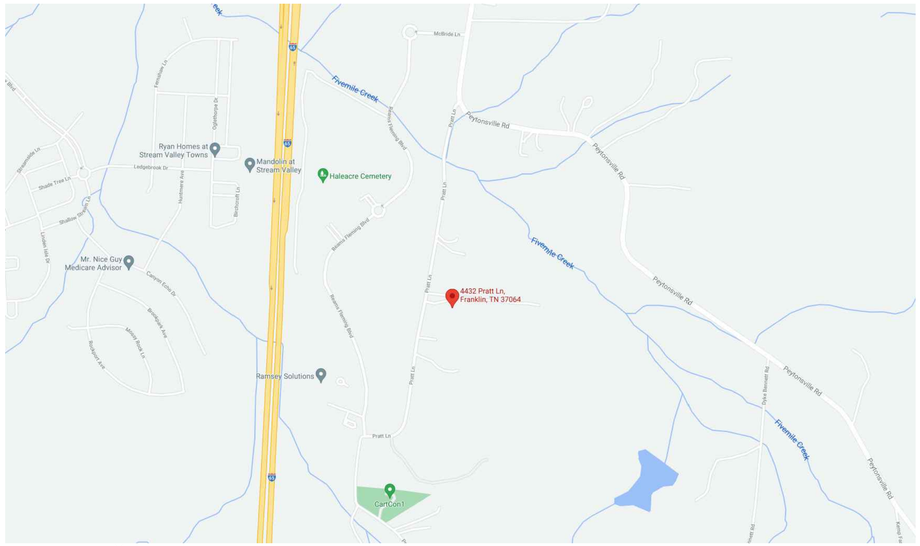
4432 PRATT LANE
REZONING REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



N NOT TO SCALE

SITE DATA

SUBDVISION/DEVELOPMENT:	4432 PRATT LANE
COF PROJECT NUMBER:	
TAX MAP & PARCELS:	MAP 117, PARCEL 04205
ADDRESS	4432 PRATT LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
SITE ACREAGE:	+/-5.001 AC
EXISTING ZONING:	RURAL PRESERVATION 5 (WILLIAMSON COUNTY)
PROPOSED ZONING:	ESTATE RESIDENTIAL
OTHER APPLICABLE OVERLAYS:	N/A
ENVISION FRANKLIN:	N/A

SHEET INDEX

C0.0 COVER SHEET

C1.0 EXISTING CONDITIONS

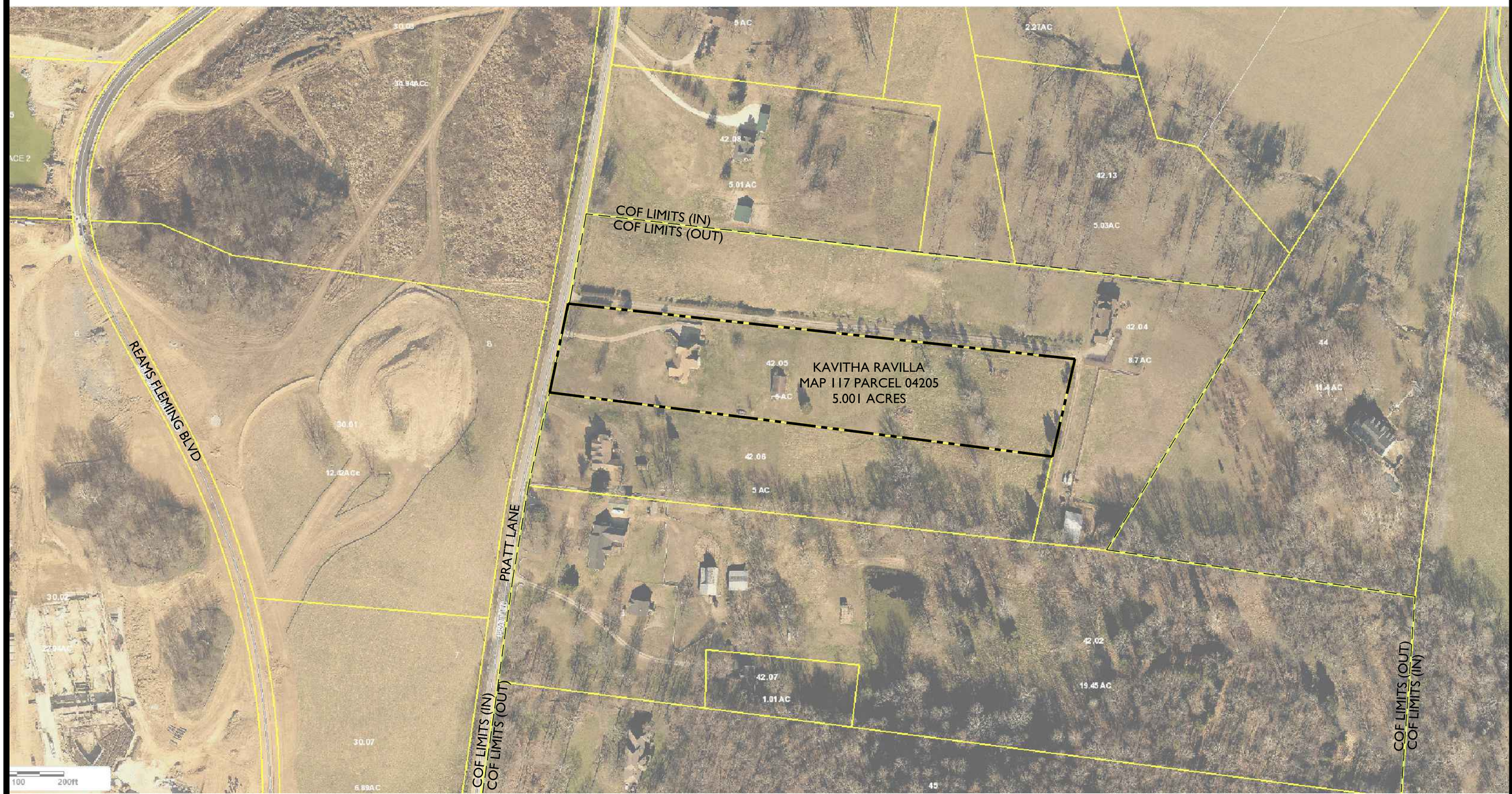
APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

OWNER:
KAVITHA RAVILLA
1203 DEANNA CT
FRANKLIN, TN 37067

DATE: JUNE 10, 2021

COF #:

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



LEGAL DESCRIPTION FROM DEED:

BEGINNING AT AN IRON PIN ON THE EAST R.O.W. LINE OF PRATT ROAD, SAID PIN LYING 200 FEET NORTH OF THE SOUTHWEST CORNER OF THE PARENT TRACT AND BEING THE NORTHWEST CORNER OF TRACT 1 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT 2, BOTH OF THE SAME SUBDIVISION; THENCE WITH SAID R.O.W. LINE NORTH 13 DEGREES 47 MINUTES EAST, 200 FEET TO AN IRON PIN; THENCE LEAVING SAID ROAD ALONG A DIVISION LINE SOUTH 82 DEGREES 54 MINUTES EAST, 1097 FEET TO AN IRON PIN; THENCE SOUTH 13 DEGREES 47 MINUTES WEST, 200 FEET TO AN IRON PIN, ALSO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE WITH THE NORTH BOUNDARY OF SAID TRACT 1 NORTH 82 DEGREES 54 MINUTES WEST, 1097 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.001 ACRES, MORE OR LESS, ACCORDING TO SURVEY OF JOHN T. WHITE, TENNESSEE NO. 511, DATED 4-5-90.

BEING THE SAME PROPERTY CONVEYED TO BABUJI, LLC., A TENNESSEE LIMITED LIABILITY COMPANY FROMKAVITHA RAVILLA, MARRIED, IN A DEED DATED AUGUST 07, 2020 AND RECORDED AUGUST 07, 2020 IN BOOK 8130 PAGE 386.

Property known as, 4432 PRATT LANE, FRANKLIN, TN 37064

ORD 2021-25 Exhibit

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

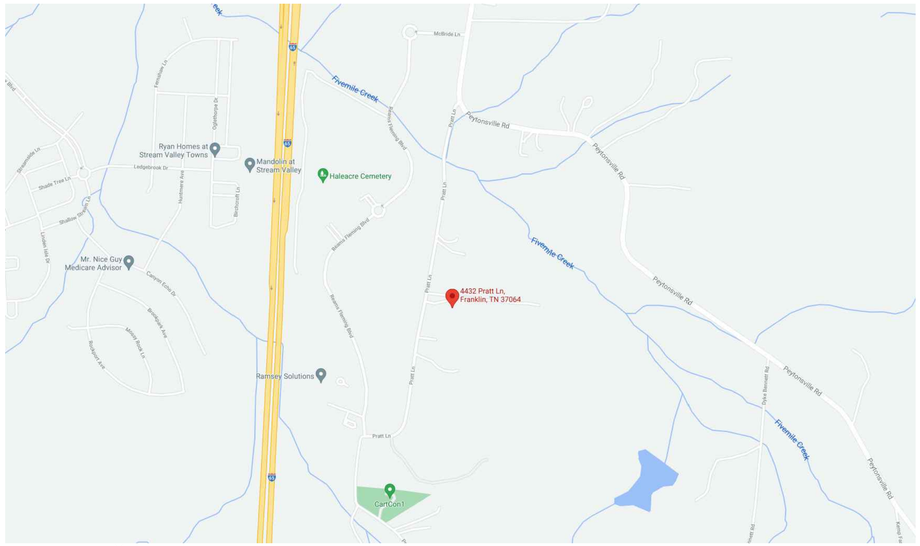
4432 PRATT LANE
REZONING REQUEST
Franklin, Williamson County, Tennessee

Revision Date
△
△
△
△

SHEET
C1.0
PROJECT# xxxx

4432 PRATT LANE
REZONING REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

SITE DATA

SUBDVISION/DEVELOPMENT:	4432 PRATT LANE
COF PROJECT NUMBER:	
TAX MAP & PARCELS:	MAP 117, PARCEL 04205
ADDRESS	4432 PRATT LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
SITE ACREAGE:	+/-5.001 AC
EXISTING ZONING:	RURAL PRESERVATION 5 (WILLIAMSON COUNTY)
PROPOSED ZONING:	ESTATE RESIDENTIAL
OTHER APPLICABLE OVERLAYS:	N/A
ENVISION FRANKLIN:	N/A

SHEET INDEX

C0.0 COVER SHEET

C1.0 EXISTING CONDITIONS

APPLICANT & LANDSCAPE ARCHITECT:

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

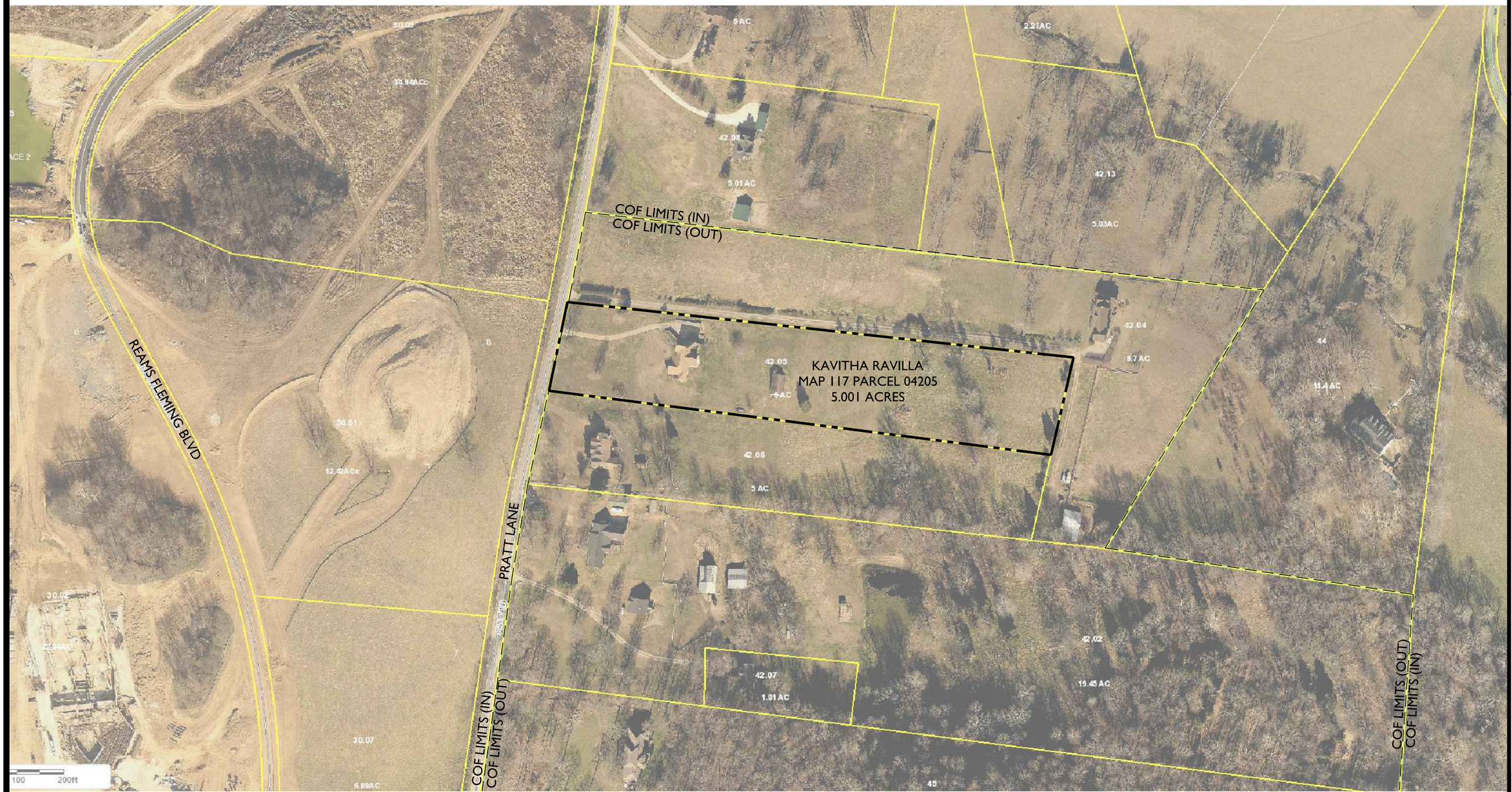
OWNER:

KAVITHA RAVILLA
1203 DEANNA CT
FRANKLIN, TN 37067

DATE: JUNE 10, 2021

COF #:

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



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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4432 PRATT LANE
REZONING REQUEST
Franklin, Williamson County, Tennessee

Revision Date
△
△
△
△

SHEET
C1.0
PROJECT# xxxx

Annexation by Referendum Timeline (OCTOBER ELECTION)		
Monday, February 8th (aligns with initial submittal) -or- Monday, March 1st	Applicant completes application in IDT for Annexation initiation; provides owner affidavits and parcel descriptions of all properties included in request	1-2 months for staff to prepare RES Proposed Annexation by Referendum, DRAFT Plan of Services
Staff must create title for Worksession agenda by April 5th, and have agenda item ready by April 8th		
Tuesday, April 27	BOMA Worksession	Discussion to consider the Proposed Annexation by Referendum
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Monday, June 7	Initial Submittal	Staff prepares RES Annexation by Referendum, RES Plan of Services, ORD Zone properties
Thursday, July 22	FMPC	Recommendation to BOMA on annexation by referendum, POS, and Zoning
Inform Election Commission of intent to have a referendum vote on the October ballot		
Tuesday, August 10	BOMA Worksession and BOMA regular meeting (1st Reading)	Discussion to consider Annexation by Referendum, and associated Plan of Services and Zoning; 1st reading of Annexation and Zoning items
Tuesday, September 14	BOMA Public Hearing	RES Annexation by Referendum (42 days prior to referendum date: must be 30-60 days; can't be August 24 because that's 63 days) RES Plan of Services ORD Zone properties
Tuesday, September 22	BOMA 3rd Reading	ORD Zone properties
Tuesday, October 26, 2021	City Election; vote on referendum	
30 days after certification of election results		Annexation, Plan of Services and Zone properties become effective

City of Franklin

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

File #: 21-02177

DATE: June 18, 2021

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Consideration Of Resolution 2021-114, A Resolution Adopting A Plan Of Services For The Annexation Of 110 Spencer Creek Road, 112 Spencer Creek Road, And 2021 Old South Berrys Chapel Road, By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7582
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Cal Turner

BACKGROUND/STAFF COMMENTS:

As of July 20, 2021, the applicant has since requested withdrawel of their annexation, plan of services, and zoning requests.

The applicant is requesting a Plan of Services for properties located located east of Hillsboro Road and south of South Berry's Chapel Road, at 110 Spencer Creek Road, 112 Spencer Creek Road, and 2021 Old South Berry's Chapel Road. Resolution 2021-114 is a City of Franklin drafted plan of services for the properties being considered as part of the proposed request for a referendum for annexation, Resolution 2021-115. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 60.18 acres.

The Property is located within the Mallory Valley water service area. A greater than 9,000 foot extension of reclaimed water would be required to serve the Properties. For this reason, reclaimed water will not be required to be extended to the Properties. The properties do not lie within any identified basin as defined in the City of Franklin Sanitary Sewer Basin Study. The Owner will be required to provide Engineering design, construction, easements, rights-of-way, and the costs associated with the on-site sanitary sewer infrastructure required to serve any development of these Properties. At this time, the City understands that this property tying into the existing low pressure system to its West, which currently only serves County residents, will not cause issues with Williamson County, but if that changes, the issue will need to be revisited.

Access to the Properties will be provided from Brookside Drive and an extension of Fieldstone Parkway. The extension of Fieldstone Parkway is required prior to/with any development. If the extension of Fieldstone Parkway is not deemed a priority at this time by the Board of Mayor and Aldermen, staff would no longer recommend approval of this annexation.

No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-114 be recommended to the Board of Mayor and Aldermen for approval, with the acknowledgment that Fieldstone Parkway is required to be extended when the properties are developed.

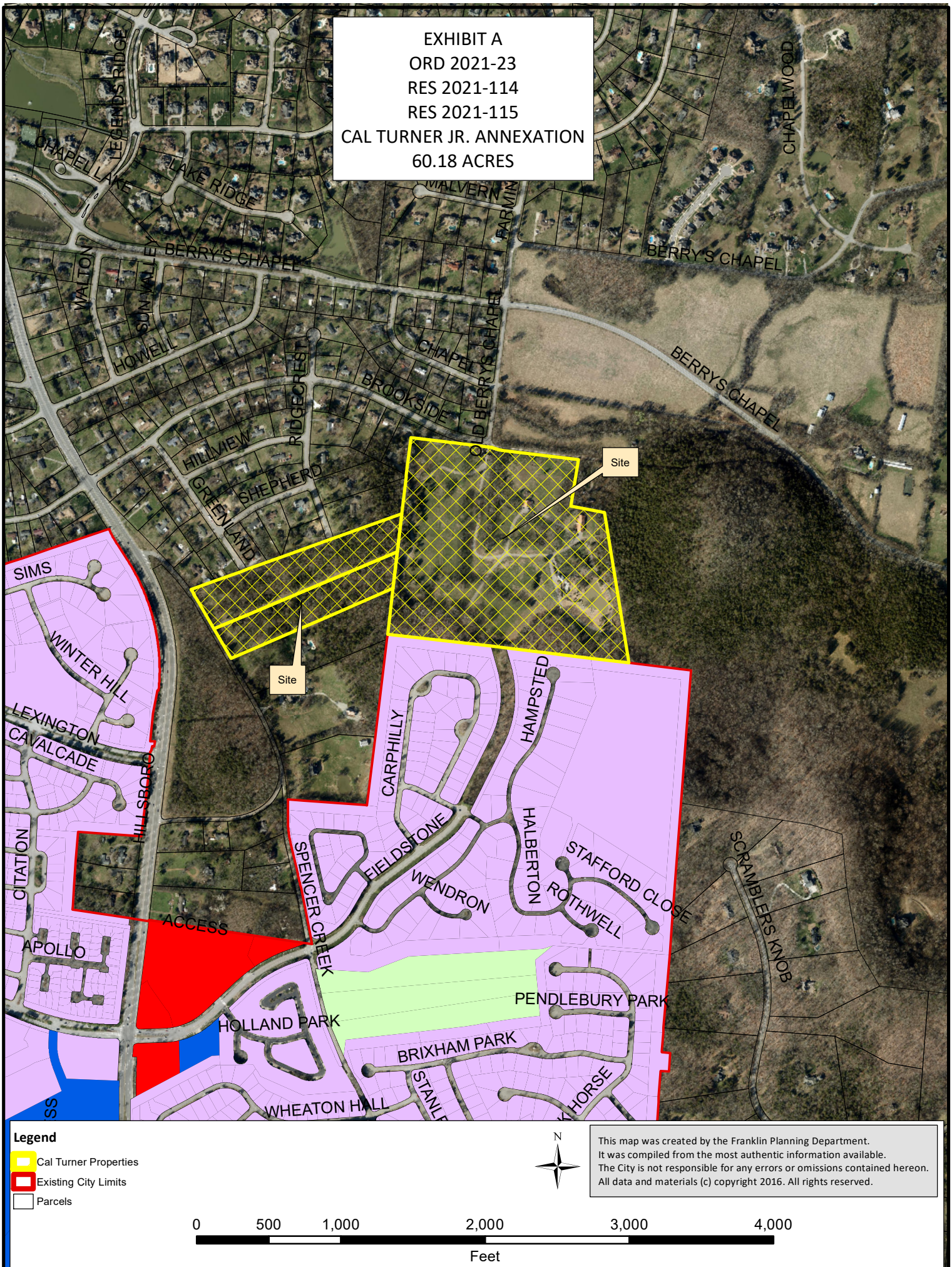
EXHIBIT A
ORD 2021-23
RES 2021-114
RES 2021-115
CAL TURNER JR. ANNEXATION
60.18 ACRES
Site
Site
BERRY'S CHAPEL
BERRYS CHAPEL
OLD BERRYS CHAPEL
CHAPELWOOD
LEGENDS RIDGE
CHAPEL LAKE
LAKE RIDGE
MALVERN
FARMIN
MALTON
SUNNYHILL
HOWELL
RIDGECREST
BROOKSIDE
CHAPELVIEW
HILLVIEW
GREENLAND
SHEPHERD
SIMS
WINTER HILL
LEXINGTON
CAVALCADE
HILLSBORO
CITATION
APOLLO
ACCESS
CARPHILLY
HAMPSTED
SPENCER CREEK
FIELDSTONE
WENDRON
HALBERTON
STAFFORD CLOSE
ROTHWELL
SCRAMBLERS KNOB
PENDLEBURY PARK
HOLLAND PARK
BRIXHAM PARK
WHEATON HALL
Legend
Cal Turner Properties
Existing City Limits
Parcels
N
This map was created by the Franklin Planning Department.
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The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2021-114

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 110 SPENCER CREEK ROAD, 112 SPENCER CREEK ROAD, AND 2021 OLD SOUTH BERRY'S CHAPEL ROAD, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, Cal Turner, Jr., ("Owner") of property located at 110 Spencer Creek Road, 112 Spencer Creek Road, and 2021 Old South Berry's Chapel Road ("Properties") petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex the Properties adjoining the City limits and located outside of the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located east of Hillsboro Road and south of South Berry's Chapel Road, contiguous to the City limits, outside of the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
037 – 01001	8.46
037 – 01002	7.24
037 – 03301	44.48
Total	60.18

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Properties; and

WHEREAS, the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Properties.

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

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the Mallory Valley service area.
2. Water availability shall be approved and provided through Mallory Valley prior to annexation.

3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a greater than 9,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property does not lie within a Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department.
3. The Owner shall be required to extend the sanitary sewer infrastructure to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans do not cover proposed sewer for this property.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way, and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.
8. At this time, the City understands that this property tying into the existing low pressure system to its West, which currently only serves County residents, will not cause issues with Williamson County, but if that changes, the issue will need to be revisited.

D. Stormwater

1. The Owner shall be responsible for the engineering, design, and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Brookside Drive and an extension of Fieldstone Parkway.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be

determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of streetlights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional staffing or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental Services

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall take effect from and after its adoption.

SECTION III: The plan of service shall be effective contingent on the certification of the election (referendum) and shall be effective 30 days after the certification of the election to coincide with the timing of the election.

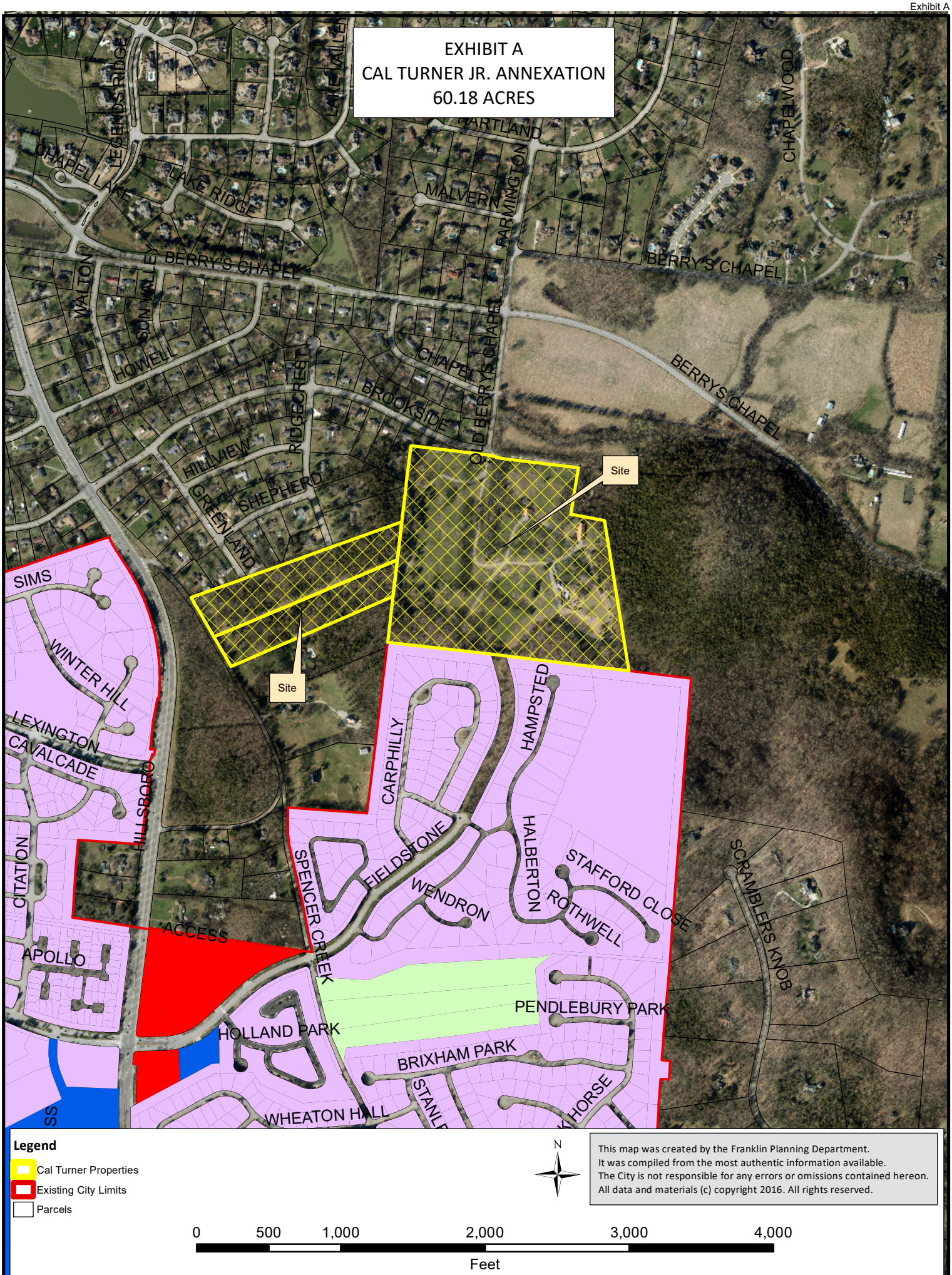
ADOPTED THIS _____.

_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney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LAKE VALLEY
HARTLAND
CHAPEL LAKE
LAKE RIDGE
MALVERN
FARMINGTON
CHAPELWOOD
BERRY'S CHAPEL
BERRY'S CHAPEL
WALTON
SUN VALLEY
HOWELL
CHAPEL
OLD BERRYS CHAPEL
BERRYS CHAPEL
RIDGECREST
BROOKSIDE
HILLVIEW
SHEPHERD
GREENLAND
SIMS
WINTER HILL
LEXINGTON
CAVALCADE
HILLSBORO
CITATION
APOLLO
ACCESS
CARPHILLY
HAMPSTED
FIELDSTONE
SPENCER CREEK
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Cal Turner Properties
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Annexation by Referendum Timeline (OCTOBER ELECTION)		
Monday, February 8th (aligns with initial submittal) -or- Monday, March 1st	Applicant completes application in IDT for Annexation initiation; provides owner affidavits and parcel descriptions of all properties included in request	1-2 months for staff to prepare RES Proposed Annexation by Referendum, DRAFT Plan of Services
Staff must create title for Worksession agenda by April 5th, and have agenda item ready by April 8th		
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Inform Election Commission of intent to have a referendum vote on the October ballot		
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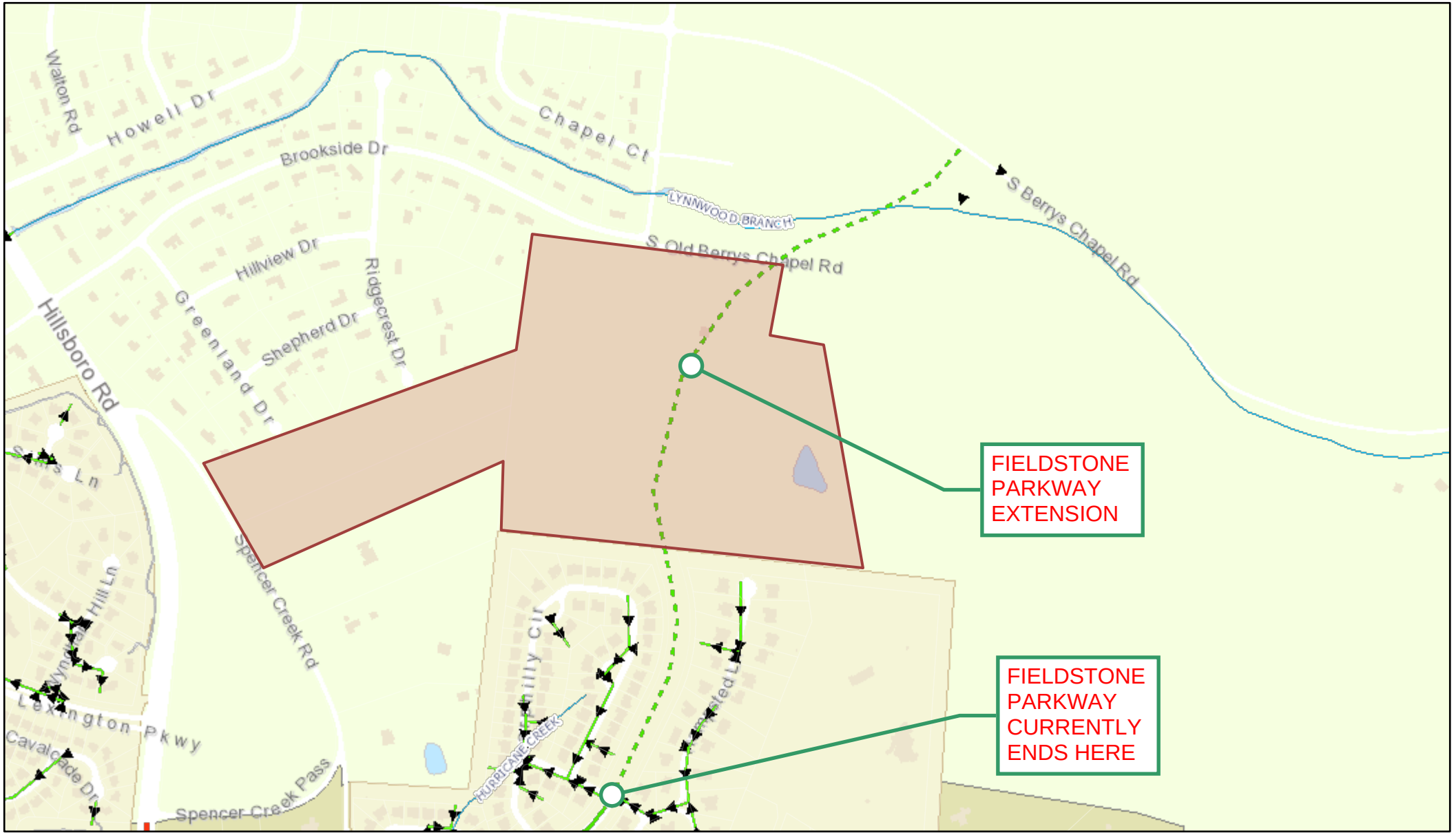
Tuesday, September 22	BOMA 3rd Reading	ORD Zone properties
Tuesday, October 26, 2021	City Election; vote on referendum	
30 days after certification of election results		Annexation, Plan of Services and Zone properties become effective

Cal Turner Fieldstone Parkway Exhibit



5/5/2021, 11:02:27 AM

Parcels

Override 1

Hydro Lines

Major Thoroughfare Plan

Freeway/Expressway

Major Arterial

Minor Arterial

Major Collector

Minor Collector

Stormwater Gravity Mains

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

City of Franklin GIS dept., City of Franklin GIS Dept.

City of Franklin GIS Dept. | TBI | COF GIS Dept. | COF GIS | Esri., Inc., City of Naperville, Illinois | MVUD, HB&TS | COF Engineering Dept. | City of Franklin GIS Dept./Williamson County GIS Dept. | Williamson County Tennessee, City of Franklin Tennessee |

From: Lindsay Rackley
To: Amy Diaz-Barriga
Cc: Dana McLendon; Greg Gamble
Subject: Cal Turner Jr Properties (110, 112 Spence Creek Rd. and 2021 Old South Berrys Chapel Rd.)
Date: Monday, July 19, 2021 11:44:47 AM
Attachments: image001.png

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.

Amy,

We would like to formally request the withdraw of our application for the annexation/rezoning request of Cal Turner Jr Properties (110, 112 Spence Creek Rd. and 2021 Old South Berrys Chapel Rd.)

Thank you,

Lindsay Rackley
GDC
gamble design collaborative
210-367-4234 cell
324 Liberty Pike, Suite 145
Franklin, TN 37064

File #: 21-02178

DATE: June 18, 2021

TO: Franklin Municipal Planning Commission

FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Consideration Of Resolution 2021-115, A Resolution Requesting A Referendum For The Annexation Of Three Properties, Located East Of Hillsboro Road And South Of South Berrys Chapel Road, And Outside Of The Northern Portion Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7582
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Cal Turner

BACKGROUND/STAFF COMMENTS:
As of July 20, 2021, the applicant has since requested withdrawel of their annexation, plan of services, and zoning requests.

The City has received annexation requests for three properties that do not lie within any identified basin as defined in the City of Franklin Sanitary Sewer Basin Study. The properties are located outside of the northern portion of the UGB but contigious to the city limits. The properties are addressed as 110 Spencer Creek Road, 112 Spencer Creek Road, and 2021 Old South Berrys Chapel Road. A map of the property is attached. Annexation cannot occur until a referendum has been held, where a majority of the property owners requesting annexation vote to have their property annexed by the City of Franklin. This resolution authorizes the request to the Williamson County Election Commission to hold a referendum on October 26, 2021 in conjunction with the Franklin Municipal Election. A full timeline of the annexation by referendum is attached as an exhibit with this request. Also, once the property is annexed, all long-range planning documents will need be updated, including Envision Franklin, to reflect the new city limits, even though they extend beyond the Urban Growth Boundary.

The extension of Fieldstone Parkway is required prior to/with any new development of these

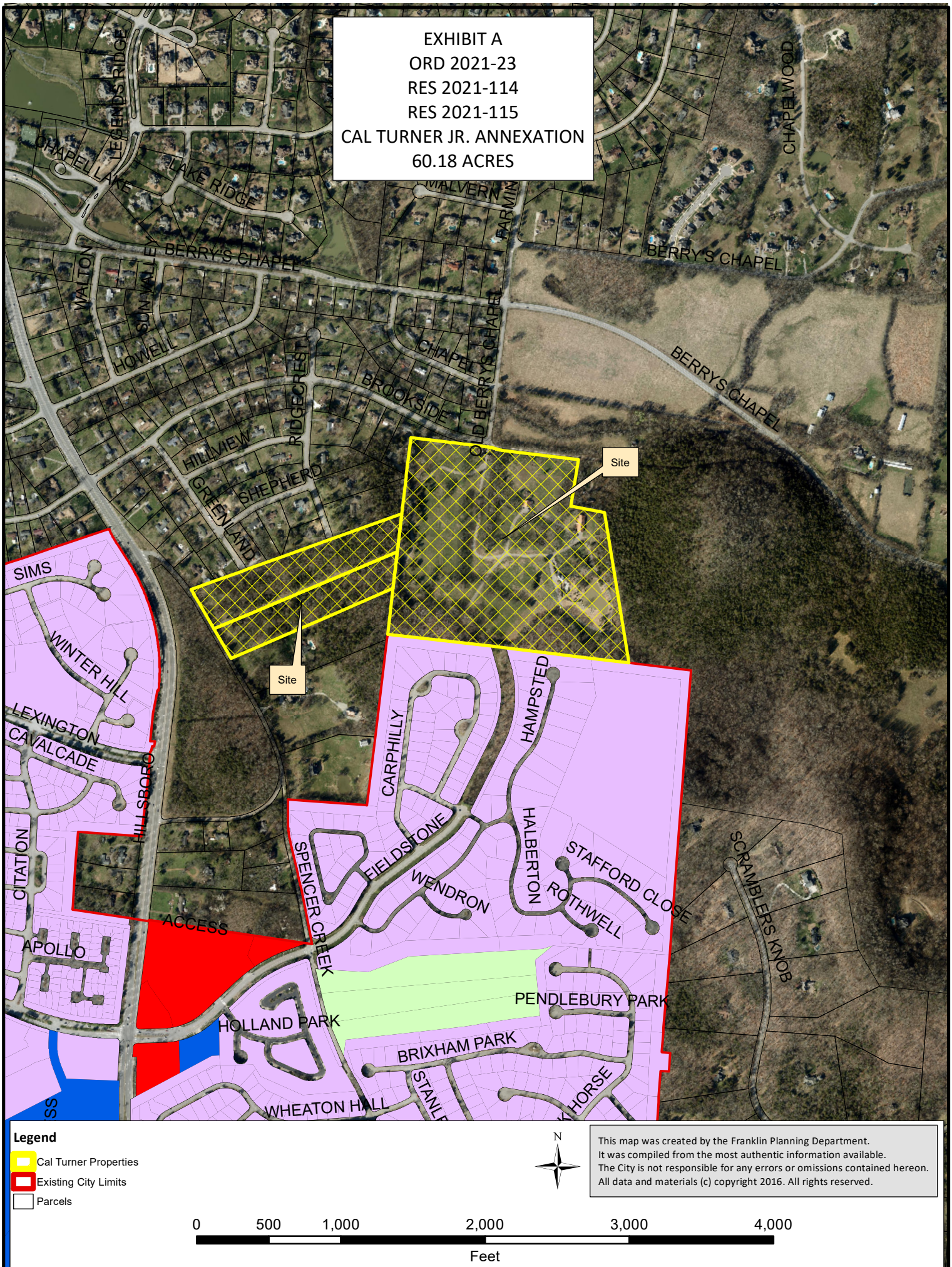
properties. If the extension of Fieldstone Parkway is not deemed a priority at this time by the Board of Mayor and Aldermen, staff would no longer recommend approval of this annexation.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-115 be recommended to the Board of Mayor and Aldermen for approval, with the acknowledgment that Fieldstone Parkway is required to be extended when the properties are developed.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WALTON
SUN VALLEY
HOWELL
CHAPEL
OLD BERRYS CHAPEL
BERRYS CHAPEL
RIDGECREST
BROOKSIDE
HILLVIEW
SHEPHERD
GREENLAND
SIMS
WINTER HILL
LEXINGTON
CAVALCADE
HILLSBORO
CITATION
APOLLO
ACCESS
CARPHILLY
HAMPSTED
FIELDSTONE
SPENCER CREEK
WENDRON
HALBERTON
STAFFORD CLOSE
ROTHWELL
SCRAMBLERS KNOB
PENDLEBURY PARK
HOLLAND PARK
BRIXHAM PARK
WHEATON HALL
Legend
Cal Turner Properties
Existing City Limits
Parcels
N
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RESOLUTION 2021-115

A RESOLUTION REQUESTING A REFERENDUM FOR THE ANNEXATION OF THREE PROPERTIES, LOCATED EAST OF HILLSBORO ROAD AND SOUTH OF SOUTH BERRYS CHAPEL ROAD, AND OUTSIDE OF THE NORTHWESTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB), BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-58-111 (c)(2) states as an alternative to a municipality annexing in a county's planned growth area or rural area by first amending the growth plan as described in subdivision (c)(1), a municipality may annex within a county's planned growth area or rural area, but the annexation must be by referendum only and not by ordinance, and the municipality must follow the referendum process as provided for in T.C.A. §§ 6-51-104 and 6-51-105; and

WHEREAS, T.C.A. § 6-51-104 (a) permits a municipality, when petitioned by interested persons, or upon its own initiative, by resolution for annexation by referendum; and

WHEREAS, T.C.A. § 6-51-105 (a) states at least thirty (30) days and not more than sixty (60) days after the last of such publications, the proposed annexation of territory shall be submitted by the county election commission in an election held on the request and at the expense of the proposing municipality, for approval or disapproval of the qualified voters who reside in the territory proposed for annexation; and

WHEREAS, T.C.A.§ 6-51-105 (e) states if a majority of all the qualified voters voting thereon in the territory proposed to be annexed, or in the event of two (2) elections as provided for in subsections (a) and (b), a majority of the voters voting thereon in the territory to be annexed and a majority of the voters voting thereon in the municipality approve the resolution, annexation as provided therein shall become effective thirty (30) days after the certification of the election or elections; and

WHEREAS, the property owner as listed below, petitioned the Board of Mayor and Aldermen of the City of Franklin, Tennessee, to annex 3 parcels, containing 60 +/- acres, located outside of the Franklin Urban Growth Boundary; and

WHEREAS, the Properties are located east of Hillsboro Road and South of South Berrys Chapel Road, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map	Parcel	Acreage	Address	Owner
037	01001	8.46	110 Spencer Creek Road	Cal Turner, Jr.
037	01002	7.24	112 Spencer Creek Road	Cal Turner, Jr.
037	03301	44.48	2021 Old S. Berrys Chapel Road	Cal Turner, Jr.
		60.18	TOTAL ACRES	

WHEREAS, the referendum shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, a Plan of Services for the area petitioned to be annexed will be adopted prior to the annexation becoming effective, in order to provide for future development in accordance with City standards.

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

SECTION I. Pursuant to the provisions of T.C.A. §§ 6-51-104 and 6-51-105, as amended, the City of Franklin requests that a referendum for annexation be held for the following properties:

Map	Parcel	Acreage	Address	Owner
037	01001	8.46	110 Spencer Creek Road	Cal Turner, Jr.
037	01002	7.24	112 Spencer Creek Road	Cal Turner, Jr.
037	03301	44.48	2021 Old S. Berrys Chapel Road	Cal Turner, Jr.
		60.18	TOTAL ACRES	

SECTION II. The City of Franklin requests the referendum be held on October 26, 2021, in conjunction with the State General Elections.

SECTION III. The question to be submitted to the qualified voters who reside in the area proposed to be annexed shall be "FOR ANNEXATION" and "AGAINST ANNEXATION."

SECTION IV. This Resolution shall take effect from and after its adoption.

ADOPTED THIS _____.

_____
ERIC S. STUCKEY
City Administrator

_____
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: _____

Law Dept. approved 07.14.21

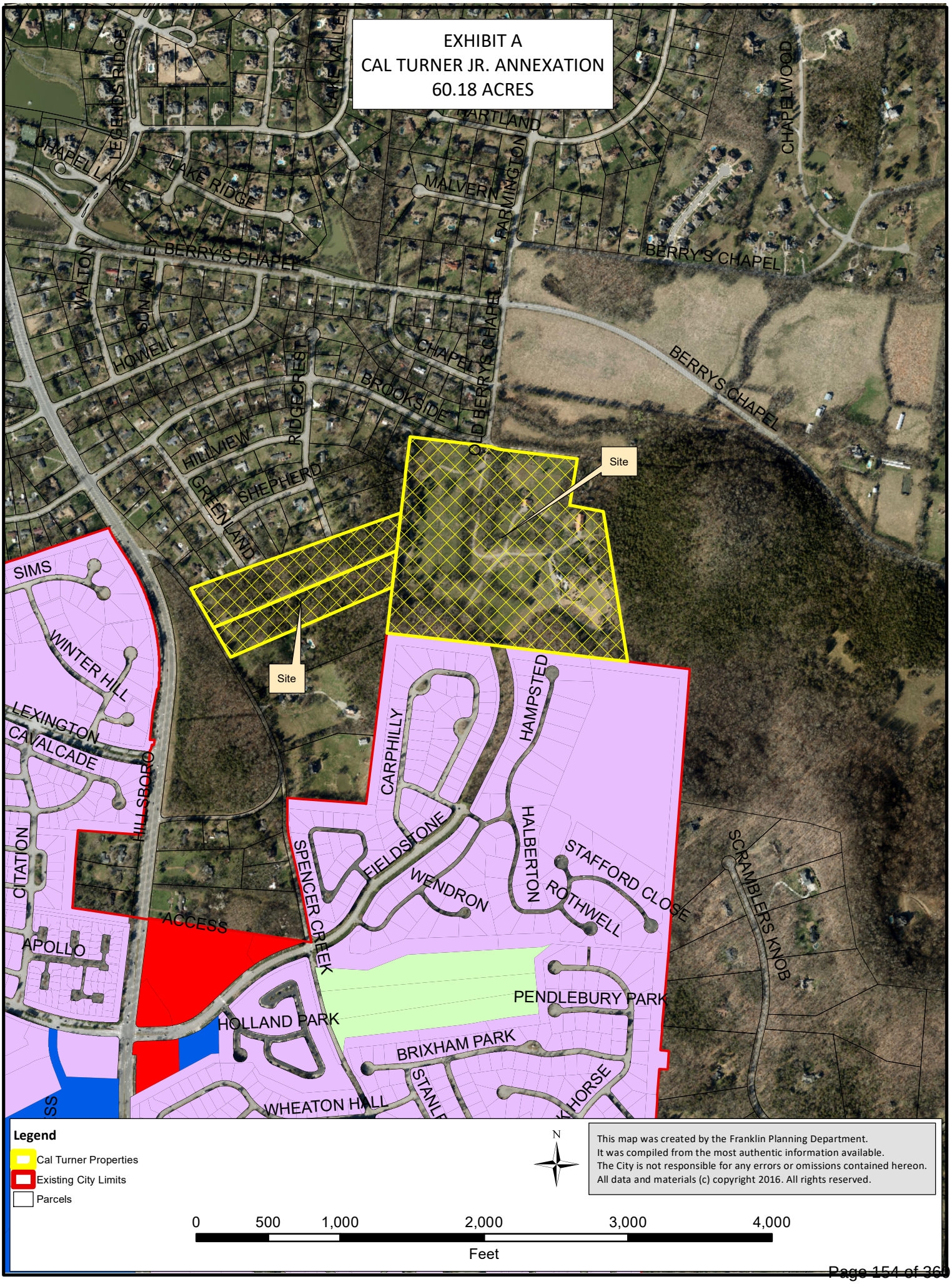
EXHIBIT A
CAL TURNER JR. ANNEXATION
60.18 ACRES
Site
Site
BERRY'S CHAPEL
BERRYS CHAPEL
OLD BERRYS CHAPEL
CHAPEL LAKE
LEGENDS RIDGE
LAKE RIDGE
LAKE VALLEY
HARTLAND
MALVERN
FARMINGTON
CHAPELWOOD
MALTON
SUNNYHILL
HOWELL
BROOKSIDE
RIDGECREST
HILLVIEW
GREENLAND
SHEPHERD
SIMS
WINTER HILL
LEXINGTON
CAVALCADE
HILLSBORO
CITATION
APOLLO
ACCESS
SPENCER CREEK
CARPHILLY
HAMPSTED
FIELDSTONE
WENDRON
HALBERTON
STAFFORD CLOSE
ROTHWELL
SCRAMBLERS KNOB
PENDLEBURY PARK
HOLLAND PARK
BRIXHAM PARK
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Legend
Cal Turner Properties
Existing City Limits
Parcels
N
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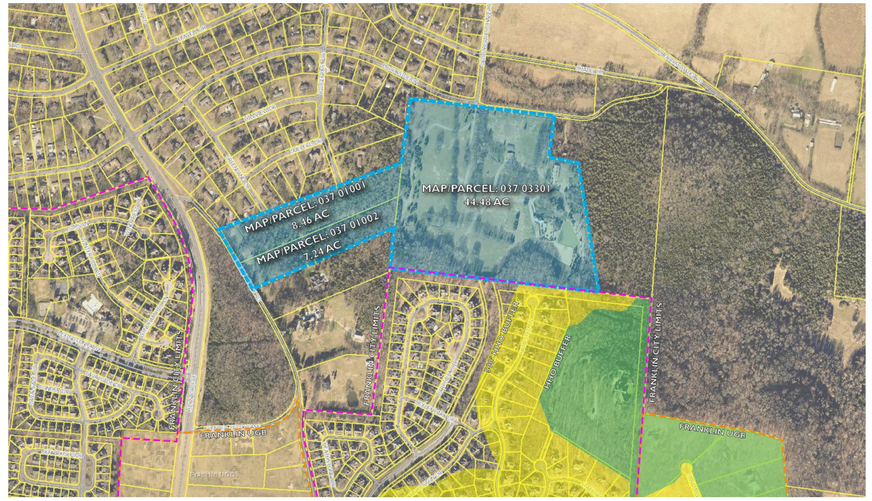
TURNER PROPERTIES
REZONING REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

TURNER PROPERTIES

SITE DATA

SUBDVISION/DEVELOPMENT:	TURNER PROPERTIES
COF PROJECT NUMBER:	
TAX MAP & PARCELS:	MAP 37, PARCEL 01001 MAP 37, PARCEL 01002 MAP 37, PARCEL 03301
ADDRESS	110 SPENCER CREEK ROAD 112 SPENCER CREEK ROAD 2021 OLD S BERRY'S CHAPEL ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8
SITE ACREAGE:	60.18 AC
EXISTING ZONING:	RURAL PRESERVATION 5 (WILLIAMSON COUNTY)
PROPOSED ZONING:	ESTATE RESIDENTIAL
OTHER APPLICABLE OVERLAYS:	500' HHO BUFFER
ENVISION FRANKLIN:	N/A

SHEET INDEX

C0.0 COVER SHEET

C1.0 EXISTING CONDITIONS

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

ENGINEER:

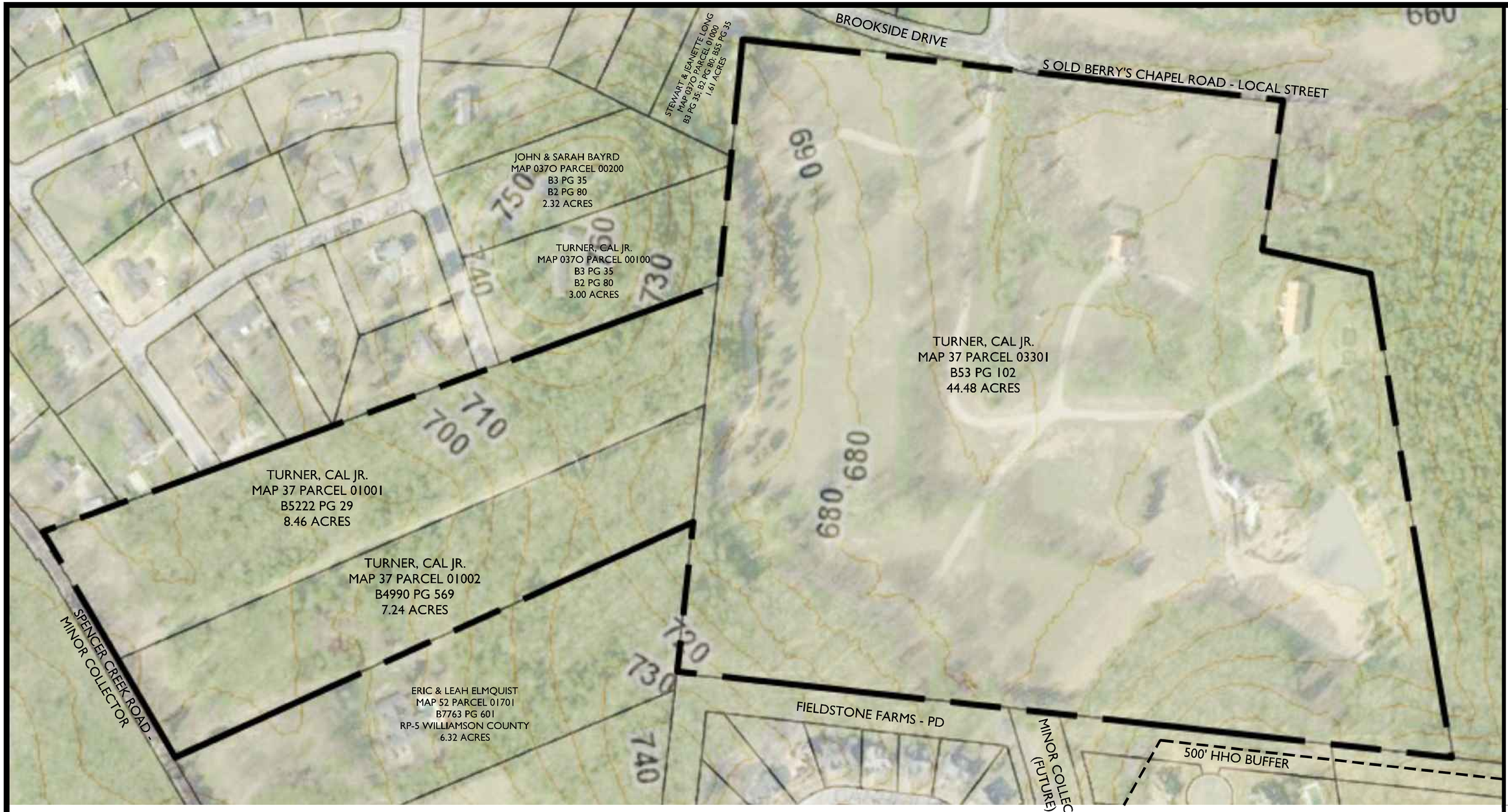
DEVELOPER:

OWNER:
TURNER, CAL JR.
138 2ND AVE N #200
NASHVILLE, TN 37201

DATE: JUNE 7, 2021

COF #:

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



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TURNER PROPERTIES
REZONING REQUEST
Franklin, Williamson County, Tennessee

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

SHEET
C1.0
PROJECT# xxxx

Annexation by Referendum Timeline (OCTOBER ELECTION)		
Monday, February 8th (aligns with initial submittal) -or- Monday, March 1st	Applicant completes application in IDT for Annexation initiation; provides owner affidavits and parcel descriptions of all properties included in request	1-2 months for staff to prepare RES Proposed Annexation by Referendum, DRAFT Plan of Services
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Tuesday, May 25	BOMA Public Hearing	RES Proposed Annexation by Referendum and DRAFT Plan of Services
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Inform Election Commission of intent to have a referendum vote on the October ballot		
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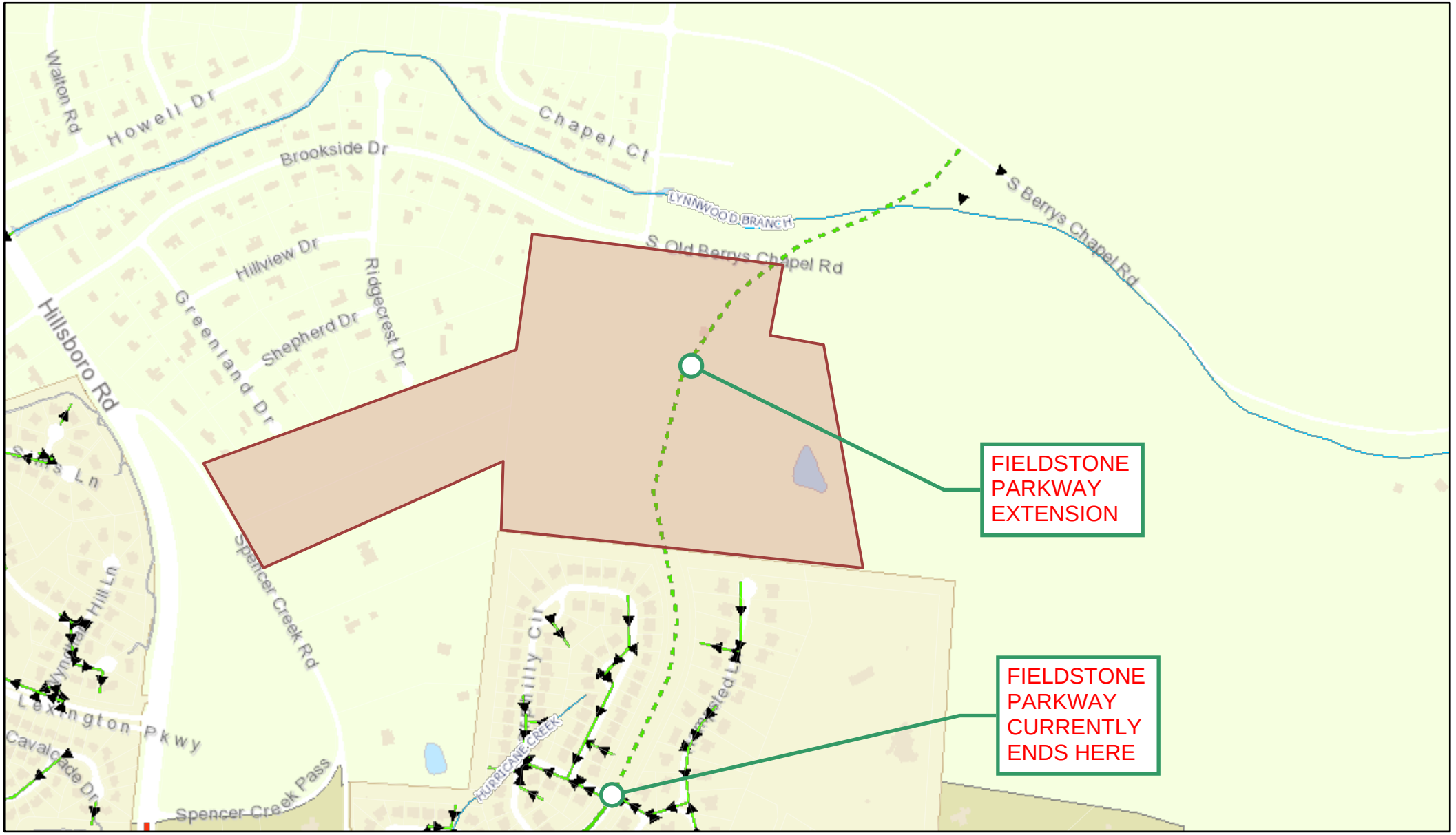
Tuesday, September 22	BOMA 3rd Reading	ORD Zone properties
Tuesday, October 26, 2021	City Election; vote on referendum	
30 days after certification of election results		Annexation, Plan of Services and Zone properties become effective

Cal Turner Fieldstone Parkway Exhibit



5/5/2021, 11:02:27 AM

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0 0.1 0.2 0.4 km

City of Franklin GIS dept., City of Franklin GIS Dept.

Parcels

Override 1

Hydro Lines

Major Thoroughfare Plan

Freeway/Expressway

Major Arterial

Minor Arterial

Major Collector

Minor Collector

Stormwater Gravity Mains

City of Franklin GIS Dept. | TBI | COF GIS Dept. | COF GIS | Esri., Inc., City of Naperville, Illinois | MVUD, HB&TS | COF Engineering Dept. | City of Franklin GIS Dept./Williamson County GIS Dept. | Williamson County Tennessee, City of Franklin Tennessee |

From: Lindsay Rackley
To: Amy Diaz-Barriga
Cc: Dana McLendon; Greg Gamble
Subject: Cal Turner Jr Properties (110, 112 Spence Creek Rd. and 2021 Old South Berrys Chapel Rd.)
Date: Monday, July 19, 2021 11:44:47 AM
Attachments: image001.png

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.

Amy,

We would like to formally request the withdraw of our application for the annexation/rezoning request of Cal Turner Jr Properties (110, 112 Spence Creek Rd. and 2021 Old South Berrys Chapel Rd.)

Thank you,

Lindsay Rackley
GDC
gamble design collaborative
210-367-4234 cell
324 Liberty Pike, Suite 145
Franklin, TN 37064

City of Franklin

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

File #: 21-02176

DATE: June 18, 2021

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Consideration Of Ordinance 2021-23, An Ordinance To Zone 60.18 Acres Estate Residential (ER) District, For Three Properties Located East Of Hillsboro Road And South Of South Berrys Chapel Road.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7582
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Cal Turner

BACKGROUND/STAFF COMMENTS:
As of July 20, 2021, the applicant has since requested withdrawel of their annexation, plan of services, and zoning requests.

The applicant is requesting to zone the properties at 110 Spencer Creek Road, 112 Spencer Creek Road, and 2021 Old South Berrys Chapel Road to Estate Residential (ER), should the Plan of Services, RES 2021-114, and Annexation, RES 2021-115, be approved by BOMA and the referendum for annexation pass. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels. The proposed zoning of Estate Residential (ER) is appropriate for the existing land use and is consistent with the zoning of the surrounding properties that were recently annexed into the City. No corresponding site plan or development plan for the property has been submitted 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 Ordinance 2021-23 be recommended to the Board of Mayor and Aldermen for approval.

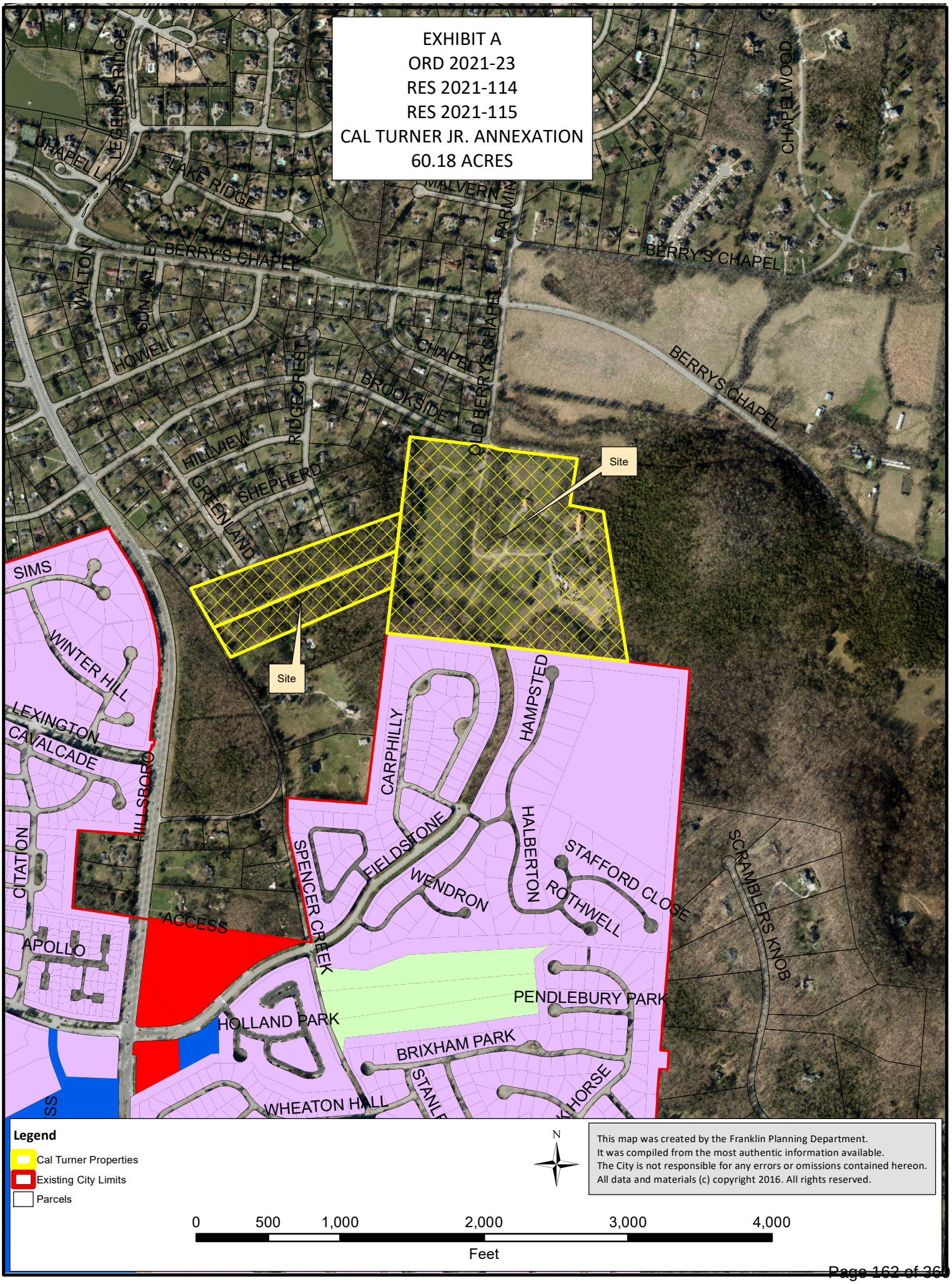
EXHIBIT A
ORD 2021-23
RES 2021-114
RES 2021-115
CAL TURNER JR. ANNEXATION
60.18 ACRES
Site
Site
BERRY'S CHAPEL
BERRYS CHAPEL
OLD BERRYS CHAPEL
CHAPELWOOD
LEGENDS RIDGE
CHAPEL LAKE
LAKE RIDGE
MALVERN
FARMIN
MALTON
SUNNYHILL
HOWELL
RIDGECREST
BROOKSIDE
CHAPELVIEW
HILLVIEW
GREENLAND
SHEPHERD
SIMS
WINTER HILL
LEXINGTON
CAVALCADE
HILLSBORO
CITATION
APOLLO
ACCESS
CARPHILLY
HAMPSTED
SPENCER CREEK
FIELDSTONE
WENDRON
HALBERTON
STAFFORD CLOSE
ROTHWELL
SCRAMBLERS KNOB
PENDLEBURY PARK
HOLLAND PARK
BRIXHAM PARK
WHEATON HALL
Legend
Cal Turner Properties
Existing City Limits
Parcels
N
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ORDINANCE 2021-23

AN ORDINANCE TO ZONE 60.18 ACRES ESTATE RESIDENTIAL (ER) DISTRICT, FOR SEVERAL PROPERTIES LOCATED EAST OF HILLSBORO ROAD AND SOUTH OF SOUTH BERRY'S CHAPEL ROAD.

WHEREAS, Cal Turner, Jr., property owner, depicted below, ("Owner") of property located east of Hillsboro Road and south of South Berry's Chapel Road, as listed below and on Exhibit A ("Properties") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex Properties adjoining the City limits and located outside the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the BOMA has adopted a Plan of Services as described in Resolution 2021-115, and annexed the Properties through referendum held on October 26, 2021; and

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

WHEREAS, the Estate Residential (ER) district, provides zoning for land uses compatible with both the existing use of the property and the surrounding development; and

WHEREAS, the appropriate Overlay Districts will be assigned after the area can be studied by the Planning and Sustainability Department, and the land can be included in Envision Franklin; and

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

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 Properties shall be, and are hereby, zoned Estate Residential (ER) District:

PREMISES CONSIDERED

Map	Parcel	Acreage	Address	Owner
037	01001	8.46	110 Spencer Creek Road	Cal Turner, Jr.
037	01002	7.24	112 Spencer Creek Road	Cal Turner, Jr.
037	03301	44.48	2021 Old S. Berrys Chapel Road	Cal Turner, Jr.
		60.18	TOTAL ACRES	

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

SECTION III. The zoning shall be effective contingent on the certification of the election (referendum) and shall be effective 30 days after the certification of the election to coincide with the timing of the annexation.

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

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

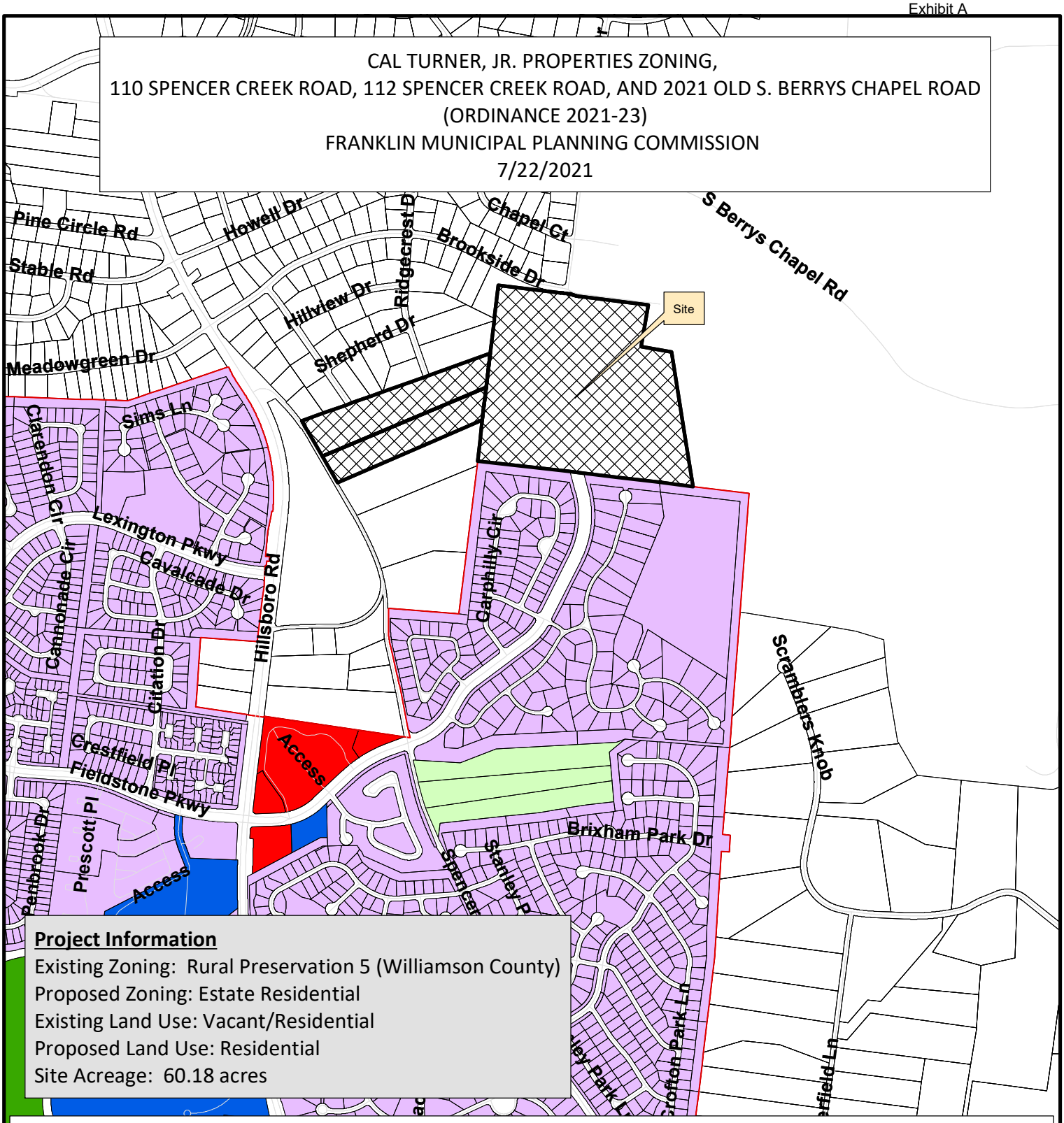
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

CAL TURNER, JR. PROPERTIES ZONING,
110 SPENCER CREEK ROAD, 112 SPENCER CREEK ROAD, AND 2021 OLD S. BERRYS CHAPEL ROAD
(ORDINANCE 2021-23)
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021



Project Information

Existing Zoning: Rural Preservation 5 (Williamson County)
Proposed Zoning: Estate Residential
Existing Land Use: Vacant/Residential
Proposed Land Use: Residential
Site Acreage: 60.18 acres

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

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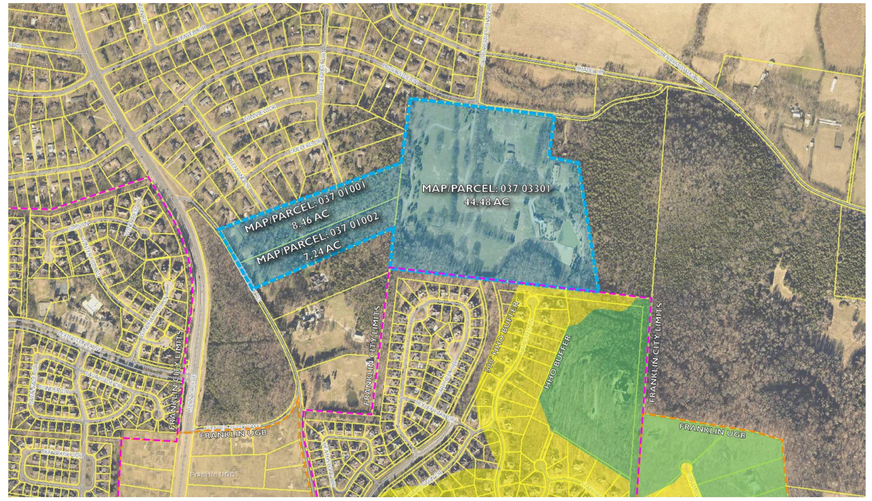
TURNER PROPERTIES
REZONING REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

TURNER PROPERTIES

SITE DATA

SUBDVISION/DEVELOPMENT:	TURNER PROPERTIES
COF PROJECT NUMBER:	
TAX MAP & PARCELS:	MAP 37, PARCEL 01001 MAP 37, PARCEL 01002 MAP 37, PARCEL 03301
ADDRESS	110 SPENCER CREEK ROAD 112 SPENCER CREEK ROAD 2021 OLD S BERRY'S CHAPEL ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8
SITE ACREAGE:	60.18 AC
EXISTING ZONING:	RURAL PRESERVATION 5 (WILLIAMSON COUNTY)
PROPOSED ZONING:	ESTATE RESIDENTIAL
OTHER APPLICABLE OVERLAYS:	500' HHO BUFFER
ENVISION FRANKLIN:	N/A

SHEET INDEX

C0.0 COVER SHEET

C1.0 EXISTING CONDITIONS

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

ENGINEER:

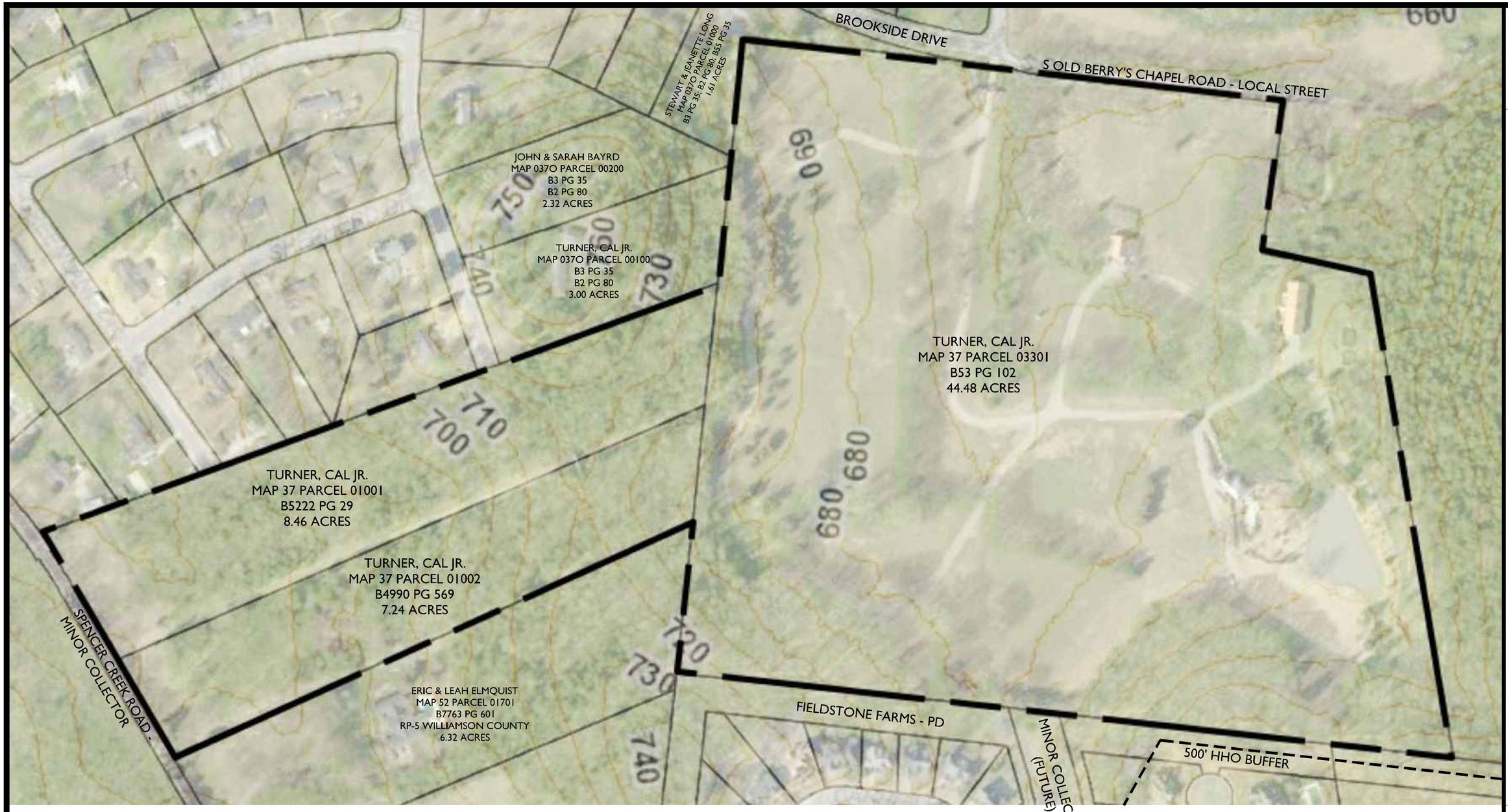
DEVELOPER:

OWNER:
TURNER, CAL JR.
138 2ND AVE N #200
NASHVILLE, TN 37201

DATE: JUNE 7, 2021

COF #:

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



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TURNER PROPERTIES
REZONING REQUEST
Franklin, Williamson County, Tennessee

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

SHEET
C1.0
PROJECT# xxxx

Annexation by Referendum Timeline (OCTOBER ELECTION)		
Monday, February 8th (aligns with initial submittal) -or- Monday, March 1st	Applicant completes application in IDT for Annexation initiation; provides owner affidavits and parcel descriptions of all properties included in request	1-2 months for staff to prepare RES Proposed Annexation by Referendum, DRAFT Plan of Services
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30 days after certification of election results		Annexation, Plan of Services and Zone properties become effective

From: Lindsay Rackley
To: Amy Diaz-Barriga
Cc: Dana McLendon; Greg Gamble
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Date: Monday, July 19, 2021 11:44:47 AM
Attachments: image001.png

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Amy,

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Thank you,

Lindsay Rackley
GDC
gamble design collaborative
210-367-4234 cell
324 Liberty Pike, Suite 145
Franklin, TN 37064

City of Franklin

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

File #: 21-02181

DATE: June 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 2021-29, An Ordinance To Adjust Boundaries Of The Hillside Hillcrest Overlay (HHO) For The Property Located South Of Mack Hatcher Parkway And East Of Franklin Road, At 354 Franklin Road.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7576
Applicant: Greg Gamble, GDC
Owner: Cumberland and Western Resources, LLC, Greg Betterton, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to adjust the location of the Hillside Hillcrest Overlay (HHO) district for the property located at 354 Franklin Road. The HHO district is intended to protect the City's hillsides and hillcrests, including their natural and topographic character and identity, environmental sensitivities, aesthetic qualities, and viewshed by limiting the development and preventing overly obtrusive uses within the overlay.

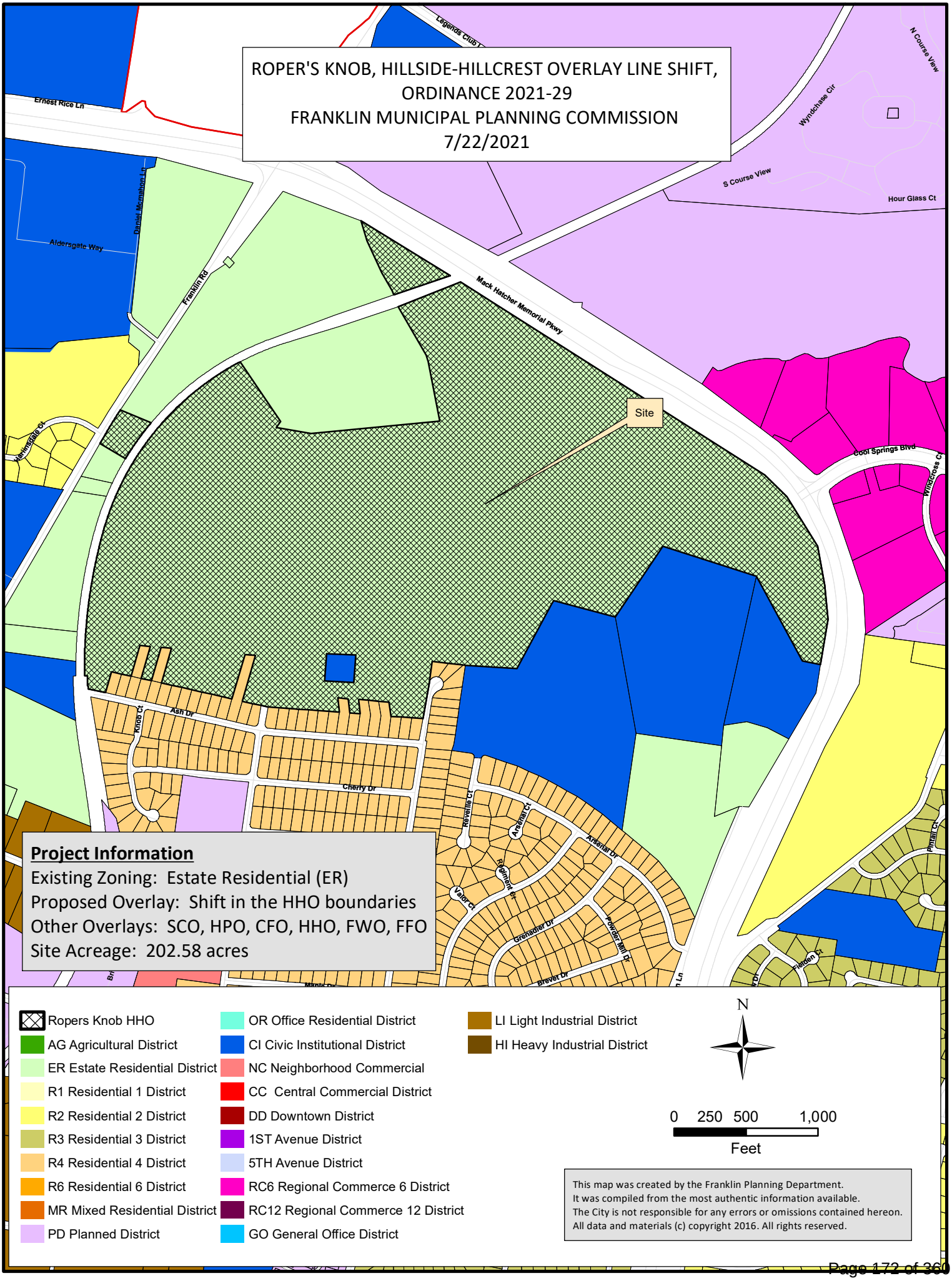
The subject property consists of approximately 202 acres and is located east of Franklin Road and south of Mack Hatcher within the vicinity of Roper's Knob. The proposed HHO line fails to protect the existing tree line, particularly on the eastern portion of the property, and does not meet the intent and purpose of the HHO. It was apparent to staff, while on the site visit, that the base of the hill fell along the existing tree line. Staff believes that moving the HHO beyond the tree line would allow for the potential of the tree line to be removed, and for development to be built at a height that would begin to block the viewshed of this natural resource. Additionally, by locating the HHO line closer to the steeper grade, new development would further disrupt the viewshed of Roper's Knob and the surrounding area. Therefore, Staff does not support the proposed re-structuring of the HHO line for this property.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Ordinance 2021-29 be recommended to the Board of Mayor and Aldermen for disapproval.


ROPER'S KNOB, HILLSIDE-HILLCREST OVERLAY LINE SHIFT,
ORDINANCE 2021-29
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021
Site
Project Information
Existing Zoning: Estate Residential (ER)
Proposed Overlay: Shift in the HHO boundaries
Other Overlays: SCO, HPO, CFO, HHO, FWO, FFO
Site Acreage: 202.58 acres
Ropers Knob HHO
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2021-29

AN ORDINANCE TO ADJUST BOUNDARIES OF THE HILLSIDE HILLCREST OVERLAY (HHO) FOR THE PROPERTY LOCATED SOUTH OF MACK HATCHER PARKWAY AND EAST OF FRANKLIN ROAD, AT 354 FRANKLIN ROAD.

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

WHEREAS, the Hillside Hillcrest Overlay (HHO) provides protection to the City's hillsides and hillcrests, including their natural and topographic character and identity, environmental sensitivities, aesthetic qualities, and viewshed; 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 have, and has hereby, the **HHO** adjusted to the proposed boundary as specified on Exhibit A:

PREMISES CONSIDERED

Map-Parcel	Acres
063-28.00	202.58
Total	202.58

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

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

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

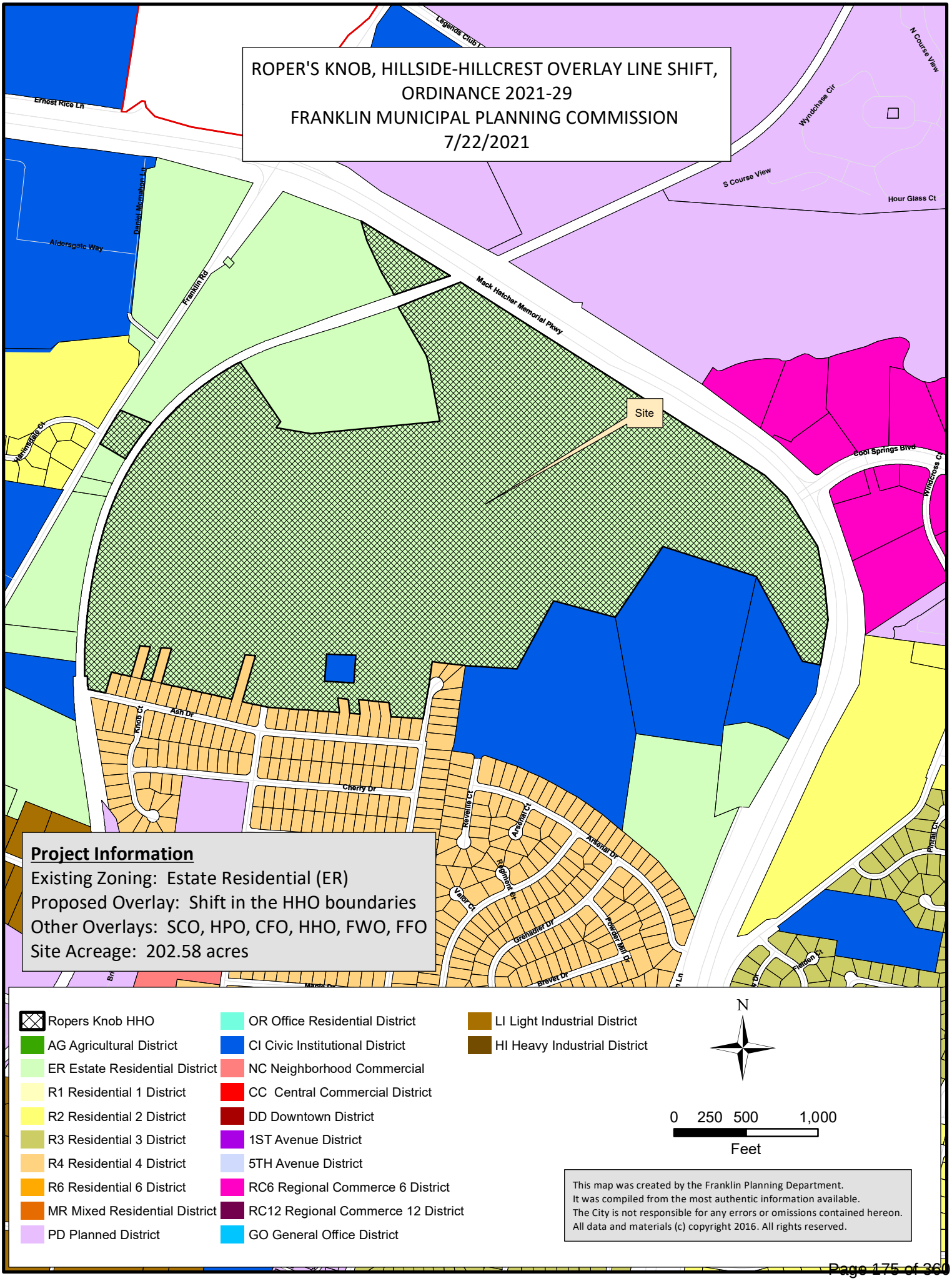
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____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FRANKLIN MUNICIPAL PLANNING COMMISSION
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N
0 250 500 1,000
Feet
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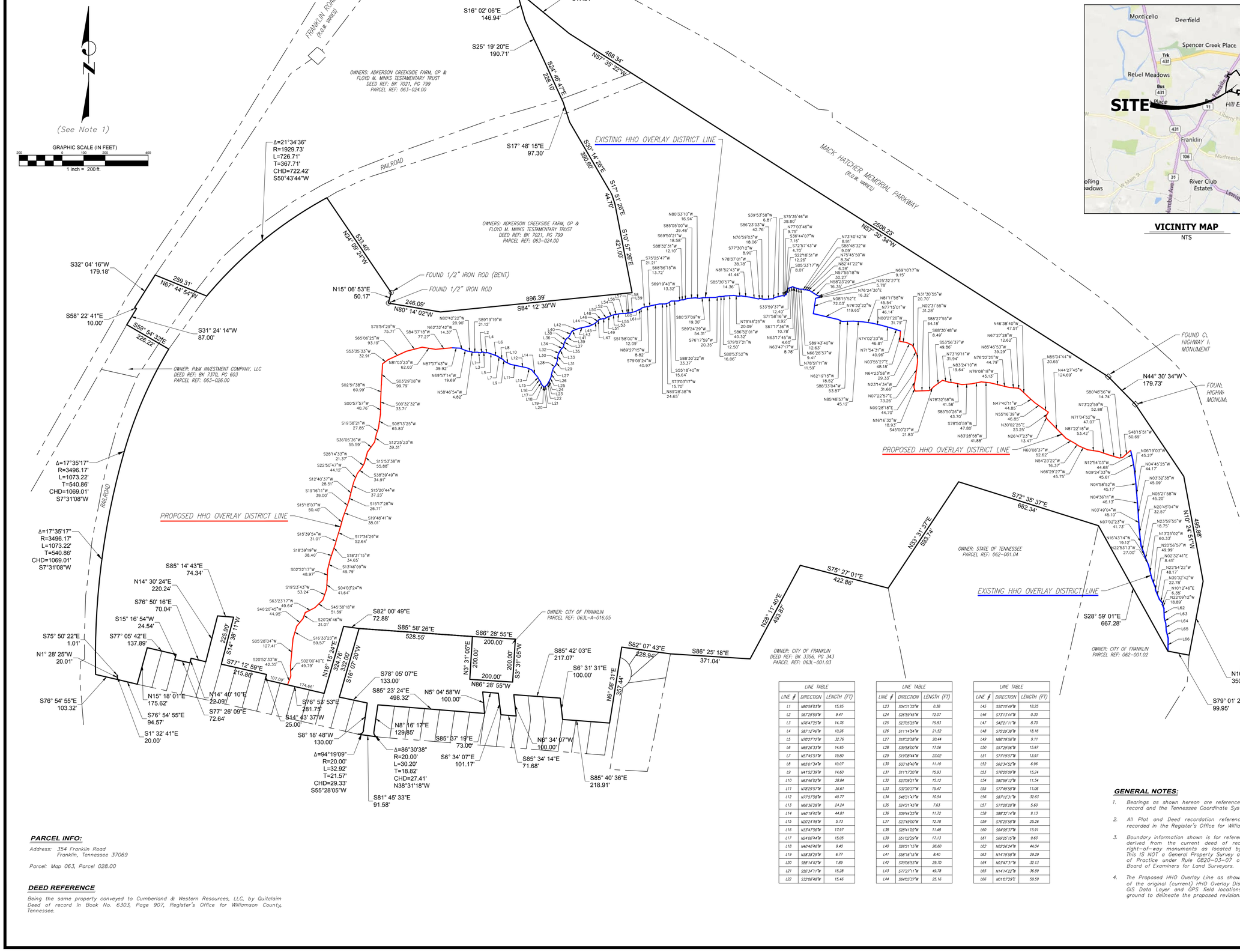


VICINITY MAP
NTS

LINE TABLE		
LINE #	DIRECTION	LENGTH (FT)
L1	N80°59'03"W	15.95
L2	S67°29'59"W	9.47
L3	N76°41'25"W	14.76
L4	S87°12'46"W	10.26
L5	N70°27'12"W	32.76
L6	N69°26'33"W	14.95
L7	N57°45'51"W	19.80
L8	N65°01'34"W	10.07
L9	N41°52'39"W	14.60
L10	N63°46'02"W	28.84
L11	N78°29'57"W	36.61
L12	N77°57'58"W	40.77
L13	N66°36'28"W	24.24
L14	N40°19'40"W	44.81
L15	N20°24'48"W	5.73
L16	N33°47'58"W	17.97
L17	N24°00'44"W	15.05
L18	N40°40'46"W	9.40
L19	N38°38'29"W	6.77
L20	S88°14'42"W	1.89
L21	S50°34'11"W	15.28
L22	S32°06'48"W	15.46

LINE TABLE		
LINE #	DIRECTION	LENGTH (FT)
L23	S04°31'23"W	0.38
L24	S26°59'45"W	12.07
L25	S23°05'23"W	15.83
L26	S11°14'34"W	21.52
L27	S18°32'58"W	20.44
L28	S39°58'00"W	17.06
L29	S19°08'44"W	23.02
L30	S07°18'40"W	11.10
L31	S11°17'20"W	15.93
L32	S27°09'21"W	15.12
L33	S33°20'27"W	15.47
L34	S48°31'41"W	10.54
L35	S24°21'43"W	7.63
L36	S09°44'23"W	11.72
L37	S27°49'00"W	12.78
L38	S28°41'02"W	11.48
L39	S51°02'29"W	17.13
L40	S26°21'15"W	26.60
L41	S58°16'15"W	8.40
L42	S70°06'53"W	29.70
L43	S77°27'11"W	49.78
L44	S64°03'37"W	25.16

LINE TABLE		
LINE #	DIRECTION	LENGTH (FT)
L45	S55°10'49"W	18.25
L46	S73°13'44"W	0.30
L47	S42°21'11"W	8.70
L48	S75°29'38"W	18.16
L49	N86°19'56"W	9.11
L50	S57°29'06"W	15.97
L51	S71°19'07"W	13.97
L52	S62°34'52"W	6.96
L53	S76°20'09"W	15.24
L54	S80°59'13"W	11.54
L55	S77°49'58"W	11.06
L56	S87°13'31"W	32.63
L57	S71°28'28"W	5.60
L58	S88°33'14"W	9.13
L59	S76°20'58"W	25.26
L60	S64°08'37"W	15.91
L61	S69°25'15"W	9.63
L62	N02°26'24"W	44.04
L63	N14°19'58"W	29.29
L64	N03°47'31"W	32.13
L65	N14°14'22"W	36.59
L66	N01°07'29"E	59.59

PARCEL INFO:

Address: 354 Franklin Road
Franklin, Tennessee 37069

Parcel: Map 063, Parcel 028.00

DEED REFERENCE

Being the same property conveyed to Cumberland & Western Resources, LLC, by Quitclaim Deed of record in Book No. 6303, Page 907, Register's Office for Williamson County, Tennessee.

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the current deed of record and the Tennessee Coordinate System of 1983.*
2. *All Plat and Deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
3. *Boundary information shown is for reference purposes only and was derived from the current deed of record and tied to existing right-of-way monuments as located by GPS and shown hereon. This IS NOT a General Property Survey as defined in the Standards of Practice under Rule 0820-03-07 of the Rules of Tennessee Board of Examiners for Land Surveyors.*
4. *The Proposed HHO Overlay Line as shown hereon is a combination of the original (current) HHO Overlay District line from the Franklin GIS Data Layer and GPS field locations of flags placed on the ground to delineate the proposed revisions to the District line.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
104 AUTUMN SPRINGS COURT
SUITES B-14 & B-15
FRANKLIN, TN 37067
TEL: (615) 778-0883
FAX: (615) 778-0865
EMAIL: kshreve@twm-inc.com

PROPOSED HHO OVERLAY EXHIBIT

354 FRANKLIN ROAD

City of Franklin
9th Civil District
Williamson County, Tennessee

FOR:
Cumberland & Western Resources, LLC

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

SEAL

KEN SHREEVE, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	210634
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS
DATE:	06-09-2021

SCALE: 1"=200'

1 OF 1

L:\2021\210634\4 CADD - BWG\4.6 Surv\210634_BASE.dwg Plotted By: kshreve

354 FRANKLIN ROAD
REZONING REQUEST
JULY 1, 2021
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

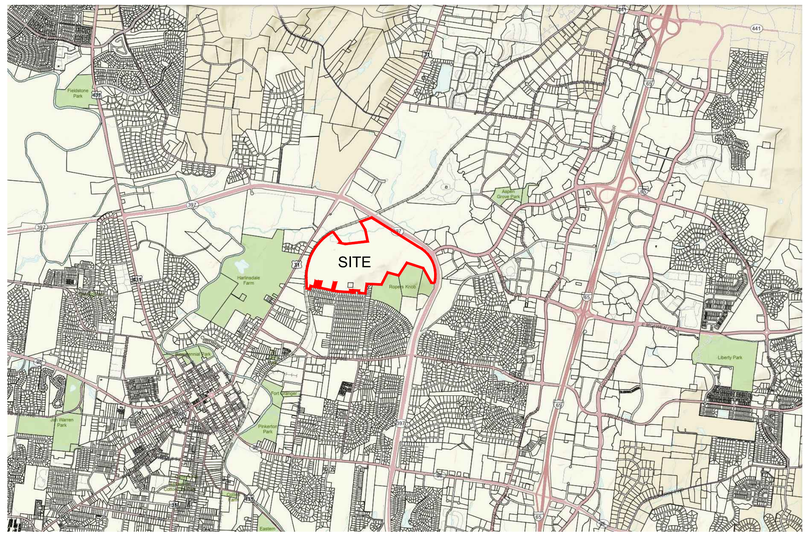
PARCELS
063 02800 00008063

PARCEL OWNERS

OWNER
CUMBERLAND & WESTERN RESOURCES LLC
2200 LAPSLEY LN
BOWLING GREEN, KY 42103
OWNER REPRESENTATIVE: GREG BETTERTON
941-488-4422
greg@bettertonlaw.com

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

SURVEYOR:
HARRAH AND ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
SUITE 400
BRENTWOOD, TN 37027
615-778-0863
rogerh@harrahgroup.com



NOT TO SCALE

STATEMENT OF IMPACTS

WATER FACILITIES
A PORTION OF THE SITE IS PROVIDED BY THE CITY OF FRANKLIN AND THE OTHER PORTION OF THE SITE IS PROVIDED BY MALLORY VALLEY.

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: FRANKLIN POLICE DEPARTMENT
900 COLUMBIA AVE, FRANKLIN, TN 37064 (2 MILES)

NEAREST FIRE STATION: FRANKLIN FIRE STATION 2
907 MURFREESBORO ROAD, FRANKLIN, TN 37064
(3.2 MILES)

NEAREST RECREATIONAL FACILITY: ROPER'S KNOB (ADJACENT PROPERTY)

PROJECTED STUDENT POPULATION
N/A

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

STREET NETWORK
FRANKLIN ROAD
MACK HATCHER PWKY

DRAINAGE FACILITIES
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.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN 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.

APPLICATION TO BE SUBMITTED UNDER 12/8/2020 ZONING ORDINANCE.

SITE DATA

COF PROJECT NUMBER:	7576
PARCEL(S):	MAP 063, PARCEL 028
ADDRESS:	354 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING SITE ACREAGE:	202.58 AC
EXISTING ZONING:	ER
PROPOSED ZONING:	ER
DESIGN CONCEPT:	CONSERVATION, CONSERVATION SUBDIVISION
APPLICABLE OVERLAYS:	HHO, 500' HHO BUFFER, FWO, FFO, CFO, HPO, SCO

REZONING JUSTIFICATION

THE HILLTOP HILLSIDE OVERLAY ZONE WAS APPLIED TO THIS PROPERTY TO SAVE AND PROTECT THE SIGNIFICANT NATURAL RESOURCE AND HISTORIC RESOURCE OF THE HILLS ASSOCIATED WITH ROPER'S KNOB. THE WESTERN AND NORTHERN EDGES OF THE HILLTOP HILLSIDE OVERLAY CURRENTLY COVER LAND THAT IS OPEN FIELD, CONTAINS BARNS, AND INCLUDES SLOPES THAT ARE MANMADE. THE CURRENT HILLTOP HILLSIDE OVERLAY LINE DOES NOT FOLLOW SPECIFIC CONTOUR ELEVATIONS AND IT IS OUR UNDERSTANDING THAT IT WAS NOT INTENDED TO. ONE CRITERIA THAT ESTABLISHES THE HILLTOP HILLSIDE OVERLAY LINE ARE THE SIGHT LINES FROM ARTERIAL ROADS, SUCH AS FRANKLIN ROAD AND MACK HATCHER. OTHER CRITERIA INCLUDE NATURALLY OCCURRING SLOPES OF 20% OR GREATER, THE PRESENCE OF COLLUVIAL SOILS, AND TREE CANOPY COVERAGE.

THE MANMADE FEATURES OF THE PROPERTY ARE IN LARGE PART OPEN FIELDS LOCATED BELOW THE SIGHTLINES FROM FRANKLIN ROAD AND MACK HATCHER PARKWAY, AND INCLUDE AREAS GRADED TO FLATTEN FIELDS. THESE AREAS ARE PROPOSED TO BE REMOVED FROM THE HHO OVERLAY ZONE. THE PROPOSED NEW HILLTOP HILLSIDE OVERLAY LINE DOES NOT FOLLOW A SPECIFIC CONTOUR LINE, AND INSTEAD FOLLOWS EXISTING TREELINES AND WOODLAND EDGES WHERE THE LAND HAS NOT BEEN DISTURBED OR GRADED, AND WHERE NATURALLY OCCURRING SLOPES ARE MORE IN THE RANGE OF 14%. THE NEW PROPOSED LINE IS BELOW THE SIGHTLINES FROM FRANKLIN ROAD AND MACK HATCHER, AND DOES PROTECT THE HISTORIC RESOURCE OF THE ROPER'S KNOB HILLS.

THE CITY OF FRANKLIN ZONING ORDINANCE DOES NOT RESTRICT THE DEVELOPMENT OF MANMADE SLOPES THAT ARE 14% OR GREATER WHEN LOCATED OUTSIDE OF AN HHO ZONE. MUCH OF THE LAND OVERLAYED BY THE CURRENT HILLTOP HILLSIDE OVERLAY IN THESE EDGE AREAS IS LESS THAN 10% OR HAS BEEN SHAPED THROUGH GRADING.

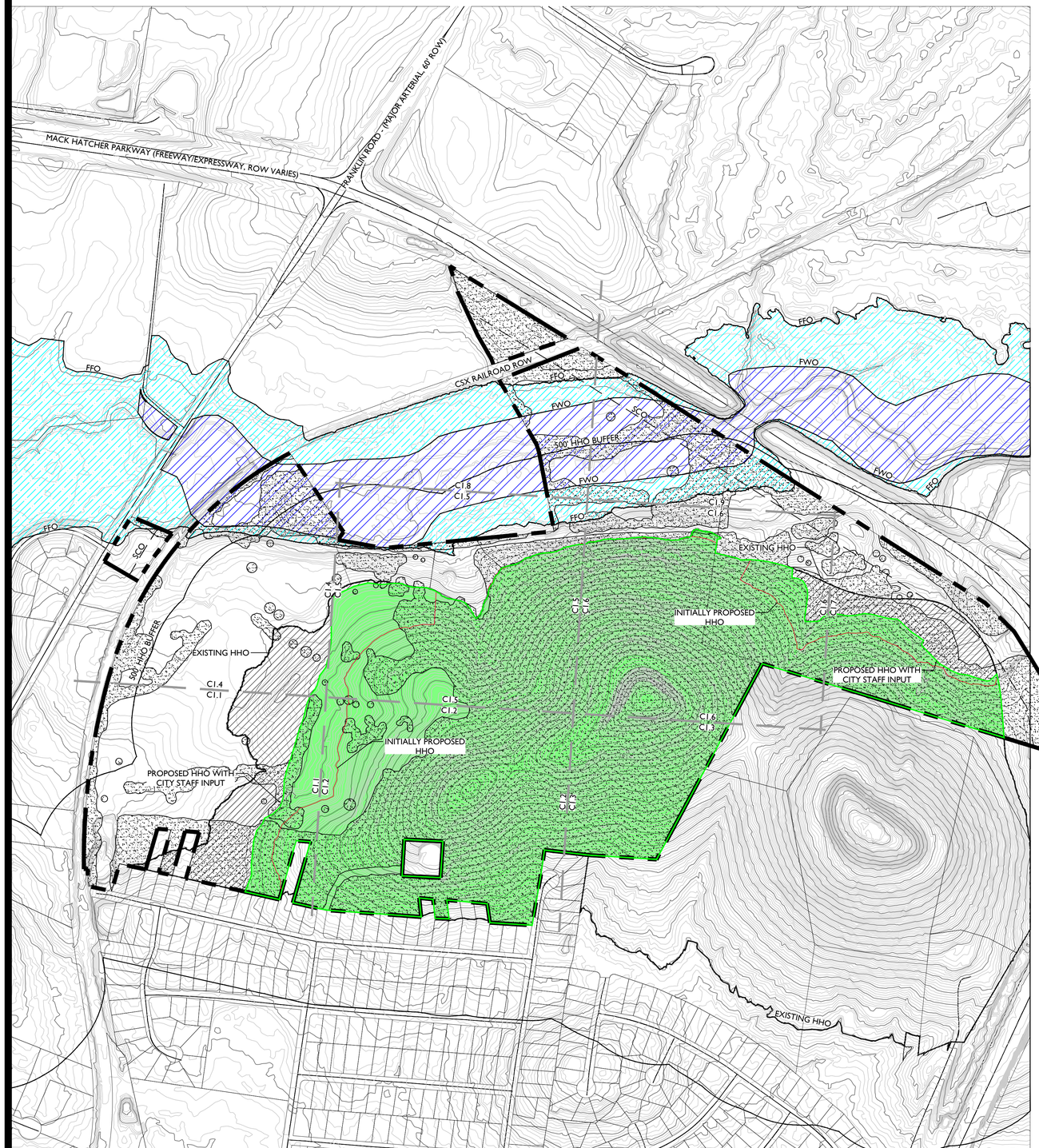
SHEET INDEX

C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT
C1.5	EXISTING CONDITIONS ENLARGEMENT
C1.6	EXISTING CONDITIONS ENLARGEMENT
C1.7	EXISTING CONDITIONS ENLARGEMENT
C1.8	EXISTING CONDITIONS ENLARGEMENT
C1.9	EXISTING CONDITIONS ENLARGEMENT
C2.0	OVERALL SLOPE ANALYSIS
C3.0	OVERALL AERIAL

JEFFREY A. ROSIAN
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
10.01.21

RESUBMITTAL DATE: July 1, 2021

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



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ADDRESS:	354 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING SITE ACREAGE:	202.58 AC
EXISTING ZONING:	ER
PROPOSED ZONING:	ER
DESIGN CONCEPT:	CONSERVATION, CONSERVATION SUBDIVISION
APPLICABLE OVERLAYS:	HHO, 500' HHO BUFFER, FWO, FFO, CFO, HPO, SCO

PARCEL OWNERS

CUMBERLAND & WESTERN RESOURCES
2200 LAPSLEY LANE
BOWLING GREEN, KY 42103

HHO AREA CHART:

HHO AREA:	EXISTING	REMOVED	PROPOSED
	4,872,873 SF	619,531 SF	4,253,342 SF

EXISTING HHO (PROPOSED TO BE ALTERED)

PROPOSED HHO WITH CITY STAFF INPUT

INITIALLY PROPOSED HHO (NO LONGER APPLICABLE)

FFO

FWO

EXISTING TREE CANOPY

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

354 FRANKLIN ROAD REZONING REQUEST

Franklin, Williamson County, Tennessee

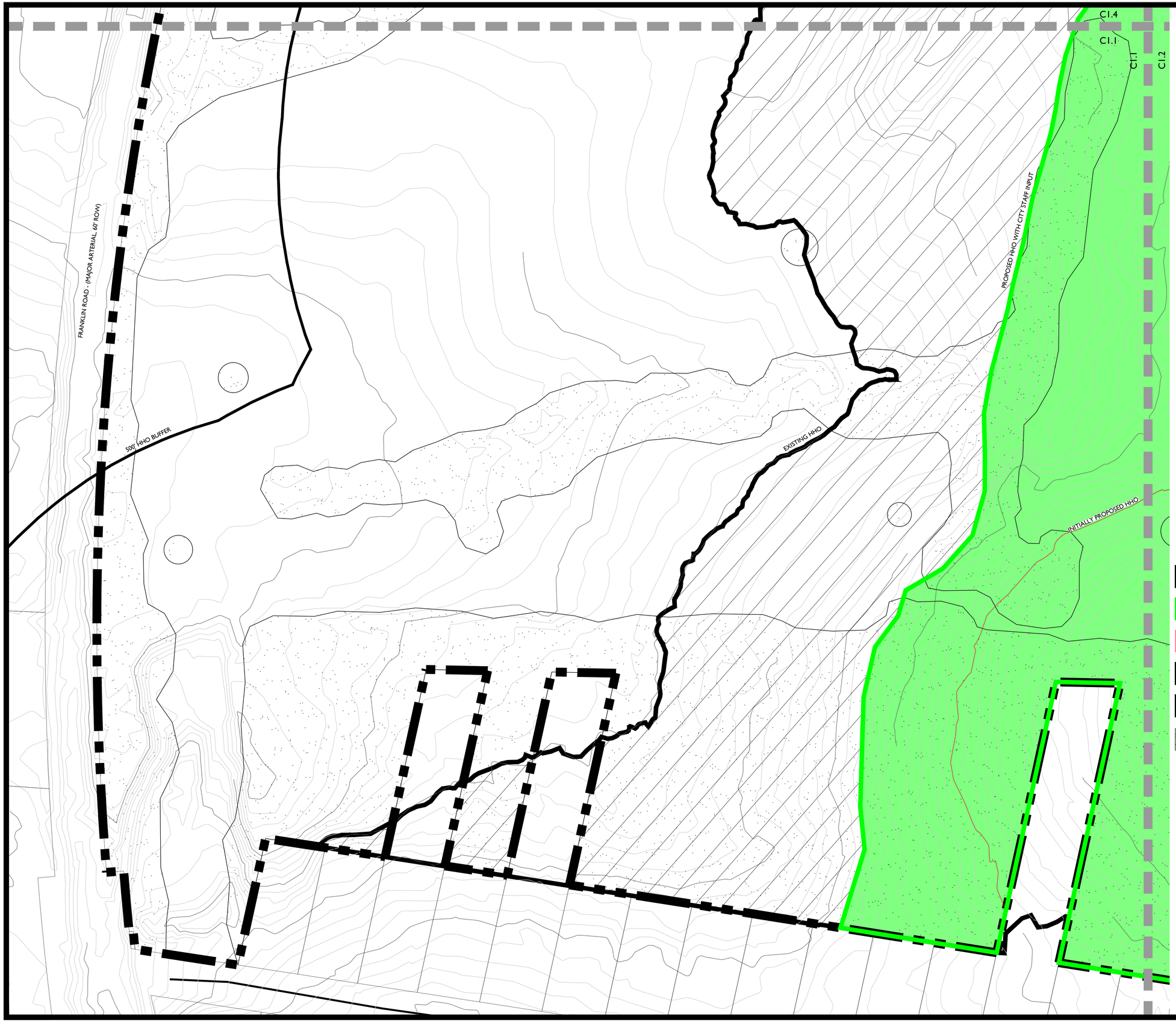
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
07.01.21

Revision Date

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF 7576



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

354 FRANKLIN ROAD REZONING REQUEST

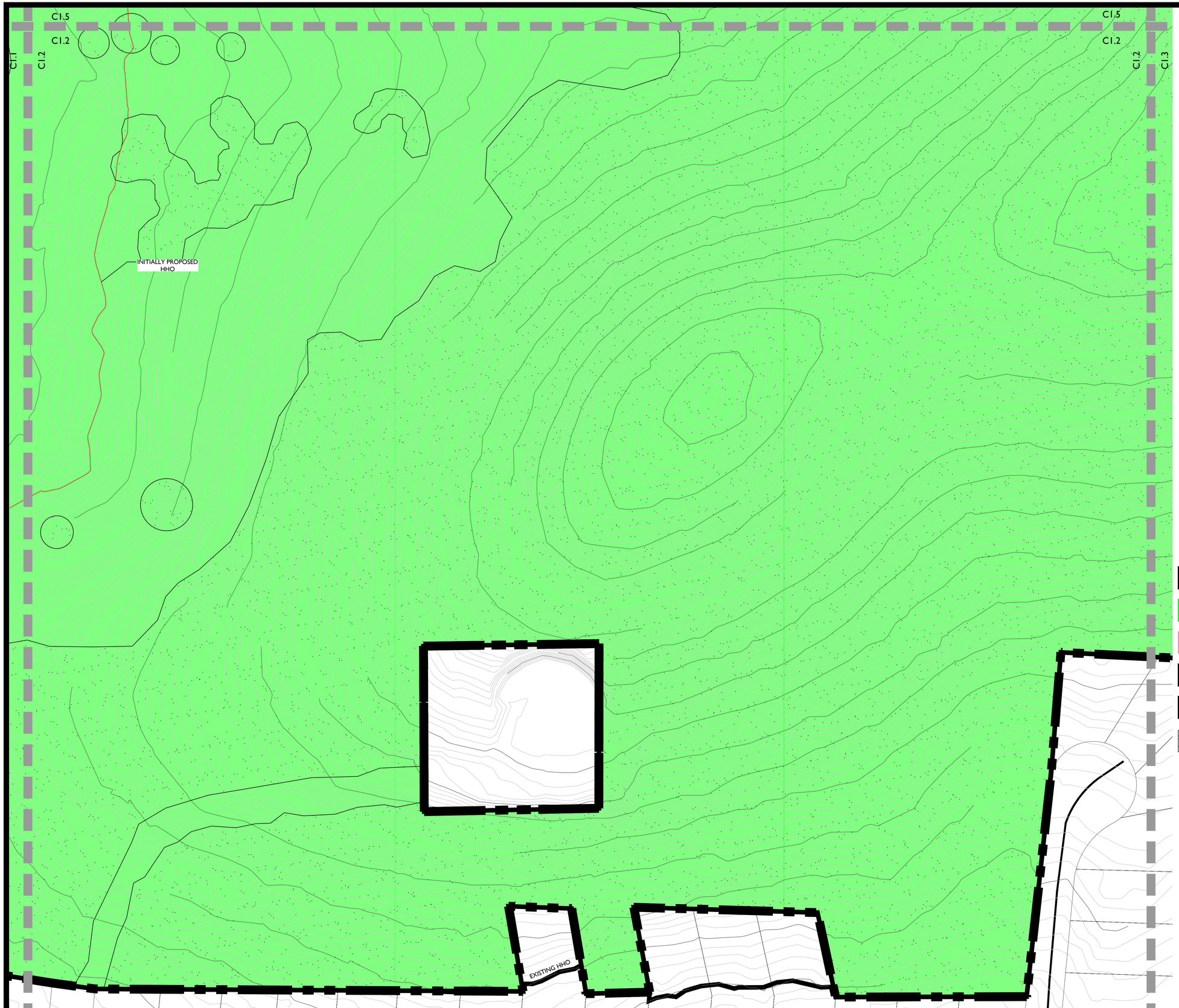
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAN
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
10.01.21

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.1



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

354 FRANKLIN ROAD REZONING REQUEST

Franklin, Williamson County, Tennessee

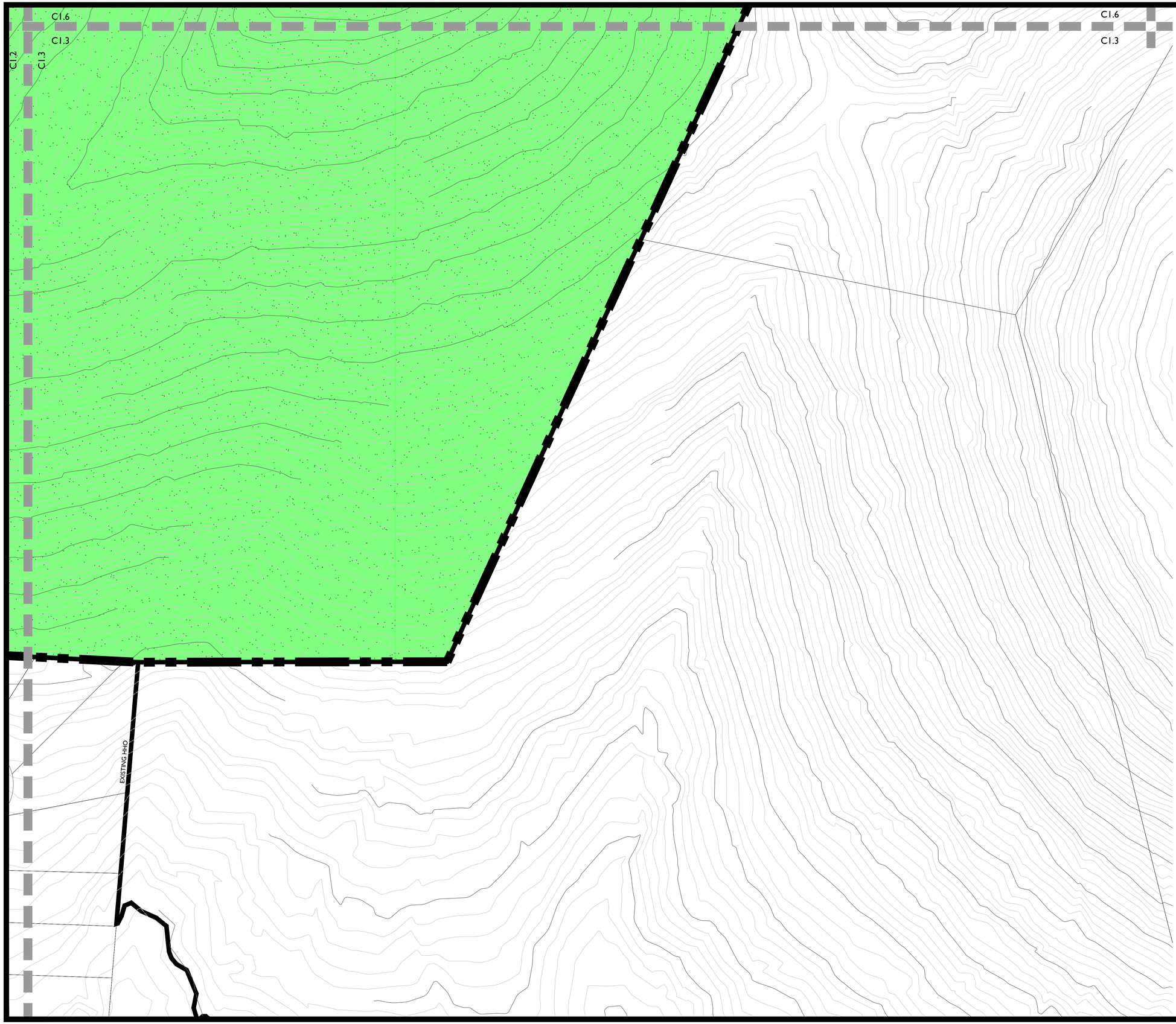
JEFFREY A. ROSIAN
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
10.01.21

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.2

COF 7576



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

354 FRANKLIN ROAD REZONING REQUEST

Franklin, Williamson County, Tennessee

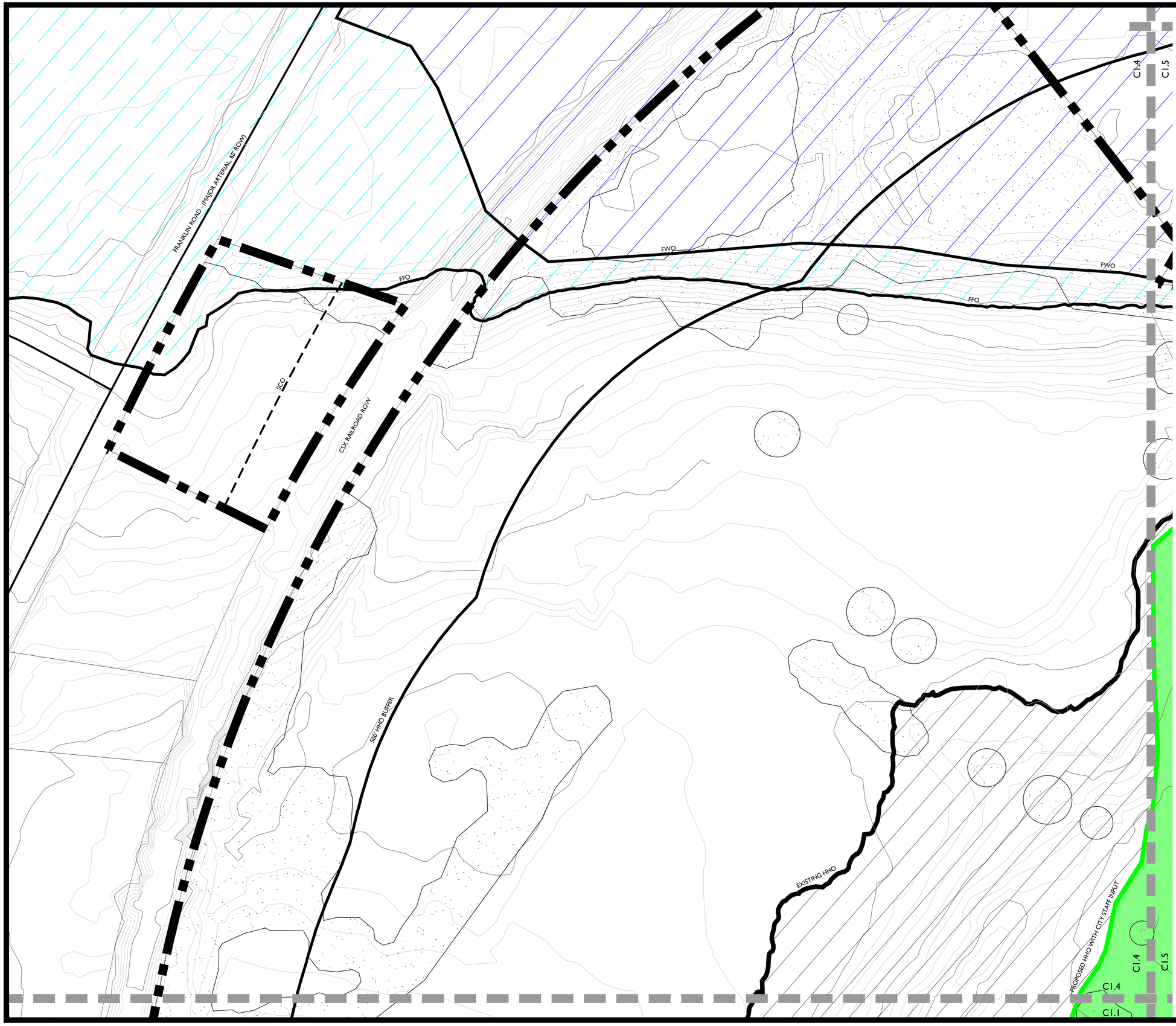
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
10.01.21

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.3

COF 7576
Page 181 of 360



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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

354 FRANKLIN ROAD REZONING REQUEST

Franklin, Williamson County, Tennessee

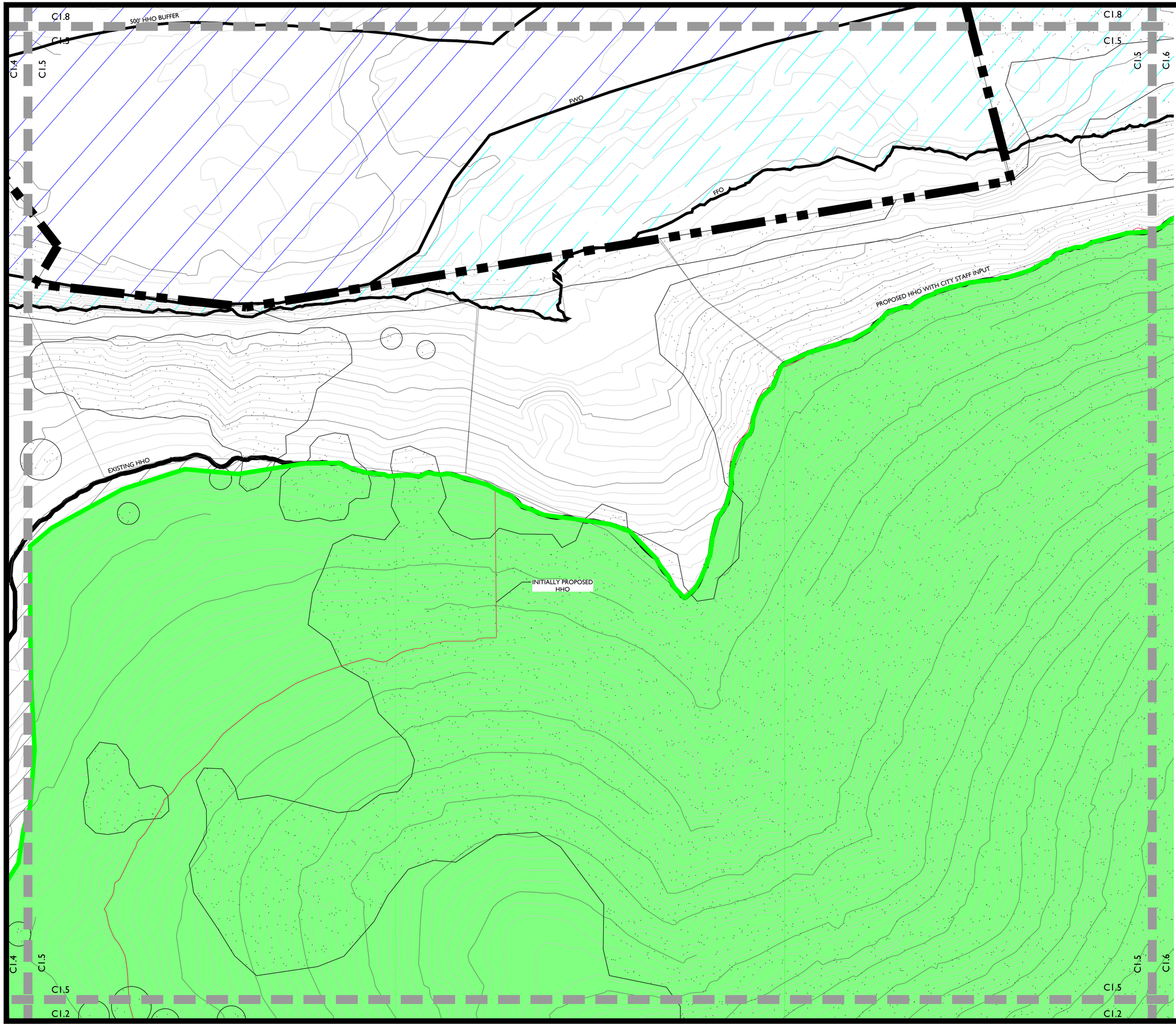
JEFFREY A. ROSIAN
REGISTERED LANDSCAPE ARCHITECT
10.01.21

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.4

COF 7576
Page 182 of 360



EXISTING HHO (PROPOSED TO BE ALTERED)

PROPOSED HHO WITH CITY STAFF INPUT

INITIALLY PROPOSED HHO (NO LONGER APPLICABLE)

FFO

FWO

EXISTING TREE CANOPY

0 50 100 150

N

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

354 FRANKLIN ROAD REZONING REQUEST

Franklin, Williamson County, Tennessee

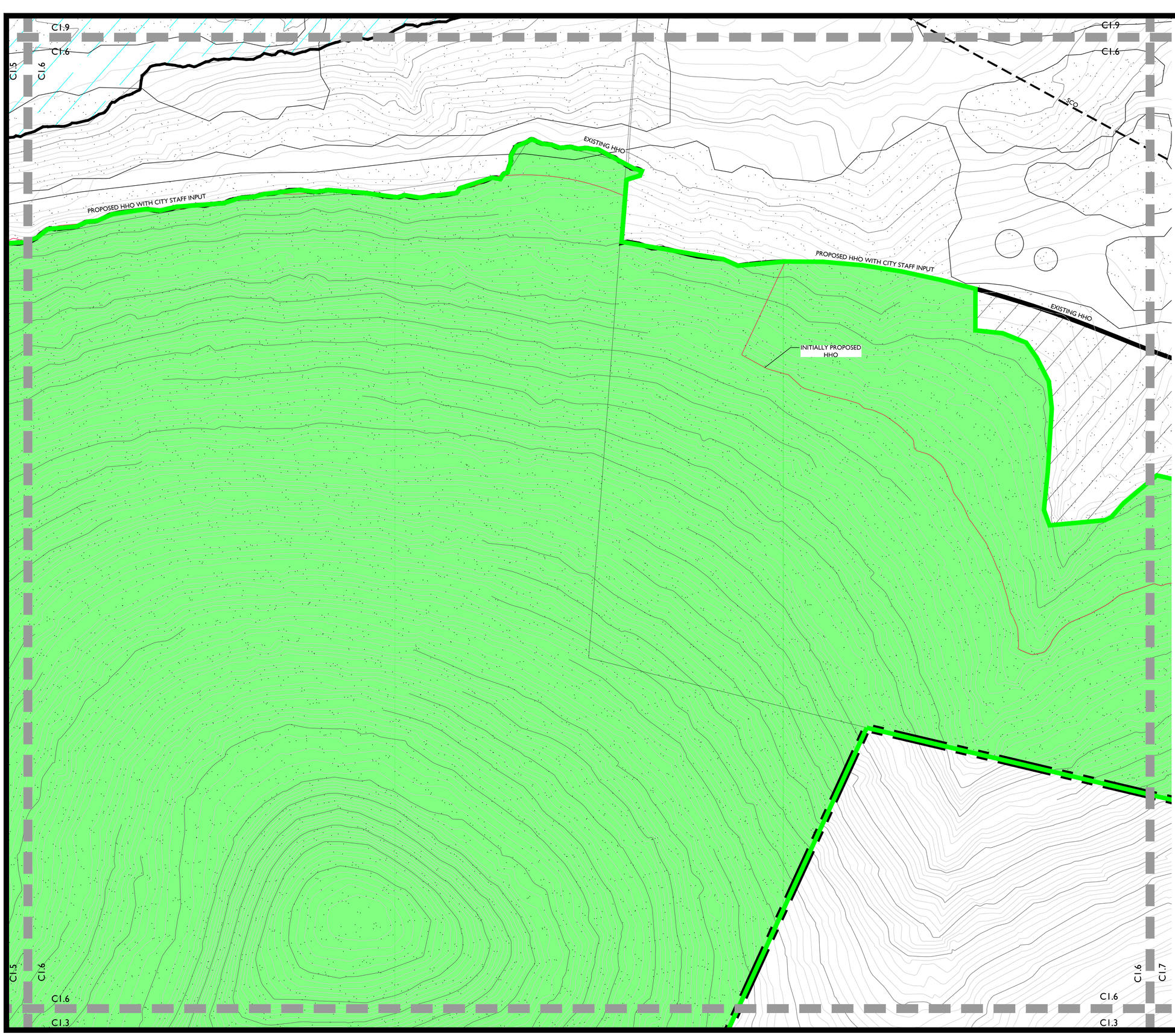
JEFFREY A. ROSIAN
REGISTERED
LANDSCAPE ARCHITECT
10.01.21

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.5

COF 7576
Page 183 of 360



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

354 FRANKLIN ROAD REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAN REGISTERED LANDSCAPE ARCHITECT 10.01.21

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET

C1.6

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

354 FRANKLIN ROAD REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
07.01.21

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.7

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

354 FRANKLIN ROAD
REZONING REQUEST
Franklin, Williamson County, Tennessee

MACK HATCHER PARKWAY (FREEWAY/EXPRESSWAY, ROW VARIES)

SCO

CSX RAILROAD ROW

FFO

FWO

500' HHO BUFFER

C1.8

C1.5

C1.9

- EXISTING HHO (PROPOSED TO BE ALTERED)
- PROPOSED HHO WITH CITY STAFF INPUT
- INITIALLY PROPOSED HHO (NO LONGER APPLICABLE)
- FFO
- FWO
- EXISTING TREE CANOPY

0 50 100 150

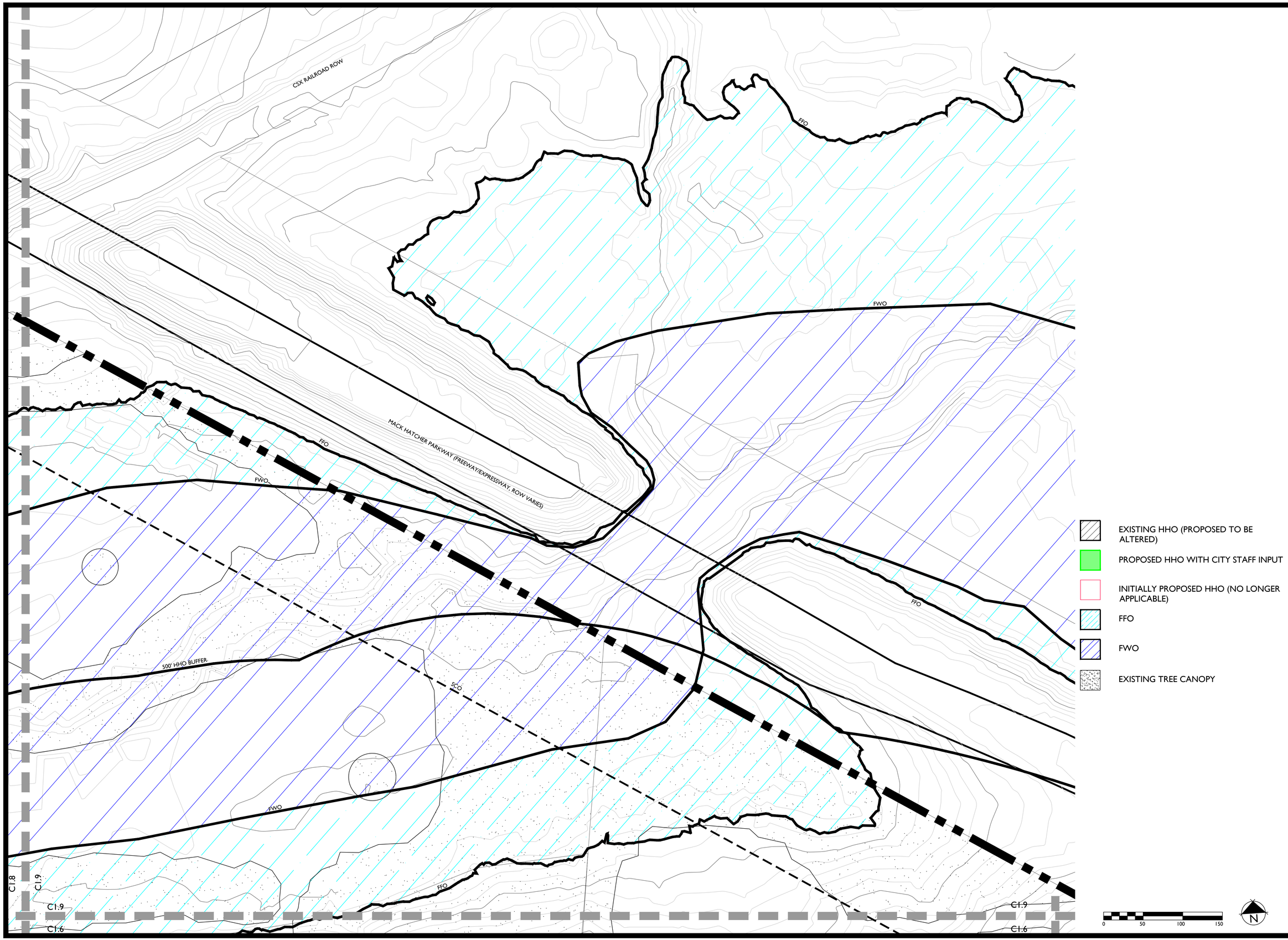
N

JEFFREY A. ROSIAN
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
10.01.21

Revision Date
△
△
△
△

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.8



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

354 FRANKLIN ROAD REZONING REQUEST

Franklin, Williamson County, Tennessee

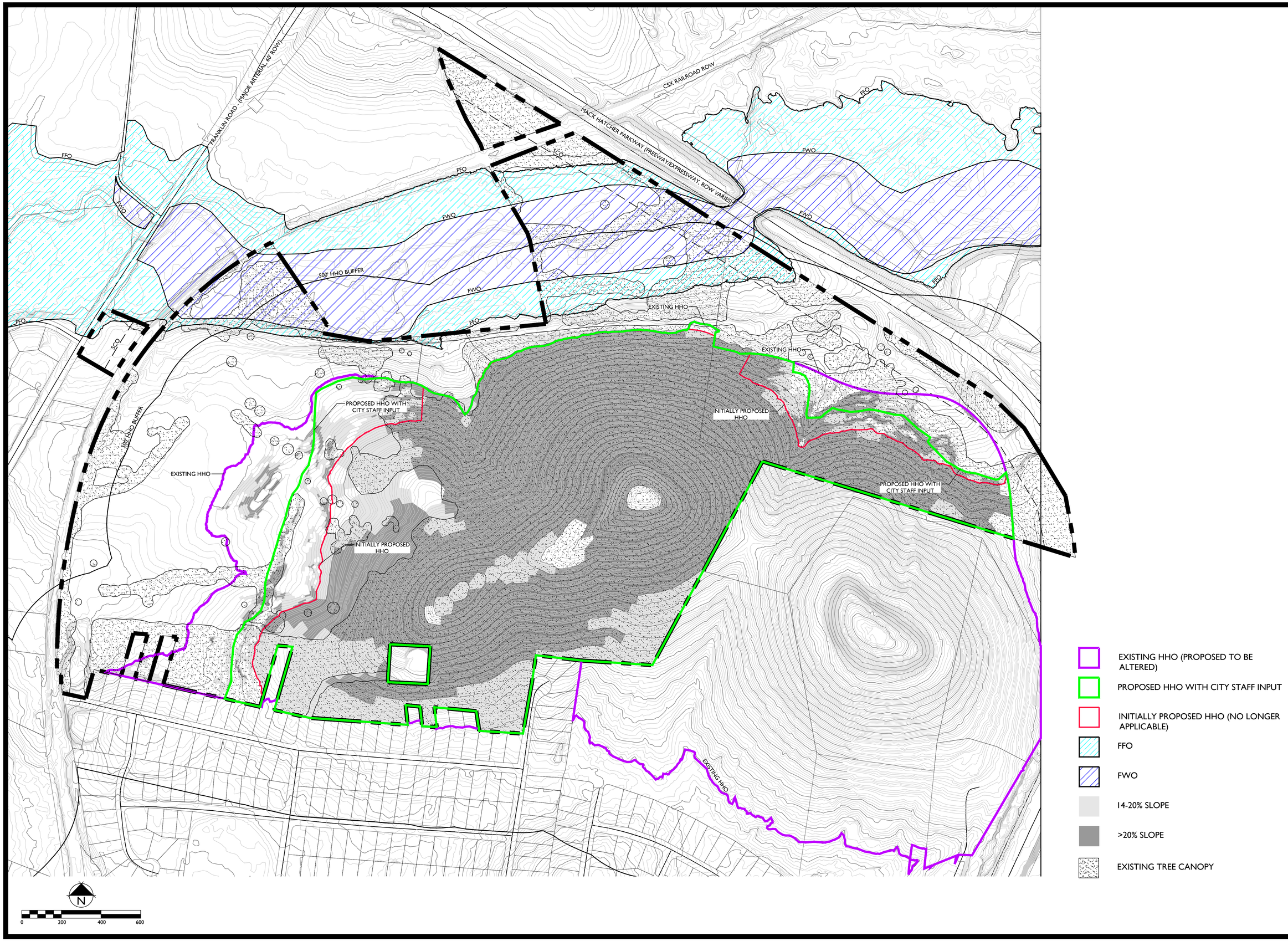
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
07.01.21

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET
C1.9

COF 7576



GDC
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354 FRANKLIN ROAD REZONING REQUEST

Franklin, Williamson County, Tennessee

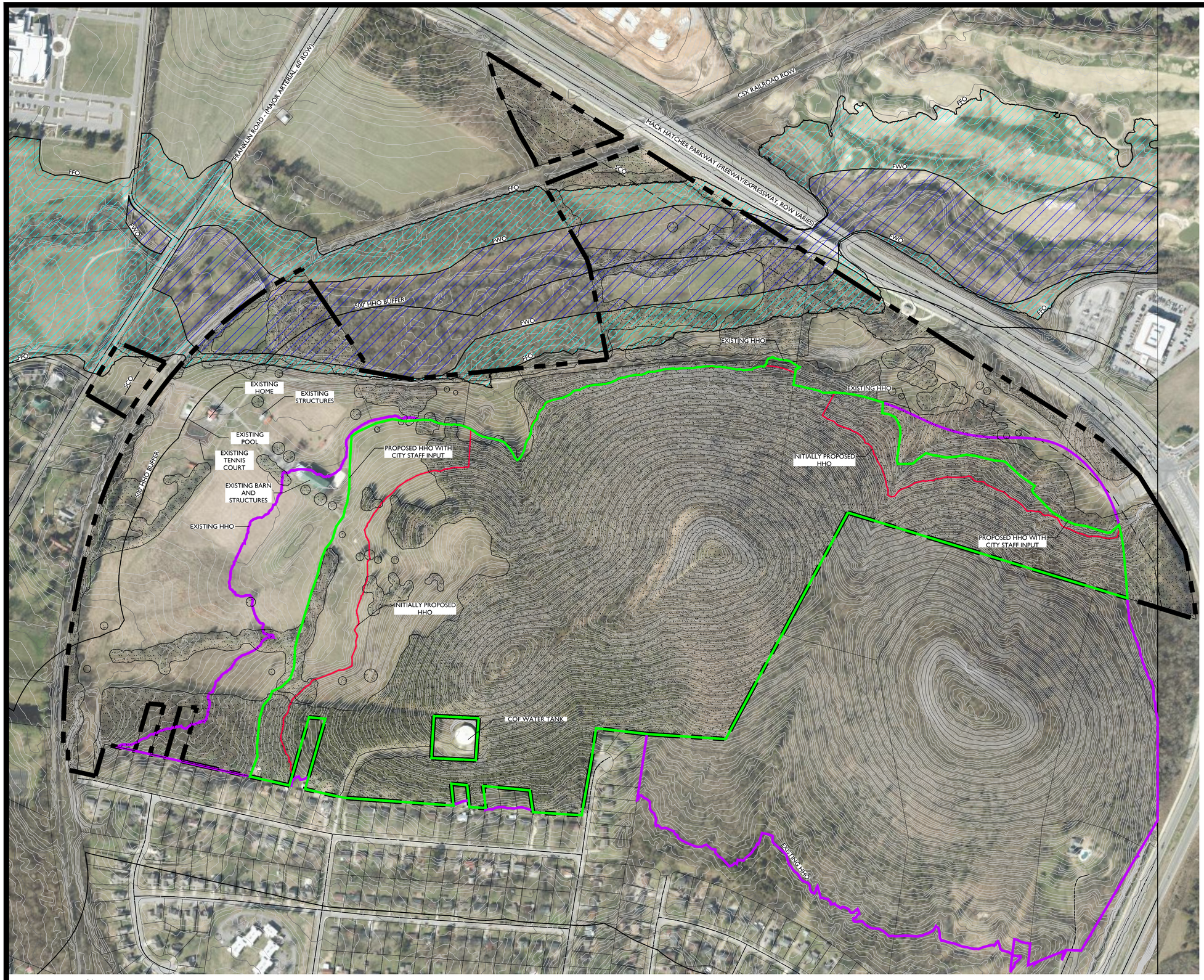
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
07.01.21

Revision Date

OVERALL SLOPE ANALYSIS

SHEET
C2.0

COF 7576



EXISTING HHO (PROPOSED TO BE ALTERED)

PROPOSED HHO WITH CITY STAFF INPUT

INITIALLY PROPOSED HHO (NO LONGER APPLICABLE)

FFO

FWO

EXISTING TREE CANOPY

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

354 FRANKLIN ROAD REZONING REQUEST

Franklin, Williamson County, Tennessee

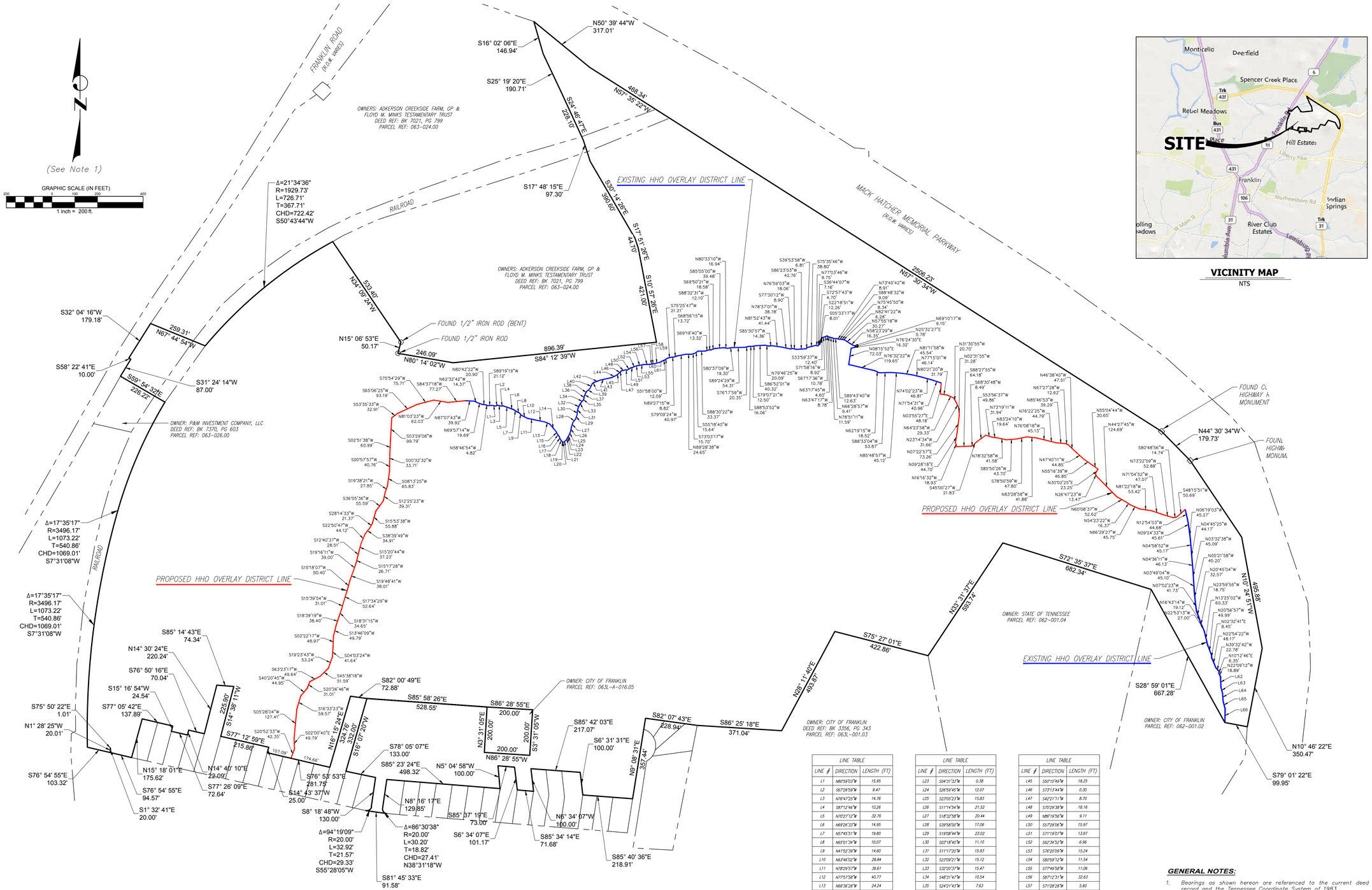
JEFFREY A. ROSIAN
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
10/01/21

Revision Date

OVERALL AERIAL

SHEET
C3.0

COF 7576



VICINITY MAP
NTS

LINE TABLE		
LINE #	DIRECTION	LENGTH (FT)
L1	N80°59'03"W	15.95
L2	S67°29'59"W	9.47
L3	N76°41'25"W	14.76
L4	S87°12'46"W	10.26
L5	N70°27'12"W	32.76
L6	N69°26'33"W	14.95
L7	N57°45'51"W	19.80
L8	N65°01'34"W	10.07
L9	N41°52'39"W	14.60
L10	N67°41'02"W	28.84
L11	N18°29'57"W	36.61
L12	N17°57'58"W	40.77
L13	N66°36'28"W	24.24
L14	N40°19'40"W	44.81
L15	N20°24'48"W	5.73
L16	N33°47'58"W	17.97
L17	N24°00'44"W	15.05
L18	N40°40'46"W	9.40
L19	N38°38'29"W	6.77
L20	S88°14'42"W	1.89
L21	S50°34'11"W	15.28
L22	S32°06'48"W	15.46

LINE TABLE		
LINE #	DIRECTION	LENGTH (FT)
L23	S04°31'23"W	0.38
L24	S26°59'45"W	12.07
L25	S23°05'23"W	15.83
L26	S11°14'34"W	21.52
L27	S18°32'58"W	20.44
L28	S39°58'00"W	17.06
L29	S19°08'44"W	23.02
L30	S02°18'40"W	11.10
L31	S11°17'20"W	15.93
L32	S27°09'21"W	15.12
L33	S33°20'27"W	15.47
L34	S46°31'41"W	10.54
L35	S24°21'43"W	7.63
L36	S09°44'23"W	11.72
L37	S27°49'00"W	12.78
L38	S28°41'02"W	11.48
L39	S51°02'29"W	17.13
L40	S26°21'15"W	26.60
L41	S58°16'15"W	8.40
L42	S70°06'53"W	29.70
L43	S77°27'11"W	49.78
L44	S64°03'37"W	25.16

LINE TABLE		
LINE #	DIRECTION	LENGTH (FT)
L45	S55°10'49"W	18.25
L46	S73°13'44"W	0.30
L47	S42°21'11"W	8.70
L48	S75°29'38"W	18.16
L49	N86°19'56"W	9.11
L50	S57°29'06"W	15.97
L51	S71°19'07"W	13.97
L52	S62°34'52"W	6.96
L53	S76°20'09"W	15.24
L54	S80°59'13"W	11.54
L55	S77°49'58"W	11.06
L56	S87°12'31"W	32.63
L57	S71°28'28"W	5.60
L58	S88°33'14"W	9.13
L59	S76°20'58"W	25.26
L60	S64°08'37"W	15.91
L61	S69°25'15"W	9.63
L62	N02°26'24"W	44.04
L63	N14°19'58"W	29.29
L64	N03°47'31"W	32.13
L65	N14°14'22"W	36.59
L66	N01°07'29"E	59.59

PARCEL INFO:

Address: 354 Franklin Road
Franklin, Tennessee 37069

Parcel: Map 063, Parcel 028.00

DEED REFERENCE

Being the same property conveyed to Cumberland & Western Resources, LLC, by Quitclaim Deed of record in Book No. 6303, Page 907, Register's Office for Williamson County, Tennessee.

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the current deed of record and the Tennessee Coordinate System of 1983.*
2. *All Plat and Deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
3. *Boundary information shown is for reference purposes only and was derived from the current deed of record and tied to existing right-of-way monuments as located by GPS and shown hereon. This IS NOT a General Property Survey as defined in the Standards of Practice under Rule 0820-03-07 of the Rules of Tennessee Board of Examiners for Land Surveyors.*
4. *The Proposed HHO Overlay Line as shown hereon is a combination of the original (current) HHO Overlay District line from the Franklin GIS Data Layer and GPS field locations of flags placed on the ground to delineate the proposed revisions to the District line.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
104 AUTUMN SPRINGS COURT
SUITES B-14 & B-15
FRANKLIN, TN 37067
TEL: (615) 778-0883
FAX: (615) 778-0865
EMAIL: kshreve@twm-inc.com

PROPOSED HHO OVERLAY EXHIBIT

354 FRANKLIN ROAD

City of Franklin
9th Civil District
Williamson County, Tennessee

FOR:
Cumberland & Western Resources, LLC

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

SEAL

KEN SHREEVE, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	210634
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS
DATE:	06-09-2021

SCALE: 1"=200'

1 OF 1

L:\2021\210634\4 CADD - BWG\4.6 Surv\210634_BASE.dwg Plotted By: kshreve

City of Franklin

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

File #: 21-02182

DATE: June 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 2021-28, An Ordinance To Rezone 61.80 Acres From Estate Residential (ER) District To Planned (PD 2.61) District For The Property Located South Of Mack Hatcher Parkway And East And West Of Franklin Road, At 370 Franklin Road (Emeline Acres PUD Subdivision).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7580
Applicant: Gary Vogrin, Kiser + Vogrin Design
Owner: Gerald McLaughlin, Adkerson Creekside Farm GP

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone 61.80 acres from Estate Residential (ER) to Planned (PD 2.61) District for the property located at and across from 370 Franklin Road. The rezoning request is being requested to accommodate the proposed Emeline Acres PUD Subdivision. Envision Franklin places these parcels into the Conservation Subdivision Design Concept, which states, "These areas generally have higher quantities of environmental resources in rural areas or along the periphery of the City that are desired to be preserved. Less dense development, planned with large, contiguous tracts of open space to be retained in perpetuity, is expected in these locations."

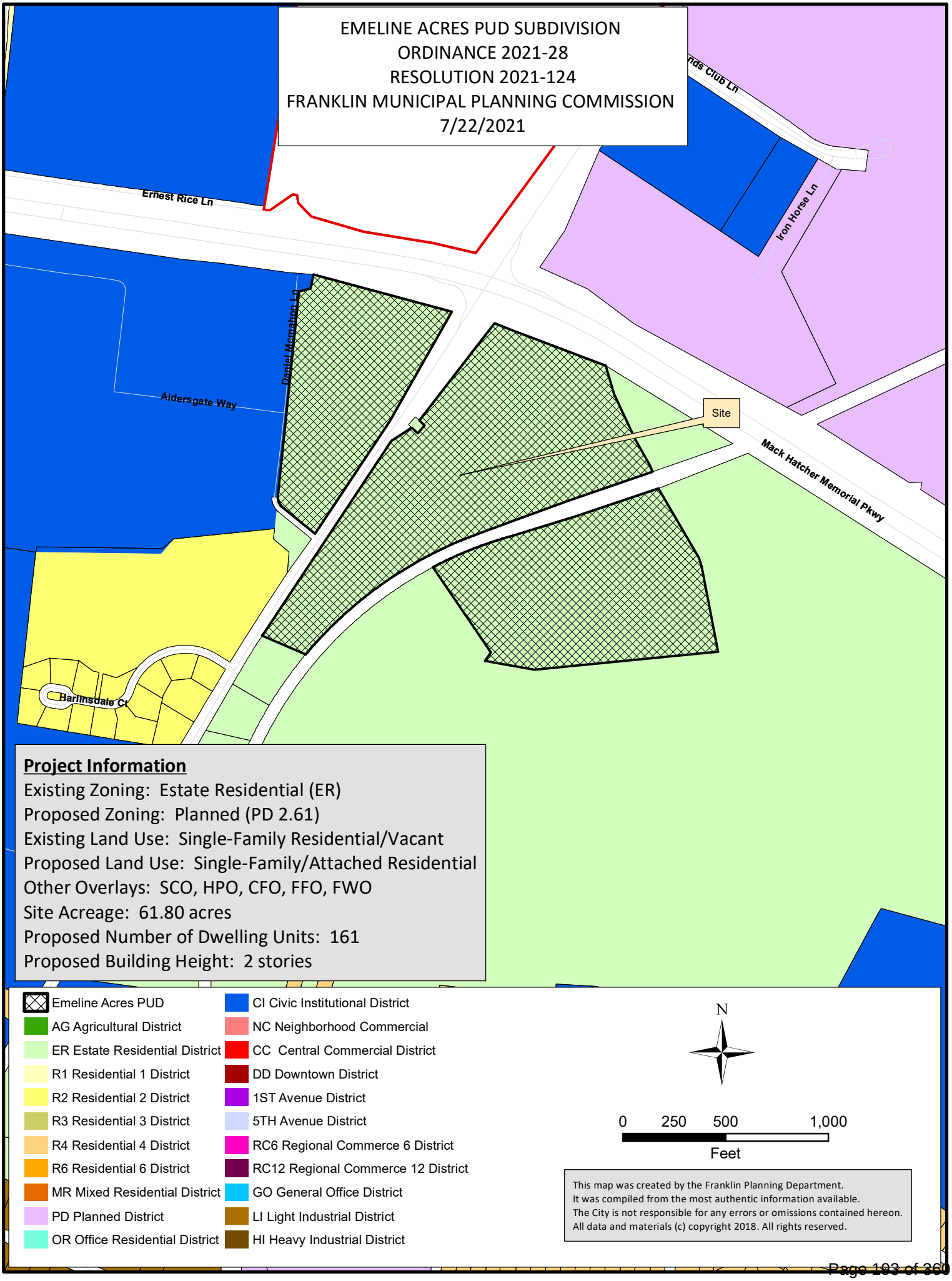
The Emeline Acres PUD development plan does not meet the recommendations and guiding principles of Envision Franklin, therefore the proposed entitlements associated with the rezoning are not appropriate for the subject property. Additionally, the plan as submitted will not meet be able to meet the proposed density. Lots 11-15 as designed along Mack Hatcher do not meet frontage requirements and will need to be removed. Because of that, and because the likelihood that these lots could not be absorbed elsewhere in the plan, the proposed density is also unreasonable.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Ordinance 2021-28 be recommended to the Board of Mayor and Aldermen for disapproval.


EMELINE ACRES PUD SUBDIVISION
ORDINANCE 2021-28
RESOLUTION 2021-124
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021
Ernest Rice Ln
Iron Horse Ln
Daniel Mcmahon Ln
Aldersgate Way
Site
Mack Hatcher Memorial Pkwy
Barlinsdale Ct
Project Information
Existing Zoning: Estate Residential (ER)
Proposed Zoning: Planned (PD 2.61)
Existing Land Use: Single-Family Residential/Vacant
Proposed Land Use: Single-Family/Attached Residential
Other Overlays: SCO, HPO, CFO, FFO, FWO
Site Acreage: 61.80 acres
Proposed Number of Dwelling Units: 161
Proposed Building Height: 2 stories
Emeline Acres PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2021-28

AN ORDINANCE TO REZONE 61.80 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO PLANNED (PD 2.61) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MACK HATCHER PARKWAY AND EAST AND WEST OF FRANKLIN ROAD, AT 370 FRANKLIN ROAD (EMELINE ACRES 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 2.61) 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 2021-124, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Estate Residential (ER)** District to **Planned (PD 2.61)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
63-24.00	48.36
63-24.01	13.44
Total	61.80

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

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

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

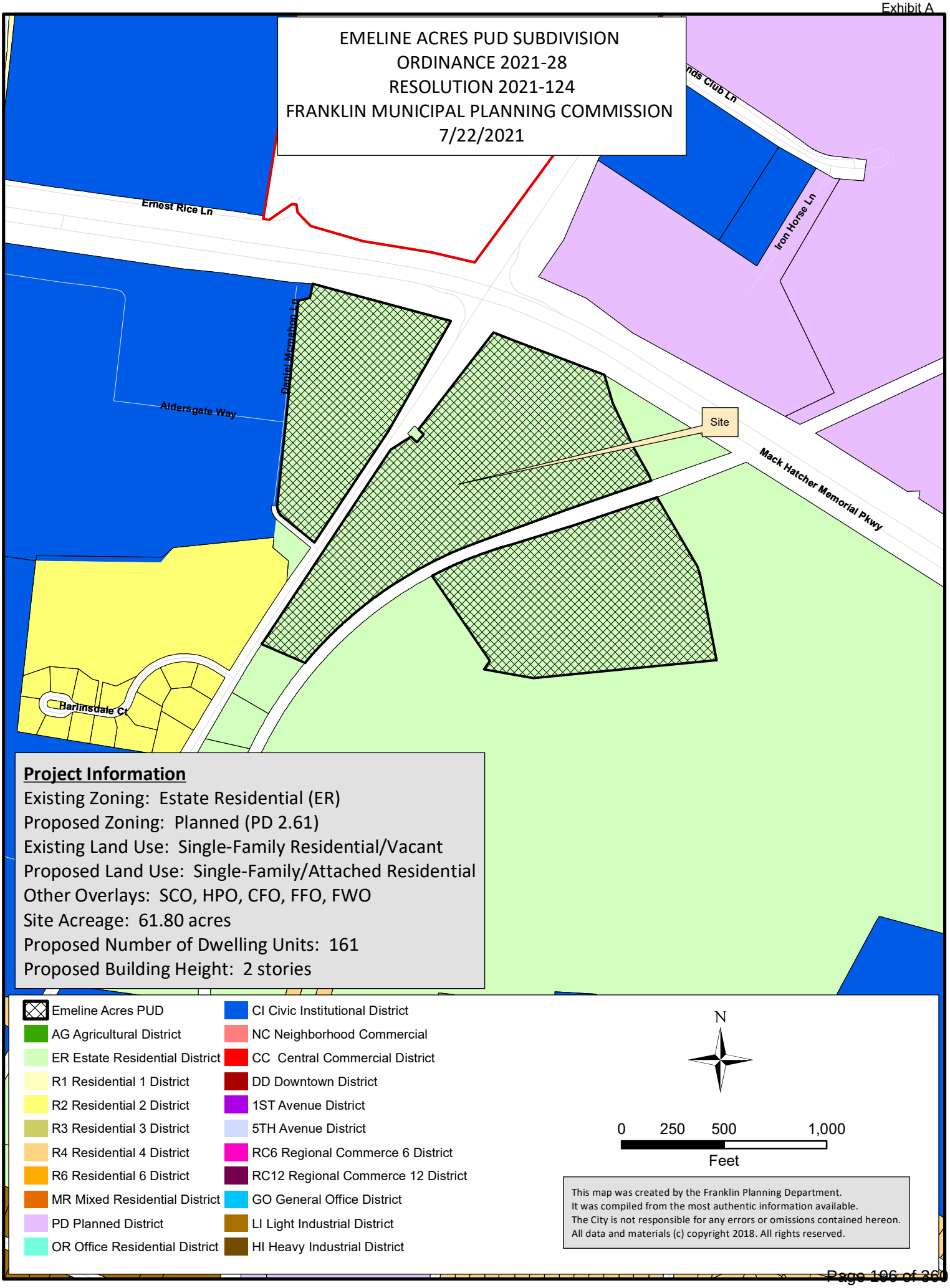
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


EMELINE ACRES PUD SUBDIVISION
ORDINANCE 2021-28
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FRANKLIN MUNICIPAL PLANNING COMMISSION
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Other Overlays: SCO, HPO, CFO, FFO, FWO
Site Acreage: 61.80 acres
Proposed Number of Dwelling Units: 161
Proposed Building Height: 2 stories
Emeline Acres PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
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Emeline Acres
Rezoning Plan

TAX MAP 63 | PARCELS 02400, 02401
ADDRESS: 370 & 0 Franklin Road
COF # 7580
FRANKLIN, WILLIAMSON CO., TN

DEVELOPER
CAPITAL INVESTMENT GROUP, INC.
Capital Investment Group, Inc.
226 East 8th Street
Cincinnati, OH 45202
Contact: Christian Dial
317.525.5550

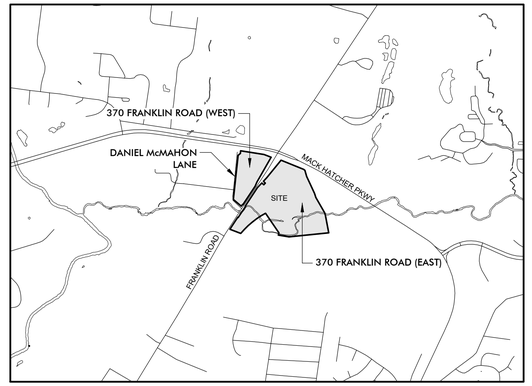
LANDSCAPE ARCHITECT / APPLICANT
KV+D KISER VOGRIN DESIGN
Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567

ARCHITECT
STUDIO M ARCHITECTURE & PLANNING
Studio M Architecture & Planning
2 West Main Street
Carmel, IN 46032
Contact: Daniel Moriarity
317.604.1659

CIVIL ENGINEER
FULMER LUCAS
Fulmer Lucas
2002 Richard Jones Road
Suite B200
Nashville, TN 37215
Contact: Yates Bateman
615.762.3964

SHEET INDEX:	Sheet Number	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	06-07-21	07-01-21	
REZONING PLAN	C1.0	06-07-21	07-01-21	

EXISTING ZONING: ER (ESTATE RESIDENTIAL)
PROPOSED ZONING: PLANNED (PD 2.61) DISTRICT



SITE LOCATION MAP
N.T.S

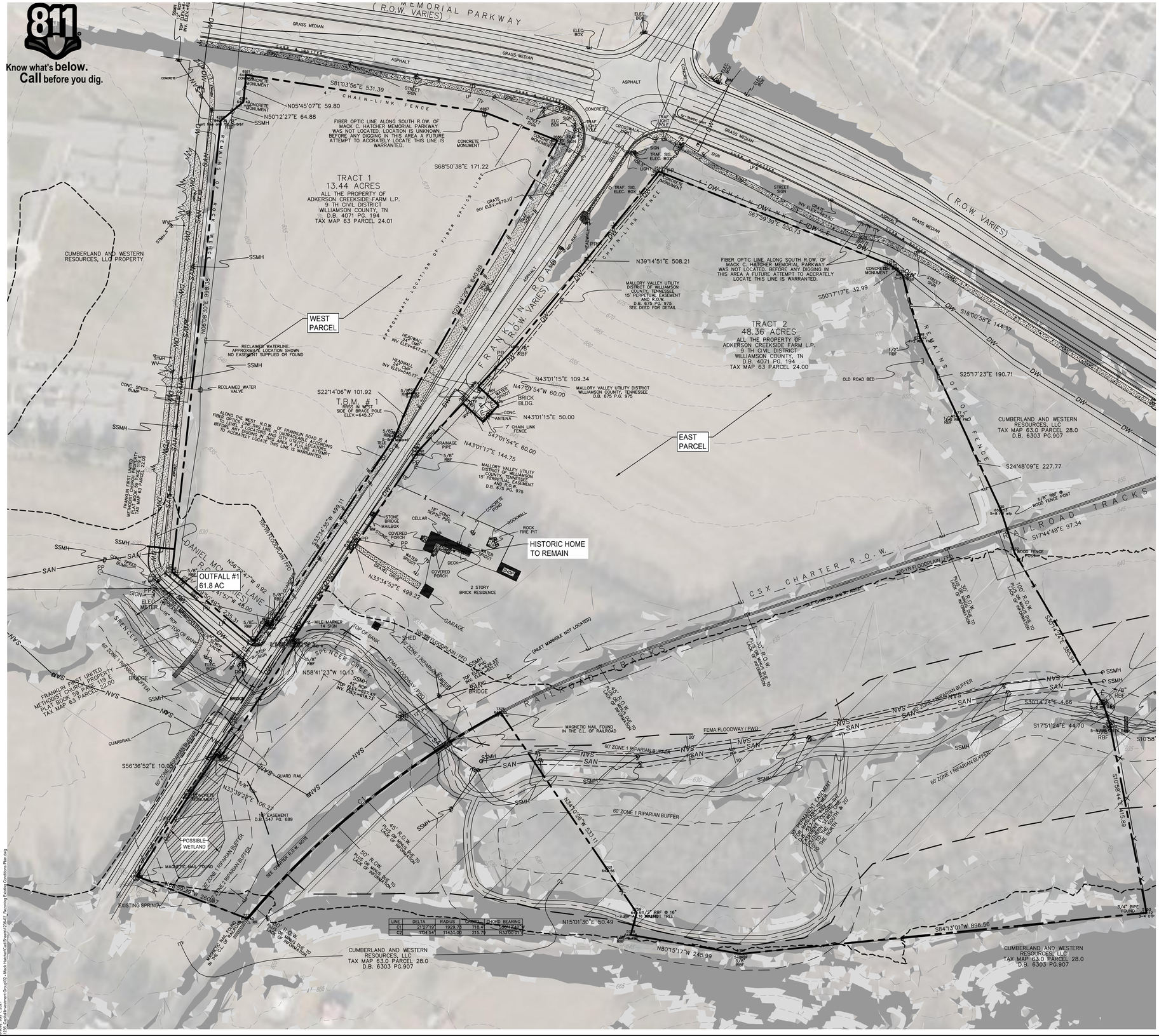
GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE
07-01-2021

YATES BATEMAN LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE
07/01/21

KVD PROJECT# : 20100
COF # : 7580
Sheet #:
C0.0
DATE: 06-07-2021

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.



LINE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	21°27'19	1929.79	718.41	S 84°42'24" W
C2	1°04'54	11433.00	215.79	N 33°00'01" E

SITE DATA CHART:

PROJECT NAME: CREEKSIDE MACK HATCHER
COF PROJECT NUMBER: XXXX
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

REGULATIONS
BASE ZONING: ER Estate Residential
PROPOSED ZONING: PD (2.61 DUA) Planned District
OVERLAY ZONING: CFO, HPO, FFO, FWO

HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED

PROPOSED DUA = 2.61

STORMWATER NARRATIVE:

ALL STORMWATER FOR BOTH PARCELS (EAST AND WEST) CURRENTLY FLOWS TO THE EXISTING OUTFALL AT THE SOUTHWEST CORNER OF THE PROPOSED DEVELOPMENT (OUTFALL #1), WHICH DISCHARGES TO SPRINGER CREEK AND EVENTUALLY TO THE HARPETH RIVER, APPROXIMATELY 4,000 LF DOWNSTREAM.

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN 2016 BMP MANUAL, INCLUDING BIORETENTION, WATER QUALITY SWALES, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE 2016 BMP MANUAL.

STORMWATER QUANTITY FOR THE PROPOSED PROJECT MAY BE PARTIALLY PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL DECREASE THE RUNOFF LEAVING THE SITE BUT WILL NOT REDUCE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL. DETENTION PONDS WITH OUTLET STRUCTURE CONTROL STRUCTURES WILL BE UTILIZED TO SUPPLEMENT THE BIORETENTION AND PERVIOUS PAVEMENT TO SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUANTITY REQUIREMENTS.

PRE-DEVELOPMENT PEAK FLOWS

	EAST PARCEL	WEST PARCEL	TOTAL (OUTFALL #1)
2-YR	40.66 CFS	26.42 CFS	67.08 CFS
5-YR	70.28 CFS	44.90 CFS	115.18 CFS
10-YR	91.05 CFS	57.82 CFS	148.87 CFS
25-YR	119.10 CFS	75.31 CFS	194.41 CFS
50-YR	140.58 CFS	88.56 CFS	229.14 CFS
100-YR	162.03 CFS	101.77 CFS	263.80 CFS

CONNECT FRANKLIN NOTE

PROJECTS NOTED IN THE CONNECT FRANKLIN PLANNING DOCUMENT WITHIN 1500' OF THE PROJECT.
- PROJECT NUMBER 11 - FRANKLIN RD FROM MACK HATCHER TO MALLORY STATION.

SLOPE ANALYSIS LEGEND

20% OR GREATER

14% TO 19 %

SURVEY INFO
PROVIDED BY: CROY ENGINEERING (TOPO SHOWN PROVIDED BY COF GIS)
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

KISER YOGRIN DESIGN
5005 Meridian Blvd. Ste 109 Franklin, TN 37067
615.948.8427 | www.kiseryogrin.com

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

STATE OF TENNESSEE — AGRICULTURE — No. 321053 — REGISTERED LANDSCAPE ARCHITECT — 07/01/21

REZONING PLAN
EMELINE ACRES
370 & 0 FRANKLIN ROAD
FRANKLIN PROJECT # 7580
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: AJS
DRAWN BY: AJS
CHECKED BY: JYB
DATE: 06/07/2021

FLE PROJECT NO. 1236-02

DRAWING TITLE: REZONING PLAN

SHEET NUMBER C1.0

COF #7580

Emeline Acres
Rezoning Plan

TAX MAP 63 | PARCELS 02400, 02401
ADDRESS: 370 & 0 Franklin Road
COF # 7580
FRANKLIN, WILLIAMSON CO., TN

DEVELOPER
CAPITAL INVESTMENT GROUP, INC.

Capital Investment Group, Inc.
226 East 8th Street
Cincinnati, OH 45202
Contact: Christian Dial
317.525.5550

LANDSCAPE ARCHITECT / APPLICANT
KV+D KISER VOGRIN DESIGN

Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567

ARCHITECT
STUDIO M ARCHITECTURE & PLANNING

Studio M Architecture & Planning
2 West Main Street
Carmel, IN 46032
Contact: Daniel Moriarity
317.604.1659

CIVIL ENGINEER
FULMER LUCAS

Fulmer Lucas
2002 Richard Jones Road
Suite B200
Nashville, TN 37215
Contact: Yates Bateman
615.762.3964

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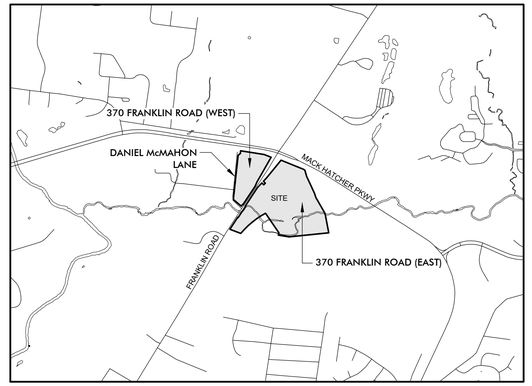


SITE LOCATION MAP
N.T.S

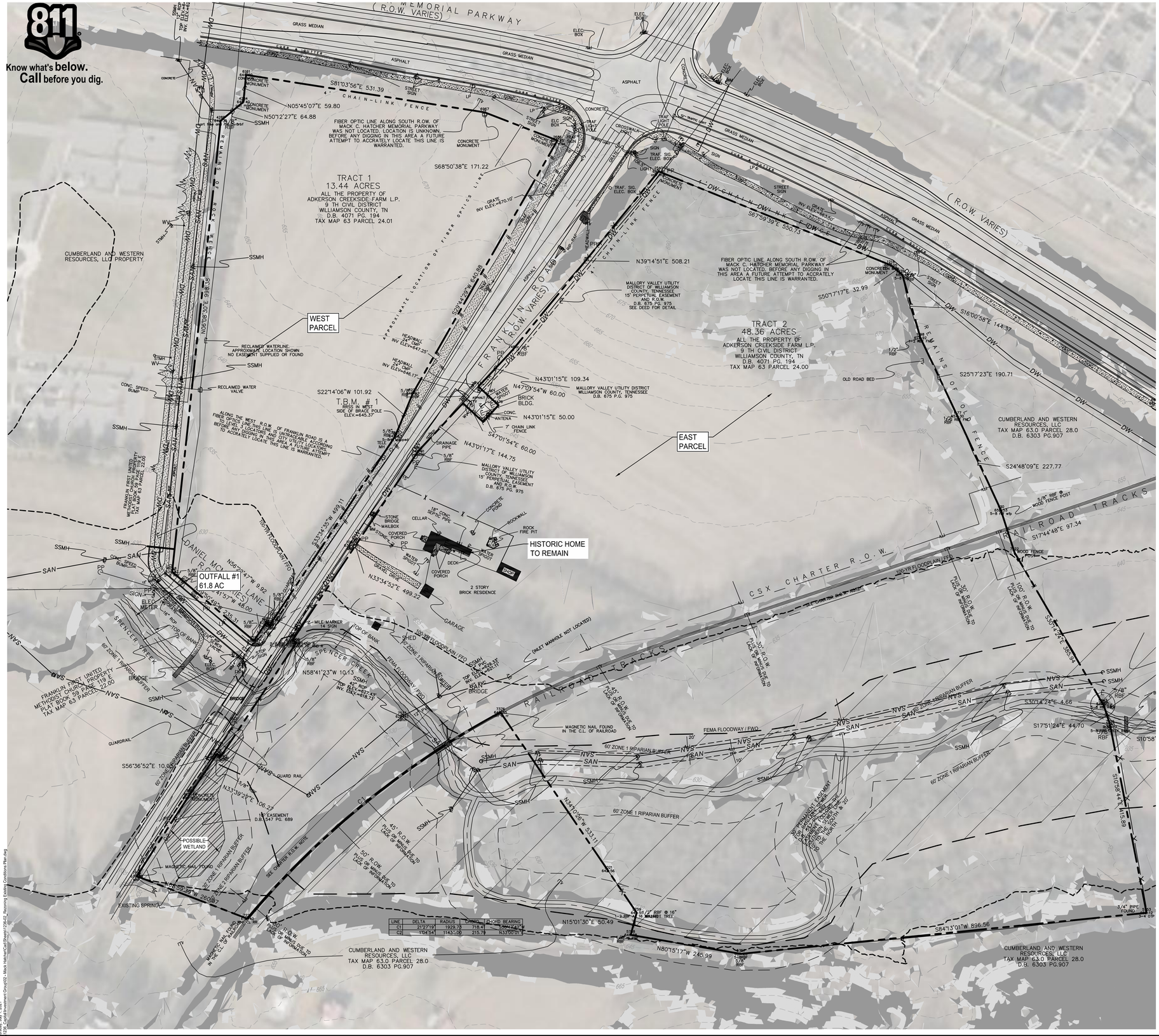
GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE
07-01-2021

STATE OF TENNESSEE AGRICULTURE
5/10/21

KVD PROJECT# : 20100
COF # : 7580
Sheet #:
C0.0
DATE: 06-07-2021

NOT FOR CONSTRUCTION

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


(R.O.W. VARIES)
GRASS MEDIAN
ASPHALT
CONCRETE
ELEC. BOX
TRAF. LIGHT POLE
STREET SIGN
CROSSWALK (TYP.)
CONCRETE MONUMENT
4' CHAIN-LINK FENCE
S81°03'56"E 531.39
N05°45'07"E 59.80
N50°12'27"E 64.88
FIBER OPTIC LINE ALONG SOUTH R.O.W. OF MACK C. HATCHER MEMORIAL PARKWAY WAS NOT LOCATED. LOCATION IS UNKNOWN. BEFORE ANY DIGGING IN THIS AREA A FUTURE ATTEMPT TO ACCRATELY LOCATE THIS LINE IS WARRANTED.
S68°50'38"E 171.22
TRACT 1
13.44 ACRES
ALL THE PROPERTY OF
ADKERSON CREEKSIDE FARM L.P.
9 TH CIVIL DISTRICT
WILLIAMSON COUNTY, TN
D.B. 4071 PG. 194
TAX MAP 63 PARCEL 24.01
S67°59'39"E 550.73
N39°14'51"E 508.21
FIBER OPTIC LINE ALONG SOUTH R.O.W. OF MACK C. HATCHER MEMORIAL PARKWAY WAS NOT LOCATED. BEFORE ANY DIGGING IN THIS AREA A FUTURE ATTEMPT TO ACCRATELY LOCATE THIS LINE IS WARRANTED.
S50°17'17"E 32.99
MALLORY VALLEY UTILITY DISTRICT OF WILLIAMSON COUNTY, TENNESSEE 15' PERPETUAL EASEMENT AND R.O.W. D.B. 675, PG. 975 SEE DEED FOR DETAIL
TRACT 2
48.36 ACRES
ALL THE PROPERTY OF
ADKERSON CREEKSIDE FARM L.P.
9 TH CIVIL DISTRICT
WILLIAMSON COUNTY, TN
D.B. 4071, PG. 194
TAX MAP 63 PARCEL 24.00
CUMBERLAND AND WESTERN RESOURCES, LLC PROPERTY
WEST PARCEL
EAST PARCEL
APPROX. WATERLINE LOCATION OF FIBER OPTICS LINE
RECLAIMED WATERLINE. APPROXIMATE LOCATION SHOWN NO EASEMENT SUPPLIED OR FOUND
RECLAIMED WATER VALVE
S22°14'06"W 101.92
T.B.M. # 1
RRSS IN WEST SIDE OF BRACE POLE
ELEV.=645.37'
N06°08'30"E 998.58
S22°14'29"W 440.85
N43°01'15"E 109.34
N47°01'54"W 60.00
MALLORY VALLEY UTILITY DISTRICT WILLIAMSON COUNTY, TENNESSEE D.B. 675 P.G. 975
BRICK BLDG.
N43°01'15"E 50.00
S47°01'54"E 60.00
N43°01'17"E 144.75
7' CHAIN LINK FENCE
ANTENNA
DRAINAGE PIPE
ALONG THE WEST R.O.W. OF FRANKLIN ROAD IS A FIBER OPTIC LINE. THIS LINE IS UNTRACEABLE ACCORDING TO LEVEL 1 LOCATORS AND CITY UTILITY LOCATORS. BEFORE ANY DIGGING IN THIS AREA A FUTURE ATTEMPT TO ACCRATELY LOCATE THIS LINE IS WARRANTED.
FRANKLIN ROAD (R.O.W. VARIES)
S25°17'23"E 190.71
OLD ROAD BED
REMAINS OF OLD FENCE
CUMBERLAND AND WESTERN RESOURCES, LLC TAX MAP 63.0 PARCEL 28.0 D.B. 6303 PG.907
S24°48'09"E 227.77
5/8" RBF @ WOOD FENCE POST
S17°44'48"E 97.34
RAILROAD TRACKS
C S X C H A R T E R R . O . W .
100-YR FLOODPLAIN (FEMA)
50' R.O.W. PLACE OF INFORMATION
100' R.O.W. PLACE OF INFORMATION TO
S17°51'24"E 355.94
S17°51'24"E 4.66
S17°51'24"E 44.70
S10°58'
S10°58'34"E 415.89
OUTFALL #1
61.8 AC
N56°20'47"W 9.92
N33°57'57"W 48.00
N33°34'52"E 499.11
N33°34'52"E 499.22
DANIEL MCCLESLANE
SPENCER CREEK
FRANKLIN FIRST UNITED METHODIST CHURCH PROPERTY PLAT BOOK 59 PAGE 119 E TAX MAP 63 PARCEL 22.00
N58°41'23"W 10.13
S56°36'52"E 10.08
N33°39'21"E 106.21
1/4" EASEMENT D.B.547 PG. 689
POSSIBLE WETLAND
EXISTING SPRING
S66°58'35"W 260.91
HISTORIC HOME TO REMAIN
STONE BRIDGE
MAILBOX
COVERED PORCH
CONC. SIDEWALK
ROCKWALL
ROCK FIRE PIT
WATER SPIGOT
DECK
BRICK
2 STORY BRICK RESIDENCE
GRAVEL DRIVE
GARAGE
SHED
(UNLET MANHOLE NOT LOCATED)
MILE MARKER T4 SIGN
TOP OF BANK
100-YR FLOODPLAIN (FEMA)
60' ZONE 1 RIPARIAN BUFFER
45' R.O.W. PLACE OF INFORMATION
50' R.O.W. PLACE OF INFORMATION
SEE CHARTER R.O.W. NOTE
MAGNETIC NAIL FOUND IN THE C.L. OF RAILROAD
MAGNETIC NAIL FOUND IN THE C.L. OF RAILROAD
FEMA FLOODWAY / FWO
20'
10'
GUARDRAIL
GUARD RAIL
N34°10'06"W 53.51'
N15°01'30"E 50.49
N80°15'17"W 245.99
SB4°13'01"W 896.56
CUMBERLAND AND WESTERN RESOURCES, LLC TAX MAP 63.0 PARCEL 28.0 D.B. 6303 PG.907
3/4" RPC FOUND
5/8" RBF
5/8" RBF @ 16" WALNUT TREE
SSMH
SAN
NVS
DW
WV
STMH
CONC. SPEED BUMP
ELEC METER
SIGN
PP
GRATE INV ELEV=670.10'
HEADWALL OUT INV ELEV=651.25'
HEADWALL IN INV ELEV=646.17'
TOP OF BANK
INV. ELEV.=618.73'
INV. ELEV.=618.43'
INV. ELEV.=618.33'
INV. ELEV.=618.23'
INV. ELEV.=618.13'
INV. ELEV.=618.03'
INV. ELEV.=617.93'
INV. ELEV.=617.83'
INV. ELEV.=617.73'
INV. ELEV.=617.63'
INV. ELEV.=617.53'
INV. ELEV.=617.43'
INV. ELEV.=617.33'
INV. ELEV.=617.23'
INV. ELEV.=617.13'
INV. ELEV.=617.03'
INV. ELEV.=616.93'
INV. ELEV.=616.83'
INV. ELEV.=616.73'
INV. ELEV.=616.63'
INV. ELEV.=616.53'
INV.

From: John Vaughn
To: Planning Intake
Subject: Creekside Manor Development
Date: Tuesday, June 22, 2021 8:54:17 AM

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.

Planning Department, City of Franklin,

I attended the Neighborhood meeting on 06/02/21 for the Creekside Development. We are looking to relocate to a new development in this area and have been following the progress of Creekside and Brownland Farms. We really like this location and it appears that this will be a nice development. Due to the limited space, I understand the need for the Multiplex Units in order to improve the economics for the Developer; however, I would be more in favor of the Single Family Lots being a little larger (especially wider) and all about the same width (75 feet to 100 feet). Also, I would prefer that the Single Family Lots have some type of access from the front. Although they face Franklin Rd, they will only have vehicle access from the rear alley. I would prefer that these lots have a street in the front of these units that could have some limited parking along the street or eliminate the rear alley access and only have front access for the Single Family Lots. On the Neighborhood call, I asked about not having front access for visitors and the Developer indicated that this proposal was like some of the Single Family Lots in Berry Farms. I like the lots in Berry Farms but I am not familiar with any in that Development that do not have street access in the front of the lot. This is a really nice location and I believe Single Family Lots with street access (more like Harlinsdale Manor) would be better suited for this area.

Thanks for allowing me to provide my input and we are anxious for new development in the area of Mack Hatcher/Franklin Rd or Mack Hatcher/Hillsboro Rd and appreciate the due diligence of the Planning Department.

John Vaughn

4005 Arno Rd

Franklin, TN

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

July 22, 2021

TO: Franklin Municipal Planning Commission

FROM: Amanda Rose, Preservation Planner
Kelly Dannenfelser, Assistant Planning Director
Emily Wright, Planning Director

~~**Item X:**~~ Disapproval Recommendation from the Historic Zoning Commission for the Proposed Emeline Acres PUD Subdivision

---

Purpose

The purpose of this memorandum is to provide the Franklin Municipal Planning Commission (FMPC) with a recommendation from the Historic Zoning Commission (HZC) regarding the proposed Emeline Acres PUD Subdivision.

Development entitlements such as building setbacks, building scale, and lot sizes and configurations may affect the abilities of the HZC to utilize the recommended Guidelines to ensure contextually sensitive infill development.

Historic Resources

This property includes the ca. 1845 Thomas Shute House, more commonly referred to as Creekside, which is listed on the National Register of Historic Places for significance in architecture. The site is within the Franklin Road Historic District.

Analysis

- The proposed development is not designed to preserve the rural context of the Franklin Road corridor, which is the last gateway into Downtown Franklin with its historic context intact.

- The HZC has identified Harlinsdale Manor as an appropriate guide for building form, lot widths, and spacing between buildings.

- The Harlinsdale Manor lots fronting Franklin Rd. measure approximately 125'-170' in width. The proposed lot widths are mostly 50-65 feet, with a handful up to 85 feet, resulting in building forms that are not consistent with the District or the Guidelines.

- The Guidelines recommend an uncongested gateway into downtown, meaning adequate space between the buildings. ~~The proposed narrow side yard setbacks do not achieve this intent.~~ The houses along Franklin Road in Harlinsdale Manor, for example, are spaced ~55 feet apart while the proposed spacing is between 10' - 15' feet. The proposed narrow side yard setbacks do not achieve ~~this intent~~appropriate spacing.

- The use of larger lot sizes with more significant side yard setbacks would be more contextually appropriate to the rural historic district corridor.

HZC Recommendation

Disapproval 7-0 to the FMPC and BOMA during its June 14, 2021 meeting.

City of Franklin

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

File #: 21-02183

DATE: June 18, 2021

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-124, A Resolution Approving A Development Plan For Emeline Acres PUD Subdivision With 1 Modification Of Development Standards (Mews Alley Requirements), For The Property Located South Of Mack Hatcher Parkway And East And West Of Franklin Road, At 370 Franklin Road.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7579
Applicant: Gary Vogrin, Kiser + Vogrin Design
Owner: Gerald McLaughlin, Adkerson Creekside Farm GP

BACKGROUND/STAFF COMMENTS:
The applicant is proposing a new planned unit development, known as Emeline Acres, for the property east and west of Franklin Road and South of Mack Hatcher Parkway, consisting of 33 single-family lots and 32 multiplex buildings with 4 units per building, for a total of 161 dwelling units. The subject property consists of approximately 61 acres and is located within the Conservation Design Concept as defined by Envision Franklin. Envision Franklin states that new development within Conservation Subdivision, "should preserve a minimum of 50 percent open space" and that, "these areas generally have higher quantities of environmental resources in rural areas or along the periphery of the City that are desired to be preserved. Less dense development, planned with large, contiguous tracts of open space to be retained in perpetuity, is expected in these locations."

Envision Franklin gives special consideration for new development in the area around the Franklin Road-Mack Hatcher intersection and identifies Franklin Road as the last rural gateway into Downtown Franklin. It also serves as the entrance to the Franklin Road Historic District that exemplifies the transition from rural to urban settlement through historic resources that are listed on National Register of Historic Places. As such, Envision Franklin recommends that Big House, or multiplexes, and Farmstead Compound concepts may be appropriate in addition to single-family residential and that, "the form, architecture and style of new buildings should draw from the surrounding area and from historically significant buildings. The height of new buildings should be no taller than those nearby historic resources."

The plan as proposed provides narrower lots that are incongruous to the rural nature of this area, with smaller lot widths leading to building forms that accentuate height. There are no lots narrower than 56’ that currently face this section of Franklin Road. Additionally, the longest run of existing lots in a row is 7, and in these areas lots are a combination of lots under 100’ wide and over 100’ wide. No lot being proposed with this plan that fronts Franklin Road are wider than 100'. The plan as proposed is not compatible what has been built in the surrounding area. Additionally, the long side porches are not typical of the middle Tennessee vernacular and more associated with coastal Carolina.

On June 14, 2021, the Historic Zoning Commission gave a preliminary recommendation of disapproval based on their findings that, "The proposed development is not designed to preserve the rural context of the Franklin Road corridor, which is the last gateway into Downtown Franklin with its historic context intact. The use of larger lot sizes with more significant side yard setbacks would be more contextually appropriate to the rural historic district corridor." A full summary of their recommendation of disapproval is included as an exhibit.

The four lots facing Mack Hatcher, Lots 11-14, do not meet frontage requirements as all new single family and multiplex buildings must front onto a public road, and these lots as designed front onto a mews alley. These lots must be removed and if they cannot be reworked into the overall layout, the applicant will need to reduce the number of multiplex buildings in order to maintain single-family housing as the primary use, per Envision Franklin.

It is the professional opinion of City Staff that the proposed locations for the emergency access lanes, particularly on the eastern side of Franklin Road, will require extensive grading and retaining walls, which is in conflict with the Envision Franklin statement that "Grading that dramatically alters site vegetation and topography should be prohibited. Development should use the existing, natural topography and minimize grading to the maximum extent practicable."

Lastly, the street layout as designed, specifically the secondary connection for the cul-de-sac, would require additional access easements from the church property that have not yet been granted. The number of residential units allowed on the cul-de-sac will be affected if this access easement cannot be obtained.

Modifications of Standards:

MOS #1:
The applicant is requesting one Modification of Standards to increase the maximum lengths of a mews alley from 800' to 965'. The Zoning Ordinance was recently updated to include the mews as an alley alternative with a maximum length of 800' to break up block lengths. Additionally, Lots 11-15 front onto this longer mews, which goes against the regulations of the Zoning Ordinance. New single family and multiplex dwellings must front onto a public street, and a mews is not classified as a public street. The applicant will need to remove these lots and adjust the mews and street network accordingly.

Staff recommends disapproval of MOS #1.

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

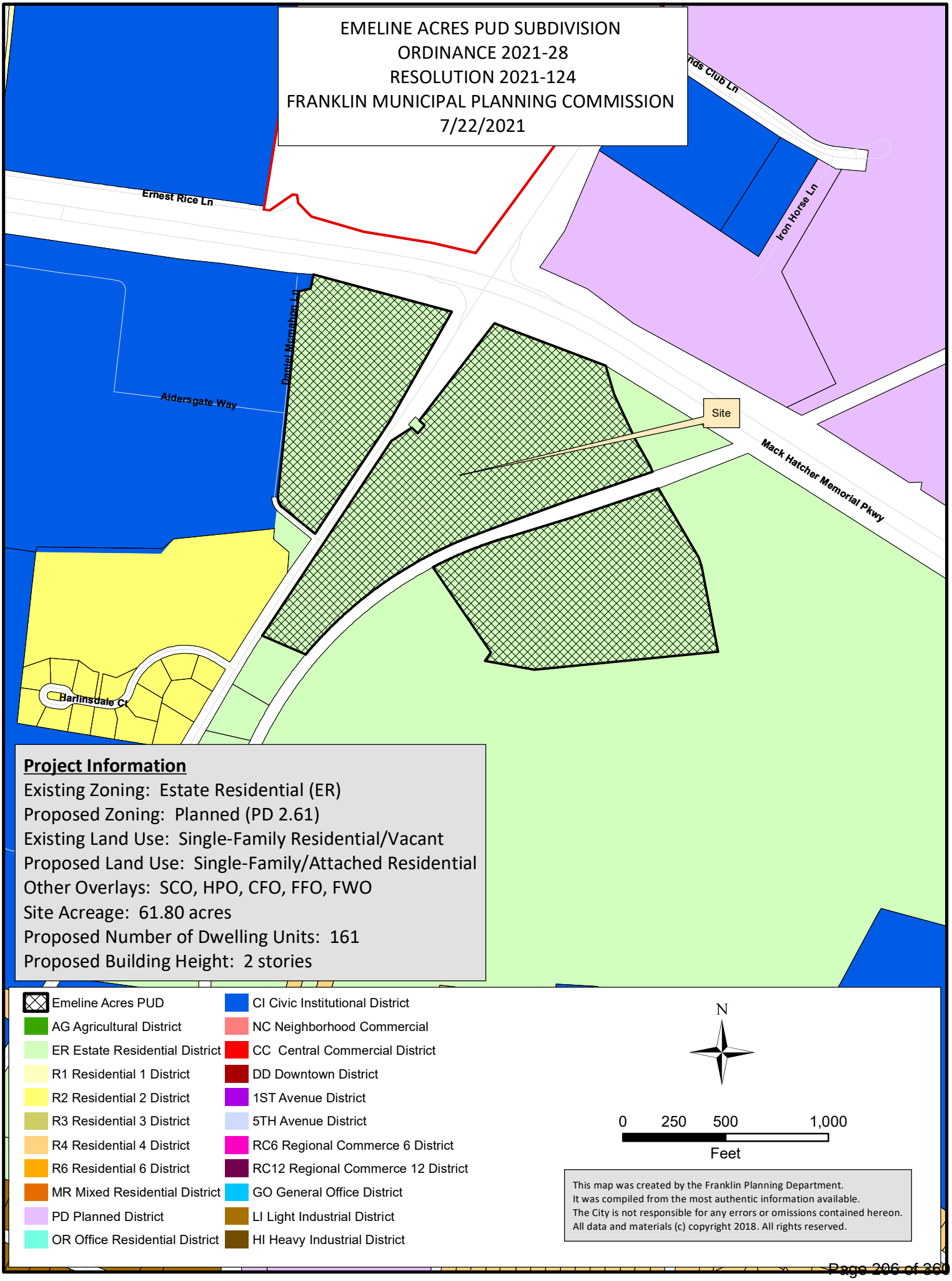
completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2021-124 be recommended to the Board of Mayor and Aldermen for disapproval.


EMELINE ACRES PUD SUBDIVISION
ORDINANCE 2021-28
RESOLUTION 2021-124
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021
Ernest Rice Ln
Iron Horse Ln
Daniel Mcmahon Ln
Aldersgate Way
Site
Mack Hatcher Memorial Pkwy
Barlinsdale Ct
Project Information
Existing Zoning: Estate Residential (ER)
Proposed Zoning: Planned (PD 2.61)
Existing Land Use: Single-Family Residential/Vacant
Proposed Land Use: Single-Family/Attached Residential
Other Overlays: SCO, HPO, CFO, FFO, FWO
Site Acreage: 61.80 acres
Proposed Number of Dwelling Units: 161
Proposed Building Height: 2 stories
Emeline Acres PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
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RESOLUTION 2021-124

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR EMELINE ACRES PUD SUBDIVISION WITH 1 MODIFICATIONS OF DEVELOPMENT STANDARDS (MEWS ALLEY LENGTH), FOR THE PROPERTY LOCATED SOUTH OF MACK HATCHER PARKWAY AND EAST AND WEST OF FRANKLIN ROAD, AT 370 FRANKLIN ROAD.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2021-28; 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
63-24.00	48.36
63-24.01	13.44
Total	61.80

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 Emeline Acres PUD are as follows:

Entitlements	Emeline Acres PUD
Base Zone District	PD 2.61
Other Zoning Overlays	SCO, HPO, CFO, FFO, FWO, HHO Buffer
Number of Dwelling Units	161
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Open Space Requirements	5% - 3.19 AC 10%- 6.08 AC
Number of Phases in Development	1

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

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

MOS 1: **Request to increase maximum length of a mews to 965 feet.** Approved: _____ Denied: _____	9.4.3(A) Mews The maximum length of a mews shall be 800 feet, as measured along the centerline. *Staff recommended denial.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2021-28, on third and final reading, the health, safety, and welfare of the citizens requiring it.

_____ _____

Eric S. Stuckey **Dr. Ken Moore**
City Administrator Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____5/4/2021_____

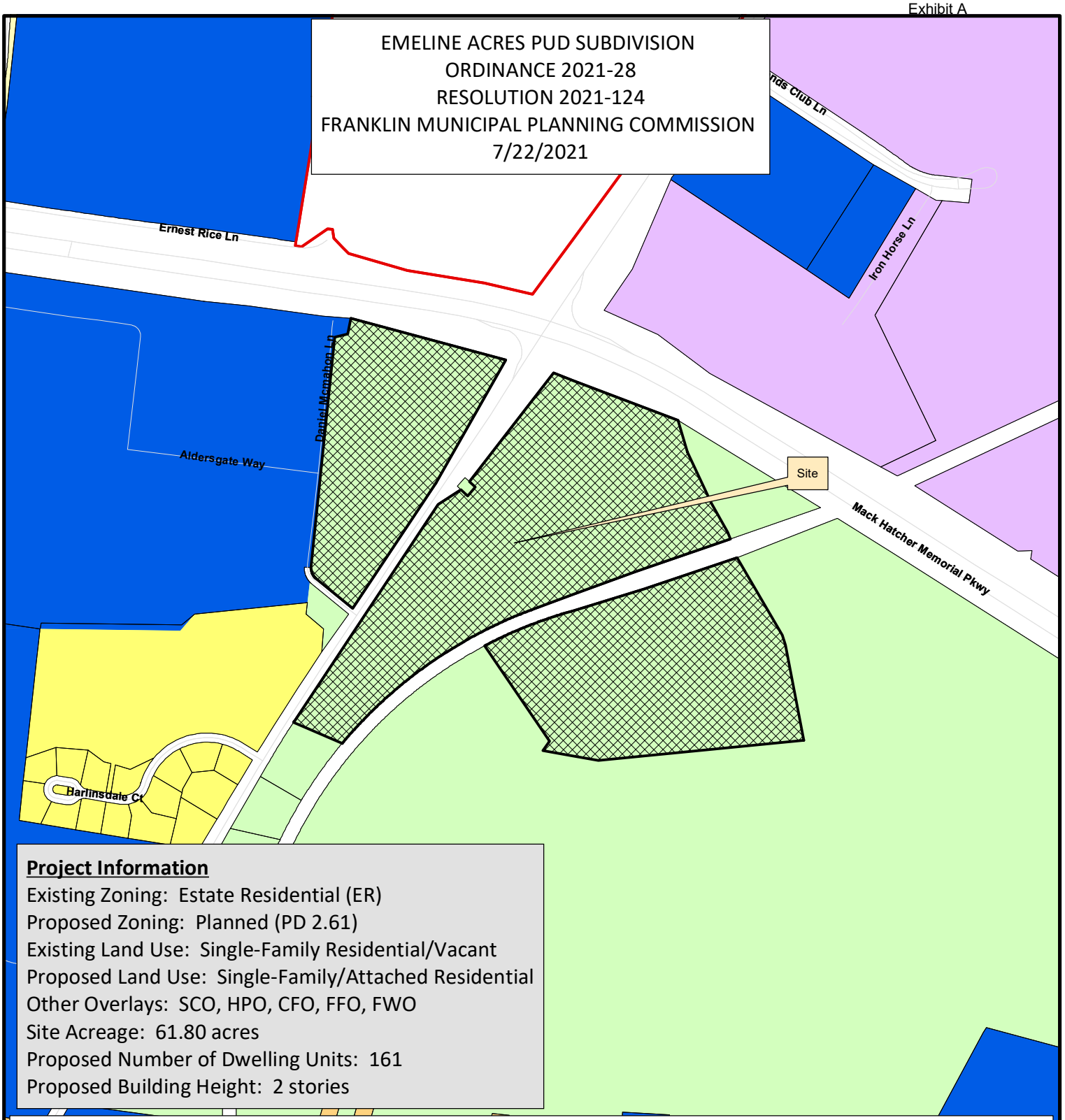
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____6/24/2021_____

NEIGHBORHOOD MEETING: _____6/2/2021_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

EMELINE ACRES PUD SUBDIVISION
ORDINANCE 2021-28
RESOLUTION 2021-124
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021



Project Information

Existing Zoning: Estate Residential (ER)
Proposed Zoning: Planned (PD 2.61)
Existing Land Use: Single-Family Residential/Vacant
Proposed Land Use: Single-Family/Attached Residential
Other Overlays: SCO, HPO, CFO, FFO, FWO
Site Acreage: 61.80 acres
Proposed Number of Dwelling Units: 161
Proposed Building Height: 2 stories

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

N

0 250 500 1,000
Feet

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Emeline Acres
PUD Development Plan

TAX MAP 63 | PARCELS 02400, 02401
ADDRESS: 370 & 0 Franklin Road
COF # 7579
FRANKLIN, WILLIAMSON CO., TN

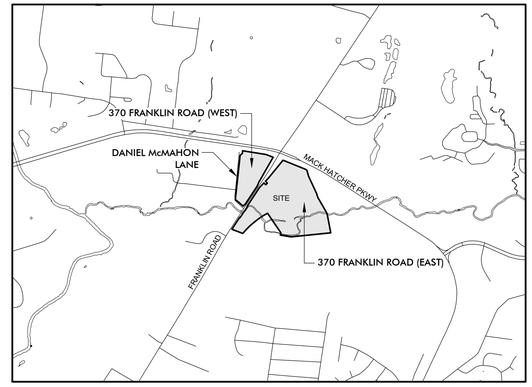
DEVELOPER
CAPITAL INVESTMENT GROUP, INC.
Capital Investment Group, Inc.
226 East 8th Street
Cincinnati, OH 45202
Contact: Christian Dial
317.525.5550

LANDSCAPE ARCHITECT / APPLICANT
KV+D KISER VOGRIN DESIGN
Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567

ARCHITECT
STUDIO M ARCHITECTURE & PLANNING
Studio M Architecture & Planning
2 West Main Street
Carmel, IN 46032
Contact: Daniel Moriarity
317.604.1659

CIVIL ENGINEER
FULMER LUCAS
Fulmer Lucas
2002 Richard Jones Road
Suite B200
Nashville, TN 37215
Contact: Yates Bateman
615.762.3964

SHEET INDEX:	Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	04-26-21	06-07-21	07-01-21	
OVERALL EXISTING CONDITIONS PLAN	C1.0	04-26-21	06-07-21	07-01-21	
OVERALL DEVELOPMENT PLAN	C2.0	04-26-21	06-07-21	07-01-21	
ENLARGED DEVELOPMENT PLAN	C2.1		06-07-21	07-01-21	
ENLARGED DEVELOPMENT PLAN	C2.2		06-07-21	07-01-21	
OVERALL GRADING & DRAINAGE PLAN	C3.0	04-26-21	06-07-21	07-01-21	
OVERALL ROW AND ACCESS PLAN	C4.0	04-26-21	06-07-21	07-01-21	
REFUSE COLLECTION PLAN	C4.1		06-07-21	07-01-21	
FIRE ACCESS PLAN	C4.2		06-07-21	07-01-21	
OVERALL UTILITY PLAN	C5.0	04-26-21	06-07-21	07-01-21	
TREE PRESERVATION PLAN	L1.0	04-26-21	06-07-21	07-01-21	
CONCEPT LANDSCAPE PLAN	L4.1			07-01-21	
BUFFER MITIGATION CONCEPT PLAN	L4.2			07-01-21	
TYPICAL ARCHITECTURE SINGLE FAMILY	A1.0		06-07-21	07-01-21	
TYPICAL ARCHITECTURE MULTIPLEX	A1.1		06-07-21	07-01-21	



SITE LOCATION MAP
N.T.S

SITE DATA CHART:

PROJECT NAME: EMELINE ACRES
COF PROJECT NUMBER: 7579
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

REGULATIONS
BASE ZONING: ER Estate Residential
PROPOSED ZONING: PD Planned District (2.61)
OVERLAY ZONING: CFO, HPO, FFO, FWO, SCO
BUILDING TYPES APPLIED: HOUSE & MULTIPLEX
FRONTAGE TYPES APPLIED: 150' SCENIC ROAD CORRIDOR (SCO)
SETBACKS:
FRONT YARD: 150' (Scenic Road Corridor Setback)
SIDE YARD: VARIES, 5'-15' SEE LOT DIAGRAMS*
*Corner Yard: 10'
REAR YARD: 5' OR 22' - SEE PLAN
DWELLING UNIT COUNT, BY TYPE:
HOUSE: 33
MULTIPLEX (4 UNITS PER BUILDING): 32
(32 BUILDINGS X 4 UNITS=128 UNITS)
TOTAL = 161 UNITS
COMMERCIAL SF, BY USE: N/A
BUILDING HEIGHTS: 2-2.5 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 20% (12.36 AC)
OPEN SPACE SF REQUIRED: 5% (3.09 AC)
NATURAL AREA SF REQUIRED: 10% (6.18 AC)
TREE CANOPY RETENTION ACREAGE: MIN: 45% (15.29 AC)

PARKING REQUIRED, BY USE:
SINGLE-FAMILY RESIDENTIAL: 2 PER UNIT
2 PER UNIT X 33 UNITS = 66 TOTAL SPACES
MULTIPLEX (128 UNITS): 271 TOTAL SPACES
56 x 1-BEDROOM =1.5 SPACES=84 SPACES
58 x 2-BEDROOM =2.5 SPACES=145 SPACES
14 x 3-BEDROOM =3 SPACES=42 SPACES
TOTAL REQUIRED PARKING = 337 SPACES
PARKING PROVIDED, BY USE:
SINGLE-FAMILY
2 SPACES PER UNIT = 66 SPACES
MULTIPLEX
4 GARAGES PER LOT = 128 SPACES
24 LOTS W/ TANDEM PARKING = 96 SPACES
ADDITIONAL PARKING PROVIDED:
STANDARD = 20 SPACES
PARALLEL = 152 SPACES
TOTAL PROVIDED = 462 SPACES

HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED

GARY MICHAEL VOGRIN REGISTERED TENNESSEE LANDSCAPE ARCHITECT
07-01-2021

STATE OF TENNESSEE
07/01/21

KVD PROJECT# : 20100
COF # : 7579
Sheet #:
C0.0
DATE: 04-26-2021

NOT FOR CONSTRUCTION

STORMWATER LID NOTES:

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN 2016 BMP MANUAL, INCLUDING BUT NOT LIMITED TO BIORETENTION, WATER QUALITY SWALES, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE 2016 BMP MANUAL.

PARKLAND DEDICATION REQUIREMENTS

166 units x $4,304= $714,464 to meet the ordinance.

25% of the total amount or $597,180 will be due at final plat plus the number of dwellings for that phase at a rate of $3,228 per unit.

The 25% or $178,616 will not be reimbursable and will remain in Quad 1 for future Parks.

The 75% or $535,848 is possible for reimbursement with an agreement and exhibits showing improvements.

The developer shall enter into a contract with the city which contains terms and conditions relative to the parkland impact fees required to be paid by the developer and/or any off-sets granted for parkland dedication and/or construction of park improvements as may be requested by the developer. Such contract shall be finalized concurrently with the approval of a development plan or site plan when a development plan is not required. When neither a development plan or site plan exist, the contract shall be approved by BOMA prior to the issuance of a building permit and shall contain financial assurances to the city.

MODIFICATION OF STANDARDS

1. Applicant requests a modification of standards for the maximum length of a mews per the Franklin Zoning Ordinance section 9.4.3. In order to design a front facing project and maintain the rural character of Franklin Road and Mack Hatcher Parkway, the proposed residential units are all fed by a rear-loaded mews section to accommodate vehicular circulation, fire access and parking areas for residents. The proposed mews connects the residential lots on both Franklin Road and Mack Hatcher Parkway, totaling 965' in length.

ENVISION FRANKLIN NARRATIVE

Within Envision Franklin this site is allocated a Design Concept of Conservation Design.

Guiding Principles

Managed Growth

With the offering of mixed residential opportunities and preservation of scenic natural resources this plan intends to enhance the quality of life. This site is supported by existing City infrastructure and plan of services.

Economic Vitality

A range of housing options and price points thru single family lots and multiplex units are provided within the neighborhood as encouraged within Conservation Design while preserving greater than 50% open space.

Vibrant Neighborhoods

The proposed neighborhood provides a strong identity with intentional design that provides preservation of open space, front facing architectural elevations and preservation of viewshed corridors along Franklin Road. Residential architectural will provide features that are visually interesting and tie to the exiting Creekside Estate and farmstead theme in terms of architectural style.

Vibrant neighborhoods are essential to the overall health of the community and should include a range
of housing options and price points (both for rent and for sale). The proposed neighborhood provides both for sale and for rent housing options with for sale lots in varying sizes.

The proposed development provides for pedestrian friendly streets with street trees & sidewalks on both sides of the street as well as walking trails that tie into the City of Franklin Greenways and Trails system.

The proposed neighborhood provides for location of convenient amenity spaces that are central and perimeter to the residential units.

Historic Preservation

The proposed neighborhood preserves the Historic Creekside Estate, site and ancillary buildings while maintaining existing tree cover and separation from the proposed housing options.

Natural Beauty

The proposed neighborhood provides for the Franklin Road & Mack Hatcher 150' scenic corridor setbacks as well as the preservation of Spencer Creek and associated floodplain/floodway/buffers.

Site disturbance is minimized so that natural topography and landforms are incorporated into the neighborhood design and natural resources protected.

A majority of the existing tree canopies and all stream buffers have been preserved to enhance quality of life through health and recreation areas.

Exceptional Design

-Buildings

Architectural styles shall be representative of Historic Creekside Manor as well as architectural elements unique to Franklin.

Building facades front Franklin Road, internal and external streets. Buildings at intersections will have similar level of architectural detail for side elevations as the front elevation.

Parking has been provided by both on street parallel parking and to the rear of the residential units.

Sustainable building practices shall be implemented.

-Public Realm

Pedestrian friendly streets with internal pocket parks engaging the streets and ancillary greenspaces are provided.

Natural areas have been preserved for passive recreation and walking trails.

-Site Design

The proposed neighborhood is a master planned community that centers on solid design principles through creative articulation of space. Coordinated connectivity for vehicles and pedestrians has been provided through connected streets and pedestrian trails.

In particular, building orientation to Franklin Road, provides for front facing residential units with alleys/parking relegated to the rear of the residential units.

Pedestrian scaled buildings with a maximum height of 2-1/2 stories are being provided.

Context sensitive design has been incorporated into the master plan in terms of preservation of open space, scenic corridors, pedestrian friendly streets and varying architecture al styles.

The neighborhood design takes into account the minimization of adjacent uses in terms of safety issues, lighting, traffic, noise, circulation and environmental concerns by preserving natural features, providing adequate vehicular and pedestrian circulation, minimal lighting and front facing building orientation to streets.

Connected Community

The proposed neighborhood provides for pedestrian friendly streets, walking trails and connection to The City of Franklin Greenways & Trails System.

Character Area

Within Envision Franklin this site is allocated a Design Concept of Conservation Design with proposed preservation far exceeding the minimum 50% open space requirement.

Uses

Single Family residential is the primary use with a secondary use of Big Houses as outlined within a Conservation subdivision.

Form

Building Placement has been oriented to front Franklin Road and internal/external streets and respects the natural features of the site.

Building character shall be reflective of the Historic Creekside Estate and surrounding architectural style in a farmstead manor.

Building height shall be a maximum of 2 and one-half stories.

Lot sizes vary from 40'-85' (Min. 4,000 SF) fronting Franklin Road with rear alley loaded garages.

Big Houses have both been located internal to the site and or front facing to the adjacent Church property.

Site Design

Landscape shall be provided within the greater than 50% open space areas both in proposed landscape and or landscape preservation areas.

Amenities have been provided in the form of central pocket parks, community gardens, walking trails and informal & formal outdoor event areas.

Access shall be provided thru public streets with ally loaded garages with parking relegated to the rear or on street parking.

Transportation

Vehicular connections are provided to Franklin Road and Daniel McMahon Lane thru public streets, alleys and emergency access points.

Multi-purpose trails are provided within the neighborhood and connect to the City of Franklin Greenways & Trails system.

Transit stops can be coordinated with planned routes as requested.

Special Consideration - Franklin Road and Mack Hatcher

With Franklin Road being a rural gateway, 150' scenic corridor setbacks are being provided with front facing single family residential architecture.

No commercial uses are intended within this development.

Appropriate uses such as Big Houses in addition to single family residential are being provided.

The form, architectural style of the prosed residential building shall draw from the architectural style of Creekside Estate as well as Federal and or Greek Revival architecture in addition to surrounding architectural styles.

Street infrastructure improvements shall be coordinated with the City of Franklin and TDOT to avoid widening Franklin Road but include turn lane improvements as requested/required.

Rural character elements shall be implemented in terms of stone walls and wood plank fencing.

The design team intends to work with the City of Franklin on the potential re-location of existing Daniel McMahon Lane to move north and out of the floodplain/floodway and algin with a new access point to the eastern tract.

Grading that dramatically alters site vegetation, creeks, buffers, and topography should be prohibited. Hence the discussion with the City of Franklin regarding the above Daniel McMahon re-alignment so as not to align at its current location and require crossing Spencer Creek twice with bridges and impact natural resources, floodplain, floodway and buffers.

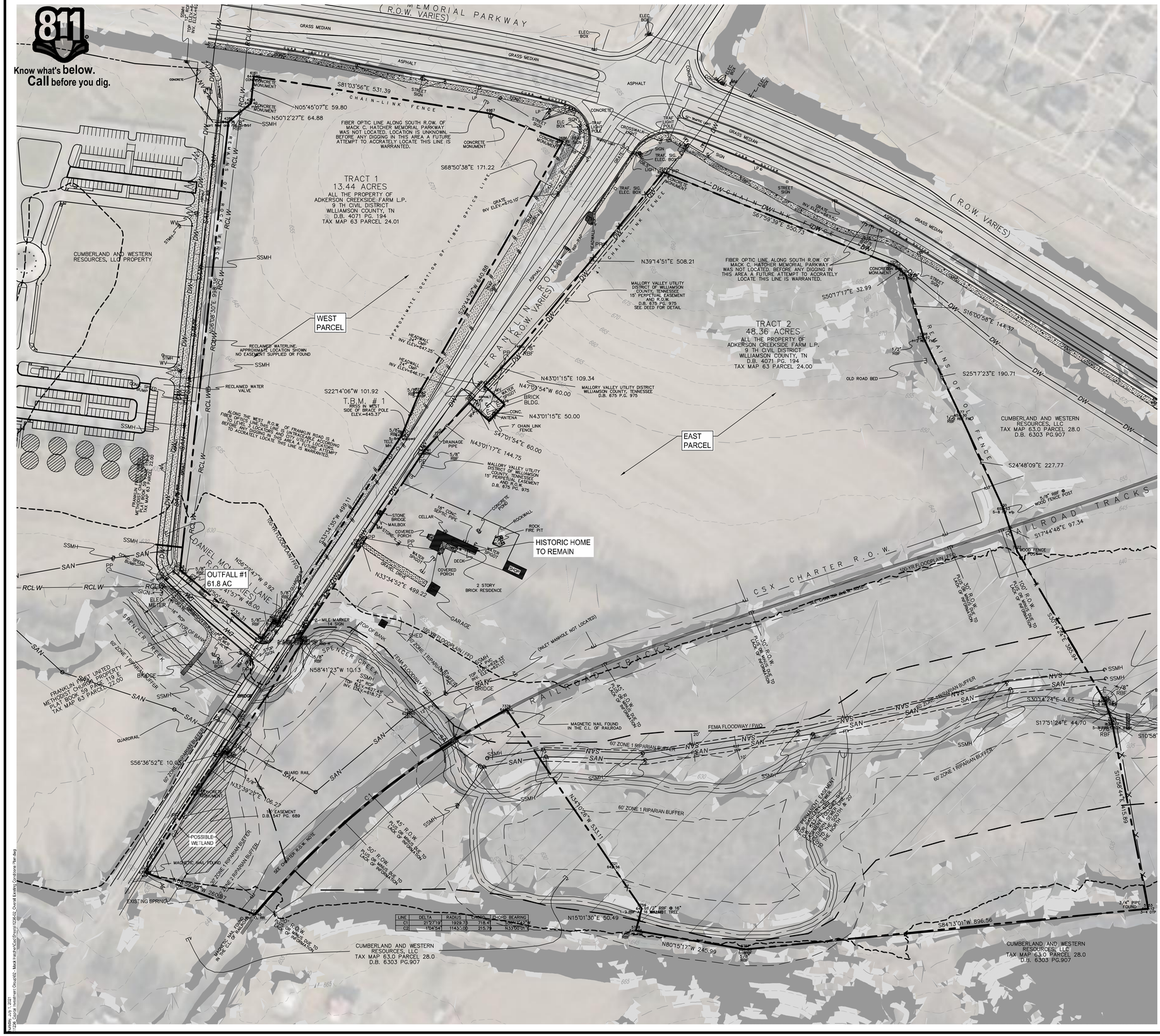
Trail connectivity shall be provided to the City of Franklin Greenways & Trails system.

SIGHT DISTANCE REVIEW AT SITE PLAN:

AT SITE PLAN, THE APPLICANT SHALL DEMONSTRATE UNOBSTRUCTED LINES OF SIGHT AT STREETS AND DRIVES BOTH INTERNAL TO THE DEVELOPMENT AND AT EXTERNAL CONNECTION POINTS PER CHAPTER 9 OF AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS." PROPOSED AND EXISTING STREETS, BUILDINGS, PARKING, LANDSCAPING, AND OTHER ELEMENTS SHALL BE MODIFIED AS NECESSARY.

COMPREHENSIVE REVIEW AT SITE PLAN:

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



SITE DATA CHART:

PROJECT NAME: CREEKSIDE MACK HATCHER
COF PROJECT NUMBER: XXXX
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

REGULATIONS
BASE ZONING: ER Estate Residential
PROPOSED ZONING: PD (2.61 DUA) Planned District
OVERLAY ZONING: CFO, HPO, FFO, FWO

HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED

STORMWATER NARRATIVE:

ALL STORMWATER FOR BOTH PARCELS (EAST AND WEST) CURRENTLY FLOWS TO THE EXISTING OUTFALL AT THE SOUTHWEST CORNER OF THE PROPOSED DEVELOPMENT (OUTFALL #1), WHICH DISCHARGES TO SPRINGER CREEK AND EVENTUALLY TO THE HARPETH RIVER, APPROXIMATELY 4,000 LF DOWNSTREAM.

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN 2016 BMP MANUAL, INCLUDING BIORETENTION, WATER QUALITY SWALES, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE 2016 BMP MANUAL.

STORMWATER QUANTITY FOR THE PROPOSED PROJECT MAY BE PARTIALLY PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL DECREASE THE RUNOFF LEAVING THE SITE BUT WILL NOT REDUCE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL. DETENTION PONDS WITH OUTLET STRUCTURE CONTROL STRUCTURES WILL BE UTILIZED TO SUPPLEMENT THE BIORETENTION AND PERVIOUS PAVEMENT TO SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUANTITY REQUIREMENTS.

PRE-DEVELOPMENT PEAK FLOWS

	EAST PARCEL	WEST PARCEL	TOTAL (OUTFALL #1)
2-YR	40.66 CFS	26.42 CFS	67.08 CFS
5-YR	70.28 CFS	44.90 CFS	115.18 CFS
10-YR	91.05 CFS	57.82 CFS	148.87 CFS
25-YR	119.10 CFS	75.31 CFS	194.41 CFS
50-YR	140.58 CFS	88.56 CFS	229.14 CFS
100-YR	162.03 CFS	101.77 CFS	263.80 CFS

CONNECT FRANKLIN NOTE

PROJECTS NOTED IN THE CONNECT FRANKLIN PLANNING DOCUMENT WITHIN 1500' OF THE PROJECT.
- PROJECT NUMBER 11 - FRANKLIN RD FROM MACK HATCHER TO MALLORY STATION.

SLOPE ANALYSIS LEGEND

20% OR GREATER

14% TO 19 %

0 50 100 200 300
SCALE: 1" = 100'

SURVEY INFO
PROVIDED BY: CROY ENGINEERING (TOPO SHOWN PROVIDED BY COF GIS)
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

KVGD
KISER YOGRIN DESIGN
5060 Meridian Blvd. Ste 100 Franklin, TN 37067
615.348.8427 | www.kiseryogrin.com

FULMER LUCAS
2002 RICHARD JONES RD. - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 121951
STATE OF TENNESSEE
07/01/21

PUD DEVELOPMENT PLAN
EMELINE ACRES
370 & 0 FRANKLIN ROAD
FRANKLIN PROJECT #7579
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: AJS
DRAWN BY: AJS
CHECKED BY: JYB
DATE: 06/07/2021

FLE PROJECT NO.
1236-02

DRAWING TITLE:
OVERALL EXISTING CONDITIONS PLAN

SHEET NUMBER
C1.0

MINIMUM OPEN SPACE REQUIREMENTS

CREEKSIDE PUD ACREAGE: 61.80 AC 2,692,008 SF
MINIMUM OPEN SPACE ACREAGE REQUIRED: 5% 3.09 AC 134,600 SF
NATURAL OPEN SPACE ACREAGE REQUIRED: 10% 6.18 AC 269,201 SF

OPEN SPACE

KEY	OPEN SPACE TYPE	AREA OF OPEN SPACES SF	PROPOSED AMENITY
OS 001	GREENWAY	15,700	MULTI-USE TRAIL
OS 002	GREENWAY	55,600	MULTI-USE TRAIL
OS 003	POCKET PARK	18,700	GAZEBO, STORMWATER
OS 004	GREENWAY	8,100	MULTI-USE TRAIL
OS 005	GREENWAY	26,300	MULTI-USE TRAIL
OS 006	NATURAL	231,800	HISTORIC SPRING HOUSE, STREAM, FLOODPLAIN, FLOODWAY
OS 007	NATURAL	67,300	HISTORIC MANOR, STORMWATER
OS 008	NATURAL	799,700	FLOODPLAIN/ FLOODWAY
OS 009	NEIGHBORHOOD AMENITY	13,000	POOL AMENITY
OS 010	NATURAL	87,300	FOREST, TREE SAVE AREAS
OS 011	GREENWAY	31,400	MULTI-USE TRAIL
OS 012	NATURAL	39,800	STORMWATER
OS 013	NATURAL	9,100	STORMWATER
	OPEN SPACE PROVIDED	1,403,800	

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE.

GENERAL NOTES

1. 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.
2. ALL OPEN SPACE LOTS ARE INTENDED TO BE PUBLIC, UTILITY, DRAINAGE, & ACCESS EASEMENTS (PUDAE)
3. ALL MULTI-USE TRAILS SHALL BE ESTABLISHED WITHIN A 12' ALL-ACCESS PUBLIC EASEMENT (AAPE).
4. A PUBLIC UTILITY & DRAINAGE ACCESS EASEMENT (PUDAE) SHALL BE DESIGNATED FROM THE BACK OF THE MULTI-USE TRAIL TO THE PUBLIC ROW ALONG MACK HATCHER PARKWAY AND FRANKLIN ROAD.
5. A CONSERVATION EASEMENT SHALL BE ESTABLISHED WITHIN 75' OF THE CREEKSIDE ESTATE AND AS DEFINED ON THE SITE PLAN. THIS IS CONSIDERED THE NATURALISTIC SCREENING EDGE TREATMENT AS DEFINED IN CHAPTER 18.3 OF THE CITY OF FRANKLIN ZONING ORDINANCE. THE NATURALISTIC SCREENING EDGE TREATMENT SHALL FOLLOW THE DESIGN STANDARDS AS DESCRIBED IN CHAPTER 18.3.

STATEMENT OF IMPACTS

- STREET NETWORK
  - THE PROJECT WILL INCLUDE A PUBLIC ROADWAY NETWORK WITH MAIN ACCESS TO FRANKLIN ROAD ON THE EAST PARCEL AND FRANKLIN RD. / DANIEL MCMAHON RD FOR THE WEST PARCEL. AN EMERGENCY FIRE ACCESS WILL BE PROVIDED DIRECTLY TO FRANKLIN ROAD FROM BOTH PARCELS. PER CONNECT FRANKLIN, NO ADDITIONAL ROW IS PROPOSED TO BE DEDICATED ALONG EITHER SIDE OF FRANKLIN PIKE. HOWEVER THE TIA REQUIRES IMPROVEMENTS THAT REQUIRES ROW DEDICATION ON THE WEST SIDE OF FRANKLIN RD, SHOWN ON SHEET C4.0.
- WATER FACILITIES
  - CITY OF FRANKLIN WILL PROVIDE WATER SERVICE TO THE WEST PARCEL. MALLORY VALLEY UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THE EAST PARCEL. APPROXIMATE WATER DEMAND FOR THE SITE WILL BE 47,850 GALLONS PER DAY.
- SEWER FACILITIES
  - SEWER TO BE PROVIDED BY CITY OF FRANKLIN ON BOTH PARCELS. APPROXIMATE DEMAND WILL BE 47,850 GALLONS PER DAY.
- RECLAIMED WATER FACILITIES
  - RECLAIMED WATER IS AVAILABLE ON THE WESTERN PARCEL ONLY AND WILL BE UTILIZED FOR IRRIGATION ON THE WEST PARCEL. ASSUMING 5,000 GPD PER ACRE, THIS AREA WILL UTILIZE APPROXIMATELY 67,000 GALLONS PER DAY OF RECLAIMED WATER.
- DRAINAGE FACILITIES
  - THE ESTIMATED IMPERVIOUS AREA FOR THE DEVELOPMENT IS 640,000 SF. UTILIZING STORMWATER DETENTION AND LID MEASURES, THERE WILL BE NO INCREASE IN STORMWATER RUNOFF OR CHANGES IN OUTFALL LOCATIONS.

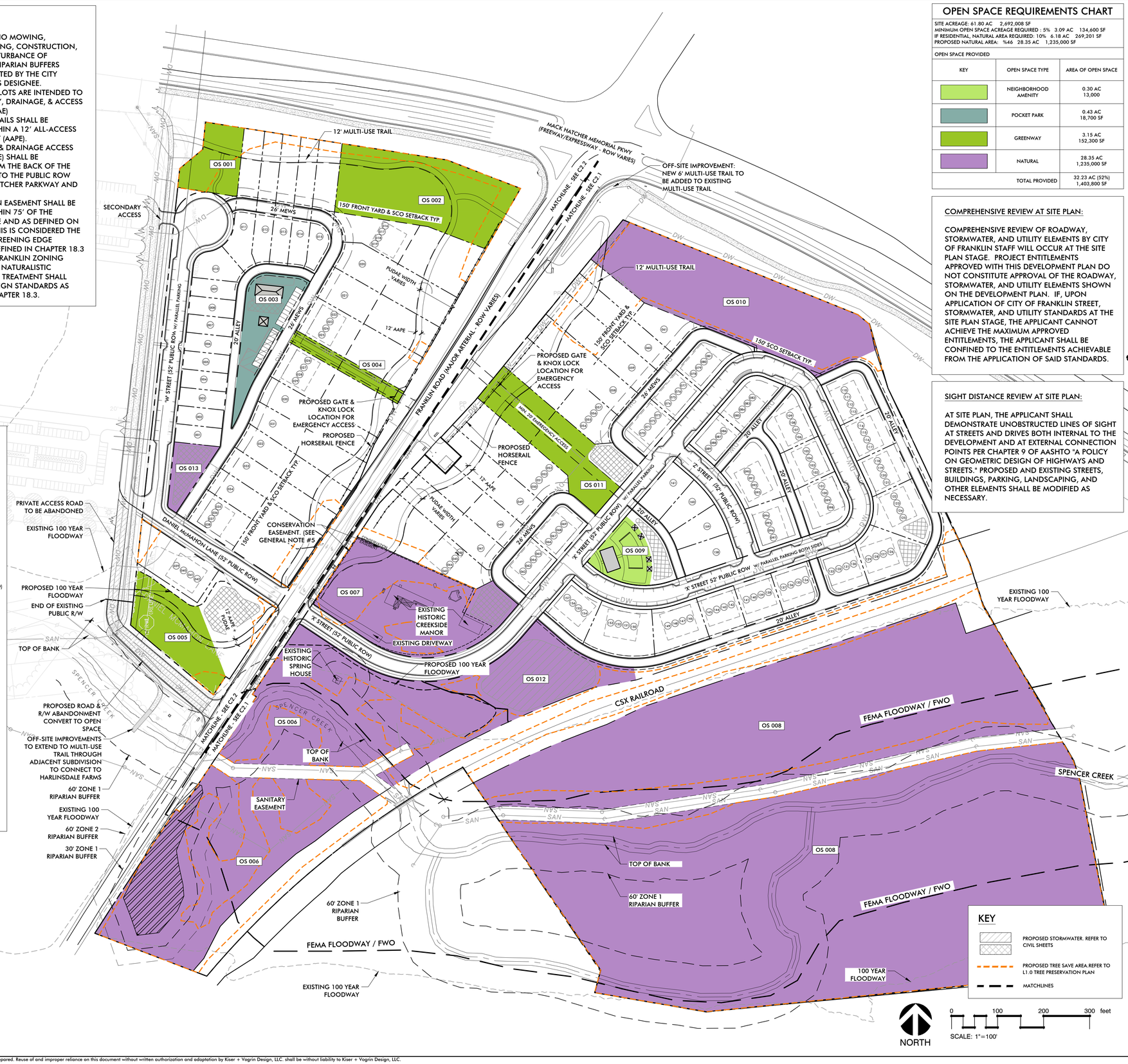
SITE DATA CHART:

PROJECT NAME: EMELINE ACRES
COF PROJECT NUMBER: 7579
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

REGULATIONS
BASE ZONING: ER Estate Residential
PROPOSED ZONING: PD Planned District (2.61)
OVERLAY ZONING: CFO, HPO, FFO, PWO, SCO
BUILDING TYPES APPLIED: HOUSE & MULTIPLEX
FRONTAGE TYPES APPLIED: 150' SCENIC ROAD CORRIDOR (SCO)
SETBACKS:
FRONT YARD: 150' (Scenic Road Corridor Setback)
SIDE YARD: VARIES, 5'-15' SEE LOT DIAGRAMS*
*Corner Yard: 10'
REAR YARD: 5' OR 22' - SEE PLAN
DWELLING UNIT COUNT, BY TYPE:
HOUSE: 33
MULTIPLEX (4 UNITS PER BUILDING): 32
(32 BUILDINGS X 4 UNITS=128 UNITS)
TOTAL = 161 UNITS
COMMERCIAL SF, BY USE: N/A
BUILDING HEIGHTS: 2-2.5 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 20% (12.36 AC)
OPEN SPACE SF REQUIRED: 5% (3.09 AC)
NATURAL AREA SF REQUIRED: 10% (6.18 AC)
TREE CANOPY RETENTION ACREAGE: MIN. 45% (15.29 AC)

PARKING REQUIRED, BY USE:
SINGLE-FAMILY RESIDENTIAL: 2 PER UNIT
2 PER UNIT X 33 UNITS = 66 TOTAL SPACES
MULTIPLEX (128 UNITS): 271 TOTAL SPACES
56 x 1-BEDROOM =1.5 SPACES=84 SPACES
58 x 2-BEDROOM =2.5 SPACES=145 SPACES
14 x 3-BEDROOM =3 SPACES=42 SPACES
TOTAL REQUIRED PARKING = 337 SPACES
PARKING PROVIDED, BY USE:
SINGLE-FAMILY
2 SPACES PER UNIT = 66 SPACES
MULTIPLEX
4 GARAGES PER LOT = 128 SPACES
24 LOTS W/ TANDEM PARKING = 96 SPACES
ADDITIONAL PARKING PROVIDED:
STANDARD = 20 SPACES
PARALLEL = 152 SPACES
TOTAL PROVIDED = 462 SPACES

HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED



OPEN SPACE REQUIREMENTS CHART

SITE ACREAGE: 61.80 AC 2,692,008 SF
MINIMUM OPEN SPACE ACREAGE REQUIRED - 5% 3.09 AC 134,600 SF
IF RESIDENTIAL, NATURAL AREA REQUIRED: 10% 6.18 AC 269,201 SF
PROPOSED NATURAL AREA: %46 28.35 AC 1,235,000 SF

OPEN SPACE PROVIDED

KEY	OPEN SPACE TYPE	AREA OF OPEN SPACE
	NEIGHBORHOOD AMENITY	0.30 AC 13,000
	POCKET PARK	0.43 AC 18,700 SF
	GREENWAY	3.15 AC 152,300 SF
	NATURAL	28.35 AC 1,235,000 SF
	TOTAL PROVIDED	32.23 AC (52%) 1,403,800 SF

COMPREHENSIVE REVIEW AT SITE PLAN:

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

SIGHT DISTANCE REVIEW AT SITE PLAN:

AT SITE PLAN, THE APPLICANT SHALL DEMONSTRATE UNOBSTRUCTED LINES OF SIGHT AT STREETS AND DRIVES BOTH INTERNAL TO THE DEVELOPMENT AND AT EXTERNAL CONNECTION POINTS PER CHAPTER 9 OF AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS." PROPOSED AND EXISTING STREETS, BUILDINGS, PARKING, LANDSCAPING, AND OTHER ELEMENTS SHALL BE MODIFIED AS NECESSARY.

KISER + VOGRIN DESIGN
5005 Meridian Blvd Ste 100 Franklin, TN 37067
615.708.0569 | www.kiservogrin.com

FULMER LUCAS
2002 RICHARD JONES RD. SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHAEL GARY VOGRIN — REGISTERED — STATE OF TENNESSEE — LANDSCAPE ARCHITECT — 07.01.21

PUD DEVELOPMENT PLAN
EMELINE ACRES
370 FRANKLIN ROAD
FRANKLIN PROJECT # 7579
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF INITIAL SUBMITTAL	06.07.21	KR
2	COF RESUBMITTAL	07.01.21	KR

DESIGNED BY: GV
DRAWN BY: KR
CHECKED BY: GV
DATE: 04/26/21
KVD PROJECT NO. 20100

DRAWING TITLE:
OVERALL DEVELOPMENT PLAN

SHEET NUMBER
C2.0

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COF no: 7579

CONDITIONS OF APPROVAL:

Open Issues: 30 These issues are currently being filtered

Engineering - Checklist

General Issues

22. Streets

kevin.long@franklintn.gov Applicant shall incorporate any changes from the finalized TIA into the Development Plan exhibit upon the finalization of the TIA and agreement that all City comments regarding the TIA review have been addressed.

Offsite improvements required by the TIA shall be completed simultaneously with the phase of development adjacent to or in closest proximity to the location of the required improvements. These improvements shall meet the scope of work outlined in the TIA. Additionally, finer geometric design elements will be checked in greater detail at the Site Plan stage to verify compliance with appropriate AASHTO, TDOT, and City of Franklin standards to ensure public safety and well-being, and may be adjusted slightly from those shown on this Development Plan.
[Edited By Kevin Long]

Engineering - Development Plan Checklist

General Issues

59. Multi-Use Trails

joe.marlo@franklintn.gov *The following comment shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

All sidewalk/multi-use trails serving public or private streets shall meet the requirements in "*Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way*" by the United States Access Board, including slope requirements. These include sidewalks/multi-use trails serving as the required sidewalk/multi-use trail at the street but located outside of ROW, such as those along Franklin Road and Mack Hatcher.

80. F. Development Plan

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

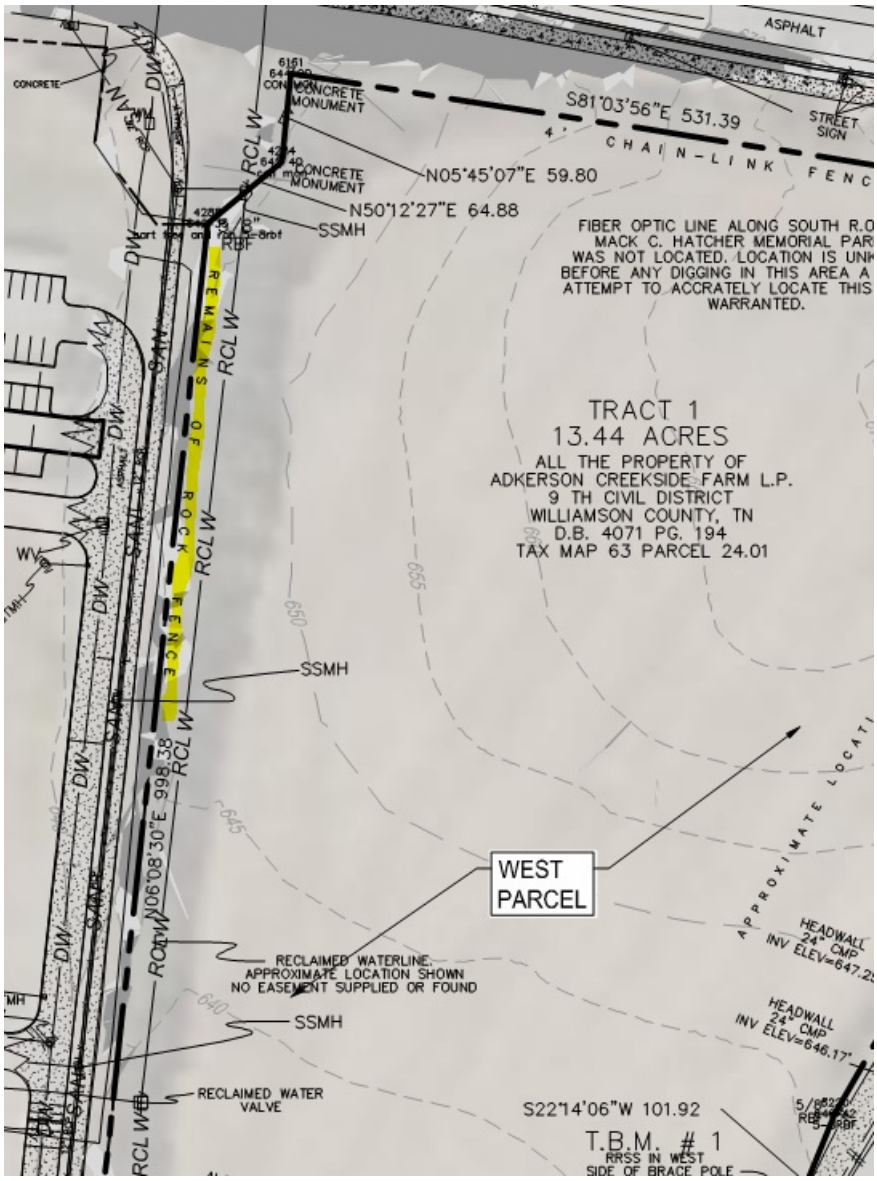
At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department 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.

92. F. Development Plan

lance.fittro@franklintn.gov	*In order to ensure safe circulation for Fire and service vehicles through the alleys and mews alleys shown on the development plan, where perpendicular parking off of the alleys and mews alleys are proposed, these parking areas shall provide a minimum of 5 feet from the edge of the alley pavement to the end of the parking stalls. Minimum parking stall dimensions shall then be the standard 9 ft (width) x 18 ft (depth), with end stalls being 10 ft in width. No reduction in stall dimensions for compact parking spaces shall be permitted for parking off of alleys.* Thank you for drawing the parking stalls to the specified dimensions. Applicant shall indicate the required dimensions on the Development Plan so that they are applied with the future Site Plan(s) as a condition of approval for the proposed parking arrangement.

93. F. Development Plan

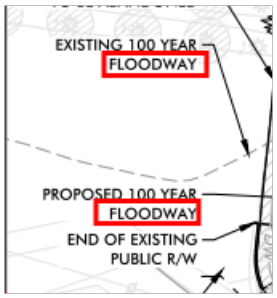
lance.fittro@franklintn.gov	The previous comment, "*Indicate the location of the existing stone wall on the typical section for Daniel McMahon Ln and all applicable plan sheets. Please clarify how the proposed residences fronting on the roadway, and thus the existing wall, are to be accessed from the street. Is the existing wall proposed to be cut for from walks for each residence? Will there be driveway connections to the street that will require additional cuts in the existing wall? Howwill maintenance of the existing wall be addressed for the proposed development?*" has not been addressed. Applicant shall identify the location and extents of the wall on all plan sheets and provide the requested clarification regarding maintenance and proposed accesses through the wall (currently shown as emergency roadway access, previously shown as multiple driveway accesses). Applicant shall clarify if / how maintenance of the existing wall, currently shown in public ROW for nearly its entire length, will be addressed for the proposed development.



98. Floodplain

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

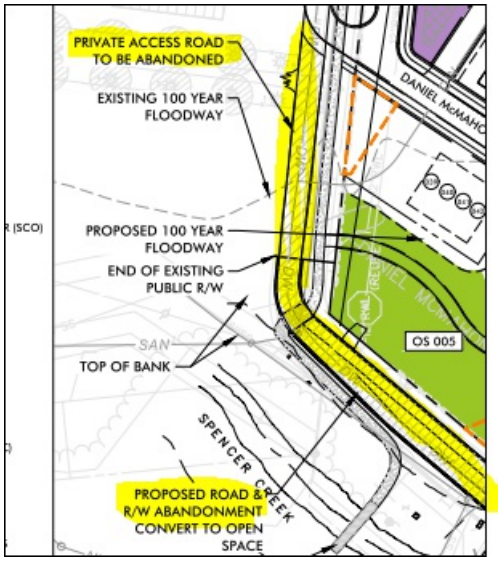
Applicant shall correct floodplain terminology, stating either "100-year floodplain" or "floodway". "100-year floodway" shall not be used.



99. Roadways to be Abandoned

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

Applicant shall clarify on the drawings that the existing street section (pavement, storm, etc.) within roadways proposed to be abandoned shall be removed and replaced with grass or other appropriate landscaping. (C2.0) Removal of the existing public roadway portion of Daniel McMahon Lane shall be a condition of approval for the relocation/realignment of the public roadway intersection. Any proposed abandonment of the existing private access road which is on the adjacent property shall be coordinated with the property owner.



[Edited By Lance Fittro]

100. Easements

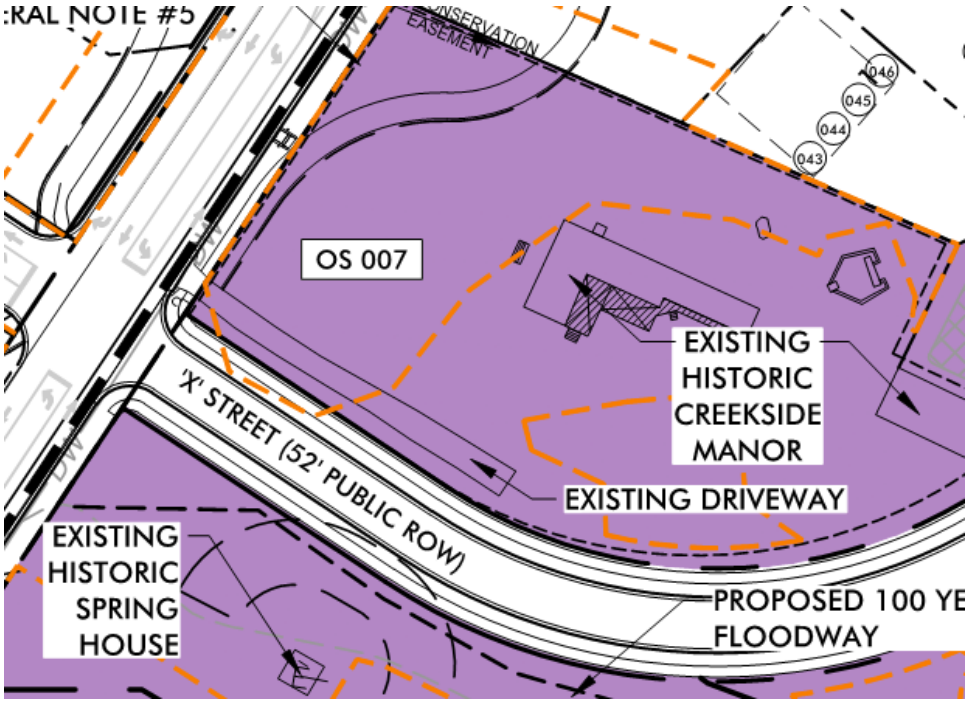
joe.marlo@franklintn.gov *The following is a new comment due to new information shown.*

Applicant shall acquire all Public Access Easements (PAE) as necessary for the proposed connections to existing PAEs on the church property such that continuous public access is guaranteed across streets/drives. Acquisition of all off-site easements necessary for the function of the proposed development shall be the responsibility of the developer, and shall be recorded prior to issuance of any grading or utility permits for the proposed development.

[Edited By Lance Fittro]

103. F. Development Plan

lance.fittro@franklintn.gov This is a new comment that was overlooked on the previous review, but must be addressed as a matter of public safety:
With the addition of the street access to Franklin Road on the east side immediately adjacent to the existing driveway access for Creekside Manor, the driveway access for the historic resource shall be shifted to the new local street. The new access location on the local street shall be a minimum of 50' from the radius return of the intersection of the local street with Franklin Road.

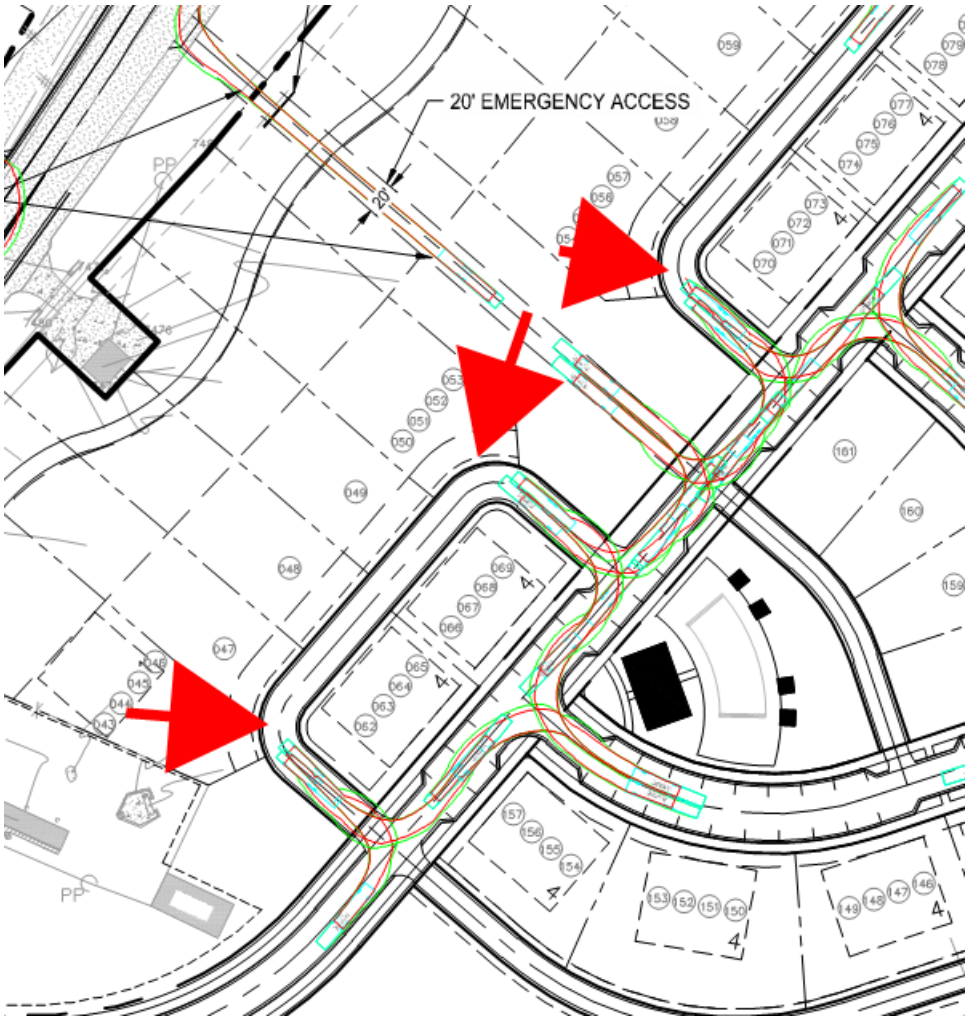


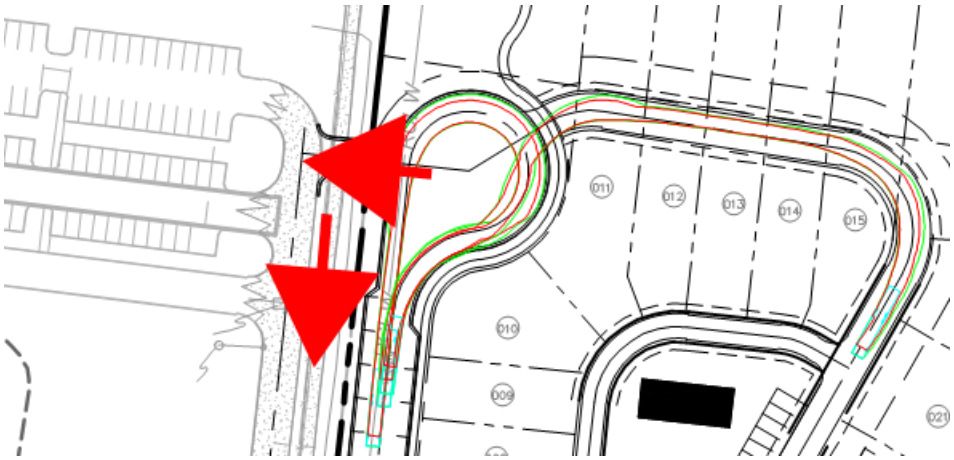
FIRE--Planning

General Issues

9. Auto-turn

curt.edelmann@franklintn.gov Expand the auto-turn to show these turns





13. Fire Protection

curt.edelmann@franklintn.gov	When you get the COF test, please put it on the drawing next to the MVUD results using a similar format.

73. Hydrants

curt.edelmann@franklintn.gov An additional hydrant is needed between lots 062 and 133 on the east side to maintain the maximum 500-foot spacing.
An additional hydrant is needed between lots 014 and 038 on the west side to meet the maximum 500-foot spacing.
I could not locate the hydrants serving lots 001--006.

Parks

General Issues

2. Parkland information

kevinl@franklintn.gov The Parkland Agreement has been submitted to Law on 7-1-21.

Planning

General Issues

20. Envision Franklin

joseph.bryan@franklintn.gov The applicant shall revise the plan to adjust lot widths to allow for building form that does not accentuate height over width in order to be compatible with the established character of the Franklin Road corridor and meet the special consideration for this area in Envision Franklin.

Historic Preservation is one of the guiding principles of the Envision Franklin Plan. Envision Franklin provides special consideration to new development in the Franklin Rd- Mack Hatcher intersection, "The form, architecture and style of new buildings should draw from the surrounding area and from historically significant buildings."

The plan as proposed provides lots that are incongruous to the rural nature of this area with smaller lot widths leading to building forms that accentuate height. The plan as proposed is not compatible what has been built in the surrounding area. Additionally, the long side porches are not typical of the middle Tennessee vernacular and more associated with coastal Carolina

[Edited By Joseph Bryan]

25. Lot Widths

joseph.bryan@franklintn.gov The plan as proposed with the mix of lot widths along Franklin Road still does not quite meet the established character of the corridor with no lots being wider than 100'. The applicant shall revise the plan and adjust the lot widths to be more in keeping with the surrounding area and meet the intent of the recommendations of Envision Franklin for the Franklin Road-Mack Hatcher Parkway intersection.

The lot widths of the Harlinsdale Manor subdivision are much more contextual for the Franklin Road corridor and maintain the rural character. Staff understands that the intention/housing product are different than Harlinsdale Manor, however the lot size and building form shall be considered while making revisions.
[Edited By Joseph Bryan]

79. Modification of Standards

joseph.bryan@franklintn.gov	Staff is unable to support the MOS request to lengthen the mews length an additional 165' as the Zoning Ordinance was recently updated with these new standards for mews and alleys. Additionally, residential lots cannot front on a mews and must front a public street. If approved, applicant will add the decision of the MOS request to the cover sheet of the Development Plan. [Edited By Joseph Bryan]

88. Modification of Standards

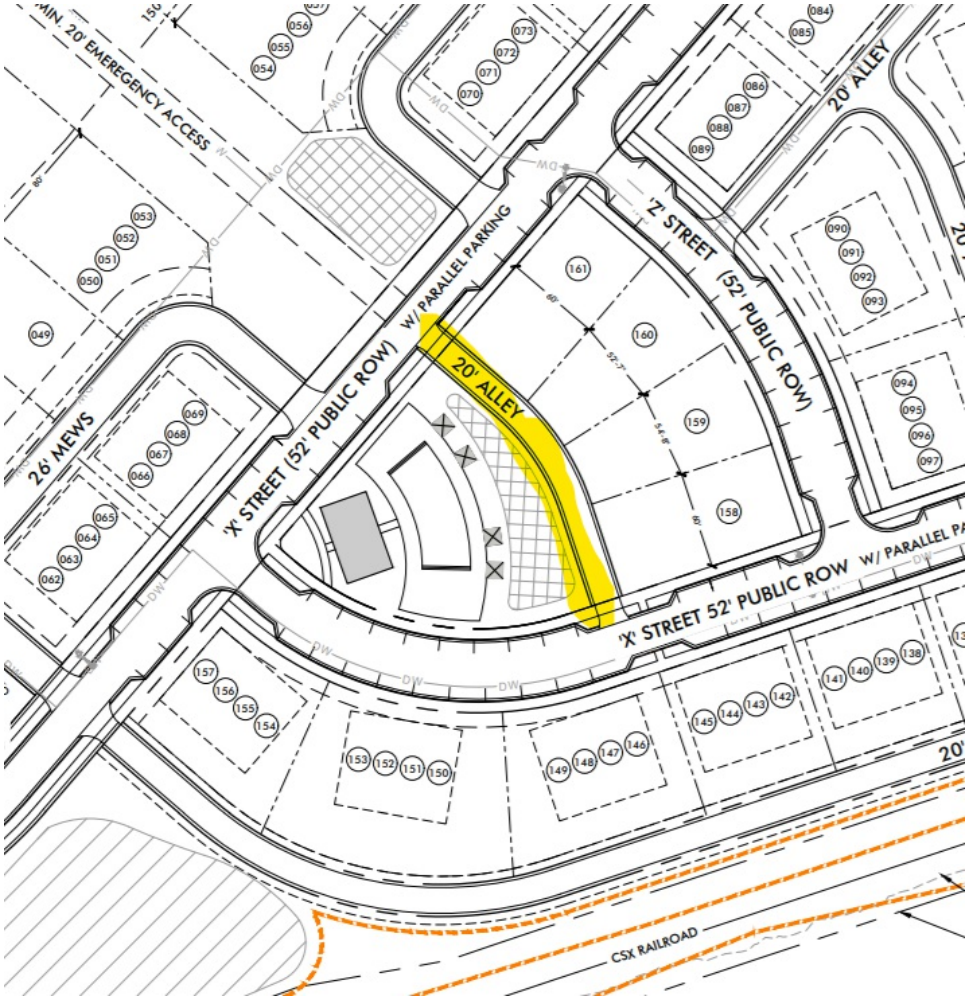
joseph.bryan@franklintn.gov	Staff is unable to support the MOS request to lengthen the mews length an additional 165' as the Zoning Ordinance was recently updated with these new standards for mews and alleys. Additionally, residential lots cannot front on a mews and must front a public street. If approved, applicant will add the decision of the MOS request to the cover sheet of the Development Plan. [Edited By Joseph Bryan]

101. Lots 11-15

joseph.bryan@franklintn.gov	Lots 11-15 do not meet frontage requirements as lots cannot face a mews and must face a public street. Applicant shall remove these lots from the plan and adjust the mews/alley accordingly.

102. Open Space

joseph.bryan@franklintn.gov	Per Section 11.1.3.D of the Zoning Ordinance, "The placement of open space shall not result in a view of any rear facade from a street." Applicant shall revise section of the plan seen below to conform to the open space regulations.



104. Architecture

joseph.bryan@franklintn.gov Applicant shall provide new conceptual elevations once the lots widths are adjusted to be more contextual to the area. With the adjusted lot width the conceptual architecture shall have a building form that accentuates width over height that is more contextual to the rural vernacular of the area.

105. Emergency access

joseph.bryan@franklintn.gov At site plan, applicant shall locate the emergency access lanes where the grading will be minimal and not disrupt the rural character of Franklin Road with as few retention walls as possible.
[Edited By Joseph Bryan]

Preservation/HZC

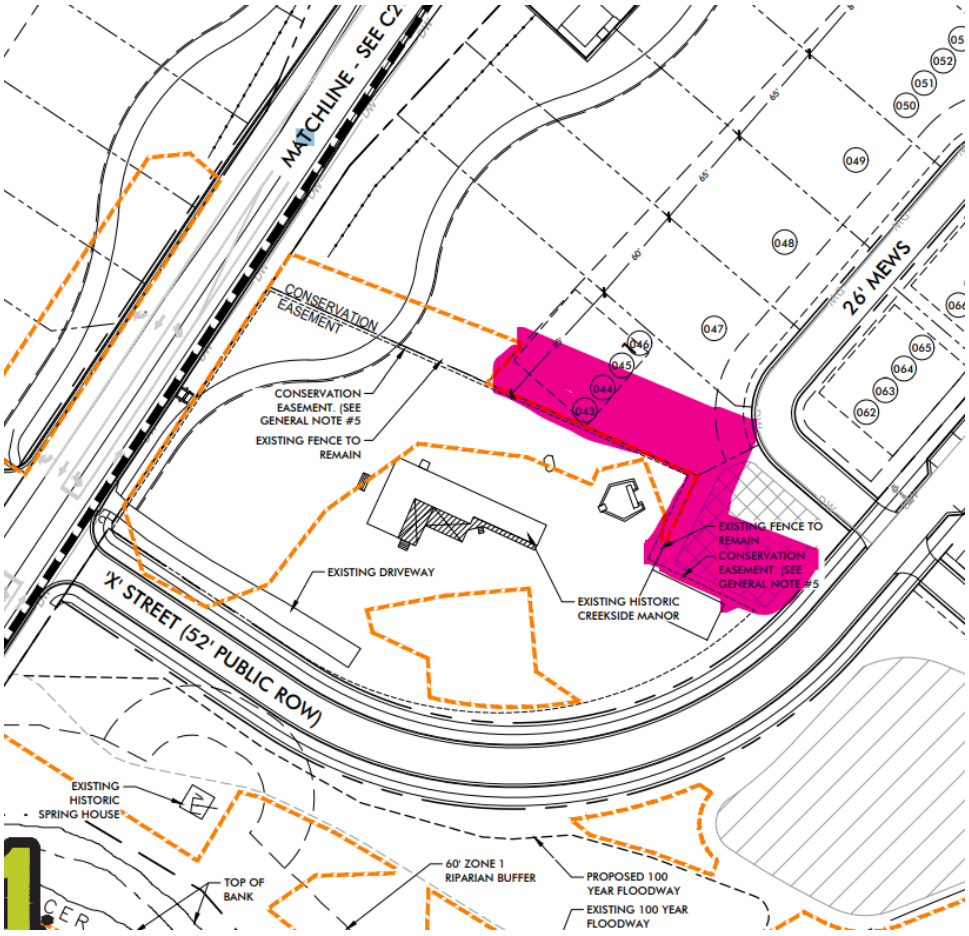
General Issues

50. Preliminary HZC Recommendation

amanda.rose@franklintn.gov If the development plan is approved, the building elevations will require significant modifications in order to conform with the recommendation of the Historic District Design Guidelines.

86. Historic Resources

amanda.rose@franklintn.gov The bounds of the proposed Conservation Easement do not meet the requirements of Chapter 18 re: Naturalistic Screening. The applicant shall alter the location of the Naturalistic Screening to comply, specifically by locating it "along the periphery of the developing property." With the boundary proposed by the applicant, this regulation will apply to the areas the applicant has already identified, plus the (unscaled) areas shown in pink, below:



Grading is also prohibited within the Naturalistic Screening location.
[Edited By Amanda Rose]

106. Emergency Access

amanda.rose@franklintn.gov The applicant shall provide additional information to demonstrate how the grading may impact the area identified as the emergency access. Envision Franklin states that "grading that dramatically alters site vegetation and topography should be prohibited" and that "development should use the existing, natural topography and minimize grading to the maximum extent practicable."

107. Historic Resources

amanda.rose@franklintn.gov If a maintained area around the historic spring house is still desired, the applicant shall provide Stormwater Management the requisite information to consider this. See Jeff Willoughby's comment for additional information.

108. Historic Resources

amanda.rose@franklintn.gov	Please identify the historic stone wall on the western property on all plan sheets. Note that per ordinance, historic stone walls shall be preserved, unless removal of a segment is necessary for the extension of a street, internal drive, or driveway. In these cases, only the minimum width necessary shall be removed, pursuant to applicable requirements, and the remaining wall shall be stabilized. Excess removed stone wall segments shall be relocated on the site.

Stormwater

General Issues

30. Riparian Buffer

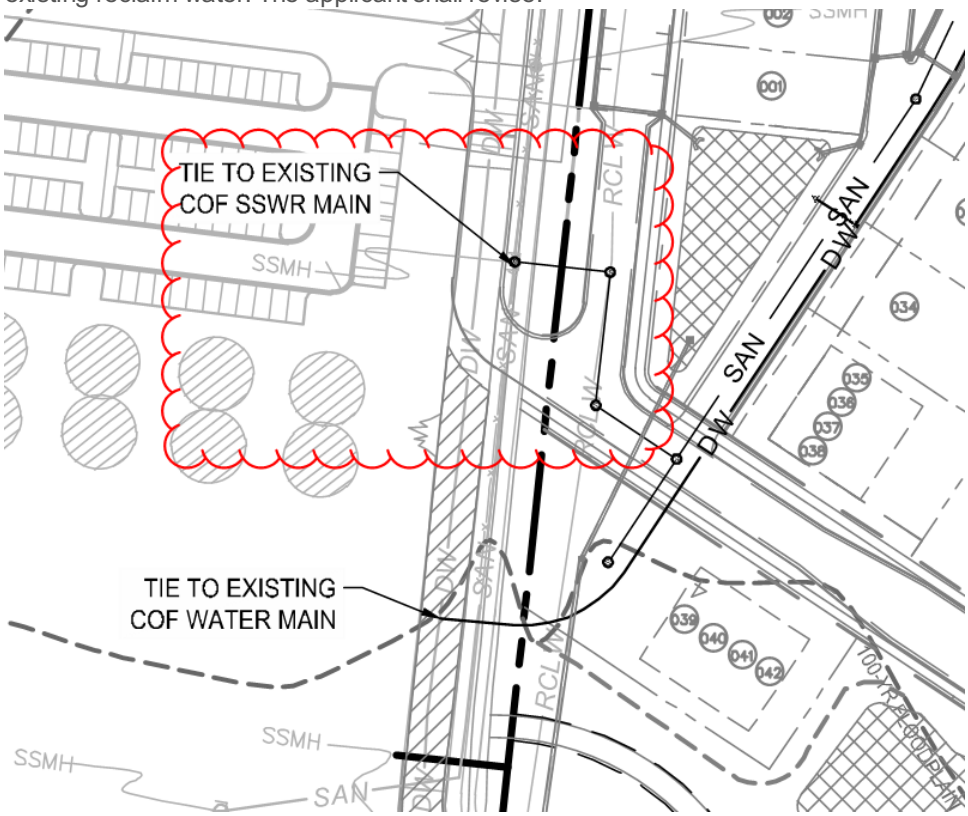
jeff.willoughby@franklintn.gov	1. The riparian buffer encroachments and widths shall be reflected on all development plan sheets. Right now these are only reflected on the buffer management plan. 2. Label the 30' Riparian Buffer Zone 1 and 30' Riparian Buffer Zone 2 on the spring house. They are incorrectly labeled currently. 3. Is a maintained area around the spring house still desired? If so then this encroachment shall be shown and offset. This will require a variance submittal before approval will be granted at one stop. 4. If approval at one stop is your next step you will need to have this worked out before approval will be granted. I would suggest emailing me directly updated sheets before one stop to ensure what you submit at one stop will be approved.

Water/Sewer

General Issues

62. Sanitary sewer

ben.mcneil@franklintn.gov	Proposed sewer alignment is not acceptable due to the sewer being shown over the existing reclaim water. The applicant shall revise.



Zoning

General Issues

51. FFO

shanna.mccoy@franklintn.gov	Comment to remain open as reminder. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

52. FFO/FEMA

shanna.mccoy@franklintn.gov	Comment to remain open as a reminder. The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.

Emeline Acres
PUD Development Plan

TAX MAP 63 | PARCELS 02400, 02401
ADDRESS: 370 & 0 Franklin Road
COF # 7579
FRANKLIN, WILLIAMSON CO., TN

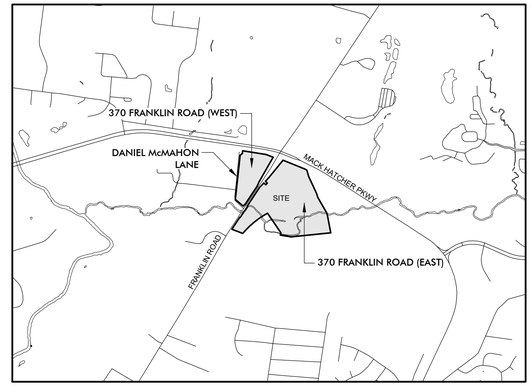
DEVELOPER
CAPITAL INVESTMENT GROUP, INC.
Capital Investment Group, Inc.
226 East 8th Street
Cincinnati, OH 45202
Contact: Christian Dial
317.525.5550

LANDSCAPE ARCHITECT / APPLICANT
KV+D KISER VOGRIN DESIGN
Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567

ARCHITECT
STUDIO M ARCHITECTURE & PLANNING
Studio M Architecture & Planning
2 West Main Street
Carmel, IN 46032
Contact: Daniel Moriarity
317.604.1659

CIVIL ENGINEER
FULMER LUCAS
Fulmer Lucas
2002 Richard Jones Road
Suite B200
Nashville, TN 37215
Contact: Yates Bateman
615.762.3964

SHEET INDEX:	Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	04-26-21	06-07-21	07-01-21	
OVERALL EXISTING CONDITIONS PLAN	C1.0	04-26-21	06-07-21	07-01-21	
OVERALL DEVELOPMENT PLAN	C2.0	04-26-21	06-07-21	07-01-21	
ENLARGED DEVELOPMENT PLAN	C2.1		06-07-21	07-01-21	
ENLARGED DEVELOPMENT PLAN	C2.2		06-07-21	07-01-21	
OVERALL GRADING & DRAINAGE PLAN	C3.0	04-26-21	06-07-21	07-01-21	
OVERALL ROW AND ACCESS PLAN	C4.0	04-26-21	06-07-21	07-01-21	
REFUSE COLLECTION PLAN	C4.1		06-07-21	07-01-21	
FIRE ACCESS PLAN	C4.2		06-07-21	07-01-21	
OVERALL UTILITY PLAN	C5.0	04-26-21	06-07-21	07-01-21	
TREE PRESERVATION PLAN	L1.0	04-26-21	06-07-21	07-01-21	
CONCEPT LANDSCAPE PLAN	L4.1			07-01-21	
BUFFER MITIGATION CONCEPT PLAN	L4.2			07-01-21	
TYPICAL ARCHITECTURE SINGLE FAMILY	A1.0		06-07-21	07-01-21	
TYPICAL ARCHITECTURE MULTIPLEX	A1.1		06-07-21	07-01-21	



SITE LOCATION MAP
N.T.S

SITE DATA CHART:

PROJECT NAME: EMELINE ACRES
COF PROJECT NUMBER: 7579
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

REGULATIONS
BASE ZONING: ER Estate Residential
PROPOSED ZONING: PD Planned District (2.61)
OVERLAY ZONING: CFO, HPO, FFO, FWO, SCO
BUILDING TYPES APPLIED: HOUSE & MULTIPLEX
FRONTAGE TYPES APPLIED: 150' SCENIC ROAD CORRIDOR (SCO)
SETBACKS:
FRONT YARD: 150' (Scenic Road Corridor Setback)
SIDE YARD: VARIES, 5'-15' SEE LOT DIAGRAMS*
*Corner Yard: 10'
REAR YARD: 5' OR 22' - SEE PLAN
DWELLING UNIT COUNT, BY TYPE:
HOUSE: 33
MULTIPLEX (4 UNITS PER BUILDING): 32
(32 BUILDINGS X 4 UNITS=128 UNITS)
TOTAL = 161 UNITS
COMMERCIAL SF, BY USE: N/A
BUILDING HEIGHTS: 2-2.5 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 20% (12.36 AC)
OPEN SPACE SF REQUIRED: 5% (3.09 AC)
NATURAL AREA SF REQUIRED: 10% (6.18 AC)
TREE CANOPY RETENTION ACREAGE: MIN. 45% (15.29 AC)

PARKING REQUIRED, BY USE:
SINGLE-FAMILY RESIDENTIAL: 2 PER UNIT
2 PER UNIT X 33 UNITS = 66 TOTAL SPACES
MULTIPLEX (128 UNITS): 271 TOTAL SPACES
56 x 1-BEDROOM =1.5 SPACES=84 SPACES
58 x 2-BEDROOM =2.5 SPACES=145 SPACES
14 x 3-BEDROOM =3 SPACES=42 SPACES
TOTAL REQUIRED PARKING = 337 SPACES
PARKING PROVIDED, BY USE:
SINGLE-FAMILY
2 SPACES PER UNIT = 66 SPACES
MULTIPLEX
4 GARAGES PER LOT = 128 SPACES
24 LOTS W/ TANDEM PARKING = 96 SPACES
ADDITIONAL PARKING PROVIDED:
STANDARD = 20 SPACES
PARALLEL = 152 SPACES
TOTAL PROVIDED = 462 SPACES

HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED

GARY MICHAEL VOGRIN REGISTERED TENNESSEE LANDSCAPE ARCHITECT
07-01-2021

STATE OF TENNESSEE
07/01/21

KVD PROJECT# : 20100
COF # : 7579
Sheet #:
C0.0
DATE: 04-26-2021

NOT FOR CONSTRUCTION

STORMWATER LID NOTES:

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN 2016 BMP MANUAL, INCLUDING BUT NOT LIMITED TO BIORETENTION, WATER QUALITY SWALES, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE 2016 BMP MANUAL.

PARKLAND DEDICATION REQUIREMENTS

166 units x $4,304= $714,464 to meet the ordinance.

25% of the total amount or $597,180 will be due at final plat plus the number of dwellings for that phase at a rate of $3,228 per unit.

The 25% or $178,616 will not be reimbursable and will remain in Quad 1 for future Parks.

The 75% or $535,848 is possible for reimbursement with an agreement and exhibits showing improvements.

The developer shall enter into a contract with the city which contains terms and conditions relative to the parkland impact fees required to be paid by the developer and/or any off-sets granted for parkland dedication and/or construction of park improvements as may be requested by the developer. Such contract shall be finalized concurrently with the approval of a development plan or site plan when a development plan is not required. When neither a development plan or site plan exist, the contract shall be approved by BOMA prior to the issuance of a building permit and shall contain financial assurances to the city.

MODIFICATION OF STANDARDS

1. Applicant requests a modification of standards for the maximum length of a mews per the Franklin Zoning Ordinance section 9.4.3. In order to design a front facing project and maintain the rural character of Franklin Road and Mack Hatcher Parkway, the proposed residential units are all fed by a rear-loaded mews section to accommodate vehicular circulation, fire access and parking areas for residents. The proposed mews connects the residential lots on both Franklin Road and Mack Hatcher Parkway, totaling 965' in length.

ENVISION FRANKLIN NARRATIVE

Within Envision Franklin this site is allocated a Design Concept of Conservation Design.

Guiding Principles

Managed Growth

With the offering of mixed residential opportunities and preservation of scenic natural resources this plan intends to enhance the quality of life. This site is supported by existing City infrastructure and plan of services.

Economic Vitality

A range of housing options and price points thru single family lots and multiplex units are provided within the neighborhood as encouraged within Conservation Design while preserving greater than 50% open space.

Vibrant Neighborhoods

The proposed neighborhood provides a strong identity with intentional design that provides preservation of open space, front facing architectural elevations and preservation of viewshed corridors along Franklin Road. Residential architectural will provide features that are visually interesting and tie to the exiting Creekside Estate and farmstead theme in terms of architectural style.

Vibrant neighborhoods are essential to the overall health of the community and should include a range
of housing options and price points (both for rent and for sale). The proposed neighborhood provides both for sale and for rent housing options with for sale lots in varying sizes.

The proposed development provides for pedestrian friendly streets with street trees & sidewalks on both sides of the street as well as walking trails that tie into the City of Franklin Greenways and Trails system.

The proposed neighborhood provides for location of convenient amenity spaces that are central and perimeter to the residential units.

Historic Preservation

The proposed neighborhood preserves the Historic Creekside Estate, site and ancillary buildings while maintaining existing tree cover and separation from the proposed housing options.

Natural Beauty

The proposed neighborhood provides for the Franklin Road & Mack Hatcher 150' scenic corridor setbacks as well as the preservation of Spencer Creek and associated floodplain/floodway/buffers.

Site disturbance is minimized so that natural topography and landforms are incorporated into the neighborhood design and natural resources protected.

A majority of the existing tree canopies and all stream buffers have been preserved to enhance quality of life through health and recreation areas.

Exceptional Design

-Buildings

Architectural styles shall be representative of Historic Creekside Manor as well as architectural elements unique to Franklin.

Building facades front Franklin Road, internal and external streets. Buildings at intersections will have similar level of architectural detail for side elevations as the front elevation.

Parking has been provided by both on street parallel parking and to the rear of the residential units.

Sustainable building practices shall be implemented.

-Public Realm

Pedestrian friendly streets with internal pocket parks engaging the streets and ancillary greenspaces are provided.

Natural areas have been preserved for passive recreation and walking trails.

-Site Design

The proposed neighborhood is a master planned community that centers on solid design principles through creative articulation of space. Coordinated connectivity for vehicles and pedestrians has been provided through connected streets and pedestrian trails.

In particular, building orientation to Franklin Road, provides for front facing residential units with alleys/parking relegated to the rear of the residential units.

Pedestrian scaled buildings with a maximum height of 2-1/2 stories are being provided.

Context sensitive design has been incorporated into the master plan in terms of preservation of open space, scenic corridors, pedestrian friendly streets and varying architecture al styles.

The neighborhood design takes into account the minimization of adjacent uses in terms of safety issues, lighting, traffic, noise, circulation and environmental concerns by preserving natural features, providing adequate vehicular and pedestrian circulation, minimal lighting and front facing building orientation to streets.

Connected Community

The proposed neighborhood provides for pedestrian friendly streets, walking trails and connection to The City of Franklin Greenways & Trails System.

Character Area

Within Envision Franklin this site is allocated a Design Concept of Conservation Design with proposed preservation far exceeding the minimum 50% open space requirement.

Uses

Single Family residential is the primary use with a secondary use of Big Houses as outlined within a Conservation subdivision.

Form

Building Placement has been oriented to front Franklin Road and internal/external streets and respects the natural features of the site.

Building character shall be reflective of the Historic Creekside Estate and surrounding architectural style in a farmstead manor.

Building height shall be a maximum of 2 and one-half stories.

Lot sizes vary from 40'-85' (Min. 4,000 SF) fronting Franklin Road with rear alley loaded garages.

Big Houses have both been located internal to the site and or front facing to the adjacent Church property.

Site Design

Landscape shall be provided within the greater than 50% open space areas both in proposed landscape and or landscape preservation areas.

Amenities have been provided in the form of central pocket parks, community gardens, walking trails and informal & formal outdoor event areas.

Access shall be provided thru public streets with ally loaded garages with parking relegated to the rear or on street parking.

Transportation

Vehicular connections are provided to Franklin Road and Daniel McMahon Lane thru public streets, alleys and emergency access points.

Multi-purpose trails are provided within the neighborhood and connect to the City of Franklin Greenways & Trails system.

Transit stops can be coordinated with planned routes as requested.

Special Consideration - Franklin Road and Mack Hatcher

With Franklin Road being a rural gateway, 150' scenic corridor setbacks are being provided with front facing single family residential architecture.

No commercial uses are intended within this development.

Appropriate uses such as Big Houses in addition to single family residential are being provided.

The form, architectural style of the prosed residential building shall draw from the architectural style of Creekside Estate as well as Federal and or Greek Revival architecture in addition to surrounding architectural styles.

Street infrastructure improvements shall be coordinated with the City of Franklin and TDOT to avoid widening Franklin Road but include turn lane improvements as requested/required.

Rural character elements shall be implemented in terms of stone walls and wood plank fencing.

The design team intends to work with the City of Franklin on the potential re-location of existing Daniel McMahon Lane to move north and out of the floodplain/floodway and algin with a new access point to the eastern tract.

Grading that dramatically alters site vegetation, creeks, buffers, and topography should be prohibited. Hence the discussion with the City of Franklin regarding the above Daniel McMahon re-alignment so as not to align at its current location and require crossing Spencer Creek twice with bridges and impact natural resources, floodplain, floodway and buffers.

Trail connectivity shall be provided to the City of Franklin Greenways & Trails system.

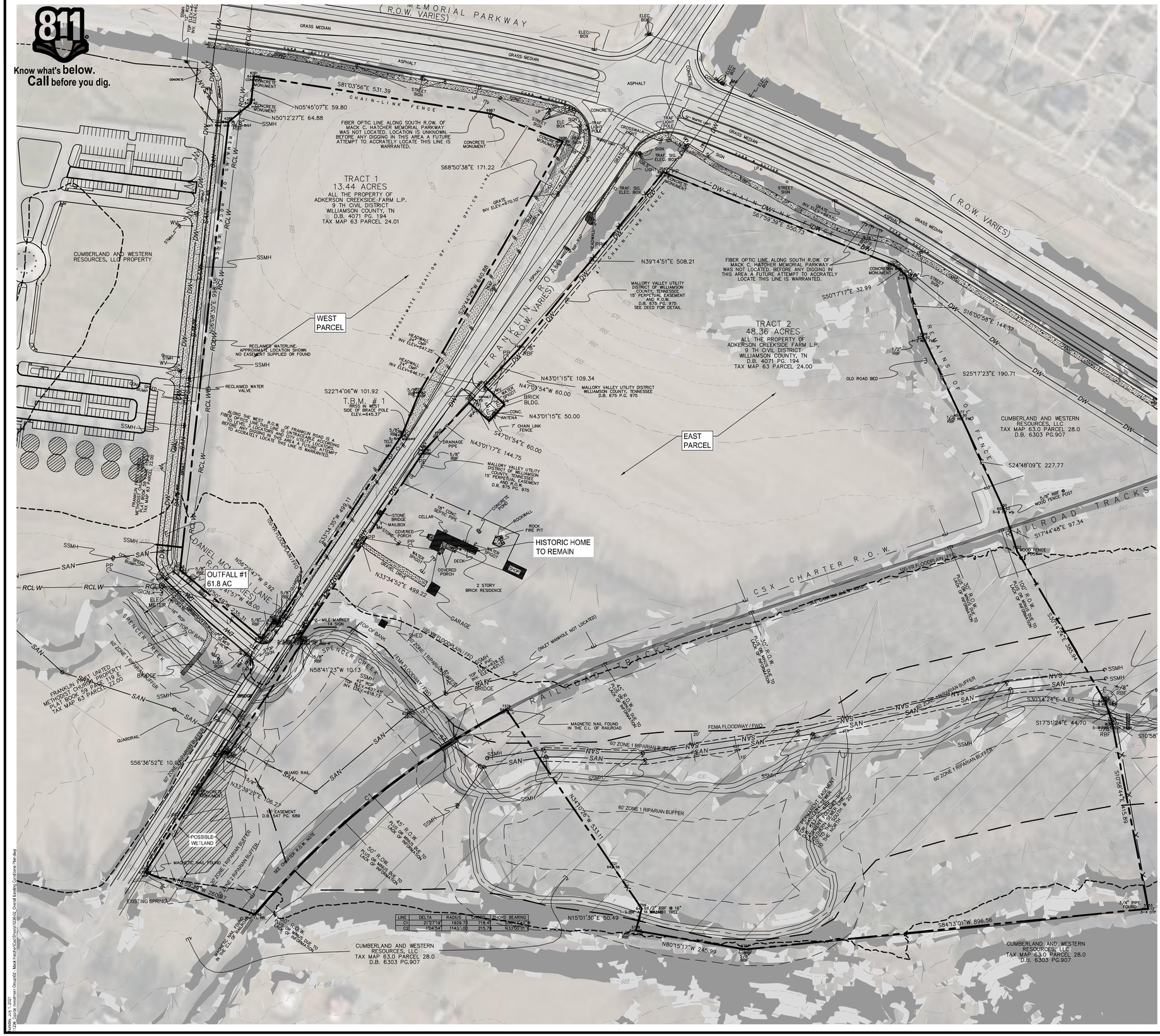
SIGHT DISTANCE REVIEW AT SITE PLAN:

AT SITE PLAN, THE APPLICANT SHALL DEMONSTRATE UNOBSTRUCTED LINES OF SIGHT AT STREETS AND DRIVES BOTH INTERNAL TO THE DEVELOPMENT AND AT EXTERNAL CONNECTION POINTS PER CHAPTER 9 OF AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS." PROPOSED AND EXISTING STREETS, BUILDINGS, PARKING, LANDSCAPING, AND OTHER ELEMENTS SHALL BE MODIFIED AS NECESSARY.

COMPREHENSIVE REVIEW AT SITE PLAN:

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

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



SITE DATA CHART:

PROJECT NAME: CREEKSIDE MACK HATCHER
COF PROJECT NUMBER: XXXX
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

REGULATIONS
BASE ZONING: ER Estate Residential
PROPOSED ZONING: PD (2.61 DUA) Planned District
OVERLAY ZONING: CFO, HPO, FFO, FWO

HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED

STORMWATER NARRATIVE:

ALL STORMWATER FOR BOTH PARCELS (EAST AND WEST) CURRENTLY FLOWS TO THE EXISTING OUTFALL AT THE SOUTHWEST CORNER OF THE PROPOSED DEVELOPMENT (OUTFALL #1), WHICH DISCHARGES TO SPRINGER CREEK AND EVENTUALLY TO THE HARPETH RIVER, APPROXIMATELY 4,000 LF DOWNSTREAM.

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN 2016 BMP MANUAL, INCLUDING BIORETENTION, WATER QUALITY SWALES, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE 2016 BMP MANUAL.

STORMWATER QUANTITY FOR THE PROPOSED PROJECT MAY BE PARTIALLY PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL DECREASE THE RUNOFF LEAVING THE SITE BUT WILL NOT REDUCE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL. DETENTION PONDS WITH OUTLET STRUCTURE CONTROL STRUCTURES WILL BE UTILIZED TO SUPPLEMENT THE BIORETENTION AND PERVIOUS PAVEMENT TO SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUANTITY REQUIREMENTS.

PRE-DEVELOPMENT PEAK FLOWS

	EAST PARCEL	WEST PARCEL	TOTAL (OUTFALL #1)
2-YR	40.66 CFS	26.42 CFS	67.08 CFS
5-YR	70.28 CFS	44.90 CFS	115.18 CFS
10-YR	91.05 CFS	57.82 CFS	148.87 CFS
25-YR	119.10 CFS	75.31 CFS	194.41 CFS
50-YR	140.58 CFS	88.56 CFS	229.14 CFS
100-YR	162.03 CFS	101.77 CFS	263.80 CFS

CONNECT FRANKLIN NOTE

PROJECTS NOTED IN THE CONNECT FRANKLIN PLANNING DOCUMENT WITHIN 1500' OF THE PROJECT.
- PROJECT NUMBER 11 - FRANKLIN RD FROM MACK HATCHER TO MALLORY STATION.

SLOPE ANALYSIS LEGEND

20% OR GREATER

14% TO 19 %

0 50 100 200 300
SCALE: 1" = 100'

SURVEY INFO
PROVIDED BY: CROY ENGINEERING (TOPO SHOWN PROVIDED BY COF GIS)
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

KVGD
KISER YOGRIN DESIGN
5000 Meridian Blvd. Ste 100 Franklin, TN 37067
615.348.8427 | www.kiseryogrin.com

FULMER LUCAS
2002 RICHARD JONES RD. - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 121951
STATE OF TENNESSEE
07/01/21

PUD DEVELOPMENT PLAN
EMELINE ACRES
370 & 0 FRANKLIN ROAD
FRANKLIN PROJECT #7579
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY

DESIGNED BY: AJS
DRAWN BY: AJS
CHECKED BY: JYB
DATE: 06/07/2021

FLE PROJECT NO.
1236-02

DRAWING TITLE:
OVERALL EXISTING CONDITIONS PLAN

SHEET NUMBER
C1.0

Tuesday, July 7, 2021
N:\Projects\Current Clients\02 - Mack Hatcher\Civil\Sheets\1236-02_Overall Existing Conditions Plan.dwg

MINIMUM OPEN SPACE REQUIREMENTS

CREEKSIDE PUD ACREAGE: 61.80 AC 2,692,008 SF
MINIMUM OPEN SPACE ACREAGE REQUIRED: 5% 3.09 AC 134,600 SF
NATURAL OPEN SPACE ACREAGE REQUIRED: 10% 6.18 AC 269,201 SF

OPEN SPACE			
KEY	OPEN SPACE TYPE	AREA OF OPEN SPACES SF	PROPOSED AMENITY
OS 001	GREENWAY	15,700	MULTI-USE TRAIL
OS 002	GREENWAY	55,600	MULTI-USE TRAIL
OS 003	POCKET PARK	18,700	GAZEBO, STORMWATER
OS 004	GREENWAY	8,100	MULTI-USE TRAIL
OS 005	GREENWAY	26,300	MULTI-USE TRAIL
OS 006	NATURAL	231,800	HISTORIC SPRING HOUSE, STREAM, FLOODPLAIN, FLOODWAY
OS 007	NATURAL	67,300	HISTORIC MANOR, STORMWATER
OS 008	NATURAL	799,700	FLOODPLAIN/ FLOODWAY
OS 009	NEIGHBORHOOD AMENITY	13,000	POOL AMENITY
OS 010	NATURAL	87,300	FOREST, TREE SAVE AREAS
OS 011	GREENWAY	31,400	MULTI-USE TRAIL
OS 012	NATURAL	39,800	STORMWATER
OS 013	NATURAL	9,100	STORMWATER
	OPEN SPACE PROVIDED	1,403,800	

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE.

GENERAL NOTES

1. 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.
2. ALL OPEN SPACE LOTS ARE INTENDED TO BE PUBLIC, UTILITY, DRAINAGE, & ACCESS EASEMENTS (PUDAE)
3. ALL MULTI-USE TRAILS SHALL BE ESTABLISHED WITHIN A 12' ALL-ACCESS PUBLIC EASEMENT (AAPE).
4. A PUBLIC UTILITY & DRAINAGE ACCESS EASEMENT (PUDAE) SHALL BE DESIGNATED FROM THE BACK OF THE MULTI-USE TRAIL TO THE PUBLIC ROW ALONG MACK HATCHER PARKWAY AND FRANKLIN ROAD.
5. A CONSERVATION EASEMENT SHALL BE ESTABLISHED WITHIN 75' OF THE CREEKSIDE ESTATE AND AS DEFINED ON THE SITE PLAN. THIS IS CONSIDERED THE NATURALISTIC SCREENING EDGE TREATMENT AS DEFINED IN CHAPTER 18.3 OF THE CITY OF FRANKLIN ZONING ORDINANCE. THE NATURALISTIC SCREENING EDGE TREATMENT SHALL FOLLOW THE DESIGN STANDARDS AS DESCRIBED IN CHAPTER 18.3.

STATEMENT OF IMPACTS

- STREET NETWORK
  - THE PROJECT WILL INCLUDE A PUBLIC ROADWAY NETWORK WITH MAIN ACCESS TO FRANKLIN ROAD ON THE EAST PARCEL AND FRANKLIN RD. / DANIEL MCMAHON RD FOR THE WEST PARCEL. AN EMERGENCY FIRE ACCESS WILL BE PROVIDED DIRECTLY TO FRANKLIN ROAD FROM BOTH PARCELS. PER CONNECT FRANKLIN, NO ADDITIONAL ROW IS PROPOSED TO BE DEDICATED ALONG EITHER SIDE OF FRANKLIN PIKE. HOWEVER THE TIA REQUIRES IMPROVEMENTS THAT REQUIRES ROW DEDICATION ON THE WEST SIDE OF FRANKLIN RD, SHOWN ON SHEET C4.0.
- WATER FACILITIES
  - CITY OF FRANKLIN WILL PROVIDE WATER SERVICE TO THE WEST PARCEL. MALLORY VALLEY UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THE EAST PARCEL. APPROXIMATE WATER DEMAND FOR THE SITE WILL BE 47,850 GALLONS PER DAY.
- SEWER FACILITIES
  - SEWER TO BE PROVIDED BY CITY OF FRANKLIN ON BOTH PARCELS. APPROXIMATE DEMAND WILL BE 47,850 GALLONS PER DAY.
- RECLAIMED WATER FACILITIES
  - RECLAIMED WATER IS AVAILABLE ON THE WESTERN PARCEL ONLY AND WILL BE UTILIZED FOR IRRIGATION ON THE WEST PARCEL. ASSUMING 5,000 GPD PER ACRE, THIS AREA WILL UTILIZE APPROXIMATELY 67,000 GALLONS PER DAY OF RECLAIMED WATER.
- DRAINAGE FACILITIES
  - THE ESTIMATED IMPERVIOUS AREA FOR THE DEVELOPMENT IS 640,000 SF. UTILIZING STORMWATER DETENTION AND LID MEASURES, THERE WILL BE NO INCREASE IN STORMWATER RUNOFF OR CHANGES IN OUTFALL LOCATIONS.

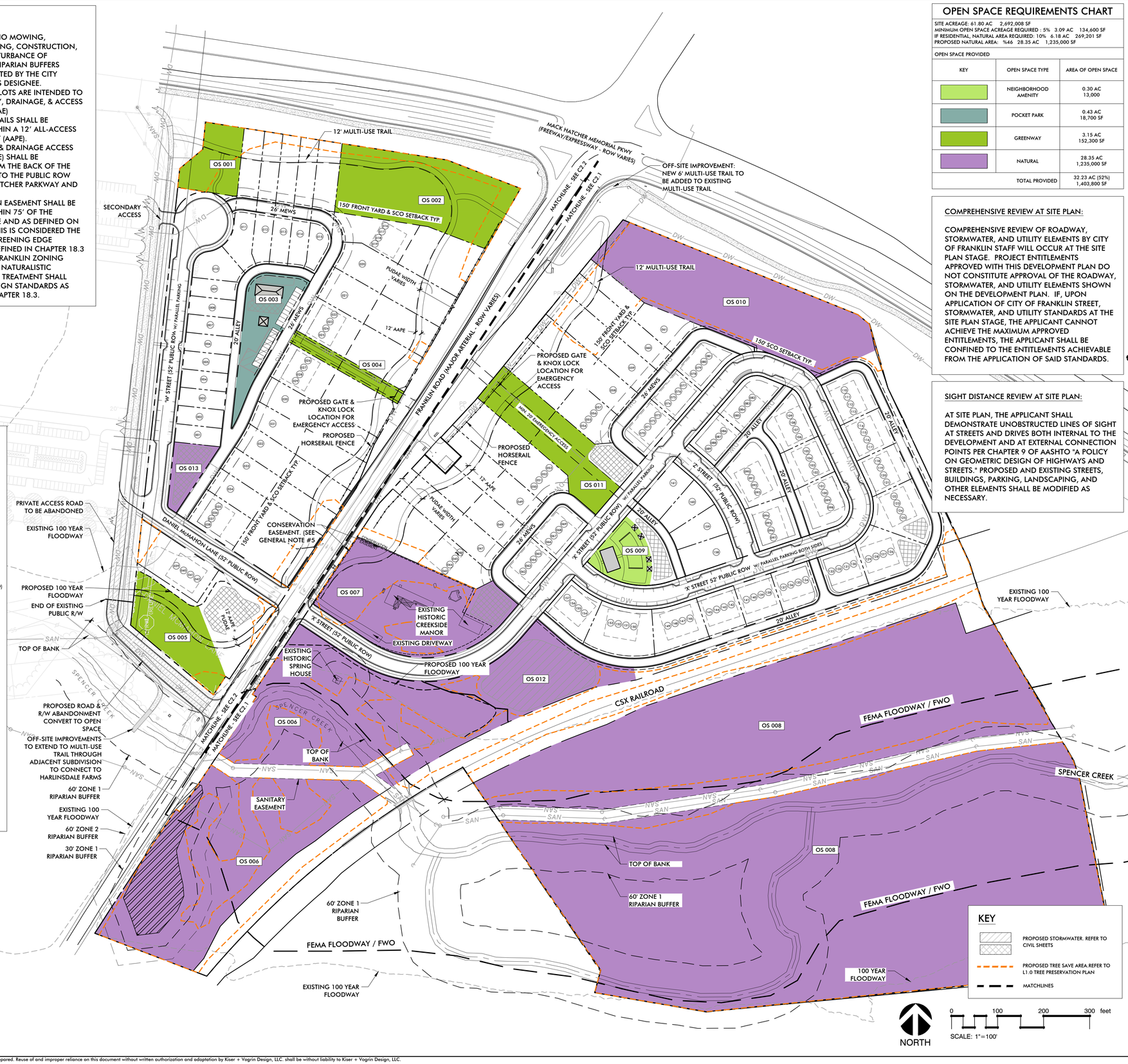
SITE DATA CHART:

PROJECT NAME: EMELINE ACRES
COF PROJECT NUMBER: 7579
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

REGULATIONS
BASE ZONING: ER Estate Residential
PROPOSED ZONING: PD Planned District (2.61)
OVERLAY ZONING: CFO, HPO, FFO, PWO, SCO
BUILDING TYPES APPLIED: HOUSE & MULTIPLEX
FRONTAGE TYPES APPLIED: 150' SCENIC ROAD CORRIDOR (SCO)
SETBACKS:
FRONT YARD: 150' (Scenic Road Corridor Setback)
SIDE YARD: VARIES, 5'-15' SEE LOT DIAGRAMS*
*Corner Yard: 10'
REAR YARD: 5' OR 22' - SEE PLAN
DWELLING UNIT COUNT, BY TYPE:
HOUSE: 33
MULTIPLEX (4 UNITS PER BUILDING): 32
(32 BUILDINGS X 4 UNITS=128 UNITS)
TOTAL = 161 UNITS
COMMERCIAL SF, BY USE: N/A
BUILDING HEIGHTS: 2-2.5 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 20% (12.36 AC)
OPEN SPACE SF REQUIRED: 5% (3.09 AC)
NATURAL AREA SF REQUIRED: 10% (6.18 AC)
TREE CANOPY RETENTION ACREAGE: MIN. 45% (15.29 AC)

PARKING REQUIRED, BY USE:
SINGLE-FAMILY RESIDENTIAL: 2 PER UNIT
2 PER UNIT X 33 UNITS = 66 TOTAL SPACES
MULTIPLEX (128 UNITS): 271 TOTAL SPACES
56 x 1-BEDROOM =1.5 SPACES=84 SPACES
58 x 2-BEDROOM =2.5 SPACES=145 SPACES
14 x 3-BEDROOM =3 SPACES=42 SPACES
TOTAL REQUIRED PARKING = 337 SPACES
PARKING PROVIDED, BY USE:
SINGLE-FAMILY
2 SPACES PER UNIT = 66 SPACES
MULTIPLEX
4 GARAGES PER LOT = 128 SPACES
24 LOTS W/ TANDEM PARKING = 96 SPACES
ADDITIONAL PARKING PROVIDED:
STANDARD = 20 SPACES
PARALLEL = 152 SPACES
TOTAL PROVIDED = 462 SPACES

HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED



OPEN SPACE REQUIREMENTS CHART

SITE ACREAGE: 61.80 AC 2,692,008 SF
MINIMUM OPEN SPACE ACREAGE REQUIRED - 5% 3.09 AC 134,600 SF
IF RESIDENTIAL, NATURAL AREA REQUIRED: 10% 6.18 AC 269,201 SF
PROPOSED NATURAL AREA: %46 28.35 AC 1,235,000 SF

OPEN SPACE PROVIDED		
KEY	OPEN SPACE TYPE	AREA OF OPEN SPACE
	NEIGHBORHOOD AMENITY	0.30 AC 13,000
	POCKET PARK	0.43 AC 18,700 SF
	GREENWAY	3.15 AC 152,300 SF
	NATURAL	28.35 AC 1,235,000 SF
	TOTAL PROVIDED	32.23 AC (52%) 1,403,800 SF

COMPREHENSIVE REVIEW AT SITE PLAN:

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

SIGHT DISTANCE REVIEW AT SITE PLAN:

AT SITE PLAN, THE APPLICANT SHALL DEMONSTRATE UNOBSTRUCTED LINES OF SIGHT AT STREETS AND DRIVES BOTH INTERNAL TO THE DEVELOPMENT AND AT EXTERNAL CONNECTION POINTS PER CHAPTER 9 OF AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS." PROPOSED AND EXISTING STREETS, BUILDINGS, PARKING, LANDSCAPING, AND OTHER ELEMENTS SHALL BE MODIFIED AS NECESSARY.

KISER + VOGRIN DESIGN
5005 Meridian Blvd Ste 100 Franklin, TN 37067
615.708.0569 | www.kiservogrin.com

FULMER LUCAS
2002 RICHARD JONES RD. SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHAEL GARY VOGRIN — REGISTERED — STATE OF TENNESSEE NO. 328 — LANDSCAPE ARCHITECT — 07.01.21

PUD DEVELOPMENT PLAN
EMELINE ACRES
370 FRANKLIN ROAD
FRANKLIN PROJECT # 7579
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF INITIAL SUBMITTAL	06.07.21	KR
2	COF RESUBMITTAL	07.01.21	KR

DESIGNED BY:	GV
DRAWN BY:	KR
CHECKED BY:	GV
DATE:	04/26/21
KVD PROJECT NO.	20100

DRAWING TITLE:
OVERALL DEVELOPMENT PLAN

SHEET NUMBER
C2.0

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Emeline Acres
PUD Development Plan

TAX MAP 63 | PARCELS 02400, 02401
ADDRESS: 370 & 0 Franklin Road
COF # 7579
FRANKLIN, WILLIAMSON CO., TN

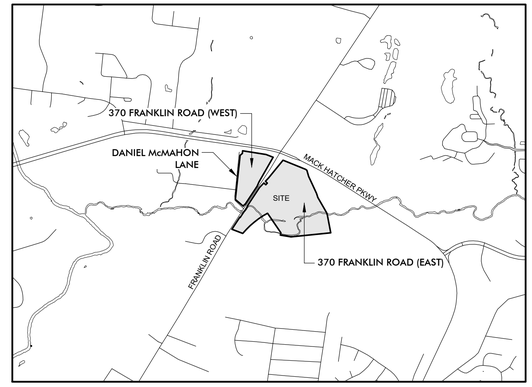
DEVELOPER
CAPITAL INVESTMENT GROUP, INC.
Capital Investment Group, Inc.
226 East 8th Street
Cincinnati, OH 45202
Contact: Christian Dial
317.525.5550

LANDSCAPE ARCHITECT / APPLICANT
KV+D KISER VOGRIN DESIGN
Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567

ARCHITECT
STUDIO M ARCHITECTURE & PLANNING
Studio M Architecture & Planning
2 West Main Street
Carmel, IN 46032
Contact: Daniel Moriarity
317.604.1659

CIVIL ENGINEER
FULMER LUCAS
Fulmer Lucas
2002 Richard Jones Road
Suite B200
Nashville, TN 37215
Contact: Yates Bateman
615.762.3964

SHEET INDEX:	Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	04-26-21	06-07-21	07-01-21	
OVERALL EXISTING CONDITIONS PLAN	C1.0	04-26-21	06-07-21	07-01-21	
OVERALL DEVELOPMENT PLAN	C2.0	04-26-21	06-07-21	07-01-21	
ENLARGED DEVELOPMENT PLAN	C2.1		06-07-21	07-01-21	
ENLARGED DEVELOPMENT PLAN	C2.2		06-07-21	07-01-21	
OVERALL GRADING & DRAINAGE PLAN	C3.0	04-26-21	06-07-21	07-01-21	
OVERALL ROW AND ACCESS PLAN	C4.0	04-26-21	06-07-21	07-01-21	
REFUSE COLLECTION PLAN	C4.1		06-07-21	07-01-21	
FIRE ACCESS PLAN	C4.2		06-07-21	07-01-21	
OVERALL UTILITY PLAN	C5.0	04-26-21	06-07-21	07-01-21	
TREE PRESERVATION PLAN	L1.0	04-26-21	06-07-21	07-01-21	
CONCEPT LANDSCAPE PLAN	L4.1			07-01-21	
BUFFER MITIGATION CONCEPT PLAN	L4.2			07-01-21	
TYPICAL ARCHITECTURE SINGLE FAMILY	A1.0		06-07-21	07-01-21	
TYPICAL ARCHITECTURE MULTIPLEX	A1.1		06-07-21	07-01-21	



SITE LOCATION MAP
N.T.S

SITE DATA CHART:

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COF PROJECT NUMBER: 7579
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*Corner Yard: 10'
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MULTIPLEX (4 UNITS PER BUILDING): 32
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TOTAL = 161 UNITS
COMMERCIAL SF, BY USE: N/A
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OPEN SPACE SF REQUIRED: 5% (3.09 AC)
NATURAL AREA SF REQUIRED: 10% (6.18 AC)
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STANDARD = 20 SPACES
PARALLEL = 152 SPACES
TOTAL PROVIDED = 462 SPACES

HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED

GARY MICHAEL VOGRIN REGISTERED TENNESSEE LANDSCAPE ARCHITECT
07-01-2021

STATE OF TENNESSEE
07/01/21

KVD PROJECT# : 20100
COF # : 7579
Sheet #:
C0.0
DATE: 04-26-2021

NOT FOR CONSTRUCTION

STORMWATER LID NOTES:

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN 2016 BMP MANUAL, INCLUDING BUT NOT LIMITED TO BIORETENTION, WATER QUALITY SWALES, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE 2016 BMP MANUAL.

PARKLAND DEDICATION REQUIREMENTS

166 units x $4,304= $714,464 to meet the ordinance.

25% of the total amount or $597,180 will be due at final plat plus the number of dwellings for that phase at a rate of $3,228 per unit.

The 25% or $178,616 will not be reimbursable and will remain in Quad 1 for future Parks.

The 75% or $535,848 is possible for reimbursement with an agreement and exhibits showing improvements.

The developer shall enter into a contract with the city which contains terms and conditions relative to the parkland impact fees required to be paid by the developer and/or any off-sets granted for parkland dedication and/or construction of park improvements as may be requested by the developer. Such contract shall be finalized concurrently with the approval of a development plan or site plan when a development plan is not required. When neither a development plan or site plan exist, the contract shall be approved by BOMA prior to the issuance of a building permit and shall contain financial assurances to the city.

MODIFICATION OF STANDARDS

1. Applicant requests a modification of standards for the maximum length of a mews per the Franklin Zoning Ordinance section 9.4.3. In order to design a front facing project and maintain the rural character of Franklin Road and Mack Hatcher Parkway, the proposed residential units are all fed by a rear-loaded mews section to accommodate vehicular circulation, fire access and parking areas for residents. The proposed mews connects the residential lots on both Franklin Road and Mack Hatcher Parkway, totaling 965' in length.

ENVISION FRANKLIN NARRATIVE

Within Envision Franklin this site is allocated a Design Concept of Conservation Design.

Guiding Principles

Managed Growth

With the offering of mixed residential opportunities and preservation of scenic natural resources this plan intends to enhance the quality of life. This site is supported by existing City infrastructure and plan of services.

Economic Vitality

A range of housing options and price points thru single family lots and multiplex units are provided within the neighborhood as encouraged within Conservation Design while preserving greater than 50% open space.

Vibrant Neighborhoods

The proposed neighborhood provides a strong identity with intentional design that provides preservation of open space, front facing architectural elevations and preservation of viewshed corridors along Franklin Road. Residential architectural will provide features that are visually interesting and tie to the exiting Creekside Estate and farmstead theme in terms of architectural style.

Vibrant neighborhoods are essential to the overall health of the community and should include a range
of housing options and price points (both for rent and for sale). The proposed neighborhood provides both for sale and for rent housing options with for sale lots in varying sizes.

The proposed development provides for pedestrian friendly streets with street trees & sidewalks on both sides of the street as well as walking trails that tie into the City of Franklin Greenways and Trails system.

The proposed neighborhood provides for location of convenient amenity spaces that are central and perimeter to the residential units.

Historic Preservation

The proposed neighborhood preserves the Historic Creekside Estate, site and ancillary buildings while maintaining existing tree cover and separation from the proposed housing options.

Natural Beauty

The proposed neighborhood provides for the Franklin Road & Mack Hatcher 150' scenic corridor setbacks as well as the preservation of Spencer Creek and associated floodplain/floodway/buffers.

Site disturbance is minimized so that natural topography and landforms are incorporated into the neighborhood design and natural resources protected.

A majority of the existing tree canopies and all stream buffers have been preserved to enhance quality of life through health and recreation areas.

Exceptional Design

-Buildings

Architectural styles shall be representative of Historic Creekside Manor as well as architectural elements unique to Franklin.

Building facades front Franklin Road, internal and external streets. Buildings at intersections will have similar level of architectural detail for side elevations as the front elevation.

Parking has been provided by both on street parallel parking and to the rear of the residential units.

Sustainable building practices shall be implemented.

-Public Realm

Pedestrian friendly streets with internal pocket parks engaging the streets and ancillary greenspaces are provided.

Natural areas have been preserved for passive recreation and walking trails.

-Site Design

The proposed neighborhood is a master planned community that centers on solid design principles through creative articulation of space. Coordinated connectivity for vehicles and pedestrians has been provided through connected streets and pedestrian trails.

In particular, building orientation to Franklin Road, provides for front facing residential units with alleys/parking relegated to the rear of the residential units.

Pedestrian scaled buildings with a maximum height of 2-1/2 stories are being provided.

Context sensitive design has been incorporated into the master plan in terms of preservation of open space, scenic corridors, pedestrian friendly streets and varying architecture al styles.

The neighborhood design takes into account the minimization of adjacent uses in terms of safety issues, lighting, traffic, noise, circulation and environmental concerns by preserving natural features, providing adequate vehicular and pedestrian circulation, minimal lighting and front facing building orientation to streets.

Connected Community

The proposed neighborhood provides for pedestrian friendly streets, walking trails and connection to The City of Franklin Greenways & Trails System.

Character Area

Within Envision Franklin this site is allocated a Design Concept of Conservation Design with proposed preservation far exceeding the minimum 50% open space requirement.

Uses

Single Family residential is the primary use with a secondary use of Big Houses as outlined within a Conservation subdivision.

Form

Building Placement has been oriented to front Franklin Road and internal/external streets and respects the natural features of the site.

Building character shall be reflective of the Historic Creekside Estate and surrounding architectural style in a farmstead manor.

Building height shall be a maximum of 2 and one-half stories.

Lot sizes vary from 40'-85' (Min. 4,000 SF) fronting Franklin Road with rear alley loaded garages.

Big Houses have both been located internal to the site and or front facing to the adjacent Church property.

Site Design

Landscape shall be provided within the greater than 50% open space areas both in proposed landscape and or landscape preservation areas.

Amenities have been provided in the form of central pocket parks, community gardens, walking trails and informal & formal outdoor event areas.

Access shall be provided thru public streets with ally loaded garages with parking relegated to the rear or on street parking.

Transportation

Vehicular connections are provided to Franklin Road and Daniel McMahon Lane thru public streets, alleys and emergency access points.

Multi-purpose trails are provided within the neighborhood and connect to the City of Franklin Greenways & Trails system.

Transit stops can be coordinated with planned routes as requested.

Special Consideration - Franklin Road and Mack Hatcher

With Franklin Road being a rural gateway, 150' scenic corridor setbacks are being provided with front facing single family residential architecture.

No commercial uses are intended within this development.

Appropriate uses such as Big Houses in addition to single family residential are being provided.

The form, architectural style of the prosed residential building shall draw from the architectural style of Creekside Estate as well as Federal and or Greek Revival architecture in addition to surrounding architectural styles.

Street infrastructure improvements shall be coordinated with the City of Franklin and TDOT to avoid widening Franklin Road but include turn lane improvements as requested/required.

Rural character elements shall be implemented in terms of stone walls and wood plank fencing.

The design team intends to work with the City of Franklin on the potential re-location of existing Daniel McMahon Lane to move north and out of the floodplain/floodway and algin with a new access point to the eastern tract.

Grading that dramatically alters site vegetation, creeks, buffers, and topography should be prohibited. Hence the discussion with the City of Franklin regarding the above Daniel McMahon re-alignment so as not to align at its current location and require crossing Spencer Creek twice with bridges and impact natural resources, floodplain, floodway and buffers.

Trail connectivity shall be provided to the City of Franklin Greenways & Trails system.

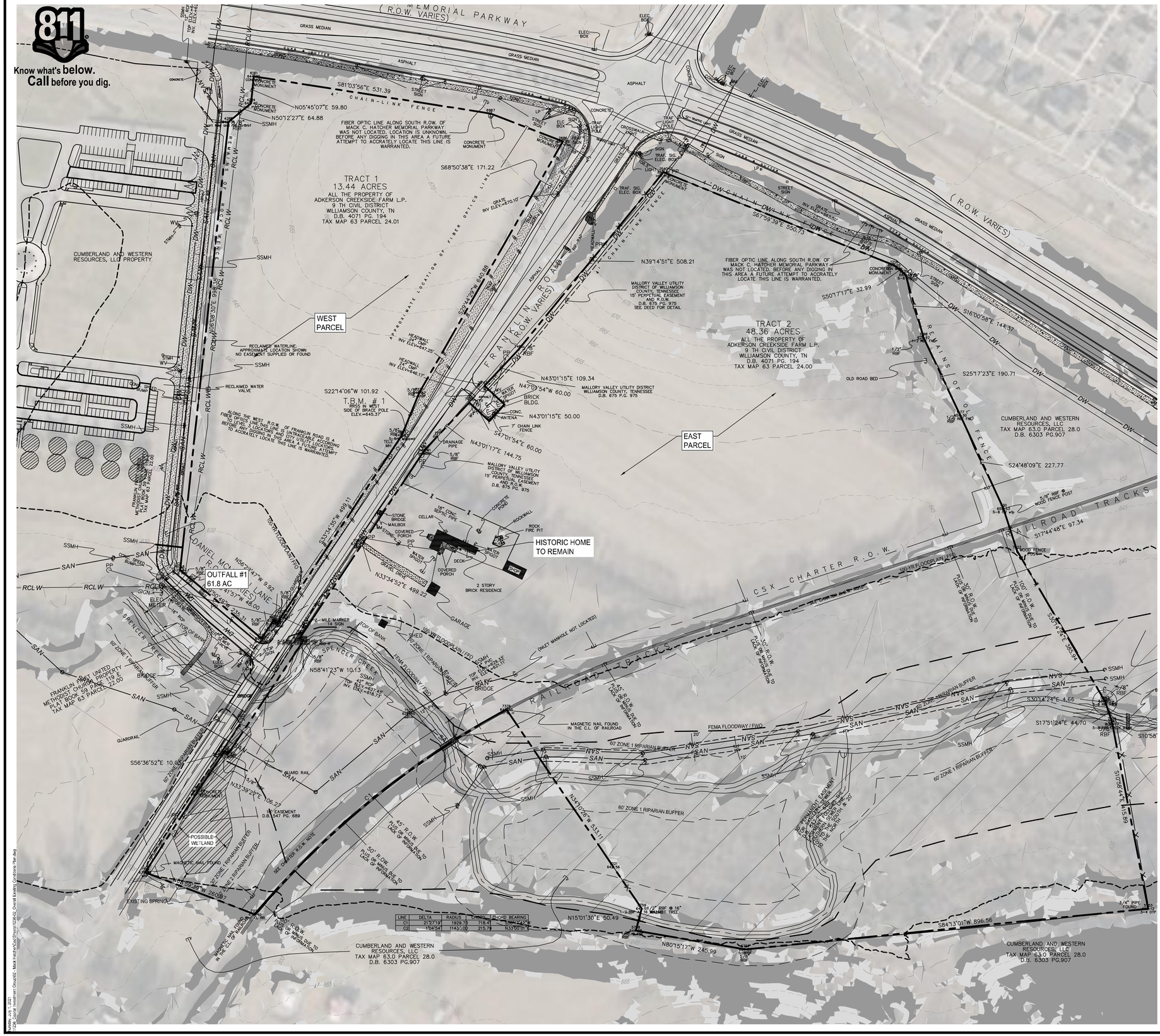
SIGHT DISTANCE REVIEW AT SITE PLAN:

AT SITE PLAN, THE APPLICANT SHALL DEMONSTRATE UNOBSTRUCTED LINES OF SIGHT AT STREETS AND DRIVES BOTH INTERNAL TO THE DEVELOPMENT AND AT EXTERNAL CONNECTION POINTS PER CHAPTER 9 OF AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS." PROPOSED AND EXISTING STREETS, BUILDINGS, PARKING, LANDSCAPING, AND OTHER ELEMENTS SHALL BE MODIFIED AS NECESSARY.

COMPREHENSIVE REVIEW AT SITE PLAN:

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

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



SITE DATA CHART:

PROJECT NAME: CREEKSIDE MACK HATCHER
COF PROJECT NUMBER: XXXX
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

REGULATIONS
BASE ZONING: ER Estate Residential
PROPOSED ZONING: PD (2.61 DUA) Planned District
OVERLAY ZONING: CFO, HPO, FFO, FWO

HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED

STORMWATER NARRATIVE:

ALL STORMWATER FOR BOTH PARCELS (EAST AND WEST) CURRENTLY FLOWS TO THE EXISTING OUTFALL AT THE SOUTHWEST CORNER OF THE PROPOSED DEVELOPMENT (OUTFALL #1), WHICH DISCHARGES TO SPRINGER CREEK AND EVENTUALLY TO THE HARPETH RIVER, APPROXIMATELY 4,000 LF DOWNSTREAM.

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN 2016 BMP MANUAL, INCLUDING BIORETENTION, WATER QUALITY SWALES, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE 2016 BMP MANUAL.

STORMWATER QUANTITY FOR THE PROPOSED PROJECT MAY BE PARTIALLY PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL DECREASE THE RUNOFF LEAVING THE SITE BUT WILL NOT REDUCE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL. DETENTION PONDS WITH OUTLET STRUCTURE CONTROL STRUCTURES WILL BE UTILIZED TO SUPPLEMENT THE BIORETENTION AND PERVIOUS PAVEMENT TO SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUANTITY REQUIREMENTS.

PRE-DEVELOPMENT PEAK FLOWS

	EAST PARCEL	WEST PARCEL	TOTAL (OUTFALL #1)
2-YR	40.66 CFS	26.42 CFS	67.08 CFS
5-YR	70.28 CFS	44.90 CFS	115.18 CFS
10-YR	91.05 CFS	57.82 CFS	148.87 CFS
25-YR	119.10 CFS	75.31 CFS	194.41 CFS
50-YR	140.58 CFS	88.56 CFS	229.14 CFS
100-YR	162.03 CFS	101.77 CFS	263.80 CFS

CONNECT FRANKLIN NOTE

PROJECTS NOTED IN THE CONNECT FRANKLIN PLANNING DOCUMENT WITHIN 1500' OF THE PROJECT.
- PROJECT NUMBER 11 - FRANKLIN RD FROM MACK HATCHER TO MALLORY STATION.

SLOPE ANALYSIS LEGEND

20% OR GREATER

14% TO 19 %

0 50 100 200 300
SCALE: 1" = 100'

SURVEY INFO
PROVIDED BY: CROY ENGINEERING (TOPO SHOWN PROVIDED BY COF GIS)
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

KVGD
KISER YOGRIN DESIGN
5000 Meridian Blvd. Ste 100 Franklin, TN 37067
615.348.8427 | www.kiseryogrin.com

FULMER LUCAS
2002 RICHARD JONES RD. - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JAMES A. SWAFFORD
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 331951
STATE OF TENNESSEE
07/01/21

PUD DEVELOPMENT PLAN
EMELINE ACRES
370 & 0 FRANKLIN ROAD
FRANKLIN PROJECT #7579
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY

DESIGNED BY: AJS
DRAWN BY: AJS
CHECKED BY: JYB
DATE: 06/07/2021

FLE PROJECT NO.
1236-02

DRAWING TITLE:
OVERALL EXISTING CONDITIONS PLAN

SHEET NUMBER
C1.0

Friday, July 2, 2021
N:\Projects\Current Clients\02 Mack Hatcher\Civil\Sheets\1236-02_Overall Existing Conditions Plan.dwg

MINIMUM OPEN SPACE REQUIREMENTS

CREEKSIDE PUD ACREAGE: 61.80 AC 2,692,008 SF
MINIMUM OPEN SPACE ACREAGE REQUIRED: 5% 3.09 AC 134,600 SF
NATURAL OPEN SPACE ACREAGE REQUIRED: 10% 6.18 AC 269,201 SF

OPEN SPACE			
KEY	OPEN SPACE TYPE	AREA OF OPEN SPACES SF	PROPOSED AMENITY
OS 001	GREENWAY	15,700	MULTI-USE TRAIL
OS 002	GREENWAY	55,600	MULTI-USE TRAIL
OS 003	POCKET PARK	18,700	GAZEBO, STORMWATER
OS 004	GREENWAY	8,100	MULTI-USE TRAIL
OS 005	GREENWAY	26,300	MULTI-USE TRAIL
OS 006	NATURAL	231,800	HISTORIC SPRING HOUSE, STREAM, FLOODPLAIN, FLOODWAY
OS 007	NATURAL	67,300	HISTORIC MANOR, STORMWATER
OS 008	NATURAL	799,700	FLOODPLAIN/ FLOODWAY
OS 009	NEIGHBORHOOD AMENITY	13,000	POOL AMENITY
OS 010	NATURAL	87,300	FOREST, TREE SAVE AREAS
OS 011	GREENWAY	31,400	MULTI-USE TRAIL
OS 012	NATURAL	39,800	STORMWATER
OS 013	NATURAL	9,100	STORMWATER
	OPEN SPACE PROVIDED	1,403,800	

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE.

GENERAL NOTES

1. 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.
2. ALL OPEN SPACE LOTS ARE INTENDED TO BE PUBLIC, UTILITY, DRAINAGE, & ACCESS EASEMENTS (PUDAE)
3. ALL MULTI-USE TRAILS SHALL BE ESTABLISHED WITHIN A 12' ALL-ACCESS PUBLIC EASEMENT (AAPE).
4. A PUBLIC UTILITY & DRAINAGE ACCESS EASEMENT (PUDAE) SHALL BE DESIGNATED FROM THE BACK OF THE MULTI-USE TRAIL TO THE PUBLIC ROW ALONG MACK HATCHER PARKWAY AND FRANKLIN ROAD.
5. A CONSERVATION EASEMENT SHALL BE ESTABLISHED WITHIN 75' OF THE CREEKSIDE ESTATE AND AS DEFINED ON THE SITE PLAN. THIS IS CONSIDERED THE NATURALISTIC SCREENING EDGE TREATMENT AS DEFINED IN CHAPTER 18.3 OF THE CITY OF FRANKLIN ZONING ORDINANCE. THE NATURALISTIC SCREENING EDGE TREATMENT SHALL FOLLOW THE DESIGN STANDARDS AS DESCRIBED IN CHAPTER 18.3.

STATEMENT OF IMPACTS

- STREET NETWORK
  - THE PROJECT WILL INCLUDE A PUBLIC ROADWAY NETWORK WITH MAIN ACCESS TO FRANKLIN ROAD ON THE EAST PARCEL AND FRANKLIN RD. / DANIEL MCMAHON RD FOR THE WEST PARCEL. AN EMERGENCY FIRE ACCESS WILL BE PROVIDED DIRECTLY TO FRANKLIN ROAD FROM BOTH PARCELS. PER CONNECT FRANKLIN, NO ADDITIONAL ROW IS PROPOSED TO BE DEDICATED ALONG EITHER SIDE OF FRANKLIN PIKE. HOWEVER THE TIA REQUIRES IMPROVEMENTS THAT REQUIRES ROW DEDICATION ON THE WEST SIDE OF FRANKLIN RD, SHOWN ON SHEET C4.0.
- WATER FACILITIES
  - CITY OF FRANKLIN WILL PROVIDE WATER SERVICE TO THE WEST PARCEL. MALLORY VALLEY UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THE EAST PARCEL. APPROXIMATE WATER DEMAND FOR THE SITE WILL BE 47,850 GALLONS PER DAY.
- SEWER FACILITIES
  - SEWER TO BE PROVIDED BY CITY OF FRANKLIN ON BOTH PARCELS. APPROXIMATE DEMAND WILL BE 47,850 GALLONS PER DAY.
- RECLAIMED WATER FACILITIES
  - RECLAIMED WATER IS AVAILABLE ON THE WESTERN PARCEL ONLY AND WILL BE UTILIZED FOR IRRIGATION ON THE WEST PARCEL. ASSUMING 5,000 GPD PER ACRE, THIS AREA WILL UTILIZE APPROXIMATELY 67,000 GALLONS PER DAY OF RECLAIMED WATER.
- DRAINAGE FACILITIES
  - THE ESTIMATED IMPERVIOUS AREA FOR THE DEVELOPMENT IS 640,000 SF. UTILIZING STORMWATER DETENTION AND LID MEASURES, THERE WILL BE NO INCREASE IN STORMWATER RUNOFF OR CHANGES IN OUTFALL LOCATIONS.

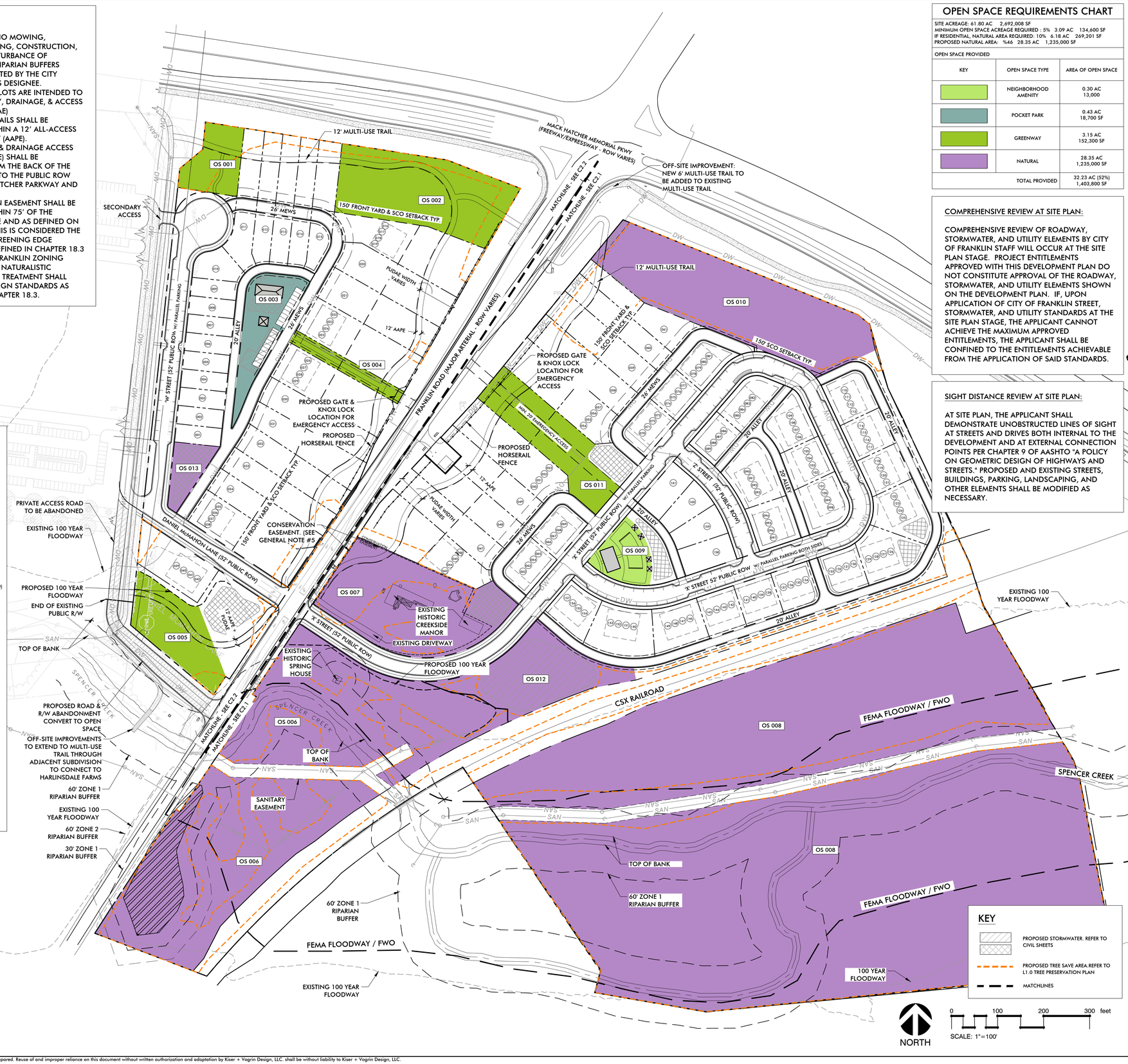
SITE DATA CHART:

PROJECT NAME: EMELINE ACRES
COF PROJECT NUMBER: 7579
TAX MAP: 63D & 62A
GROUP:
PARCEL NUMBERS: 02400, 02401
ADDRESS: 370 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
PUD SITE ACREAGE: +/- 61.80 AC
370 FRANKLIN ROAD EAST: 48.36 AC
370 FRANKLIN ROAD WEST: 13.44 AC
PUD SITE SQUARE FOOTAGE: +/- 2,692,008 SF
VESTING: XXX

REGULATIONS
BASE ZONING: ER Estate Residential
PROPOSED ZONING: PD Planned District (2.61)
OVERLAY ZONING: CFO, HPO, FFO, PWO, SCO
BUILDING TYPES APPLIED: HOUSE & MULTIPLEX
FRONTAGE TYPES APPLIED: 150' SCENIC ROAD CORRIDOR (SCO)
SETBACKS:
FRONT YARD: 150' (Scenic Road Corridor Setback)
SIDE YARD: VARIES, 5'-15' SEE LOT DIAGRAMS*
*Corner Yard: 10'
REAR YARD: 5' OR 22' - SEE PLAN
DWELLING UNIT COUNT, BY TYPE:
HOUSE: 33
MULTIPLEX (4 UNITS PER BUILDING): 32
(32 BUILDINGS X 4 UNITS=128 UNITS)
TOTAL = 161 UNITS
COMMERCIAL SF, BY USE: N/A
BUILDING HEIGHTS: 2-2.5 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 20% (12.36 AC)
OPEN SPACE SF REQUIRED: 5% (3.09 AC)
NATURAL AREA SF REQUIRED: 10% (6.18 AC)
TREE CANOPY RETENTION ACREAGE: MIN. 45% (15.29 AC)

PARKING REQUIRED, BY USE:
SINGLE-FAMILY RESIDENTIAL: 2 PER UNIT
2 PER UNIT X 33 UNITS = 66 TOTAL SPACES
MULTIPLEX (128 UNITS): 271 TOTAL SPACES
56 x 1-BEDROOM =1.5 SPACES=84 SPACES
58 x 2-BEDROOM =2.5 SPACES=145 SPACES
14 x 3-BEDROOM =3 SPACES=42 SPACES
TOTAL REQUIRED PARKING = 337 SPACES
PARKING PROVIDED, BY USE:
SINGLE-FAMILY
2 SPACES PER UNIT = 66 SPACES
MULTIPLEX
4 GARAGES PER LOT = 128 SPACES
24 LOTS W/ TANDEM PARKING = 96 SPACES
ADDITIONAL PARKING PROVIDED:
STANDARD = 20 SPACES
PARALLEL = 152 SPACES
TOTAL PROVIDED = 462 SPACES

HISTORIC RESOURCE TREATMENT: YES - HISTORIC CREEKSIDE ESTATE TO BE PRESERVED



OPEN SPACE REQUIREMENTS CHART

SITE ACREAGE: 61.80 AC 2,692,008 SF
MINIMUM OPEN SPACE ACREAGE REQUIRED - 5% 3.09 AC 134,600 SF
IF RESIDENTIAL, NATURAL AREA REQUIRED: 10% 6.18 AC 269,201 SF
PROPOSED NATURAL AREA: %46 28.35 AC 1,235,000 SF

OPEN SPACE PROVIDED		
KEY	OPEN SPACE TYPE	AREA OF OPEN SPACE
	NEIGHBORHOOD AMENITY	0.30 AC 13,000
	POCKET PARK	0.43 AC 18,700 SF
	GREENWAY	3.15 AC 152,300 SF
	NATURAL	28.35 AC 1,235,000 SF
	TOTAL PROVIDED	32.23 AC (52%) 1,403,800 SF

COMPREHENSIVE REVIEW AT SITE PLAN:

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

SIGHT DISTANCE REVIEW AT SITE PLAN:

AT SITE PLAN, THE APPLICANT SHALL DEMONSTRATE UNOBSTRUCTED LINES OF SIGHT AT STREETS AND DRIVES BOTH INTERNAL TO THE DEVELOPMENT AND AT EXTERNAL CONNECTION POINTS PER CHAPTER 9 OF AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS." PROPOSED AND EXISTING STREETS, BUILDINGS, PARKING, LANDSCAPING, AND OTHER ELEMENTS SHALL BE MODIFIED AS NECESSARY.

KISER + VOGRIN DESIGN
5005 Meridian Blvd Ste 100 Franklin, TN 37067
615.708.0569 | www.kiservogrin.com

FULMER LUCAS
2002 RICHARD JONES RD. SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHAEL GARY VOGRIN — REGISTERED — TENNESSEE NO. 328 — LANDSCAPE ARCHITECT — 07.01.21

PUD DEVELOPMENT PLAN
EMELINE ACRES
370 FRANKLIN ROAD
FRANKLIN PROJECT # 7579
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF INITIAL SUBMITTAL	06.07.21	KR
2	COF RESUBMITTAL	07.01.21	KR

DESIGNED BY:	GV
DRAWN BY:	KR
CHECKED BY:	GV
DATE:	04/26/21
KVD PROJECT NO.	20100

DRAWING TITLE:
OVERALL DEVELOPMENT PLAN

SHEET NUMBER
C2.0

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2. ALL OPEN SPACE LOTS ARE INTENDED TO BE PUBLIC, UTILITY, DRAINAGE, & ACCESS EASEMENTS (PUDAE)
3. ALL MULTI-USE TRAILS SHALL BE ESTABLISHED WITHIN A 12' ALL-ACCESS PUBLIC EASEMENT (AAPE).
4. A PUBLIC UTILITY & DRAINAGE ACCESS EASEMENT (PUDAE) SHALL BE DESIGNATED FROM THE BACK OF THE MULTI-USE TRAIL TO THE PUBLIC ROW ALONG MACK HATCHER PARKWAY AND FRANKLIN ROAD.
5. A CONSERVATION EASEMENT SHALL BE ESTABLISHED WITHIN 75' OF THE CREEKSIDE ESTATE AND AS DEFINED ON THE SITE PLAN. THIS IS CONSIDERED THE NATURALISTIC SCREENING EDGE TREATMENT AS DEFINED IN CHAPTER 18.3 OF THE CITY OF FRANKLIN ZONING ORDINANCE. THE NATURALISTIC SCREENING EDGE TREATMENT SHALL FOLLOW THE DESIGN STANDARDS AS DESCRIBED IN CHAPTER 18.3.

FRANKLIN ROAD (MAJOR ARTERIAL - ROW VARIES) — MATCHLINE - SEE C2.2

MATCHLINE - SEE C2.2

12' MULTI-USE TRAIL

150' SCO SETBACK TYP.

150' FRONT YARD & SCO SETBACK TYP.

PROPOSED HORSERAIL FENCE

PROPOSED GATE & KNOX LOCK LOCATION FOR EMERGENCY ACCESS

MIN. 20' EMERGENCY ACCESS

26' MEWS

20' ALLEY

7' STREET (52' PUBLIC ROW) W/ PARALLEL PARKING

'X' STREET (52' PUBLIC ROW) W/ PARALLEL PARKING BOTH SIDES

CONSERVATION EASEMENT

CONSERVATION EASEMENT. (SEE GENERAL NOTE #5

EXISTING FENCE TO REMAIN

EXISTING DRIVEWAY

EXISTING HISTORIC CREEKSIDE MANOR

EXISTING FENCE TO REMAIN CONSERVATION EASEMENT. (SEE GENERAL NOTE #5

EXISTING HISTORIC SPRING HOUSE

TOP OF BANK

60' ZONE 1 RIPARIAN BUFFER

PROPOSED 100 YEAR FLOODWAY

EXISTING 100 YEAR FLOODWAY

CSX RAILROAD

CSX R.O.W. (TYP)

FEMA FLOODWAY / FWO

KEY

- PROPOSED STORMWATER. REFER TO CIVIL SHEETS
- PROPOSED TREE SAVE AREA.REFER TO L1.0 TREE PRESERVATION PLAN
- MATCHLINES

NORTH

0 50 100 150 feet

SCALE: 1"=50'

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KISER VOGRIN DESIGN
5005 Meridian Blvd Ste 100 Franklin, TN 37067
615.708.0569 | www.kiservogrin.com

FULMER LUCAS
2002 RICHARD JONES RD. - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 — 07.01.21

PUD DEVELOPMENT PLAN

EMELINE ACRES

370 FRANKLIN ROAD
FRANKLIN PROJECT # 7579
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF INITIAL SUBMITTAL	06.07.21	KR
2	COF RESUBMITTAL	07.01.21	KR

DESIGNED BY:	GV
DRAWN BY:	KR
CHECKED BY:	GV
DATE:	04/26/21
KVD PROJECT NO.	20100

DRAWING TITLE:

ENLARGED DEVELOPMENT PLAN

SHEET NUMBER

C2.1

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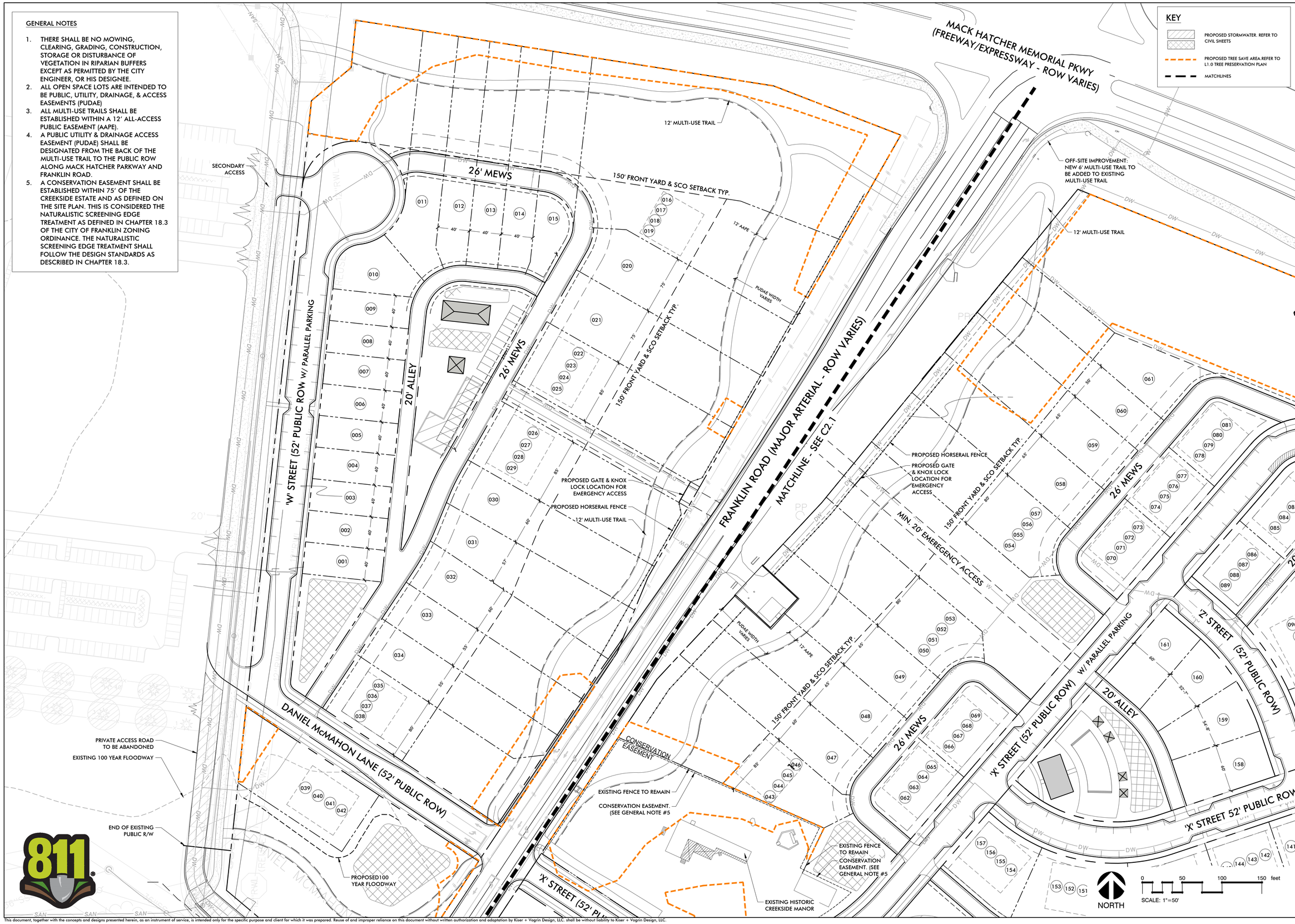

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MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 328 — 07.01.21

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EMELINE ACRES
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DATE:	04/26/21

KVD PROJECT NO. 20100

DRAWING TITLE:
ENLARGED DEVELOPMENT PLAN

SHEET NUMBER
C2.2

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Know what's below. Call before you dig.

STORMWATER NARRATIVE:

ALL STORMWATER FOR BOTH PARCELS (EAST AND WEST) CURRENTLY FLOWS TO THE EXISTING OUTFALL AT THE SOUTHWEST CORNER OF THE PROPOSED DEVELOPMENT (OUTFALL #1), WHICH DISCHARGES TO SPRINGER CREEK AND EVENTUALLY TO THE HARPETH RIVER, APPROXIMATELY 4,000 LF DOWNSTREAM.

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN 2016 BMP MANUAL, INCLUDING BIORETENTION, WATER QUALITY SWALES, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE 2016 BMP MANUAL.

STORMWATER QUANTITY FOR THE PROPOSED PROJECT MAY BE PARTIALLY PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL DECREASE THE RUNOFF LEAVING THE SITE BUT WILL NOT REDUCE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL. DETENTION PONDS WITH OUTLET STRUCTURE CONTROL STRUCTURES WILL BE UTILIZED TO SUPPLEMENT THE BIORETENTION AND PERVIOUS PAVEMENT TO SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUANTITY REQUIREMENTS.

IMPACT STATEMENT:

THE PROPOSED DEVELOPMENT WILL CONSIST OF 161 TOTAL RESIDENCES. THESE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT RESIDENTS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

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

FLOODPLAIN NOTE

THE PROPERTY SHOWN HEREON IS PARTIALLY LOCATED IN A FLOOD HAZARD ZONE "AE" (AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN AND/OR FLOODWAY) ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS" PANEL 203 OF 485, MAP NUMBER 47187C0203G. MAP REVISED ON DECEMBER 22, 2016 ACCORDING TO THE FIRM MAP.

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.

PRE/POST DEVELOPMENT PEAK FLOWS (OUTFALL #1)		
	PRE-DEV TOTAL	POST DEV TOTAL
2-YR	67.08 CFS	63.73 CFS
5-YR	115.18 CFS	109.43 CFS
10-YR	148.87 CFS	142.42 CFS
25-YR	194.41 CFS	184.70 CFS
50-YR	229.14 CFS	217.68 CFS
100-YR	263.80 CFS	250.61 CFS

SCALE: 1" = 100'

0 50 100 200 300
GRAPHIC SCALE

SURVEY INFO
PROVIDED BY: CROY ENGINEERING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

KISER YOGRIN DESIGN
5060 Meridian Blvd. Ste 100 Franklin, TN 37067
615.348.8427 | www.kiseryogrin.com

FULMER LUCAS
2002 RICHARD JONES RD., SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JAMES ALEXANDER SMITH
REGISTERED
LANDSCAPE ARCHITECT
AGRICULTURE
No. 101901
STATE OF TENNESSEE
07/01/21

PUD DEVELOPMENT PLAN
EMELINE ACRES
370 & 0 FRANKLIN ROAD
FRANKLIN PROJECT #7579
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: AJS
DRAWN BY: AJS
CHECKED BY: JYB
DATE: 06/07/2021
FLE PROJECT NO. 1236-02

DRAWING TITLE:
OVERALL GRADING & DRAINAGE PLAN

SHEET NUMBER
C3.0

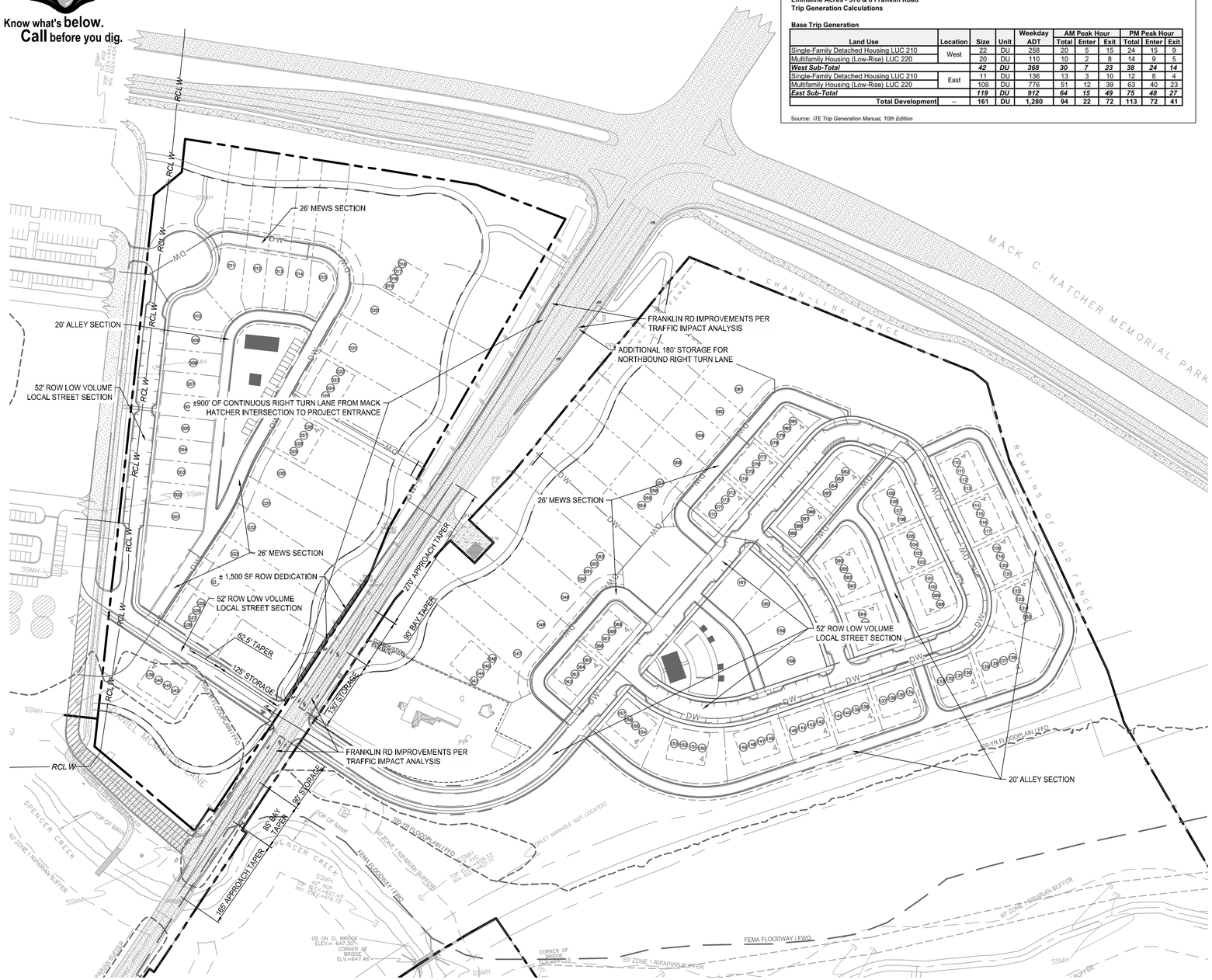
Know what's below. Call before you dig.

Emmaline Acres - 370 & 0 Franklin Road
Trip Generation Calculations

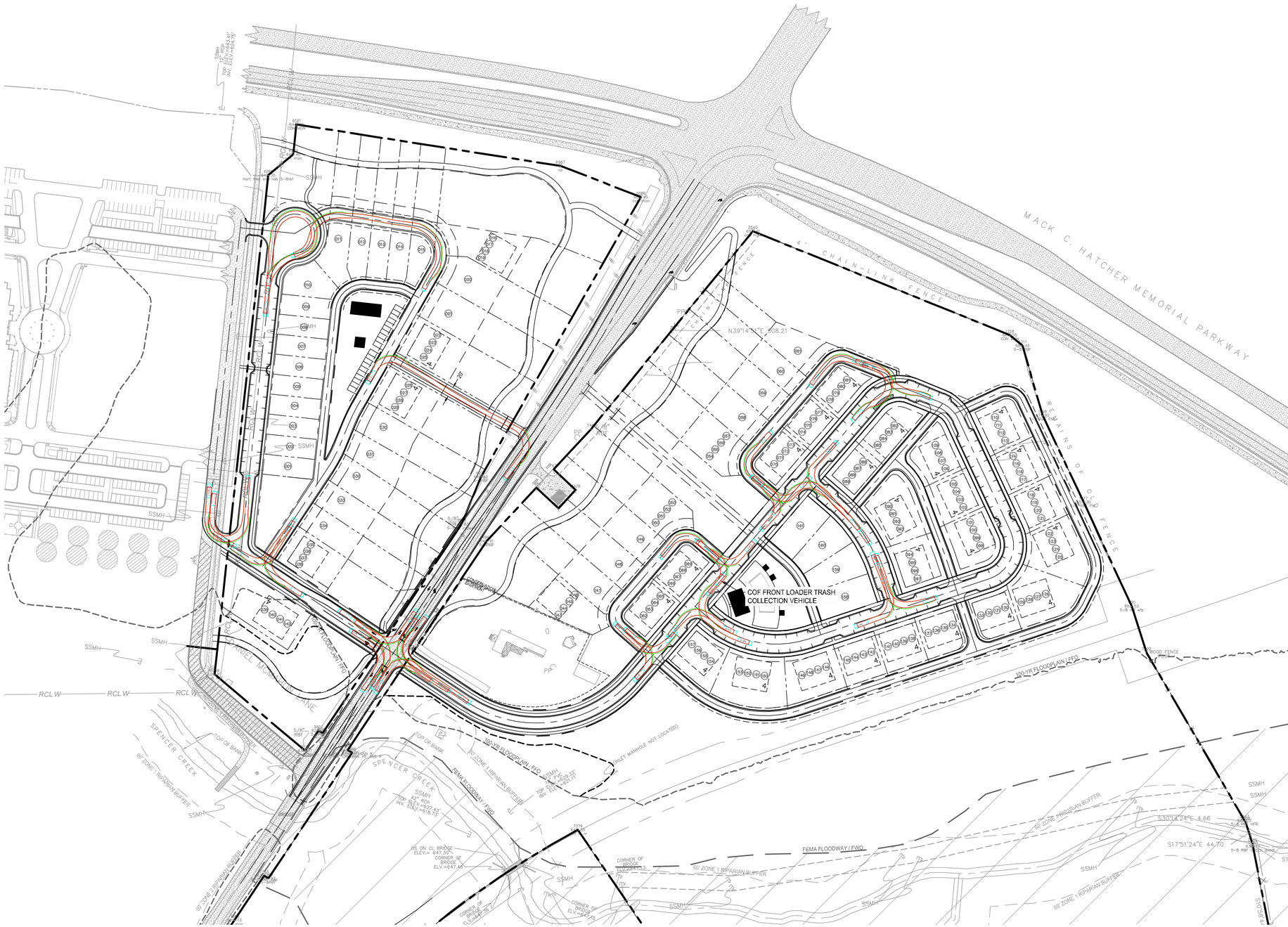
Base Trip Generation

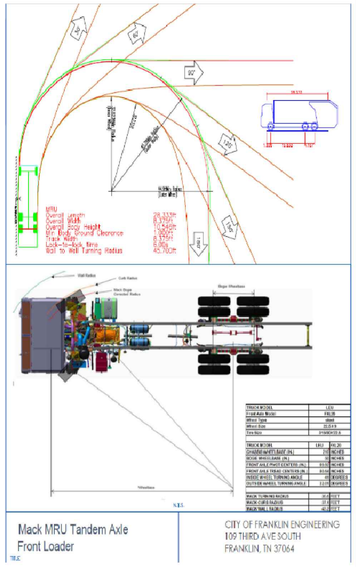
Land Use	Location	Size	Unit	Weekday ADT	AM Peak Hour Total	AM Peak Hour Enter	AM Peak Hour Exit	PM Peak Hour Total	PM Peak Hour Enter	PM Peak Hour Exit
Single-Family Detached Housing LUC 210	West	22	DU	258	20	5	15	24	15	9
Multifamily Housing (Low-Rise) LUC 220	West	20	DU	110	10	2	8	14	9	5
West Sub-Total		***42***	***DU***	***368***	***30***	***7***	***23***	***38***	***24***	***14***
Single-Family Detached Housing LUC 210	East	11	DU	136	13	3	10	12	8	4
Multifamily Housing (Low-Rise) LUC 220	East	108	DU	776	51	12	39	63	40	23
East Sub-Total		***119***	***DU***	***912***	***64***	***15***	***49***	***75***	***48***	***27***
Total Development	--	**161**	**DU**	**1,280**	**94**	**22**	**72**	**113**	**72**	**41**

Source: *ITE Trip Generation Manual, 10th Edition*


MACK C. HATCHER MEMORIAL PARK
4' CHAIN-LINK FENCE
REMAINS OF OLD FENCE
RCL W
26' MEWS SECTION
20' ALLEY SECTION
52' ROW LOW VOLUME LOCAL STREET SECTION
±900' OF CONTINUOUS RIGHT TURN LANE FROM MACK HATCHER INTERSECTION TO PROJECT ENTRANCE
FRANKLIN RD IMPROVEMENTS PER TRAFFIC IMPACT ANALYSIS
ADDITIONAL 180' STORAGE FOR NORTHBOUND RIGHT TURN LANE
± 1,500 SF ROW DEDICATION
270' APPROACH TAPER
90' BAY TAPER
62.5' TAPER
125' STORAGE
185' APPROACH TAPER
85' BAY TAPER
180' STORAGE
100' STORAGE
MANHOLE MONTGOMERY AVENUE
SPENCER CREEK
TOP OF BANK
60' ZONE 1 RIPARIAN BUFFER
100-YR FLOODPLAIN / FEMA FLOODWAY / FWO
FEMA FLOODWAY / FWO
SSMH
DW
MD
WD
PP
OS ON CL BRIDGE ELEV.= 647.30'
CORNER OF BRIDGE ELV.=647.46
CORNER OF BRIDGE ELEV.=647.46
INV. ELEV.=618.13'
INV. ELEV.=620.43'
INV. ELEV.=620.37'
INV. ELEV.=617.71'
INV. ELEV.=617.71'
INV. ELEV.=617.71

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





TRASH COLLECTIONAPPARATUS SPECIFICATIONS

- OVERALL LENGTH = 28.333'
- OVERALL WIDTH = 8.375'
- OVERALL BODY HEIGHT = 10.546'
- MIN BODY GROUND CLEARANCE = 1'
- TRACK WIDTH = 8.375'
- LOCK-TO-LOCK TIME = 6.00 SECONDS
- WALL TO WALL TURNING RADIUS = 45.7'
- FRONT AXLE MODEL = FXL20
- WHEEL TYPE = STEEL
- WHEEL SIZE = 22.5X9
- CHASSIS WHEELBASE (IN) = 210"
- BOGIE WHEELBASE (IN.) = 50"
- FRONT AXLE PIVOT CENTERS (IN). = 69.92"
- FRONT AXLE TREAD CENTERS (IN). = 80.64"
- INSIDE WHEEL TURNING ANGLE = 41°
- OUTSIDE WHEEL TURNING ANGLE = 32.01°
- BACK TURNING RADIUS = 36.6'
- MACK CURB RADIUS = 37.1'
- MACK WALL RADIUS = 43.2'

0 50 100 200 300
SCALE: 1" = 100'

SURVEY INFO
PROVIDED BY: CROY ENGINEERING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.948.8427 | www.kiservogrin.com

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

PUD DEVELOPMENT PLAN
EMELINE ACRES
370 & 0 FRANKLIN ROAD
FRANKLIN PROJECT #7579
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY

DESIGNED BY:	AJS
DRAWN BY:	AJS
CHECKED BY:	JYB
DATE:	06/07/2021

FLE PROJECT NO.
1236-02

DRAWING TITLE:
REFUSE COLLECTION PLAN

SHEET NUMBER
C4.1

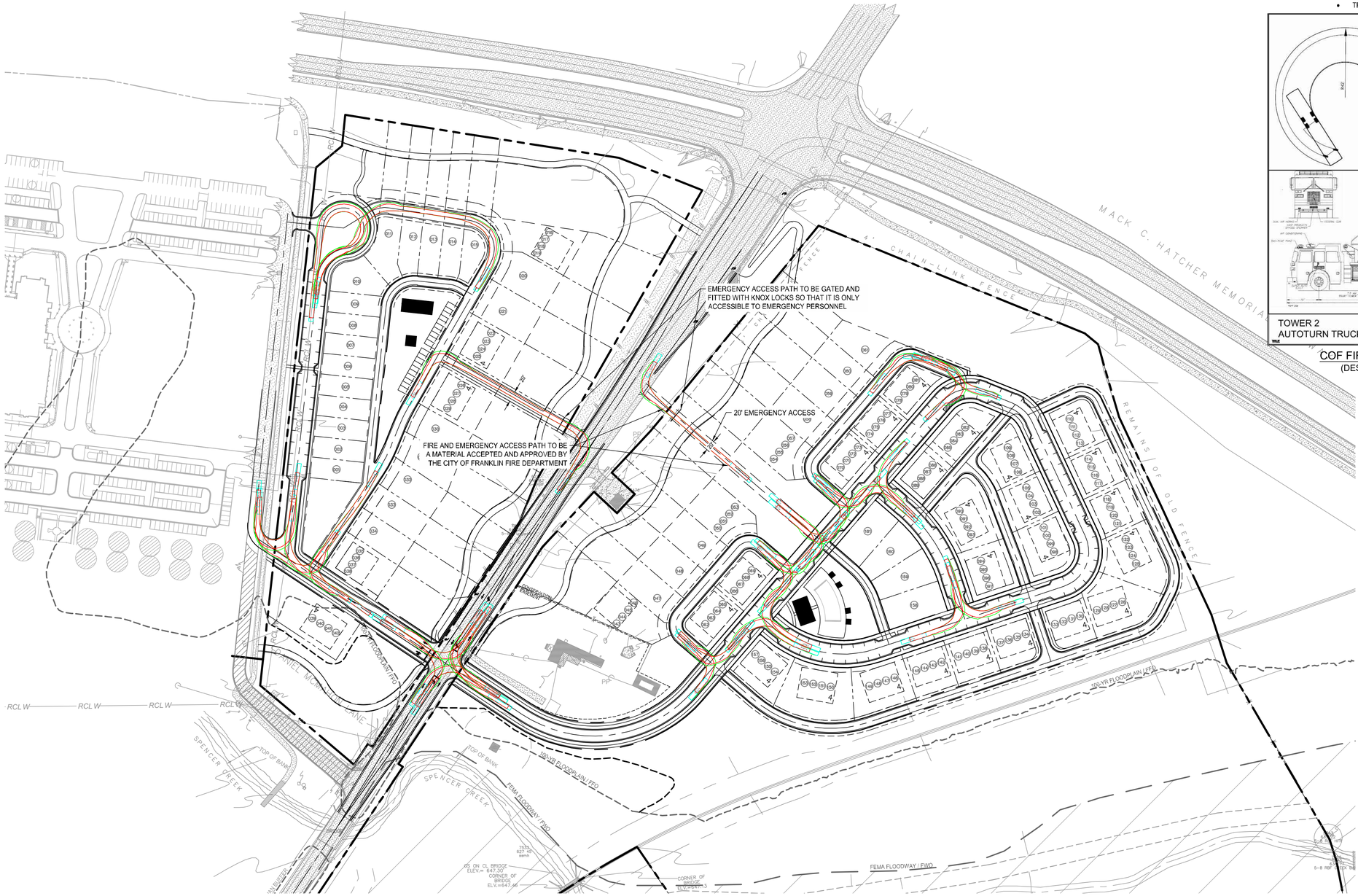
Know what's below. Call before you dig.

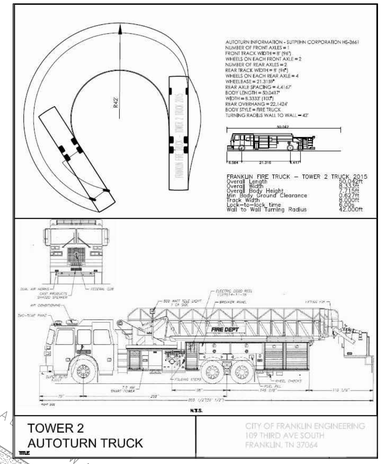
LEGEND

- VEHICLE PATH
- TIRES
- VEHICLE BODY

APPARATUS SPECIFICATIONS

- NUMBER OF FRONT AXLES =1
- FRONT TRACK WIDTH = 8'
- WHEELS ON EACH FRONT AXLE = 2
- NUMBER OF REAR AXLES = 2
- REAR TRUCK 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'
- GROSS VEHICLE WEIGHT: 67,000 LB
- TRAVEL PATH DESIGN SPEED: 5 MPH





COF FIRE TRUCK APPARATUS
(DESIGN SPEED MAX 5 MPH)

0 50 100 200 300
SCALE: 1" = 100'

SURVEY INFO
PROVIDED BY: CROY ENGINEERING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

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JAMES JOSEPH SCHWARZ
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LANDSCAPE ARCHITECT
AGRICULTURE
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STATE OF TENNESSEE
07/01/21

PUD DEVELOPMENT PLAN
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370 & 0 FRANKLIN ROAD
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FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY

DESIGNED BY:	AJS
DRAWN BY:	AJS
CHECKED BY:	JYB
DATE:	06/07/2021

FLE PROJECT NO.
1236-02

DRAWING TITLE:
FIRE ACCESS PLAN

SHEET NUMBER
C4.2

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

LEGEND:

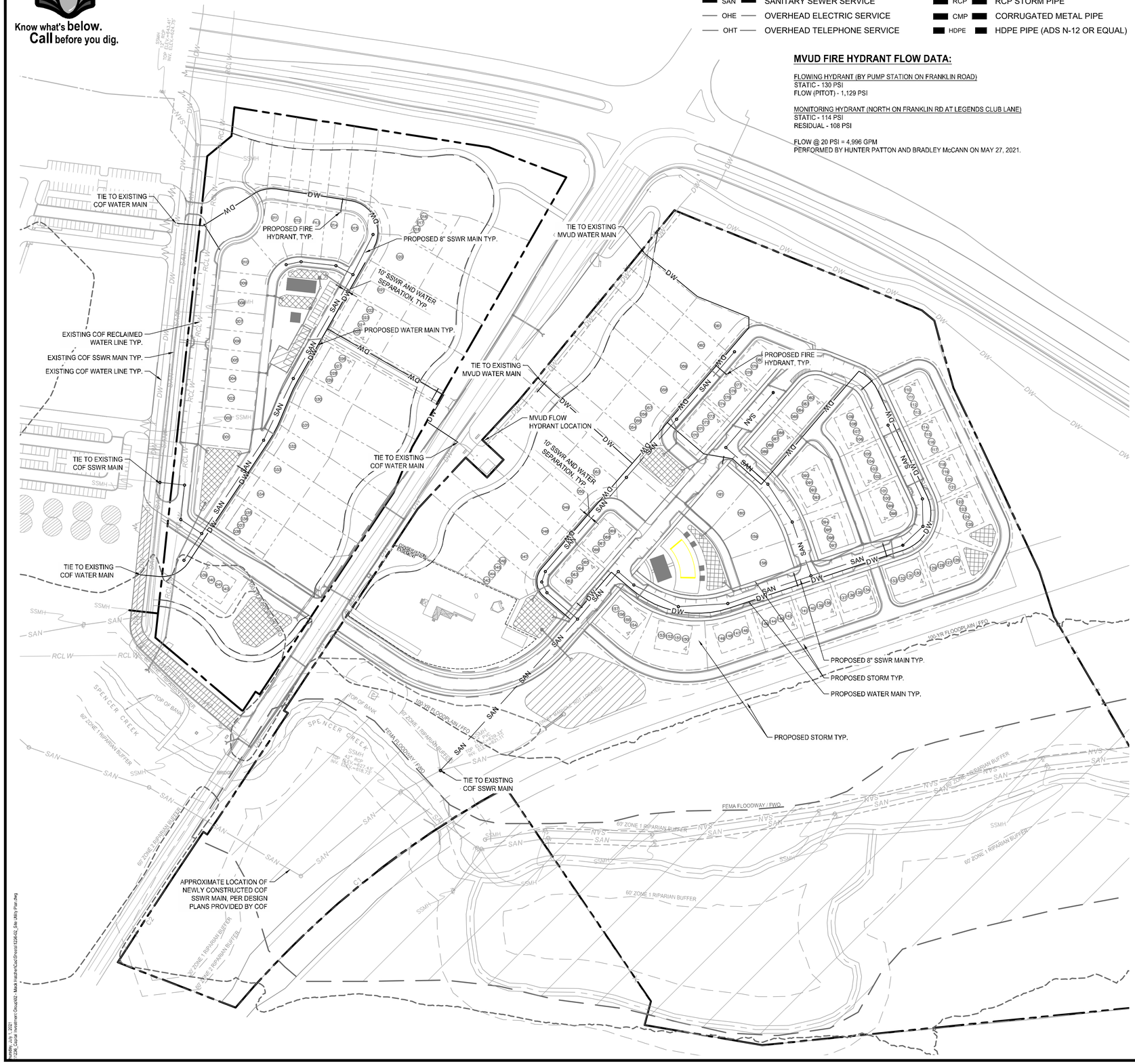
W	DOMESTIC WATER SERVICE	UD	PERVIOUS PAVEMENT UNDERDRAIN
GAS	GAS SERVICE	RD	ROOF DRAIN TRUNK LINE
SAN	SANITARY SEWER SERVICE	RCP	RCP STORM PIPE
OHE	OVERHEAD ELECTRIC SERVICE	CMP	CORRUGATED METAL PIPE
OHT	OVERHEAD TELEPHONE SERVICE	HDPE	HDPE PIPE (ADS N-12 OR EQUAL)

MVUD FIRE HYDRANT FLOW DATA:

FLOWING HYDRANT (BY PUMP STATION ON FRANKLIN ROAD)
STATIC - 130 PSI
FLOW (PITOT) - 1,129 PSI

MONITORING HYDRANT (NORTH ON FRANKLIN RD AT LEGENDS CLUB LANE)
STATIC - 114 PSI
RESIDUAL - 108 PSI

FLOW @ 20 PSI = 4,996 GPM
PERFORMED BY HUNTER PATTON AND BRADLEY McCANN ON MAY 27, 2021.



UTILITY NETWORK NARRATIVE:

THE PROPOSED PROJECT WILL UTILIZE EXISTING UTILITIES ADJACENT TO THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION WITH MAIN EXTENSIONS THROUGHOUT THE PUBLIC ROADS WITHIN THE DEVELOPMENT. ADDITIONAL FIRE HYDRANTS ARE TO BE INSTALLED TO PROVIDE ADEQUATE FIRE PROTECTION HOSE COVERAGE. PLEASE NOTE MVUD WILL SERVE THE EAST SIDE AND COF WILL SERVE THE WEST SIDE OF THE DEVELOPMENT.

IMPACT STATEMENT:

THE DEMAND OF THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE EXISTING INFRASTRUCTURE, AND THE PROJECT IS NOT ANTICIPATED TO HAVE A NEGATIVE EFFECT ON THE UTILITIES OR OTHER USERS THEREOF. THE PROJECT WILL USE DOMESTIC, FIRE AND IRRIGATION WATER SERVICE PROVIDED BY BOTH CITY OF FRANKLIN AND MALLORY VALLEY UTILITY DISTRICT. SANITARY SEWER IS PROVIDED BY THE CITY OF FRANKLIN. RECLAIMED WATER IS AVAILABLE ON THE WEST HALF OF THE PROJECT.

UTILITY CONTACTS:

COF WATER MANAGEMENT INSPECTIONS
CITY OF FRANKLIN SEWER AND WATER
124 LUMBER DRIVE
FRANKLIN, TN 37064

CONTACT: BEN MCNEIL
BEN.MCNEIL@FRANKLINTN.GOV
615-794-4554

ELECTRIC SERVICE
MIDDLE TN ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067

CONTACT: BRADLEY BRANDON
BRADLEY.BRANDON@MTEMC.COM
615-595-4683

COMMUNICATION SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064

CONTACT: DAVID TUTTEROW
DT8243@ATT.COM
615-595-7816

WATER SERVICE (EAST PARCEL ONLY)
MALLORY VALLEY UTILITY DISTRICT
465 DUKE DRIVE
FRANKLIN, TN 37067

CONTACT: KAREN YORK
KYORK@MVUD.ORG
615-628-0237

GAS SERVICE
ATMOS ENERGY
220 NOAH DRIVE
FRANKLIN, TN 37064

CONTACT: RON MYATT
RON.MYATT@ATMOSENERGY.COM
615-566-3073

COMMUNICATION SERVICE
COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228

CONTACT: MARLON FRIZZELL
MARLON_FRIZZELL@CABLE.COMCAST.COM
615-244-7462X1115647

CITY OF FRANKLIN WATER & SEWER GENERAL NOTES

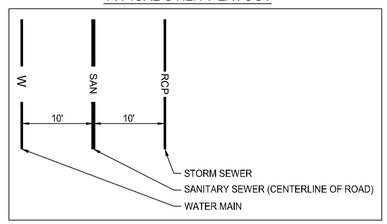
1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. FOUNDATIONS OF BUILDINGS ALONG DANIEL MCMAHON DRIVE TO BE OUTSIDE OF THE RECLAIMED WATER LINE EASEMENT.

UTILITY PLAN DATA CHART

FACILITY TYPE:	SINGLE FAMILY - 33 HOMES MULTIFAMILY - 128 TOTAL UNITS 56 - 1 BEDROOM 58 - 2 BEDROOM 14 - 3 BEDROOM
UNIT FLOW (GPD):	250 GPD FOR 1 BEDROOM 300 GPD FOR 2 BEDROOM 350 GPD FOR 3 BEDROOM AND SINGLE FAMILY
NUMBER OF UNITS:	136.7 UNITS OF FLOW (350 GPD/UNIT)
TOTAL FLOW:	47,850 GPD

**WATER/SEWER CAPACITY REQUEST HAS BEEN SUBMITTED TO COF AS OF 04/23/2021

TYPICAL UTILITY LAYOUT



SURVEY INFO
PROVIDED BY: CROY ENGINEERING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

0 50 100 200 300
SCALE: 1" = 100'

KVD
KISER YOGRIN DESIGN
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FULMER LUCAS
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NASHVILLE, TENNESSEE 37215
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TENNESSEE DEPARTMENT OF AGRICULTURE — No. 331901 — STATE OF TENNESSEE — 07/01/21

PUD DEVELOPMENT PLAN
EMELINE ACRES
370 & 0 FRANKLIN ROAD
FRANKLIN PROJECT #7579
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: AJS
DRAWN BY: AJS
CHECKED BY: JYB
DATE: 06/07/2021
FLE PROJECT NO. 1236-02

DRAWING TITLE:
OVERALL UTILITY PLAN

SHEET NUMBER
C5.0

Tuesday, July 1, 2021
P:\Civil\Projects\Franklin\Emeline Greenhaven Group\02 - Mack Hatcher\Civil\Sheets\1236-02_Site Utility Plan.dwg

GOOGLE EARTH
PRO AERIAL PHOTO
10-22-2019

LANDSCAPE DATA

SITE ACREAGE:	±61.80 AC
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	PD - PLANNED DISTRICT CFO - CENTRAL FRANKLIN OVERLAY HPO - HISTORIC PRESERVATION OVERLAY FFO - FLOODWAY FRINGE OVERLAY FWO - FLOODWAY OVERLAY SCO - SCENIC CORRIDOR OVERLAY
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	0.20 (12.36 AC)
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	± 0.73 (± 45.33 AC)
PERCENT AND ACREAGE TREE CANOPY REQUIRED:	45% (15.29 AC)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	78% (26.47 AC)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	0
PROPOSED TREE SAVE AREA:	26.47 AC

KEY

APPROXIMATE TREE PRESERVATION AREA FROM GOOGLE EARTH AERIAL
10-22-2019
26.47 AC (1,153,400 SQ. FT.)

APPROXIMATE EXISTING TREE CANOPY FROM GOOGLE EARTH AERIAL
10-22-2019
33.97 AC (± 1,480,000 SQ. FT.)
55% EXISTING CANOPY AREA ON SITE

TREE PROTECTION NOTE

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTURCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

0.71 AC
150' FRONT YARD & SCO SETBACK TYP.
0.03 AC
2.29 AC
DW
150' SCO SETBACK TYP.
150' FRONT YARD & SCO SETBACK TYP.
150' FRONT YARD & SCO SETBACK TYP.
CONSERVATION EASEMENT. (SEE GENERAL NOTE #5
0.07 AC
0.21 AC
0.67 AC
0.04 AC
EXISTING HISTORIC CREEKSIDE MANOR
0.12 AC
EXISTING DRIVEWAY
EXISTING HISTORIC SPRING HOUSE
PROPOSED 100 YEAR FLOODWAY
0.05 AC
0.05 AC
TOP OF BANK
60' ZONE 1 RIPARIAN BUFFER
OFF-SITE IMPROVEMENTS TO EXTEND TO MULTI-USE TRAIL THROUGH ADJACENT SUBDIVISION TO CONNECT TO HARLINSDALE FARMS
SPENCER CREEK
1.10 AC
CSX RAILROAD
5.65 AC
FEMA FLOODWAY / FWO
EXISTING 100 YEAR FLOODWAY
1.00 AC
TOP OF BANK
SANITARY EASEMENT
EXISTING 100 YEAR FLOODWAY
60' ZONE 2 RIPARIAN BUFFER
30' ZONE 1 RIPARIAN BUFFER
SPENCER CREEK
2.32 AC
60' ZONE 1 RIPARIAN BUFFER
TOP OF BANK
60' ZONE 1 RIPARIAN BUFFER
12.14 AC
FEMA FLOODWAY / FWO
FEMA FLOODWAY / FWO
EXISTING 100 YEAR FLOODWAY
EXISTING 100 YEAR FLOODWAY

811

NORTH
0 100 200 300 feet
SCALE: 1"=100'

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2002 RICHARD JONES RD. - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

MICHAEL GARY VOGRIN
REGISTERED
STATE OF TENNESSEE
No. 328
LANDSCAPE ARCHITECT
07.01.21

PUD DEVELOPMENT PLAN
EMELINE ACRES
370 FRANKLIN ROAD
FRANKLIN PROJECT # 7579
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF INITIAL SUBMITTAL	06.07.21	KR
2	COF RESUBMITTAL	07.01.21	KR

DESIGNED BY:	GV
DRAWN BY:	KR
CHECKED BY:	GV
DATE:	04/26/21

KVD PROJECT NO.
20100

DRAWING TITLE:
TREE PRESERVATION PLAN

SHEET NUMBER
L1.0

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GENERAL NOTES

1. 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.
2. ALL OPEN SPACE LOTS ARE INTENDED TO BE PUBLIC, UTILITY, DRAINAGE, & ACCESS EASEMENTS (PUDAE)
3. ALL MULTI-USE TRAILS SHALL BE ESTABLISHED WITHIN A 12' ALL-ACCESS PUBLIC EASEMENT (AAPE).
4. A PUBLIC UTILITY & DRAINAGE ACCESS EASEMENT (PUDAE) SHALL BE DESIGNATED FROM THE BACK OF THE MULTI-USE TRAIL TO THE PUBLIC ROW ALONG MACK HATCHER PARKWAY AND FRANKLIN ROAD.
5. A CONSERVATION EASEMENT SHALL BE ESTABLISHED WITHIN 75' OF THE CREEKSIDE ESTATE AND AS DEFINED ON THE SITE PLAN. THIS IS CONSIDERED THE NATURALISTIC SCREENING EDGE TREATMENT AS DEFINED IN CHAPTER 18.3 OF THE CITY OF FRANKLIN ZONING ORDINANCE. THE NATURALISTIC SCREENING EDGE TREATMENT SHALL FOLLOW THE DESIGN STANDARDS AS DESCRIBED IN CHAPTER 18.3.

CONCEPT PLANT SCHEDULE

- CANOPY STREET TREES SPACED ± 40'-50' O.C.
- CANOPY TRAIL TREES SPACED ± 40'-50' O.C.
- EVERGREEN SCREENING TREES SPACED ± 10'-15' O.C.
- APPROXIMATE EXISTING TREE CANOPY. REFER TO TREE PRESERVATION PLAN ON SHEET L1.0
- PROPOSED STORMWATER. REFER TO CIVIL SHEETS

DISCLAIMER:

- TRAILS TO BE FIELD VERIFIED. LANDSCAPE LOCATIONS SUBJECT TO CHANGE.

SECTION ELEVATION A

SCALE: 1" = 30'

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MICHAEL VOGRIN — REGISTERED — TENNESSEE NO. 328 — LANDSCAPE ARCHITECT — 07.01.21

PUD DEVELOPMENT PLAN

EMELINE ACRES

370 FRANKLIN ROAD
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FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF INITIAL SUBMITTAL	06.07.21	KR
2	COF RESUBMITTAL	07.01.21	KR

DESIGNED BY:	GV
DRAWN BY:	KR
CHECKED BY:	GV
DATE:	04/26/21
KVD PROJECT NO.	20100

DRAWING TITLE:

CONCEPT LANDSCAPE PLAN

SHEET NUMBER

L4.1

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AS PER FMC 23-107(5)(D)BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY (150) FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY'S ENGINEERING DEPT. THE LOCATION OF THE SIGNAGE SHALL BE SHOWN ON THE STORMWATER MANGAMENT PLAN, EPSC PLANS,GRADING PLANS, DRAINAGE PLANS AND BUFFER MANAGEMENT PLANS. THESE SIGN SHALL BE SUPPLIED BY THE CITY OF FRANKLIN'S STORMWATER INSPECTORS AT INITIAL SITE PRECONSTRUCTION MEETINGS AND BE INSTALLED BY THE FIRST EPSC INSPECTION.

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

NOTES:

1. PLANT MATERIAL MUST BE INSTALLED PER THE FOLLOWING DIAGRAM. REFER TO PG. 18 OF THE TENNESSEE URBAN RIPARIAN BUFFER HANDBOOK SERIES FOR MORE INFORMATION.
2. CONTRACTOR TO REMOVE INVASIVE PLANT MATERIAL WITHIN THE RIPARIAN ZONE 1 & 2. SEE TN INVASIVE PLANT COUNCIL FOR LIST OF INVASIVE PLANTS.
3. INVASIVE PLANTS TO BE REMOVED PER THE NATIVE CONSERVANCY "WEED CONTROL METHODS HANDBOOK."

NOTE: LANDSCAPE CONTRACTOR SHALL COORDINATE ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE RIPARIAN BUFFERS. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION.
FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.

LANDSCAPE CONTRACTOR TO BREAK UP ALL COMPACTED SOIL VIA A SUBSOILER (RIPPER) TO A MINIMUM DEPTH OF 24" WITH A SUBSOILER SHANK SPACING OF 36" MAX. AND THEN AERATE TOPSOIL WITH A PLUG AERATOR TO A DEPTH OF 4".

TREE PROTECTION NOTE

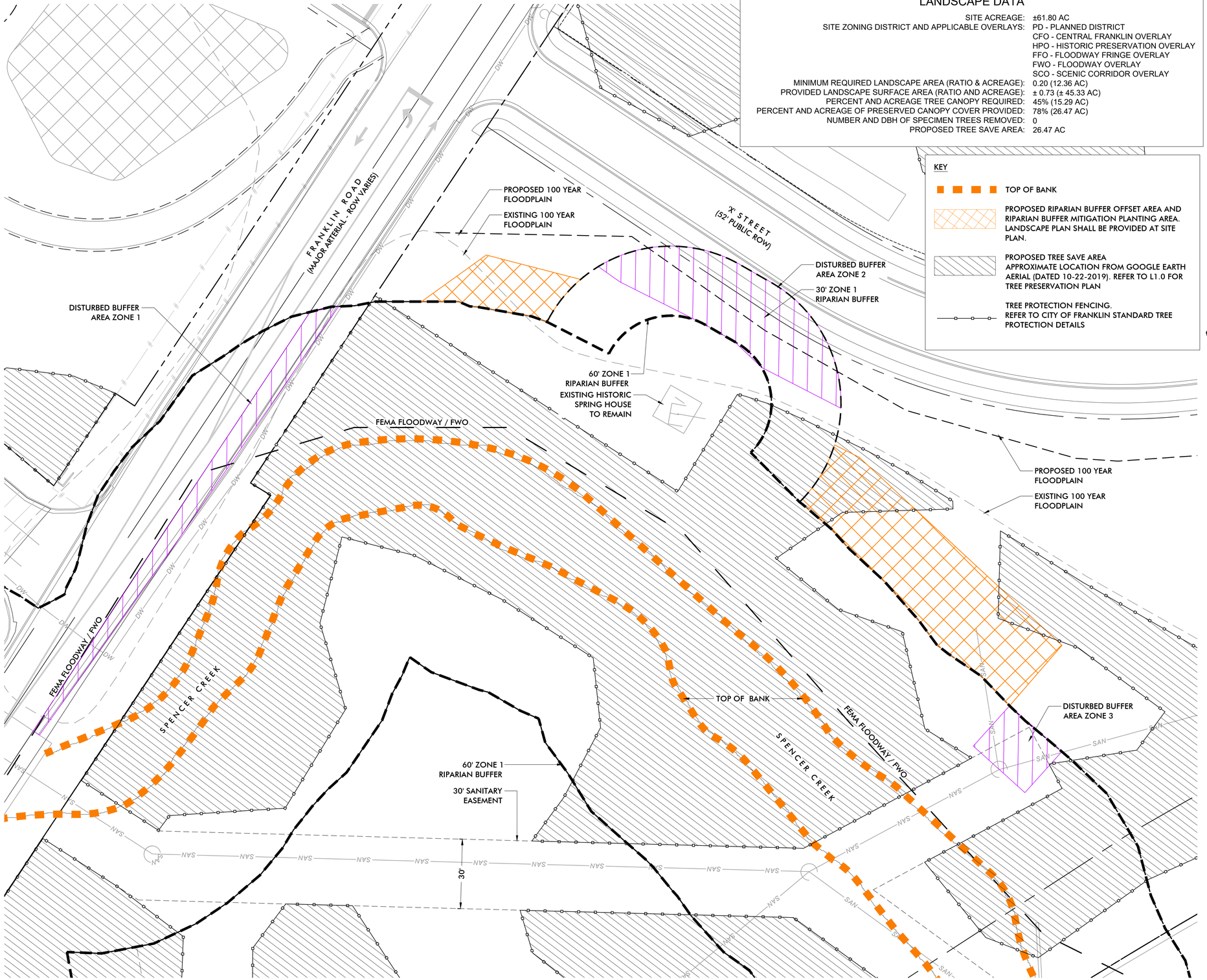
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

LANDSCAPE DATA

SITE ACREAGE:	±61.80 AC
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	PD - PLANNED DISTRICT CFO - CENTRAL FRANKLIN OVERLAY HPO - HISTORIC PRESERVATION OVERLAY FFO - FLOODWAY FRINGE OVERLAY FWO - FLOODWAY OVERLAY SCO - SCENIC CORRIDOR OVERLAY
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	0.20 (12.36 AC)
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	± 0.73 (± 45.33 AC)
PERCENT AND ACREAGE TREE CANOPY REQUIRED:	45% (15.29 AC)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	78% (26.47 AC)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	0
PROPOSED TREE SAVE AREA:	26.47 AC

KEY

- TOP OF BANK
- PROPOSED RIPARIAN BUFFER OFFSET AREA AND RIPARIAN BUFFER MITIGATION PLANTING AREA. LANDSCAPE PLAN SHALL BE PROVIDED AT SITE PLAN.
- PROPOSED TREE SAVE AREA APPROXIMATE LOCATION FROM GOOGLE EARTH AERIAL (DATED 10-22-2019). REFER TO L1.0 FOR TREE PRESERVATION PLAN
- TREE PROTECTION FENCING. REFER TO CITY OF FRANKLIN STANDARD TREE PROTECTION DETAILS



811

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NASHVILLE, TENNESSEE 37215
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MICHAEL VOGRIN — REGISTERED — TENNESSEE NO. 328 — LANDSCAPE ARCHITECT — 07.01.21

PUD DEVELOPMENT PLAN
EMELINE ACRES
370 FRANKLIN ROAD
FRANKLIN PROJECT # 7579
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
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2	COF RESUBMITTAL	07.01.21	KR

DESIGNED BY:	GV
DRAWN BY:	KR
CHECKED BY:	GV
DATE:	04/26/21

KVD PROJECT NO. 20100

DRAWING TITLE: BUFFER MITIGATION CONCEPT PLAN

SHEET NUMBER L4.2

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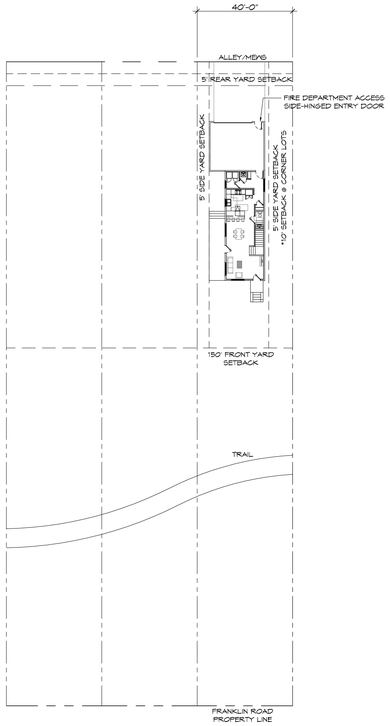
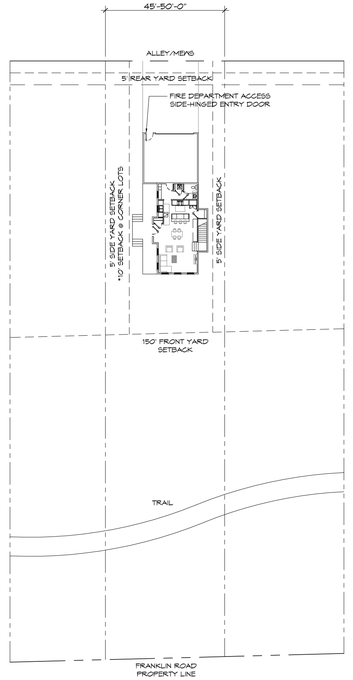


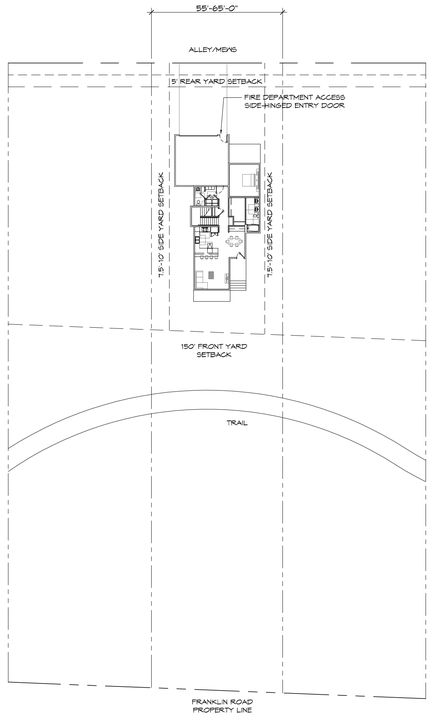
01 40' DETACHED PLAN AND ELEVATION

SCALE: N.T.S.



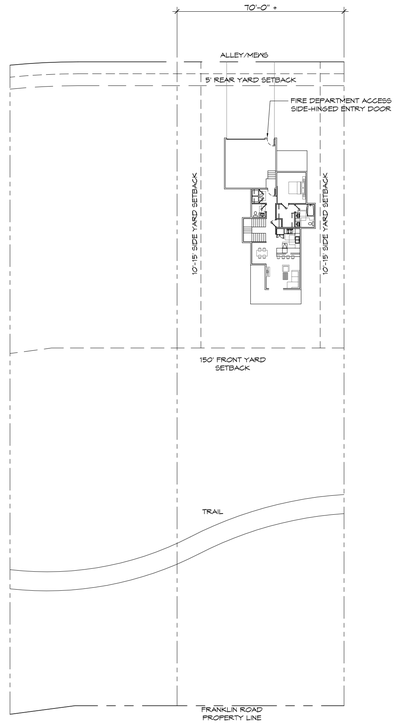
02 45'-50' DETACHED PLAN AND ELEVATION

SCALE: N.T.S.



03 55'-65' DETACHED PLAN AND ELEVATION

SCALE: N.T.S.



04 70'+ DETACHED PLAN AND ELEVATION

SCALE: N.T.S.

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STUDIO M
ARCHITECTURE & PLANNING

NICHOLAS SCOTT ALEXANDER
REGISTERED ARCHITECT
DEPARTMENT OF
AGRICULTURE
COMMERCE
1867
STATE OF TENNESSEE
07.01.21

PUD DEVELOPMENT PLAN

EMELINE ACRES

370 FRANKLIN ROAD
FRANKLIN PROJECT # 7579
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF INITIAL SUBMITTAL	06.07.21	KR
2	COF RESUBMITTAL	07.01.21	KR

DESIGNED BY:	MH
DRAWN BY:	MH
CHECKED BY:	NA
DATE:	04/26/21

KVD PROJECT NO.
20100

DRAWING TITLE:

TYPICAL ARCHITECTURE SINGLE FAMILY

SHEET NUMBER

A1.0

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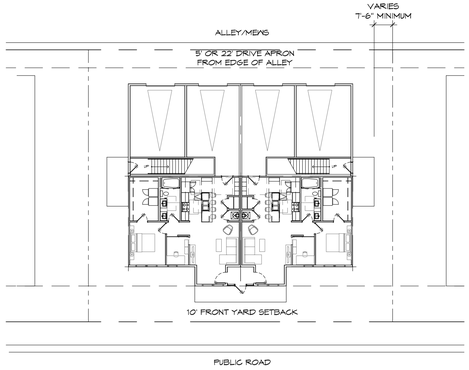
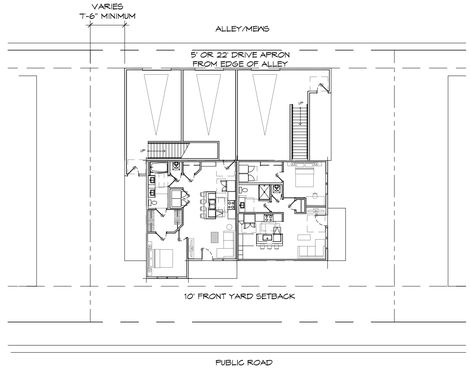
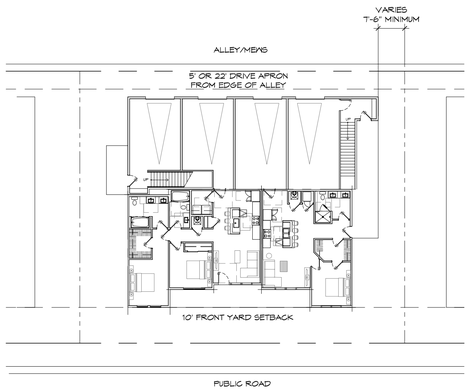


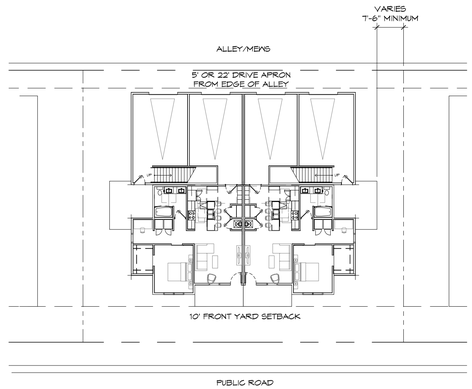
01 | 4-UNIT MULTIPLEX
PLAN AND ELEVATION
SCALE: N.T.S.



02 | 4-UNIT MULTIPLEX
PLAN AND ELEVATION
SCALE: N.T.S.



03 | 4-UNIT MULTIPLEX
PLAN AND ELEVATION
SCALE: N.T.S.



04 | 4-UNIT MULTIPLEX
PLAN AND ELEVATION
SCALE: N.T.S.

NOTE: PORCHES/STOOPS ALLOWED WITHIN BUILDING SETBACKS.

811

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STUDIO M
ARCHITECTURE & PLANNING

NICHOLAS SCOTT ALEXANDER
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
1867
STATE OF TENNESSEE
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DRAWN BY:	MH
CHECKED BY:	NA
DATE:	04/26/21

KVD PROJECT NO.
20100

DRAWING TITLE:
TYPICAL ARCHITECTURE MULTIPLEX

SHEET NUMBER
A1.1

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From: John Vaughn
To: Planning Intake
Subject: Creekside Manor Development
Date: Tuesday, June 22, 2021 8:54:17 AM

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.

Planning Department, City of Franklin,

I attended the Neighborhood meeting on 06/02/21 for the Creekside Development. We are looking to relocate to a new development in this area and have been following the progress of Creekside and Brownland Farms. We really like this location and it appears that this will be a nice development. Due to the limited space, I understand the need for the Multiplex Units in order to improve the economics for the Developer; however, I would be more in favor of the Single Family Lots being a little larger (especially wider) and all about the same width (75 feet to 100 feet). Also, I would prefer that the Single Family Lots have some type of access from the front. Although they face Franklin Rd, they will only have vehicle access from the rear alley. I would prefer that these lots have a street in the front of these units that could have some limited parking along the street or eliminate the rear alley access and only have front access for the Single Family Lots. On the Neighborhood call, I asked about not having front access for visitors and the Developer indicated that this proposal was like some of the Single Family Lots in Berry Farms. I like the lots in Berry Farms but I am not familiar with any in that Development that do not have street access in the front of the lot. This is a really nice location and I believe Single Family Lots with street access (more like Harlinsdale Manor) would be better suited for this area.

Thanks for allowing me to provide my input and we are anxious for new development in the area of Mack Hatcher/Franklin Rd or Mack Hatcher/Hillsboro Rd and appreciate the due diligence of the Planning Department.

John Vaughn

4005 Arno Rd

Franklin, TN

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

July 22, 2021

TO: Franklin Municipal Planning Commission

FROM: Amanda Rose, Preservation Planner
Kelly Dannenfelser, Assistant Planning Director
Emily Wright, Planning Director

~~**Item X:**~~ Disapproval Recommendation from the Historic Zoning Commission for the Proposed Emeline Acres PUD Subdivision

---

Purpose

The purpose of this memorandum is to provide the Franklin Municipal Planning Commission (FMPC) with a recommendation from the Historic Zoning Commission (HZC) regarding the proposed Emeline Acres PUD Subdivision.

Development entitlements such as building setbacks, building scale, and lot sizes and configurations may affect the abilities of the HZC to utilize the recommended Guidelines to ensure contextually sensitive infill development.

Historic Resources

This property includes the ca. 1845 Thomas Shute House, more commonly referred to as Creekside, which is listed on the National Register of Historic Places for significance in architecture. The site is within the Franklin Road Historic District.

Analysis

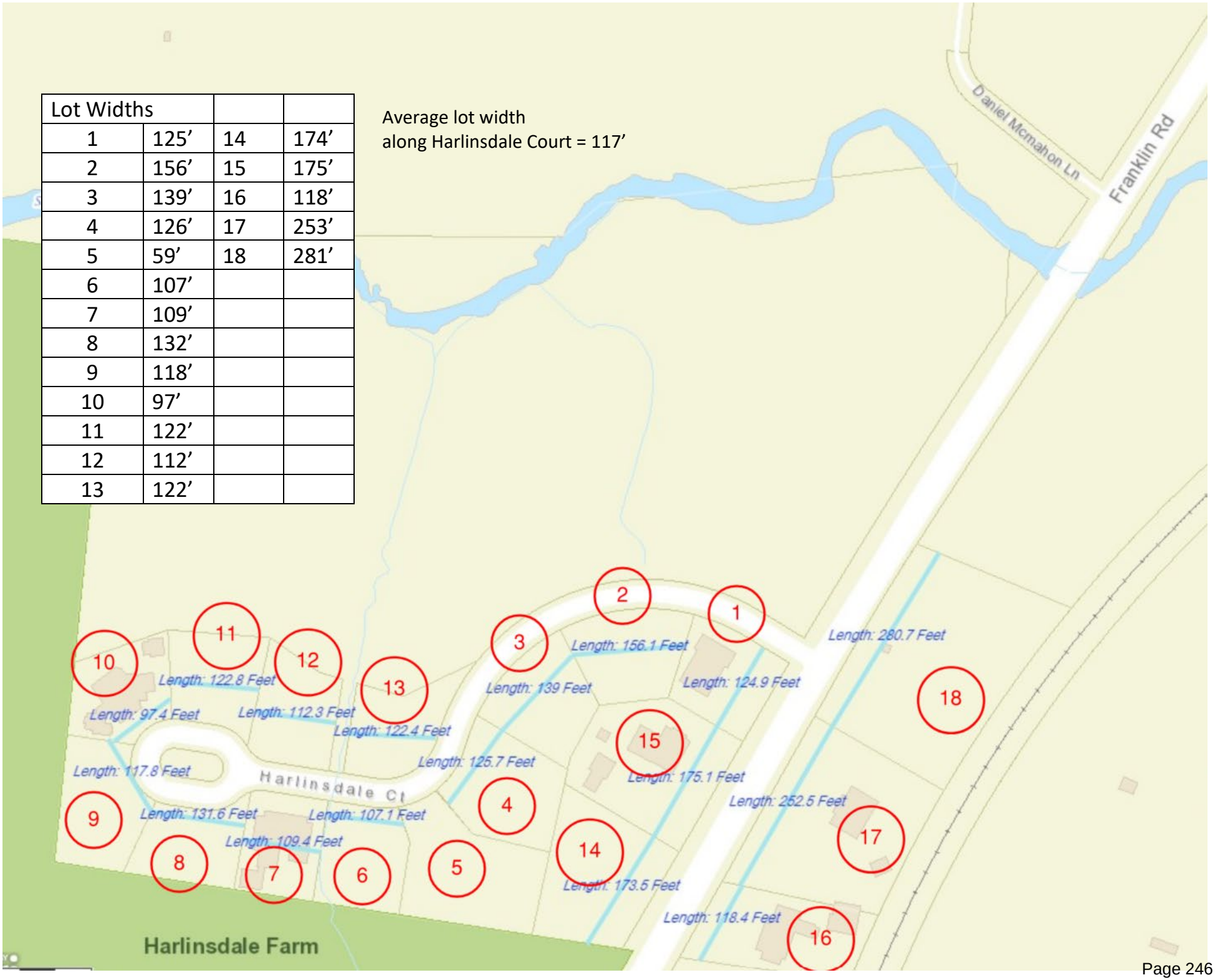
- The proposed development is not designed to preserve the rural context of the Franklin Road corridor, which is the last gateway into Downtown Franklin with its historic context intact.
- The HZC has identified Harlinsdale Manor as an appropriate guide for building form, lot widths, and spacing between buildings.
- The Harlinsdale Manor lots fronting Franklin Rd. measure approximately 125'-170' in width. The proposed lot widths are mostly 50-65 feet, with a handful up to 85 feet, resulting in building forms that are not consistent with the District or the Guidelines.
- The Guidelines recommend an uncongested gateway into downtown, meaning adequate space between the buildings. ~~The proposed narrow side yard setbacks do not achieve this intent.~~ The houses along Franklin Road in Harlinsdale Manor, for example, are spaced ~55 feet apart while the proposed spacing is between 10' - 15' feet. The proposed narrow side yard setbacks do not achieve ~~this intent~~appropriate spacing.
- The use of larger lot sizes with more significant side yard setbacks would be more contextually appropriate to the rural historic district corridor.

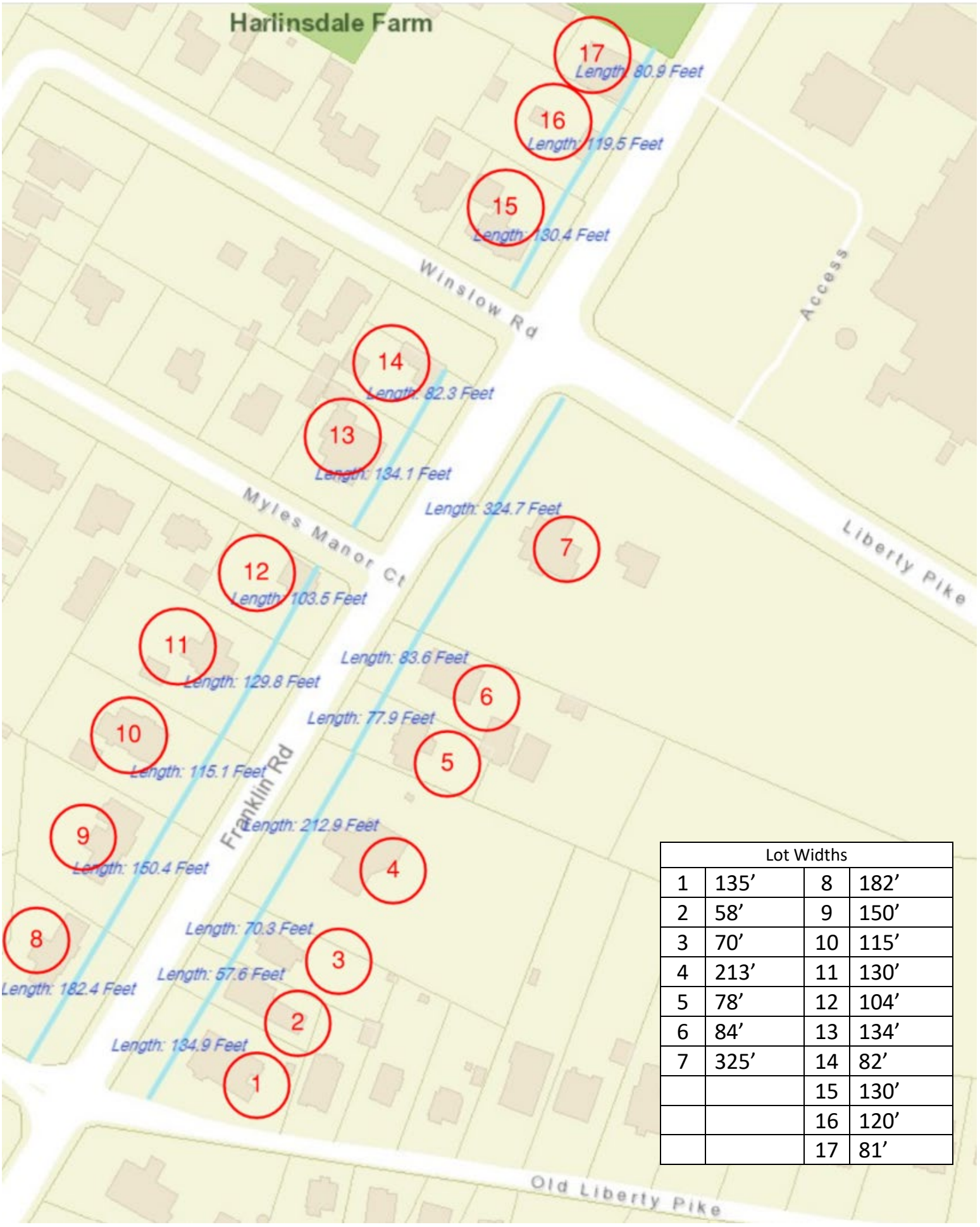
HZC Recommendation

Disapproval 7-0 to the FMPC and BOMA during its June 14, 2021 meeting.

Lot Widths			
1	125’	14	174’
2	156’	15	175’
3	139’	16	118’
4	126’	17	253’
5	59’	18	281’
6	107’		
7	109’		
8	132’		
9	118’		
10	97’		
11	122’		
12	112’		
13	122’		

Average lot width
along Harlinsdale Court = 117’





Lot Widths			
1	135’	8	182’
2	58’	9	150’
3	70’	10	115’
4	213’	11	130’
5	78’	12	104’
6	84’	13	134’
7	325’	14	82’
		15	130’
		16	120’
		17	81’

City of Franklin

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

File #: 21-02187

DATE: June 22, 2021

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Consideration Of Ordinance 2021-27, An Ordinance To Rezone 32.43 Acres From Regional Commerce 12 (RC12) District To Planned (PD 17.11/320,116) District For Properties Located North Of McEwen Drive And East Of Interstate 65, 6100 And 6700 Tower Circle. (West Franklin Park PUD Subdivision)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7585
Applicant: Gary Vogrin, Kiser and Vogrin Design
Owner: Jeff Furman, NW Franklin Park LLC

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone 32.43 acres from Regional Commerce 12 (RC12) District to Planned (PD 17.11/320,116) District. Envision Franklin places this development in the Regional Commerce Design Concept. Envision Franklin states that parcels within this concept should be " high-intensity activity centers that attract large numbers of people and employees from both within and outside of the City". Envision Franklin supports the proposed PD zoning for this parcel and the proposed uses shown within the associated development plan, Resolution 2021-123.

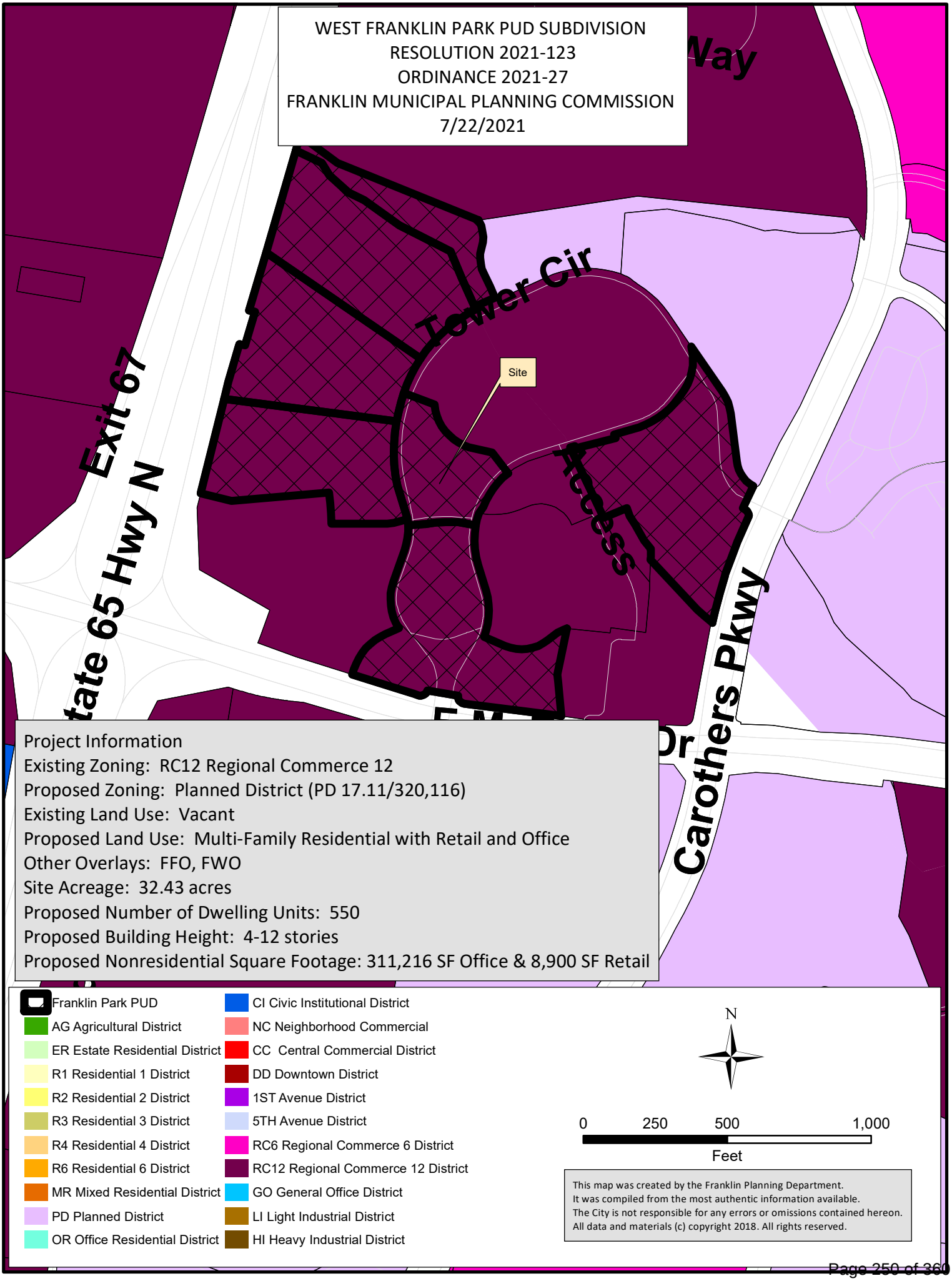
PROCEDURAL REQUIREMENTS:
1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Ordinance 2021-27 be recommended to the Board of Mayor and Aldermen for approval.


WEST FRANKLIN PARK PUD SUBDIVISION
RESOLUTION 2021-123
ORDINANCE 2021-27
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021
Way
Tower Cir
Site
Exit 67
tate 65 Hwy N
Access
Carothers Pkwy
Project Information
Existing Zoning: RC12 Regional Commerce 12
Proposed Zoning: Planned District (PD 17.11/320,116)
Existing Land Use: Vacant
Proposed Land Use: Multi-Family Residential with Retail and Office
Other Overlays: FFO, FWO
Site Acreage: 32.43 acres
Proposed Number of Dwelling Units: 550
Proposed Building Height: 4-12 stories
Proposed Nonresidential Square Footage: 311,216 SF Office & 8,900 SF Retail
Franklin Park PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0
250
500
1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2021-27

AN ORDINANCE TO REZONE 32.43 ACRES FROM REGIONAL COMMERCE 12 (RC12) DISTRICT TO PLANNED (PD 17.11/320,116) DISTRICT FOR PROPERTIES LOCATED NORTH OF MCEWEN DRIVE AND EAST OF INTERSTATE 65, 6100 AND 6700 TOWER CIRCLE. (WEST FRANKLIN PARK 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 17.11/320,116) 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 2021-123, 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 **Regional Commerce 12 (RC12)** District to **Planned** (**PD 17.11/320,116)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
062 – 01424	1.90
062 – 01427	5.97
062 – 01431	4.99
062 – 01432	5.24
062 – 01433	5.76
062 – 01430	6.34
062 – 01435	2.58
Total	32.43

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

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

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

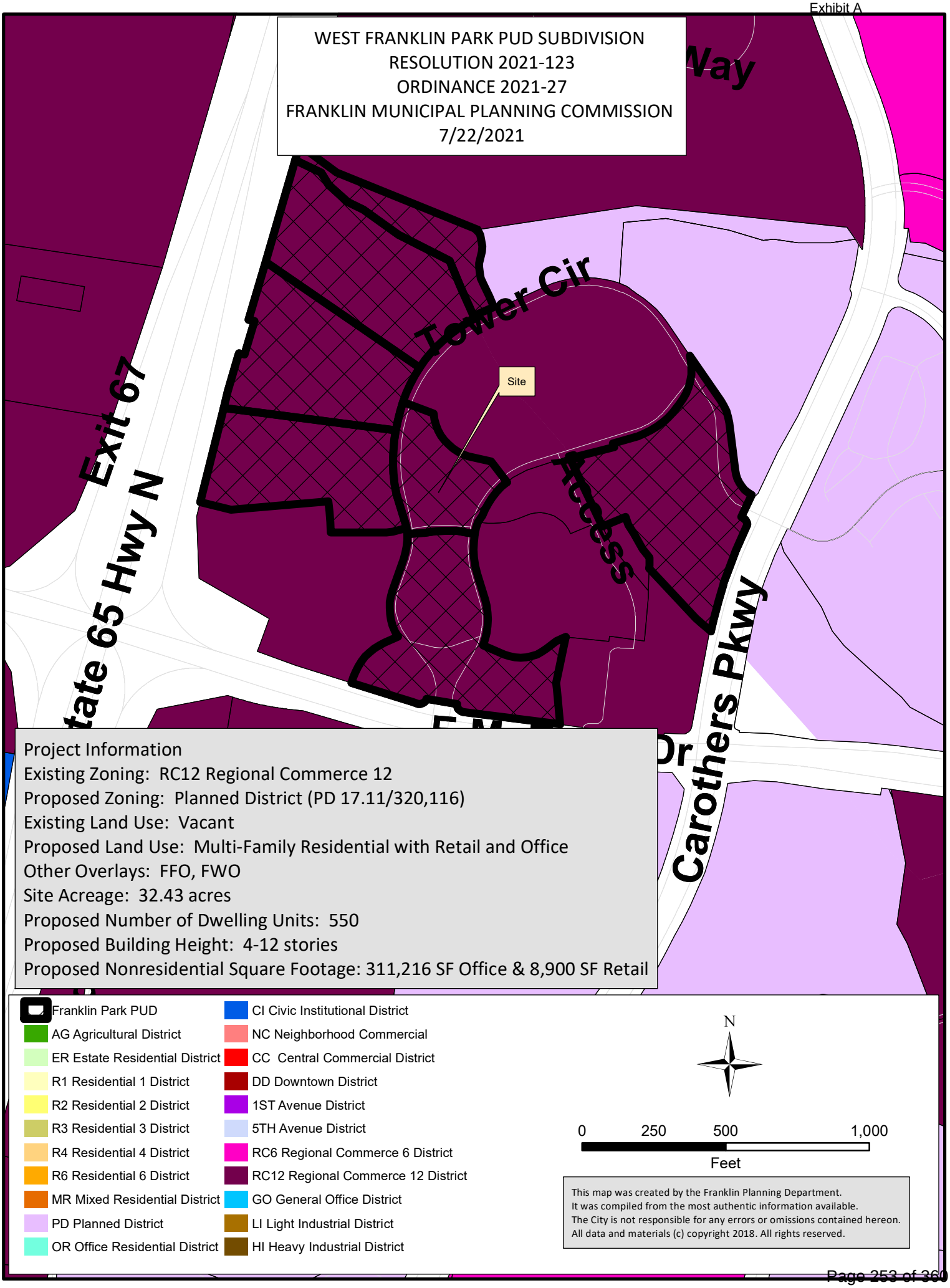
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


WEST FRANKLIN PARK PUD SUBDIVISION
RESOLUTION 2021-123
ORDINANCE 2021-27
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021
Way
Tower Cir
Site
Exit 67
tate 65 Hwy N
Access
Carothers Pkwy
Project Information
Existing Zoning: RC12 Regional Commerce 12
Proposed Zoning: Planned District (PD 17.11/320,116)
Existing Land Use: Vacant
Proposed Land Use: Multi-Family Residential with Retail and Office
Other Overlays: FFO, FWO
Site Acreage: 32.43 acres
Proposed Number of Dwelling Units: 550
Proposed Building Height: 4-12 stories
Proposed Nonresidential Square Footage: 311,216 SF Office & 8,900 SF Retail
Franklin Park PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
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SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY RAGAN-SMITH ASSOCIATES INC. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS LOCATED IN ZONE "X" AND ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F AND NO. 47187C0212F, WITH AN EFFECTIVE DATE OF 9-29-2006, WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN. ZONE "AE" IS A SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THIS AREA IS INDICATED ON THE PLANS.

STORMWATER NARRATIVE

RUNOFF FOR THIS SITE ENCOUNTERS PRIMARILY GRASSY FIELDS SLOPING TOWARDS THE CREEK TO THE NORTH. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TOWARDS THE NORTHERN CREEK. OUTFALLS ARE LABELED IN THE PLANS. EXISTING INLETS ALONG THE DEVELOPED AREA ROUTE WATER TO THE BIORETENTION AND DETENTION PONDS.

ALL OUTFALLS WILL BE UTILITZED IN THE DEVELOPMENT OF THIS SITE.

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

Kimley»Horn
214 Oceanside Drive
Nashville, TN 37204
Main: 615.564.2701
www.kimley-horn.com
©2021 Kimley-Horn and Associates, Inc.

KV+D KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiser-vogrin.com

MARY McGOWAN — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 2021

DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RE-SUBMITTAL	7/01/21	KMR

DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 07/09/2021
KVD PROJECT NO. 20070

DRAWING TITLE:
OVERALL EXISTING CONDITIONS

SHEET NUMBER
C1.0

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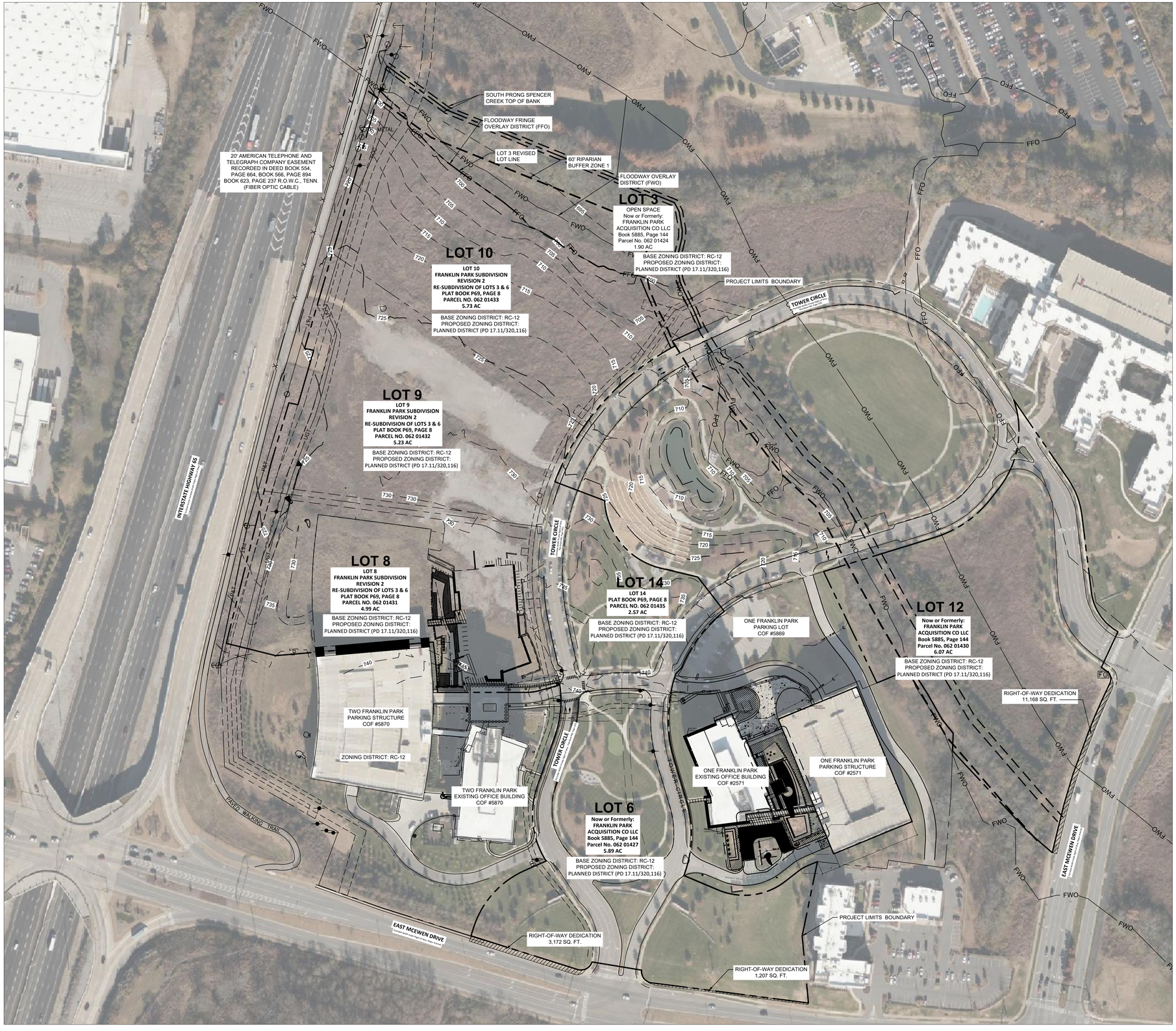

PARCEL DATA CHART

LOT 3:
PARCEL NUMBER: 062 01424
BASE ZONING DISTRICT: RC-12
PROPOSED ZONING DISTRICT: PD (17.11/320,116)
LOT ACREAGE: 1.90 AC

LOT 6:
PARCEL NUMBER: 062 01427
BASE ZONING DISTRICT: RC-12
PROPOSED ZONING DISTRICT: PD (17.11/320,116)
LOT ACREAGE: 5.89 AC

LOT 8:
PARCEL NUMBER: 062 01431
BASE ZONING DISTRICT: RC-12
PROPOSED ZONING DISTRICT: PD (17.11/320,116)
LOT ACREAGE: 4.99 AC

LOT 9:
PARCEL NUMBER: 062 01432
BASE ZONING DISTRICT: RC-12
PROPOSED TO ZONING DISTRICT: PD (17.11/320,116)
LOT ACREAGE: 5.24 AC

LOT 10:
PARCEL NUMBER: 062 01433
BASE ZONING DISTRICT: RC-12
PROPOSED ZONING DISTRICT: PD (17.11/320,116)
LOT ACREAGE: 5.76 AC

LOT 12:
PARCEL NUMBER: 062 01430
BASE ZONING DISTRICT: RC-12
PROPOSED ZONING DISTRICT: PD (17.11/320,116)
LOT ACREAGE: 6.07 AC

LOT 14:
PARCEL NUMBER: 062 01435
BASE ZONING DISTRICT: RC-12
PROPOSED ZONING DISTRICT: PD (17.11/320,116)
LOT ACREAGE: 2.58 AC

TOTAL ACREAGE OF SITE TO BE REZONED: 32.43 AC

ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

GRAPHIC SCALE IN FEET
0 50 100 200

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MARY McGOWAN
REGISTERED
PROFESSIONAL
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
No. 121389
07/09/2021

REZONING PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7585
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RE-SUBMITTAL	7/01/21	KMR

DESIGNED BY:	LJA
DRAWN BY:	LJA
CHECKED BY:	MMC
DATE:	07/09/2021

KVD PROJECT NO. 20070

DRAWING TITLE:
REZONING PLAN

SHEET NUMBER
C1.0

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City of Franklin

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

File #: 21-02186

DATE: June 22, 2021

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Consideration Of Resolution 2021-123, A Resolution Approving A Development Plan For West Franklin Park PUD Subdivision, For The Property Located North Of McEwen Drive And East Of Interstate 65, 6100 And 6700 Tower Circle.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7587
Applicant: Gary Vogrin, Kiser and Vogrin Design
Owner: Jeff Furman, NW Franklin Park LLC

BACKGROUND/STAFF COMMENTS:
The proposed West Franklin Park PUD Subdivision is a development consisting if approximately 32.43 acres located north Of McEwen Drive and east of Interstate 65, addressed as 6100 and 6700 Tower Circle. The applicant is proposing approximately 555 dwelling units consisting of rent and for sale multifamily, approximately 311,216 square feet of office space, and 8,900 square feet of retail for a site that is comprised of 32.43 acres. The properties were originally part of a unified site plan that has partially developed. The change from primarily commercial to primarily residential prompted the request for a zoning change to Planned Development and the requirement of a development plan.

Envision Franklin places this development in the Regional Commerce Design Concept. Envision Franklin states, "Buildings should be arranged on sites so that they help to frame and define the streets, giving deliberate form to streets and sidewalk areas. Building setbacks should be minimal to create an active street environment that encourages pedestrian activity. Where internal drives are used to organize buildings and pedestrian movement, setbacks to internal drives should be minimized wherever possible."

The plan as proposed meets many of the recommendations and guiding principles of Envision Franklin. It nearly eliminates surface area parking lots by constructing buildings with internal parking garages and meets all parking requirements within the zoning ordinance. The layout of the site allows for full frontage activation for most of the buildings. The proposed setbacks and street network promotes ground level activity and walkability for the entirety of the site.

Envision Franklin also states that "New multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. First floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street. Multifamily buildings are encouraged to have urban form and be part of a connected and master-planned site."

The focus on multi-family development on this site allows for a cohesive development of urban living. There are a variety of ground floor retail options along with proposed office space that could serve as potential work spaces for residents. In addition, connections to exiting multi-use trail will enhance the walkability of the proposed plan. The plan does incorporate some individual ground floor entrances for ground floor dwelling units as required by the Zoning Ordinance.

For new development in Regional Commerce, Envision Franklin recommends, "Formal, usable open spaces, such as plazas, courtyards, and outdoor seating areas, that serve as gathering areas. These open spaces should be highly accessible and in a prominent location that encourages continued active use." The plan proposes ten open spaces that vary by type. These types range from pocket park and greenway to plaza and outdoor dining area. Neighborhood amenities such as a pool area for residents are also proposed.

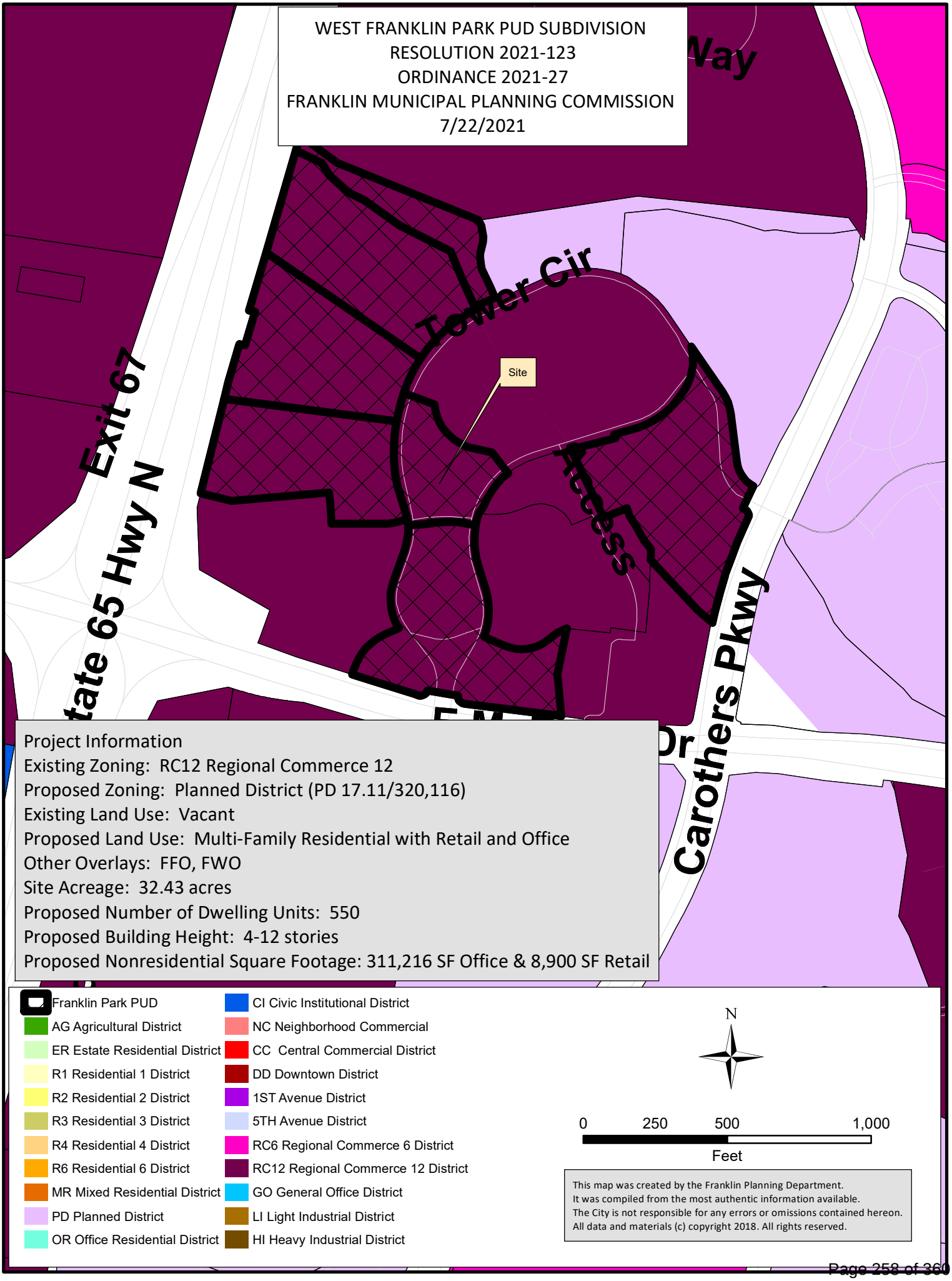
PROCEDURAL REQUIREMENTS:
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open 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 Resolution 2021-123 be recommended to the Board of Mayor and Aldermen for approval with conditions.


WEST FRANKLIN PARK PUD SUBDIVISION
RESOLUTION 2021-123
ORDINANCE 2021-27
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021
Way
Tower Cir
Site
Exit 67
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Carothers Pkwy
Project Information
Existing Zoning: RC12 Regional Commerce 12
Proposed Zoning: Planned District (PD 17.11/320,116)
Existing Land Use: Vacant
Proposed Land Use: Multi-Family Residential with Retail and Office
Other Overlays: FFO, FWO
Site Acreage: 32.43 acres
Proposed Number of Dwelling Units: 550
Proposed Building Height: 4-12 stories
Proposed Nonresidential Square Footage: 311,216 SF Office & 8,900 SF Retail
Franklin Park PUD
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ER Estate Residential District
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R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0
250
500
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Feet
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RESOLUTION 2021-123

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR WEST FRANKLIN PARK PUD SUBDIVISION FOR THE PROPERTY LOCATED NORTH OF MCEWEN DRIVE AND EAST OF INTERSTATE 65, 6100 AND 6700 TOWER CIRCLE.

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 2021-27; and

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

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
062 – 01424	1.90
062 – 01427	5.97
062 – 01431	4.99
062 – 01432	5.24
062 – 01433	5.76
062 – 01430	6.34
062 – 01435	2.58
Total	32.43

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 West Franklin Park PUD Subdivision are as follows:

Entitlements	West Franklin Park PUD Subdivision
Base Zone District	Planned District (PD 17.11/320,116)
Other Zoning Overlays	FFO, FWO
Number of Dwelling Units	555
Number of Nonresidential Square Footage	320,116 SF
Number of Hotel Rooms	None
Open Space Requirements	Per City of Franklin Project # 2572
Number of Phases in Development	Three

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 2021-27, on third and final reading, the health, safety, and welfare of the citizens requiring it.

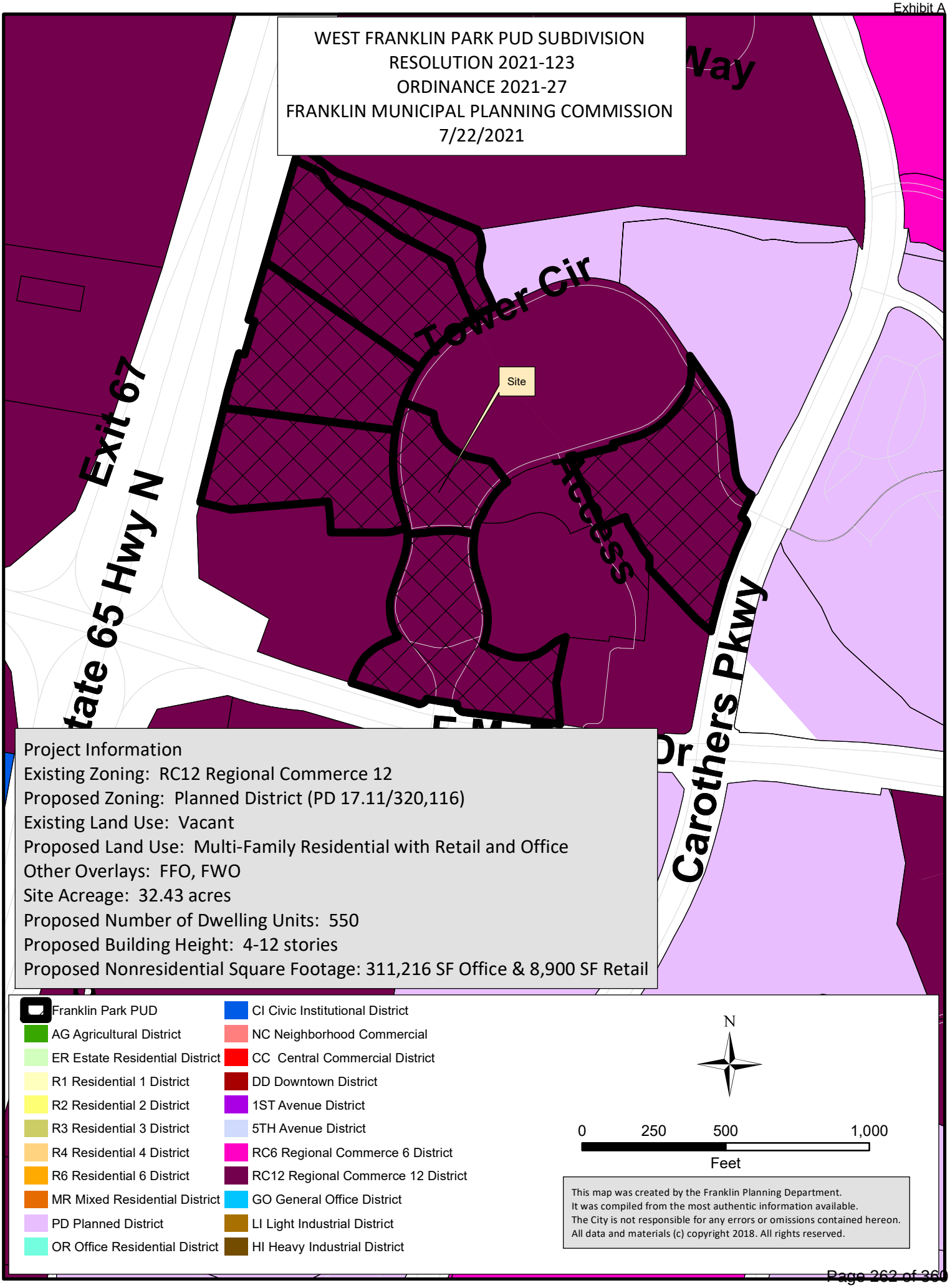
_____
Eric S. Stuckey
City Administrator

_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	June 1, 2021
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	June 24, 2021
NEIGHBORHOOD MEETING:	June 1, 2021
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____


WEST FRANKLIN PARK PUD SUBDIVISION
RESOLUTION 2021-123
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FRANKLIN MUNICIPAL PLANNING COMMISSION
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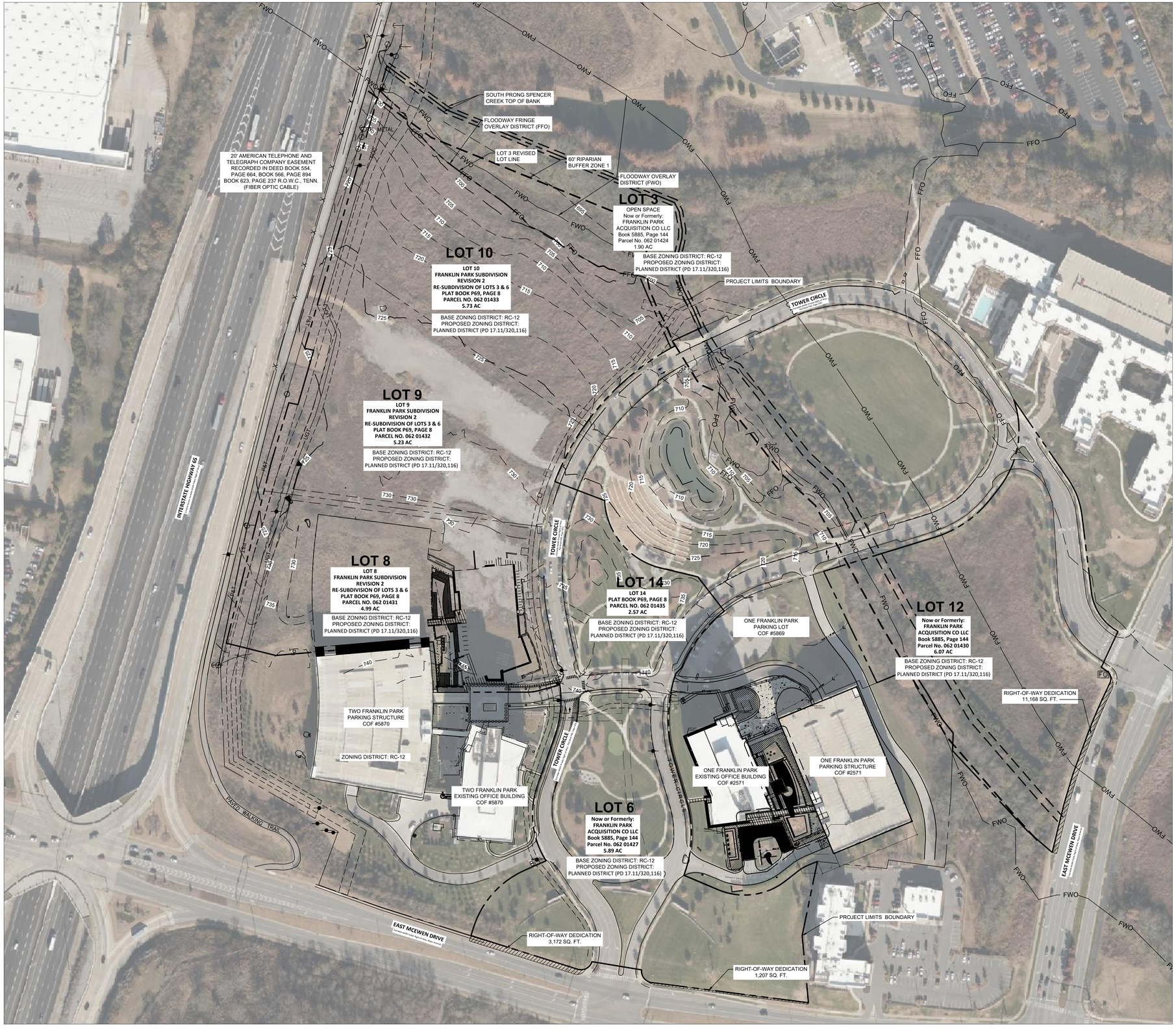

PARCEL DATA CHART

LOT 3:
PARCEL NUMBER: 062 01424
BASE ZONING DISTRICT: RC-12
PROPOSED ZONING DISTRICT: PD (17.11/320,116)
LOT ACREAGE: 1.90 AC

LOT 6:
PARCEL NUMBER: 062 01427
BASE ZONING DISTRICT: RC-12
PROPOSED ZONING DISTRICT: PD (17.11/320,116)
LOT ACREAGE: 5.89 AC

LOT 8:
PARCEL NUMBER: 062 01431
BASE ZONING DISTRICT: RC-12
PROPOSED ZONING DISTRICT: PD (17.11/320,116)
LOT ACREAGE: 4.99 AC

LOT 9:
PARCEL NUMBER: 062 01432
BASE ZONING DISTRICT: RC-12
PROPOSED TO ZONING DISTRICT: PD (17.11/320,116)
LOT ACREAGE: 5.24 AC

LOT 10:
PARCEL NUMBER: 062 01433
BASE ZONING DISTRICT: RC-12
PROPOSED ZONING DISTRICT: PD (17.11/320,116)
LOT ACREAGE: 5.76 AC

LOT 12:
PARCEL NUMBER: 062 01430
BASE ZONING DISTRICT: RC-12
PROPOSED ZONING DISTRICT: PD (17.11/320,116)
LOT ACREAGE: 6.07 AC

LOT 14:
PARCEL NUMBER: 062 01435
BASE ZONING DISTRICT: RC-12
PROPOSED ZONING DISTRICT: PD (17.11/320,116)
LOT ACREAGE: 2.58 AC

TOTAL ACREAGE OF SITE TO BE REZONED: 32.43 AC

ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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MARY McGOWAN
REGISTERED
PROFESSIONAL
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
No. 121389
07/09/2021

REZONING PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7585
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RE-SUBMITTAL	7/01/21	KMR

DESIGNED BY:	LJA
DRAWN BY:	LJA
CHECKED BY:	MMC
DATE:	07/09/2021

KVD PROJECT NO.
20070

DRAWING TITLE:
REZONING PLAN

SHEET NUMBER
C1.0

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COF no: 7587

CONDITIONS OF APPROVAL:

Open Issues: 22 These issues are currently being filtered

Engineering - Checklist

General Issues

18. Streets

kevin.long@franklintn.gov	Applicant shall incorporate any changes from the finalized TIA into the Development Plan exhibit upon the finalization of the TIA and agreement that all City comments regarding the TIA review have been addressed.

53. Streets

kevin.long@franklintn.gov	The previous comment has not been addressed. Development boundaries and existing right-of-way lines are incorrect. The existing conditions do not reflect acreages or property lines correctly and the most recent plat is not correctly identified. Per Final Plat # 6592, recorded 6/12/2018 as plat book 69, page 8: Lot 6 = 5.89 acres Lot 12 = 6.07 acres Applicant shall revise existing conditions to accurately represent the property boundaries and remove the 0.33 acres previously dedicated as right-of-way. [Edited By Kevin Long]

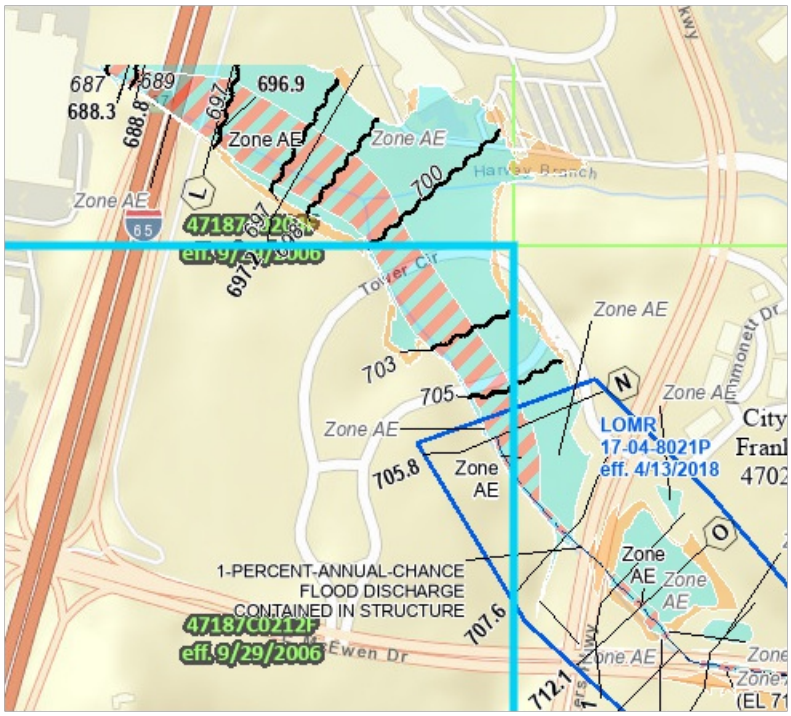
Engineering - Development Plan Checklist

General Issues

15. Proposed FFO

joe.marlo@franklintn.gov *Submitted flood lines shown on drawings still appear to be incorrect. Drawings appear to showthe 500-year flood, but incorrectly label it as the FFO (100-year flood). FWO and FFO labels also appear to reference incorrect lines.*

Applicant shall correctly show and label flood lines matching FEMA. Applicant shall remove all 500-year flood lines from the drawings.



48. Streets

joe.marlo@franklintn.gov *Comment not adequately addressed. Linework showing adjacent street elements is necessary for adequate reviewof development plan elements. While field-run survey is required at Site Plan, development plans may be based on other survey methods, including GIS and aerial photographs, which the existing conditions for this development plan appear to be based on (Survey Note 3, C1.0).*

Applicant shall show linework for streets adjacent to lots on plans, including McEwen Drive and Carothers Parkway. Linework shall include curb/gutter, lanes, and sidewalk to the opposite side of ROW.

Applicant may expect additional comments to the development plan on the next submittal after this information has been shown.

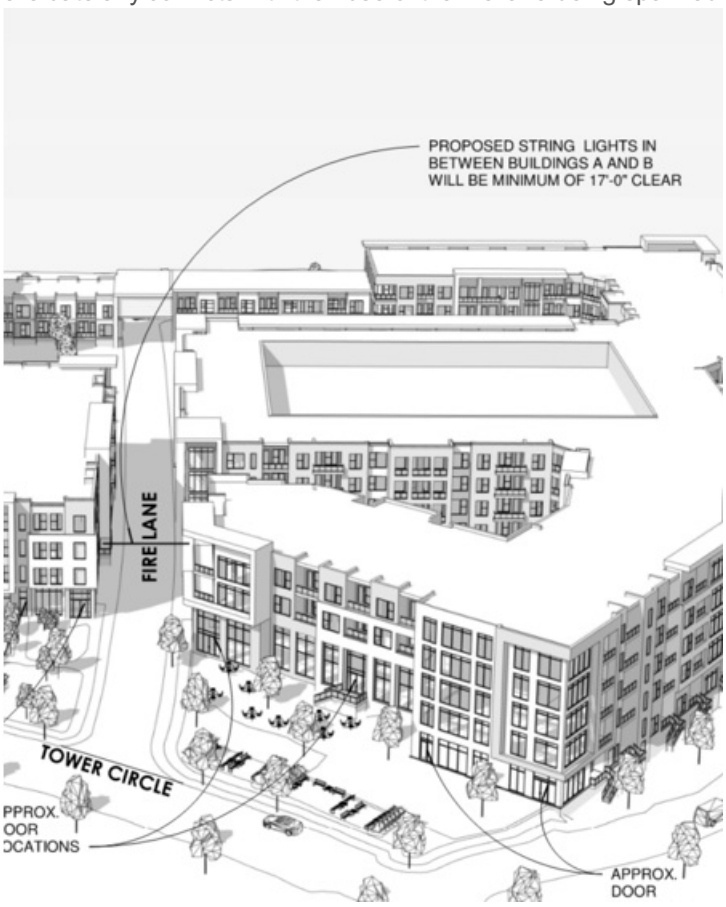
49. Street Classifications

joe.marlo@franklintn.gov *Comment not adequately addressed. Some sheets showstreet classification labels, while others do not. Some sheets appear to have incorrect labels.*

Applicant shall label Carothers Parkway and McEwen as 'Major Arterial' streets on all plan sheets.

68. String Lights

lance.fittro@franklintn.gov For the proposed string lights added to the elevations with this submittal, applicant shall clarify that the 17' clearance is vertical clearance, and shall graphically indicate the location(s) of the proposed string lights on the plan sheets so that Fire may evaluate any conflicts with their use of the fire lane being spanned.

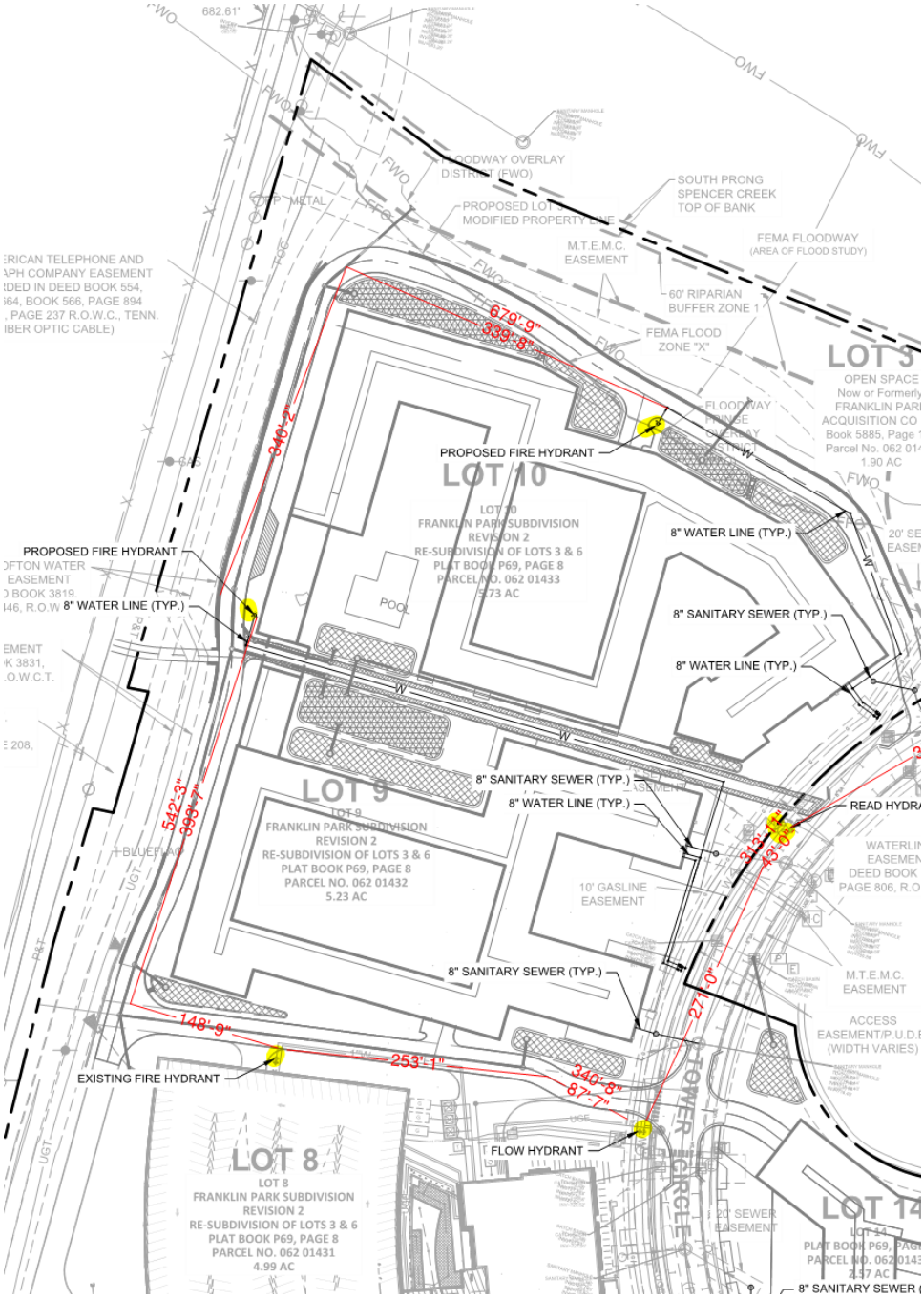


FIRE--Planning

General Issues

7. Hydrant spacing

curt.edelmann@franklintn.gov Additional hydrants are needed along the west side of lots 9 and 10 to make the 500-foot spacing requirements.



67. String lights

curt.edelmann@franklintn.gov I am polling the operations side of the department to see if they have any opinion on having string lights over the fire department access and how they will affect ladder truck operations. I'll get back to you when I hear from them.

Parks

General Issues

11. pre app info

kevinl@franklintn.gov The Parkland Agreement has been sent to Law on 6-29-21.

Planning

General Issues

26. Elevations

chelsea.randolph@franklintn.gov	**Advisory Comment:** The applicant shall comply with all requirements of the zoning ordinance at site plan stage for all building types. [Edited By Chelsea Randolph]

27. Front Faade

chelsea.randolph@franklintn.gov	Applicant shall add the following note to all elevation sheets: All Zoning Ordinance requirements for Building Orientation and Entry for both Multifamily buildings, Commercial/Mixed Use Buildings, and Large Scale Office buildings must be met at site plan.

28. Sidewalks

chelsea.randolph@franklintn.gov	Applicant shall show sidewalks leading from the office building to the public sidewalk on the site layout page.

65. Density

chelsea.randolph@franklintn.gov	Applicant shall update all density references per comment number 53.

Stormwater

General Issues

9. Stormwater Management Plan

ellen.moore@franklintn.gov	This is an adviosry comment regarding a drainage issue on the existing site: All offsite drainage issues previously brought up by City staff shall be addressed, and all associated grading to address these issues shall be shown in any future site plans. It shall be noted that drainage bonds associated with Phase 2 and 3 will not be reduced or released until all drainage issues have been resolved. Applicant shall provide documentation that the existing headwall underneath I-65 can handle additional drainage from both Phase 2 and Phase 3 in future site plans.

41. Riparian Buffer

jeff.willoughby@franklintn.gov	Issue re-opened
jeff.willoughby@franklintn.gov	There appears to be discrepancies regarding riparian buffers. Ensure stream top of bank and all riparian buffers are correctly located and represented, and match those as shown on previous plat and site plan submittals. [Edited By Lance Fittro]

63. Drainage

ellen.moore@franklintn.gov	Outfalls shall be located outside of the riparian buffer unless a variance is approved and the FWO unless a no rise is completed.

Water/Sewer

General Issues

58. Sanitary sewer

ben.mcneil@franklintn.gov	The sanitary sewer flows being requested as additional SFUE is under review by Franklin Water Management. Additional flows may trigger offsite improvements for sanitary sewer service. The Information will be finalized with the sanitary sewer availability.

Zoning

General Issues

34. FFO

shanna.mccoy@franklintn.gov	Comment to remain open. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

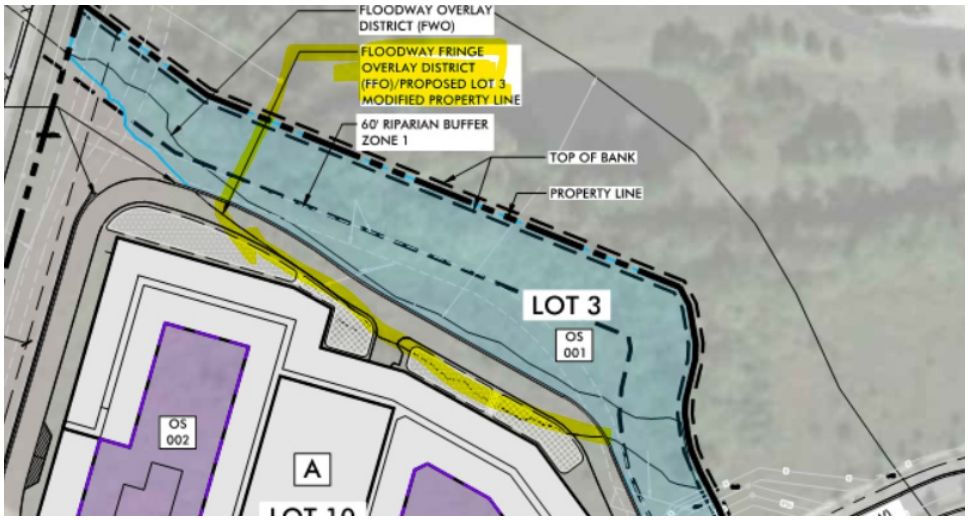
35. FFO/FEMA

shanna.mccoy@franklintn.gov	The plans are still not clear on the existing and proposed FFO boundary. Clearly designate the existing FFO boundary and the proposed FFO boundary.

36. FFO

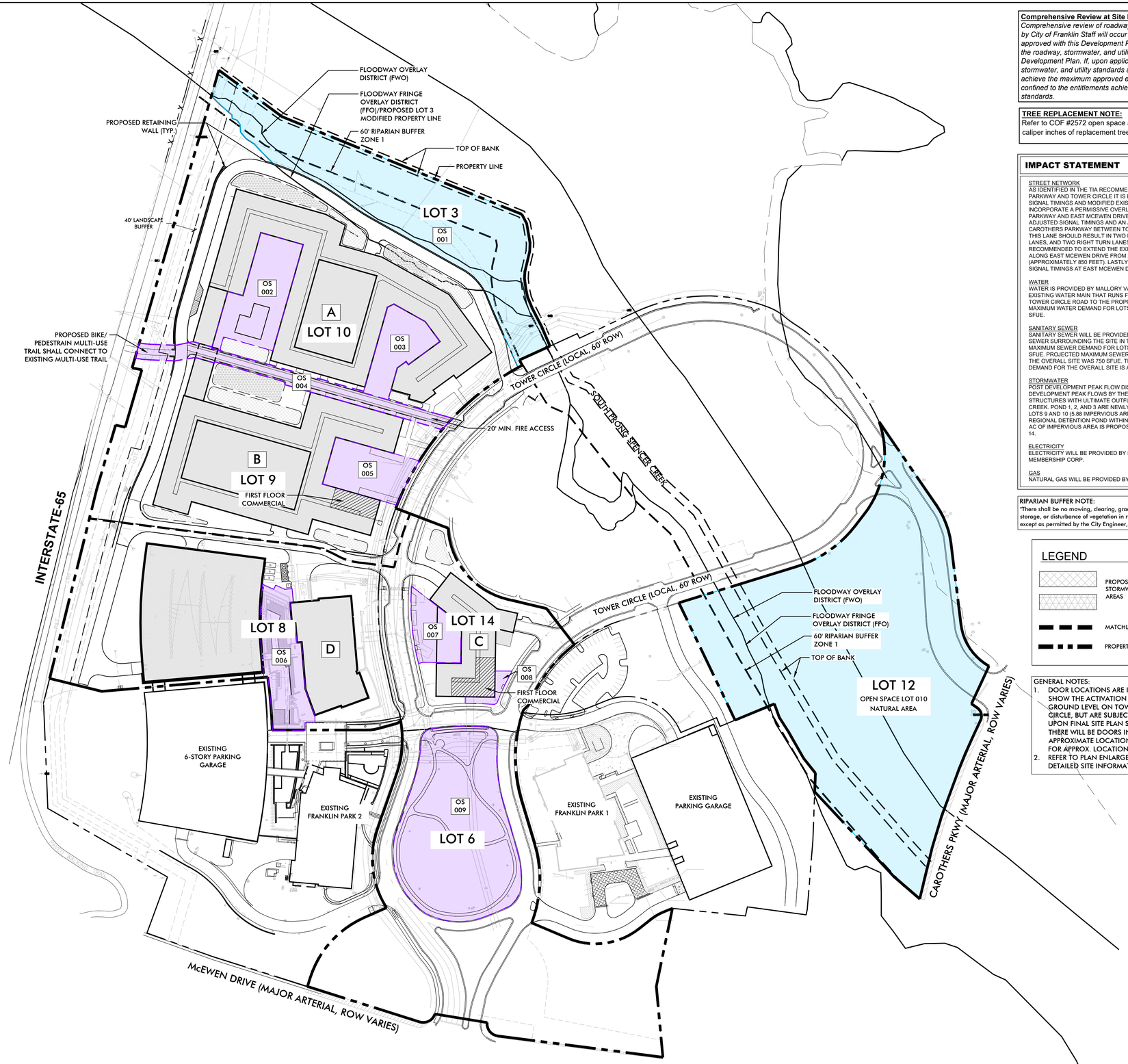
shanna.mccoy@franklintn.gov	Comment to remain open as a reminder. A LOMR will be required for the relocation of the FFO boundary.

37. FFO

shanna.mccoy@franklintn.gov	As mentioned previously, please clearly indicate the proposed FFO boundary that is not included on a buildable lot. As shown below, it seems to be contradictory and still shown on lot 10. 

66. Floodway

shanna.mccoy@franklintn.gov	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; An H & H study will be required to show NO RISE for the encroachments in the floodway with the headwall.



Comprehensive Review at Site Plan:
Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at Site Plan. 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 Site Plan, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

TREE REPLACEMENT NOTE:
Refer to COF #2572 open space and tree information charts, 392 caliper inches of replacement trees to be included at site plan

IMPACT STATEMENT

STREET NETWORK
AS IDENTIFIED IN THE TIA RECOMMENDED IMPROVEMENTS, AT CAROTHERS PARKWAY AND TOWER CIRCLE IT IS RECOMMENDED TO INCLUDE ADJUSTED SIGNAL TIMINGS AND MODIFIED EXISTING TRAFFIC SIGNAL OPERATION TO INCORPORATE A PERMISSIVE OVERLAP RIGHT-TURN ARROW. AT CAROTHERS PARKWAY AND EAST MCEWEN DRIVE RECOMMENDATIONS INCLUDE ADJUSTED SIGNAL TIMINGS AND AN ADDITIONAL SOUTHBOUND LANE AT CAROTHERS PARKWAY BETWEEN TOWER CIRCLE AND EAST MCEWEN DRIVE. THIS LANE SHOULD RESULT IN TWO LEFT-TURN LANES, THREE THROUGH LANES, AND TWO RIGHT TURN LANES. AT MCEWEN DRIVE AND I-65 IT IS RECOMMENDED TO EXTEND THE EXISTING WESTBOUND RIGHT-TURN LANE ALONG EAST MCEWEN DRIVE FROM 225 FEET OF STORAGE TO FULL STORAGE (APPROXIMATELY 850 FEET). LASTLY, IT HAS BEEN RECOMMENDED TO ADJUST SIGNAL TIMINGS AT EAST MCEWEN DRIVE AND TOWER CIRCLE.

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT (MVUD) VIA AN EXISTING WATER MAIN THAT RUNS FROM EAST MCEWEN DRIVE ALONG TOWER CIRCLE ROAD TO THE PROPOSED DEVELOPMENT. PROJECTED MAXIMUM WATER DEMAND FOR LOTS 9, 10, AND 14 IS APPROXIMATELY 490 SFUE.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA EXISTING SEWER SURROUNDING THE SITE IN TOWER CIRCLE ROAD. PROJECTED MAXIMUM SEWER DEMAND FOR LOTS 9, 10, AND 14 IS APPROXIMATELY 441 SFUE. PROJECTED MAXIMUM SEWER DEMAND ORIGINALLY APPROVED FOR THE OVERALL SITE WAS 750 SFUE. THE REVISED PROPOSED MAXIMUM SEWER DEMAND FOR THE OVERALL SITE IS APPROXIMATELY 816 SFUE.

STORMWATER
POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES WITH ULTIMATE OUTFLOW INTO SOUTH PRONG SPENCER CREEK. POND 1, 2, AND 3 ARE NEWLY PROPOSED DETENTION PONDS SERVING LOTS 9 AND 10 (5.88 IMPERVIOUS AREA). LOT 14 IS TO BE SERVED BY THE REGIONAL DETENTION POND WITHIN FRANKLIN PARK. APPROXIMATELY 6.56 AC OF IMPERVIOUS AREA IS PROPOSED AT FINAL BUILDOUT OF LOT 9, 10, AND 14.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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."

LEGEND

- PROPOSED STORMWATER AREAS
- MATCHLINES
- PROPERTY LINES

GENERAL NOTES:
1. DOOR LOCATIONS ARE INTENDED TO SHOW THE ACTIVATION AT THE GROUND LEVEL ON TOWER PARK CIRCLE, BUT ARE SUBJECT TO CHANGE UPON FINAL SITE PLAN SUBMITTAL. THERE WILL BE DOORS IN THESE APPROXIMATE LOCATIONS. SEE A01-A03 FOR APPROX. LOCATIONS.
2. REFER TO PLAN ENLARGEMENTS FOR DETAILED SITE INFORMATIONS

SITE DATA CHART:

PROJECT NAME: WEST FRANKLIN PARK
COF PROJECT NUMBER: 7587
TAX MAP: 062
GROUP: K & L
PARCEL NUMBERS: 01424, 01427, 01430-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle Franklin, TN 37067
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
PUD SITE ACREAGE: 32.78 AC
PUD SITE SQUARE FOOTAGE: 1,427,896.8 SF
VESTING: XXX

REGULATIONS
BASE ZONING: RC12 REGIONAL COMMERCE 12
PROPOSED ZONING: PLANNED (PD 16.93/ 320,116) DISTRICT
OVERLAY ZONING: FFO, FWO
BUILDING TYPES APPLIED: MULTI-FAMILY, COMMERCIAL/ MIXED-USE, LARGE -SCALE OFFICE BUILDING
FRONTAGE TYPES APPLIED: URBAN FRONTAGE
SETBACKS:
FRONT YARD: 10'
SIDE YARD: 5'
REAR YARD: 0'
DWELLING UNIT COUNT, BY TYPE: 555 MULTI-FAMILY UNITS
DWELLING UNIT DENSITY: 16.93 DU/A
COMMERCIAL SF, BY USE: 311,216 SF OFFICE & 8,900 RETAIL
BUILDING HEIGHTS: 4-12 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 (285,580 SF)
OPEN SPACE SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
NATURAL AREA SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
TREE CANOPY RETENTION ACREAGE: 100% (180,000 SF)
PARKING REQUIRED, BY USE: TOTAL: 2,294 SPACES
- RESIDENTIAL: (1.5/ STUDIO &1 BR, 2.5/ 2 BR & 3/ 3 BR) 1,019 SPACES
- OFFICE: (4/ 1,000 SF) 1,245 SPACES
- RETAIL: (3.33/ 1,000 SF) 30 SPACES

PARKING PROVIDED, BY USE: SEE "WEST FRANKLIN PARK BUILDING DATA" CHART
HISTORIC RESOURCE TREATMENT: NO
ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

ENVISION FRANKLIN DESCRIPTION: THIS DEVELOPMENT PROVIDES A MIX OF RESIDENTIAL, RETAIL, AND OFFICE USES CONSISTENT WITH ENVISION FRANKLIN.

WEST FRANKLIN PARK BUILDING DATA

BUILDING KEY	RETAIL (SF)	OFFICE (SF)	RESIDENTIAL (DU)	BUILDING STORIES	REQUIRED PARKING (SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (SPACES)	TOTAL PROPOSED PARKING (SPACES)
A			280	4-5	474	555	2	557
B	3,900		200	4-5	382	420	10	430
C	5,000		75	4-5	166	140	35	175
D		311,216		12	1,245	1,367	0	1,367
TOTAL	8,900	311,216	555	4-12	2,267	2,482	47	2,529

OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 32.78 AC (1,427,896.8 SF)
FORMAL OPEN SPACE ACREAGE REQUIRED PER COF#2572: 3.52 AC
INFORMAL OPEN SPACE REQUIRED PER COF#2572: 1.41 AC

OPEN SPACE PROVIDED

OS LOT #	OPEN SPACE TYPE	AREA OF OPEN SPACE (SF)	HARDSCAPE AREA% REQUIRED	STORMWATER FEATURE INCLUDED?	PROPOSED FEATURES
OS 001	NATURAL AREA	82,764	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY
OS 002	NEIGHBORHOOD AMENITY	23,746	N/A	N	POOL AMENITY
OS 003	POCKET PARK	14,416	N/A	N	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 004	GREENWAY	18,818	N/A	N	MULTI-USE TRAIL EXTENDING TO EXISTING TRAIL SYSTEM
OS 005	PLAZA	16,587	50% - 80%	N	FORMAL GATHERING SPACE WITH SEATING ELEMENTS & HARDSCAPE WITH LIGHTING
OS 006	POCKET PARK	21,753	N/A	Y	ACTIVE PARK WITH SEATING ELEMENTS, FURNISHINGS AND STORMWATER FEATURES
OS 007	PLAZA	11,347	80%	N	FORMAL GATHERING SPACE INCLUDING LANDSCAPE, SEATING, LIGHTING & FURNISHINGS
OS 008	OUTDOOR DINING AREA	2,080	N/A	N	OUTDOOR DINING AREA WITH PLANTING STRIP, DINING TABLE AND CHAIRS
OS 009	SQUARE OR GREEN	79,315	MAX 33%	N	PASSIVE RECREATION AREA WITH SEATING ELEMENTS, INTERNAL SIDEWALKS, AND FURNISHINGS
OS 010	NATURAL AREA	276,170	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY

TOTAL PROVIDED: 548,306 SF (12.59 AC) (FORMAL: 189,372 SF (4.35 AC) & INFORMAL: 358,934 SF (8.24 AC))
REFER TO COF PROJECT #2572 FOR ORIGINAL OPEN SPACE CHARTS

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE

NORTH

0 100 200 300 feet
SCALE: 1"=100'

811

Kimley»Horn
214 Oceanside Drive
Nashville, TN 37204
Main: 615.564.2701
www.kimley-horn.com
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KV+D KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.599.0067
www.kiservogrin.com

GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1293
07-01-2021

DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 7587
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RE-SUBMITTAL	7/01/21	KMR

DESIGNED BY: GMV
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 05/24/2021

KVD PROJECT NO. 20070

DRAWING TITLE:
DEVELOPMENT PLAN

SHEET NUMBER
C2.1

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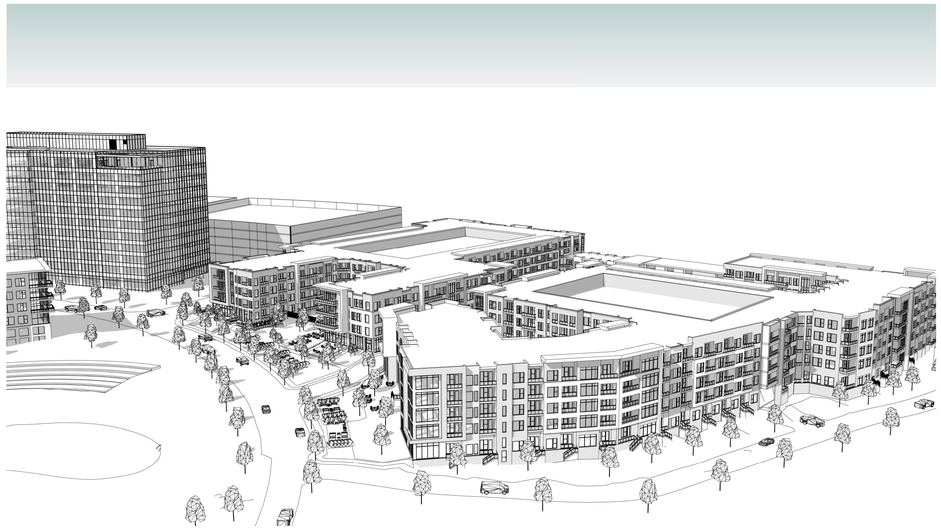
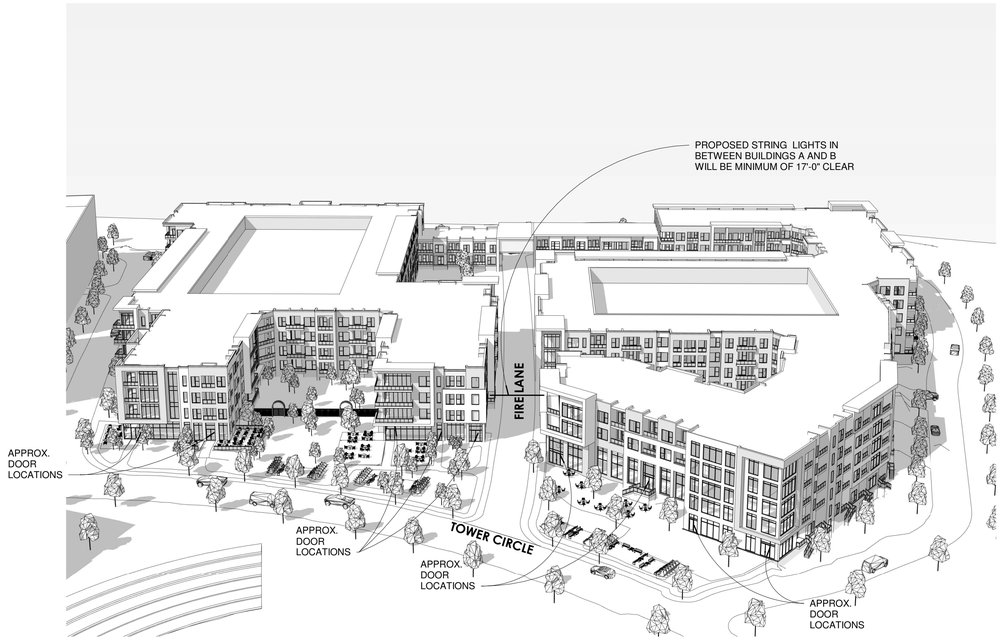
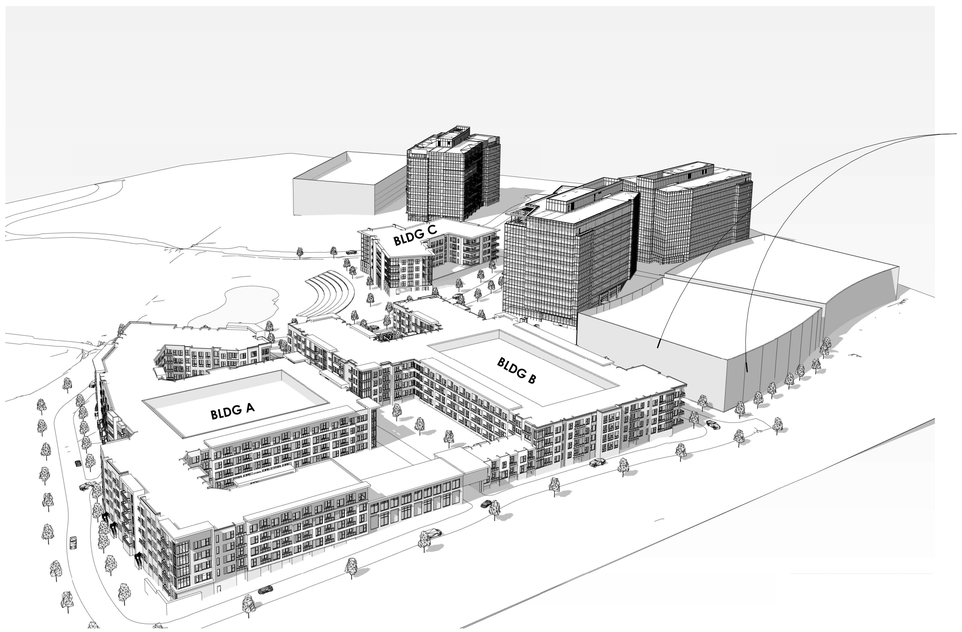


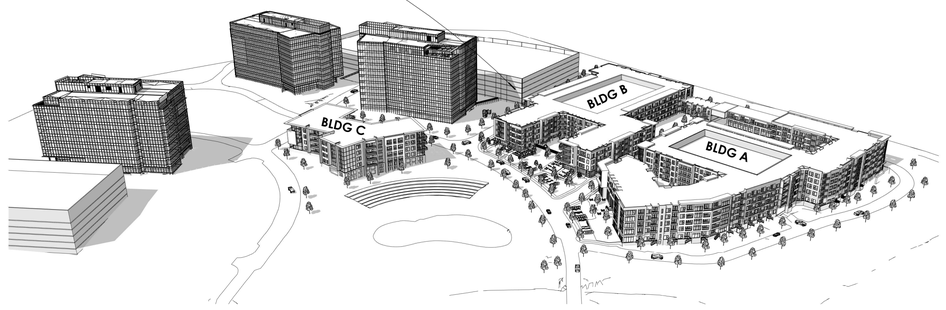
AERIAL VIEW: BUILDING A AND B FROM CAMERON APARTMENTS (FACING SOUTH EAST)



AERIAL VIEW: BUILDING A AND B FROM BUILDING C (FACING WEST)



AERIAL VIEW: BUILDING A AND B FROM I65 (FACING SOUTH EAST)



AERIAL VIEW: BUILDING A AND B FROM NISSAN HQ (FACING SOUTH WEST)

NOTE: DOOR LOCATIONS ARE INTENDED TO SHOW THE ACTIVATION AT THE GROUND LEVEL ON TOWER CIRCLE, BUT ARE SUBJECT TO CHANGE UPON FINAL SITE PLAN SUBMITTAL. THERE WILL BE DOORS IN THESE APPROXIMATE LOCATIONS.

NOTE: PROPOSED STRING LIGHTS IN BETWEEN BUILDINGS A AND B WILL BE MINIMUM OF 17'-0" CLEAR

906 STUDIO
ARCHITECTS +INTERIORS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com
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MICHAEL A. RATHBURN — REGISTERED ARCHITECT — STATE OF TENNESSEE

DEVELOPMENT PLAN
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DESIGNED BY:	GMV
DRAWN BY:	CDG
CHECKED BY:	KMR
DATE:	05/24/2021

KVD PROJECT NO. 20070

DRAWING TITLE:

BUILDINGS A, B, AND C

SHEET NUMBER

A01

811

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STREET VIEW: BUILDING A AND B FROM WEST FRANKLIN PARK 3

STREET VIEW: BUILDING B FROM BUILDING C

STREET VIEW: BUILDING A

STREET VIEW: BUILDING A & B

906 STUDIO
ARCHITECTS +INTERIORS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

5005 Meridian Blvd. Ste. 100
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KV+D KISER VOGRIN DESIGN

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6100 & 6700 TOWER CIRCLE
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DESIGNED BY:	GMV
DRAWN BY:	CDG
CHECKED BY:	KMR
DATE:	05/24/2021

KVD PROJECT NO.
20070

DRAWING TITLE:

BUILDINGS A & B VIEWS

SHEET NUMBER
A02

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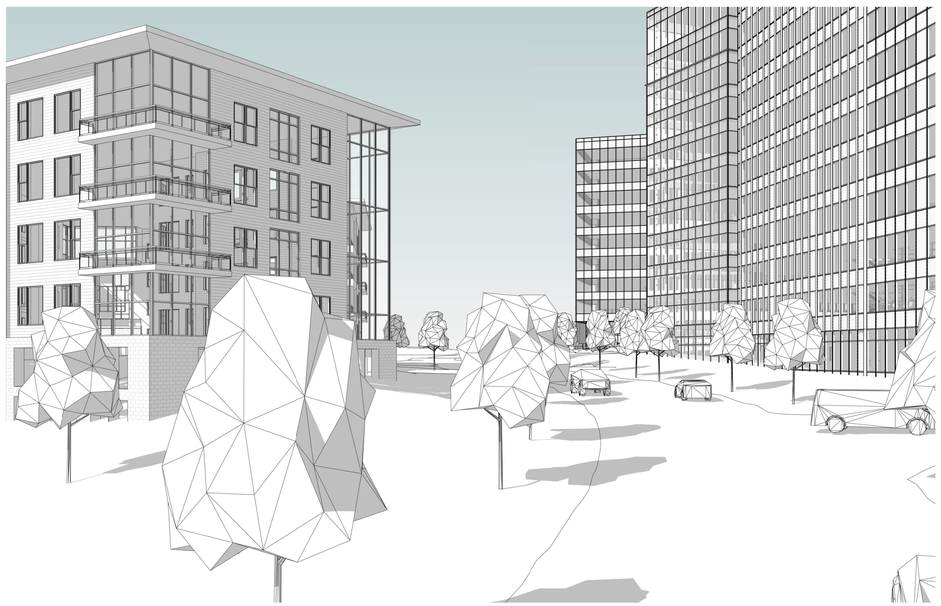
STREET VIEW: BUILDING C FROM WEST FRANKLIN PARK 2

STREET VIEW: BUILDING C FROM EAST



STREET VIEW: BUILDING C FROM BUILDING B

STREET VIEW: BUILDING C FROM WEST FRANKLIN PARK 1

906 STUDIO
ARCHITECTS +INTERIORS
143 Fifth Avenue South
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615.988.9065
906studio.com

5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com
KV+D KISER VOGRIN DESIGN

MICHAEL A. RATHWELL
REGISTERED ARCHITECT
STATE OF TENNESSEE

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6100 & 6700 TOWER CIRCLE
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DESIGNED BY:	GMV
DRAWN BY:	CDG
CHECKED BY:	KMR
DATE:	05/24/2021

KVD PROJECT NO.
20070

DRAWING TITLE:

BUILDING C VIEWS

SHEET NUMBER

A03

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WEST FRANKLIN PARK
PUD Subdivision, Development Plan
LOTS 3,6,8-10,12&14

TAX MAP 062, GROUP K & L
PARCELS 01424, 01427, 01429-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle
Franklin, TN 37067
COF # 7587
FRANKLIN, WILLIAMSON CO., TN

DEVELOPER

Northwood Ravin
NW Franklin Park, LLC
3015 Carrington Mill Blvd.
Suite 460
Morrisville, NC 27560
Contact: Jeff Furman
919.354.3677

LANDSCAPE ARCHITECT / APPLICANT

KV+D KISER VOGRIN DESIGN

Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567

ARCHITECT

906 STUDIO ARCHITECTS
143 Fifth Avenue South Franklin, TN 37064 615.988.9065 906studio.com

906Studio
143 Fifth Avenue South
Franklin, TN 37064
Contact: Mike Hathaway
615.988.9065

CIVIL ENGINEER

Kimley»Horn

Kimley-Horn Assoc.
214 Oceanside Drive
Nashville, TN 37204
Contact: Ryan McMaster
615.564.2876

SHEET INDEX:	Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal	One Stop Submittal
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ENLARGED EXISTING CONDITIONS	C1.1	05-24-21	06-07-21	07-01-21	
ENLARGED EXISTING CONDITIONS	C1.2	05-24-21	06-07-21	07-01-21	
DEVELOPMENT PLAN	C2.0	05-24-21	06-07-21	07-01-21	
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ENLARGED UTILITY PLAN	C5.1	05-24-21	06-07-21	07-01-21	
ENLARGED UTILITY PLAN	C5.2	05-24-21	06-07-21	07-01-21	
PHASING PLAN	C6.0		06-07-21	07-01-21	
TREE PRESERVATION PLAN	L1.0		06-07-21	07-01-21	
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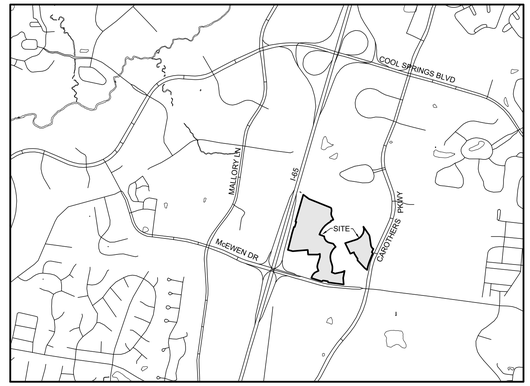
BUILDINGS A & B VIEWS	A02	05-24-21	06-07-21	07-01-21	
BUILDING C VIEWS	A03	05-24-21	06-07-21	07-01-21	



SITE LOCATION MAP
N.T.S

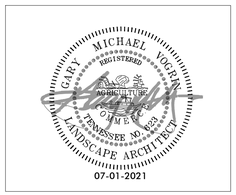
SITE DATA CHART:

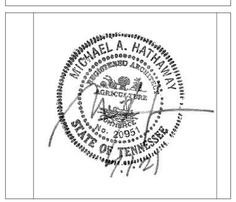
PROJECT NAME: WEST FRANKLIN PARK
COF PROJECT NUMBER: 7587
TAX MAP: 062
GROUP: K & L
PARCEL NUMBERS: 01424, 01427, 01430-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle Franklin, TN 37067
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
PUD SITE ACREAGE: 32.78 AC
PUD SITE SQUARE FOOTAGE: 1,427,896.8 SF
VESTING: XXX

REGULATIONS
BASE ZONING: RC12 REGIONAL COMMERCE 12
PROPOSED ZONING: PLANNED (PD 16.93/ 320,116) DISTRICT
OVERLAY ZONING: FFO, FWO
BUILDING TYPES APPLIED: MULTI-FAMILY, COMMERCIAL/ MIXED-USE, LARGE -SCALE OFFICE BUILDING
FRONTAGE TYPES APPLIED: URBAN FRONTAGE
SETBACKS:
- FRONT YARD: 10'
- SIDE YARD: 5'
- REAR YARD: 0'

DWELLING UNIT COUNT, BY TYPE: 555 MULTI-FAMILY UNITS
DWELLING UNIT DENSITY: 16.93 DU/A
COMMERCIAL SF, BY USE: 311,216 SF OFFICE & 8,900 RETAIL
BUILDING HEIGHTS: 4-12 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 (285,580 SF)
OPEN SPACE SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
NATURAL AREA SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
TREE CANOPY RETENTION ACREAGE: 100% (180,000 SF)
PARKING REQUIRED, BY USE: TOTAL: 2,294 SPACES
- RESIDENTIAL: (1.5/ STUDIO &1 BR, 2.5/ 2 BR & 3/ 3 BR) 1,019 SPACES
- OFFICE: (4/ 1,000 SF) 1,245 SPACES
- RETAIL: (3.33/ 1,000 SF) 30 SPACES

PARKING PROVIDED, BY USE: SEE "WEST FRANKLIN PARK BUILDING DATA" CHART
HISTORIC RESOURCE TREATMENT: NO
ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE





KVD PROJECT# : 20070
COF # : 7587
Sheet #:

C0.0

DATE: 05-24-2021

NOT FOR CONSTRUCTION

Comprehensive Review at Site Plan:
Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at Site Plan. 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 Site Plan, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

Parkland Dedication Requirements:
555 units x $4,304= $2,388,720 to meet the ordinance.

25% of the total amount or $597,180 will be due at final plat plus the number of dwellings for that phase at a rate of $3,228 per unit.

The 25% or $597,180 will not be reimbursable and will remain in Quad 1 for future Parks.

The 75% or $1,791,540 is possible for reimbursement with an agreement and exhibits showing improvements.

The developer shall enter into a contract with the city which contains terms and conditions relative to the parkland impact fees required to be paid by the developer and/or any off-sets granted for parkland dedication and/or construction of park improvements as may be requested by the developer. Such contract shall be finalized concurrently with the approval of a development plan or site plan when a development plan is not required. When neither a development plan or site plan exist, the contract shall be approved by BOMA prior to the issuance of a building permit and shall contain financial assurances to the city.

REFER TO COF #2572 FOR THE UNIFIED PLAN FOR OPEN SPACE AND TREE REPLACEMENT

THE LOTS SHOWN IN THIS DEVELOPMENT PLAN, ALONG WITH LOTS 4, 5, 7, AND11 OF THE FRANKLIN PARK SUBDIVISION, WERE FIRST APPROVED AS A UNIFIED SITE PLAN FOR OVERALL OPEN SPACE REQUIREMENTS AND TREE PRESERVATION REQUIREMENTS. BECAUSE SEVERAL OF THE LOTS FROM THIS UNIFIED SITE PLAN HAVE ALREADY BEEN DEVELOPED USING THE PARAMETERS OF THE PREVIOUSLY APPROVED UNIFIED SITE PLAN, THE REQUIREMENTS FROM COF 2572 ARE HONORED ON THIS DEVELOPMENT PLAN. THE TREE PRESERVATION, TREE REPLACEMENT, AND OPEN SPACE REQUIREMENTS ARE MET OR EXCEEDED WITH THIS PLAN.

811

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY RAGAN-SMITH ASSOCIATES INC. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS LOCATED IN ZONE "X" AND ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F AND NO. 47187C0212F, WITH AN EFFECTIVE DATE OF 9-29-2006, WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN. ZONE "AE" IS A SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THIS AREA IS INDICATED ON THE PLANS.

STORMWATER NARRATIVE

RUNOFF FOR THIS SITE ENCOUNTERS PRIMARILY GRASSY FIELDS SLOPING TOWARDS THE CREEK TO THE NORTH. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TOWARDS THE NORTHERN CREEK. OUTFALLS ARE LABELED IN THE PLANS. EXISTING INLETS ALONG THE DEVELOPED AREA ROUTE WATER TO THE BIORETENTION AND DETENTION PONDS.

ALL OUTFALLS WILL BE UTILITZED IN THE DEVELOPMENT OF THIS SITE.

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

Kimley»Horn
214 Oceanside Drive
Nashville, TN 37204
Main: 615.564.2701
www.kimley-horn.com

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KV+D KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com

MARY McGOWEN
REGISTERED
AGRICULTURAL
ENGINEER
No. 121326
STATE OF TENNESSEE
07/01/2021

DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RE-SUBMITTAL	7/01/21	KMR

DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 07/01/2021
KVD PROJECT NO. 20070
DRAWING TITLE: OVERALL EXISTING CONDITIONS
SHEET NUMBER C1.0

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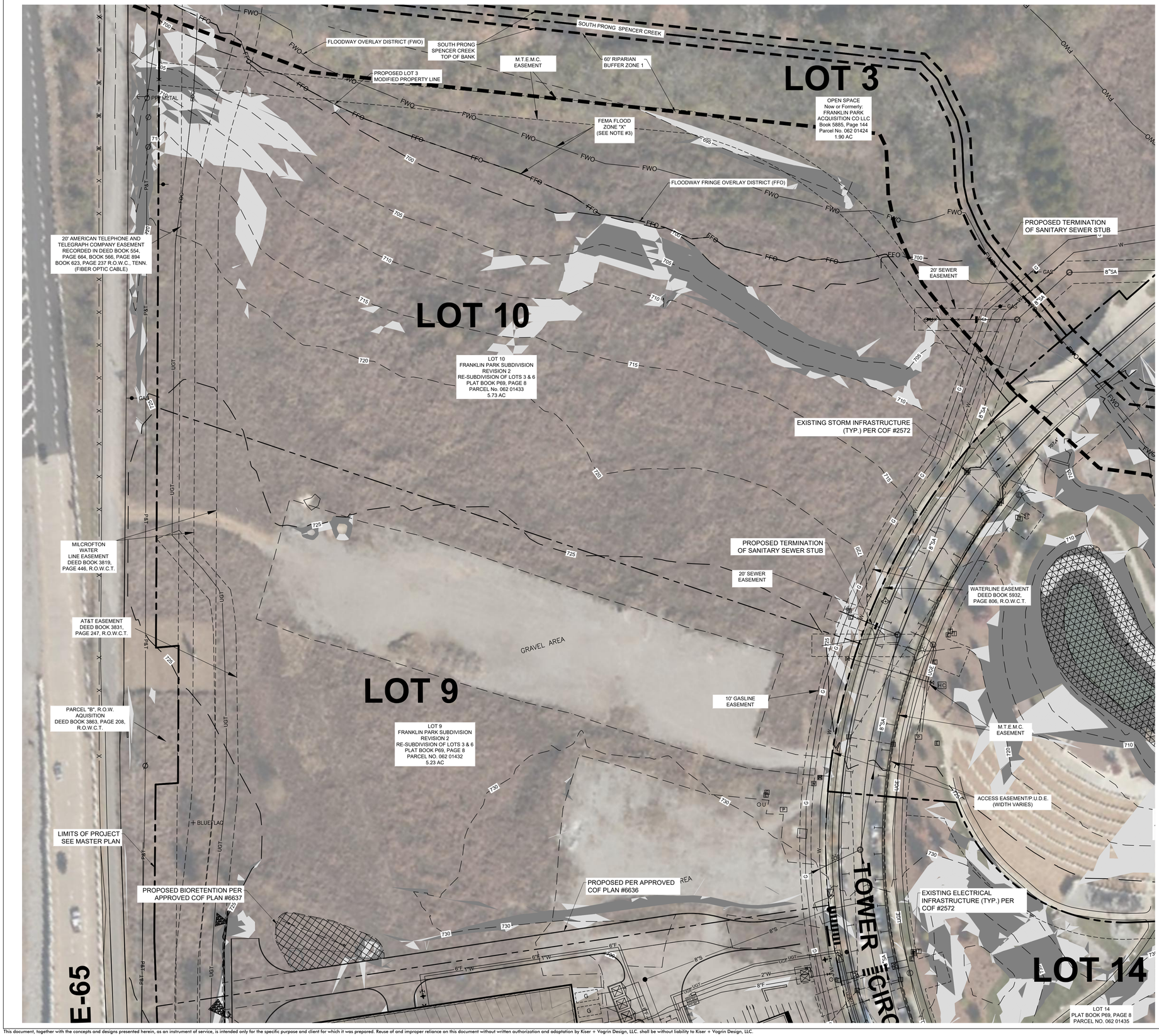

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	14% - 19.99%
	20% and above

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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MARY McGOWAN
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
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STATE OF TENNESSEE
07/01/2021

DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
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DESIGNED BY:	LJA
DRAWN BY:	LJA
CHECKED BY:	MMC
DATE:	07/01/2021

KVD PROJECT NO. 20070

DRAWING TITLE:
ENLARGED EXISTING CONDITIONS

SHEET NUMBER
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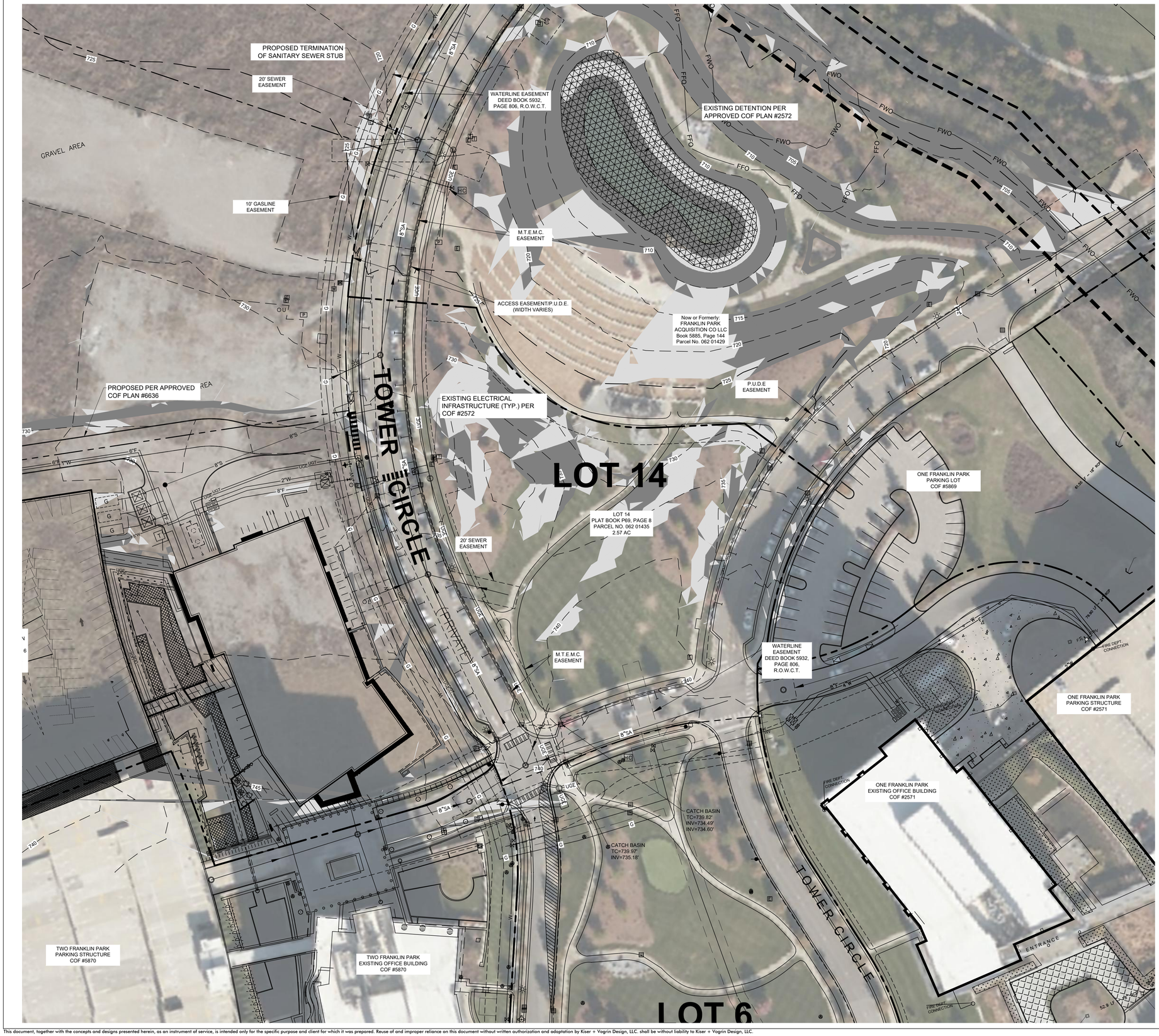

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SITE SLOPE TABLE

	14% - 19.99%
	20% and above

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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MARY McGOWAN — REGISTERED LANDSCAPE ARCHITECT — No. 321326 — STATE OF TENNESSEE — 07/01/2021

DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RE-SUBMITTAL	7/01/21	KMR

DESIGNED BY:	LJA
DRAWN BY:	LJA
CHECKED BY:	MMC
DATE:	07/01/2021

KVD PROJECT NO. 20070

DRAWING TITLE:
ENLARGED EXISTING CONDITIONS

SHEET NUMBER
C1.2

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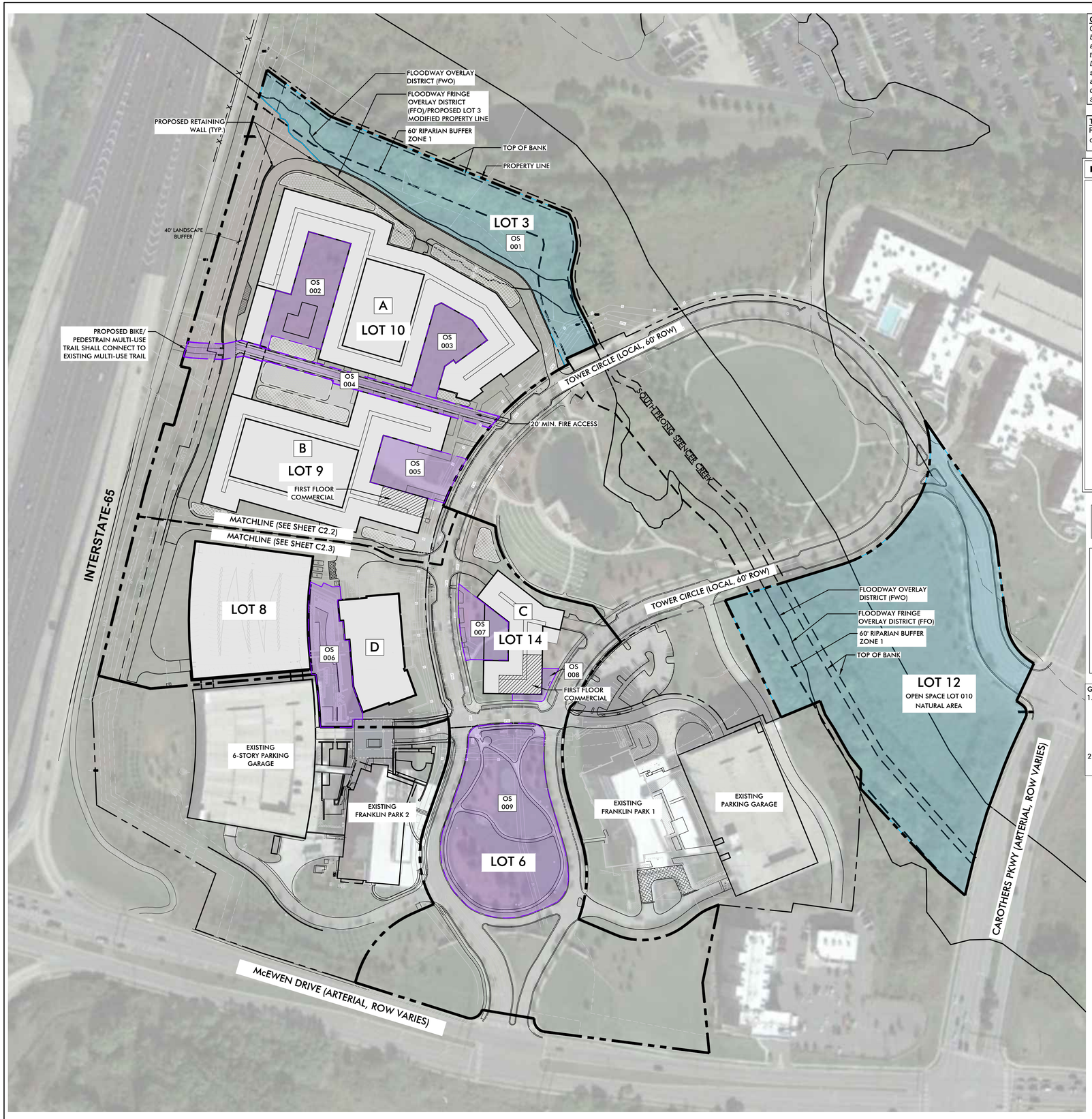

Comprehensive Review at Site Plan:
Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at Site Plan. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at Site Plan, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

TREE REPLACEMENT NOTE:
Refer to COF #2572 open space and tree information charts, 392 caliper inches of replacement trees to be included at site plan

IMPACT STATEMENT

STREET NETWORK
AS IDENTIFIED IN THE TIA RECOMMENDED IMPROVEMENTS, AT CAROTHERS PARKWAY AND TOWER CIRCLE IT IS RECOMMENDED TO INCLUDE ADJUSTED SIGNAL TIMINGS AND MODIFIED EXISTING TRAFFIC SIGNAL OPERATION TO INCORPORATE A PERMISSIVE OVERLAP RIGHT-TURN ARROW. AT CAROTHERS PARKWAY AND EAST MCEWEN DRIVE RECOMMENDATIONS INCLUDE ADJUSTED SIGNAL TIMINGS AND AN ADDITIONAL SOUTHBOUND LANE AT CAROTHERS PARKWAY BETWEEN TOWER CIRCLE AND EAST MCEWEN DRIVE. THIS LANE SHOULD RESULT IN TWO LEFT-TURN LANES, THREE THROUGH LANES, AND TWO RIGHT TURN LANES. AT MCEWEN DRIVE AND I-65 IT IS RECOMMENDED TO EXTEND THE EXISTING WESTBOUND RIGHT-TURN LANE ALONG EAST MCEWEN DRIVE FROM 225 FEET OF STORAGE TO FULL STORAGE (APPROXIMATELY 850 FEET). LASTLY, IT HAS BEEN RECOMMENDED TO ADJUST SIGNAL TIMINGS AT EAST MCEWEN DRIVE AND TOWER CIRCLE.

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT (MVUD) VIA AN EXISTING WATER MAIN THAT RUNS FROM EAST MCEWEN DRIVE ALONG TOWER CIRCLE ROAD TO THE PROPOSED DEVELOPMENT. PROJECTED MAXIMUM WATER DEMAND FOR LOTS 9, 10, AND 14 IS APPROXIMATELY 490 SFUE.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA EXISTING SEWER SURROUNDING THE SITE IN TOWER CIRCLE ROAD. PROJECTED MAXIMUM SEWER DEMAND FOR LOTS 9, 10, AND 14 IS APPROXIMATELY 441 SFUE. PROJECTED MAXIMUM SEWER DEMAND ORIGINALLY APPROVED FOR THE OVERALL SITE WAS 750 SFUE. THE REVISED PROPOSED MAXIMUM SEWER DEMAND FOR THE OVERALL SITE IS APPROXIMATELY 816 SFUE.

STORMWATER
POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES WITH ULTIMATE OUTFLOW INTO SOUTH PRONG SPENCER CREEK. POND 1, 2, AND 3 ARE NEWLY PROPOSED DETENTION PONDS SERVING LOTS 9 AND 10 (5.88 IMPERVIOUS AREA). LOT 14 IS TO BE SERVED BY THE REGIONAL DETENTION POND WITHIN FRANKLIN PARK. APPROXIMATELY 6.56 AC OF IMPERVIOUS AREA IS PROPOSED AT FINAL BUILDOUT OF LOT 9, 10, AND 14.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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."

LEGEND

- PROPOSED STORMWATER AREAS
- MATCHLINES
- PROPERTY LINES

GENERAL NOTES:
1. DOOR LOCATIONS ARE INTENDED TO SHOW THE ACTIVATION AT THE GROUND LEVEL ON TOWER PARK CIRCLE, BUT ARE SUBJECT TO CHANGE UPON FINAL SITE PLAN SUBMITTAL. THERE WILL BE DOORS IN THESE APPROXIMATE LOCATIONS. SEE A01-A03 FOR APPROX. LOCATIONS.
2. REFER TO PLAN ENLARGEMENTS FOR DETAILED SITE INFORMATION

SITE DATA CHART:

PROJECT NAME: WEST FRANKLIN PARK
COF PROJECT NUMBER: 7587
TAX MAP: 062
GROUP: K & L
PARCEL NUMBERS: 01424, 01427, 01430-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle Franklin, TN 37067
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
PUD SITE ACREAGE: 32.78 AC
PUD SITE SQUARE FOOTAGE: 1,427,896.8 SF
VESTING: XXX

REGULATIONS
BASE ZONING: RC12 REGIONAL COMMERCE 12
PROPOSED ZONING: PLANNED (PD 16.93/ 320,116) DISTRICT
OVERLAY ZONING: FFO, FWO
BUILDING TYPES APPLIED: MULTI-FAMILY, COMMERCIAL/ MIXED-USE, LARGE -SCALE OFFICE BUILDING
FRONTAGE TYPES APPLIED: URBAN FRONTAGE
SETBACKS:
- FRONT YARD: 10'
- SIDE YARD: 5'
- REAR YARD: 0'

DWELLING UNIT COUNT, BY TYPE: 555 MULTI-FAMILY UNITS
DWELLING UNIT DENSITY: 16.93 DU/A
COMMERCIAL SF, BY USE: 311,216 SF OFFICE & 8,900 RETAIL
BUILDING HEIGHTS: 4-12 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 (285,580 SF)
OPEN SPACE SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
NATURAL AREA SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
TREE CANOPY RETENTION ACREAGE: 100% (180,000 SF)
PARKING REQUIRED, BY USE: TOTAL: 2,294 SPACES
- RESIDENTIAL: (1.5/ STUDIO &1 BR, 2.5/ 2 BR & 3/ 3 BR) 1,019 SPACES
- OFFICE: (4/ 1,000 SF) 1,245 SPACES
- RETAIL: (3.33/ 1,000 SF) 30 SPACES

PARKING PROVIDED, BY USE: SEE "WEST FRANKLIN PARK BUILDING DATA" CHART
HISTORIC RESOURCE TREATMENT: NO
ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

ENVISION FRANKLIN DESCRIPTION: THIS DEVELOPMENT PROVIDES A MIX OF RESIDENTIAL, RETAIL, AND OFFICE USES CONSISTENT WITH ENVISION FRANKLIN.

WEST FRANKLIN PARK BUILDING DATA

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A			280	4-5	474	555	2	557
B	3,900		200	4-5	382	420	10	430
C	5,000		75	4-5	166	140	35	175
D		311,216		12	1,245	1,367	0	1,367
TOTAL	8,900	311,216	555	4-12	2,267	2,482	47	2,529

OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 32.78 AC (1,427,896.8 SF)
FORMAL OPEN SPACE ACREAGE REQUIRED PER COF#2572: 3.52 AC
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OPEN SPACE PROVIDED

OS LOT #	OPEN SPACE TYPE	AREA OF OPEN SPACE (SF)	HARDSCAPE AREA% REQUIRED	STORMWATER FEATURE INCLUDED?	PROPOSED FEATURES
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OS 003	POCKET PARK	14,416	N/A	N	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
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NORTH
0 100 200 300 feet
SCALE: 1"=100'

811

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KV+D KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.599.2447
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GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 328 07-01-2021

DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100 & 6700 TOWER CIRCLE
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
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3	COF RE-SUBMITTAL	7/01/21	KMR

DESIGNED BY: GMV
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 05/24/2021
KVD PROJECT NO. 20070

DRAWING TITLE:
DEVELOPMENT PLAN W/ AERIAL

SHEET NUMBER
C2.0

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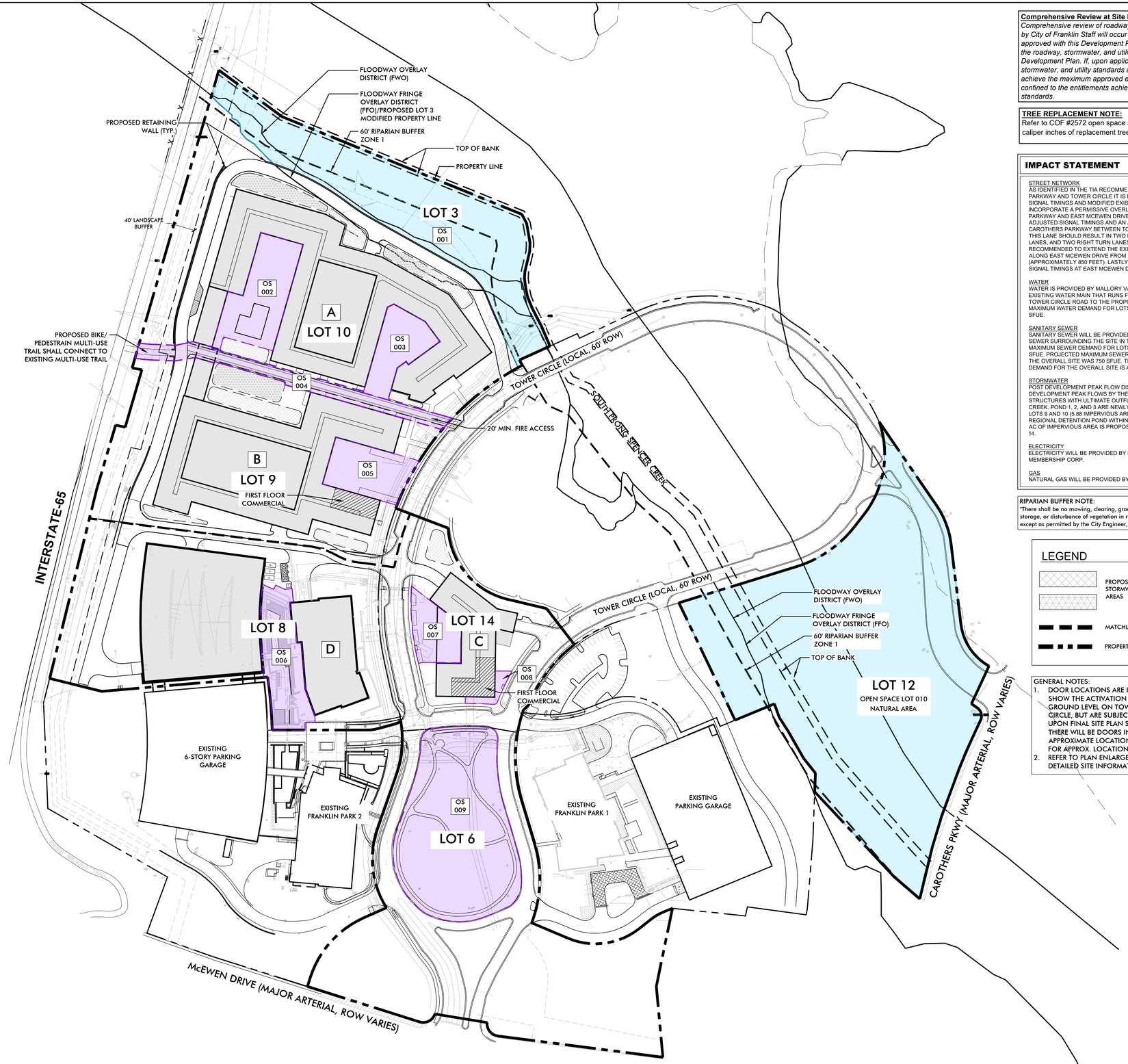

Comprehensive Review at Site Plan:
Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at Site Plan. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at Site Plan, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

TREE REPLACEMENT NOTE:
Refer to COF #2572 open space and tree information charts, 392 caliper inches of replacement trees to be included at site plan

IMPACT STATEMENT

STREET NETWORK
AS IDENTIFIED IN THE TIA RECOMMENDED IMPROVEMENTS, AT CAROTHERS PARKWAY AND TOWER CIRCLE IT IS RECOMMENDED TO INCLUDE ADJUSTED SIGNAL TIMINGS AND MODIFIED EXISTING TRAFFIC SIGNAL OPERATION TO INCORPORATE A PERMISSIVE OVERLAP RIGHT-TURN ARROW. AT CAROTHERS PARKWAY AND EAST MCEWEN DRIVE RECOMMENDATIONS INCLUDE ADJUSTED SIGNAL TIMINGS AND AN ADDITIONAL SOUTHBOUND LANE AT CAROTHERS PARKWAY BETWEEN TOWER CIRCLE AND EAST MCEWEN DRIVE. THIS LANE SHOULD RESULT IN TWO LEFT-TURN LANES, THREE THROUGH LANES, AND TWO RIGHT TURN LANES. AT MCEWEN DRIVE AND I-65 IT IS RECOMMENDED TO EXTEND THE EXISTING WESTBOUND RIGHT-TURN LANE ALONG EAST MCEWEN DRIVE FROM 225 FEET OF STORAGE TO FULL STORAGE (APPROXIMATELY 850 FEET). LASTLY, IT HAS BEEN RECOMMENDED TO ADJUST SIGNAL TIMINGS AT EAST MCEWEN DRIVE AND TOWER CIRCLE.

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT (MVUD) VIA AN EXISTING WATER MAIN THAT RUNS FROM EAST MCEWEN DRIVE ALONG TOWER CIRCLE ROAD TO THE PROPOSED DEVELOPMENT. PROJECTED MAXIMUM WATER DEMAND FOR LOTS 9, 10, AND 14 IS APPROXIMATELY 490 SFUE.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA EXISTING SEWER SURROUNDING THE SITE IN TOWER CIRCLE ROAD. PROJECTED MAXIMUM SEWER DEMAND FOR LOTS 9, 10, AND 14 IS APPROXIMATELY 441 SFUE. PROJECTED MAXIMUM SEWER DEMAND ORIGINALLY APPROVED FOR THE OVERALL SITE WAS 750 SFUE. THE REVISED PROPOSED MAXIMUM SEWER DEMAND FOR THE OVERALL SITE IS APPROXIMATELY 816 SFUE.

STORMWATER
POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES WITH ULTIMATE OUTFLOW INTO SOUTH PRONG SPENCER CREEK. POND 1, 2, AND 3 ARE NEWLY PROPOSED DETENTION PONDS SERVING LOTS 9 AND 10 (5.88 IMPERVIOUS AREA). LOT 14 IS TO BE SERVED BY THE REGIONAL DETENTION POND WITHIN FRANKLIN PARK. APPROXIMATELY 6.56 AC OF IMPERVIOUS AREA IS PROPOSED AT FINAL BUILDOUT OF LOT 9, 10, AND 14.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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."

LEGEND

- PROPOSED STORMWATER AREAS
- MATCHLINES
- PROPERTY LINES

GENERAL NOTES:
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2. REFER TO PLAN ENLARGEMENTS FOR DETAILED SITE INFORMATIONS

SITE DATA CHART:

PROJECT NAME: WEST FRANKLIN PARK
COF PROJECT NUMBER: 7587
TAX MAP: 062
GROUP: K & L
PARCEL NUMBERS: 01424, 01427, 01430-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle Franklin, TN 37067
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
PUD SITE ACREAGE: 32.78 AC
PUD SITE SQUARE FOOTAGE: 1,427,896.8 SF
VESTING: XXX

REGULATIONS
BASE ZONING: RC12 REGIONAL COMMERCE 12
PROPOSED ZONING: PLANNED (PD 16.93/ 320,116) DISTRICT
OVERLAY ZONING: FFO, FWO
BUILDING TYPES APPLIED: MULTI-FAMILY, COMMERCIAL/ MIXED-USE, LARGE -SCALE OFFICE BUILDING
FRONTAGE TYPES APPLIED: URBAN FRONTAGE
SETBACKS:
FRONT YARD: 10'
SIDE YARD: 5'
REAR YARD: 0'
DWELLING UNIT COUNT, BY TYPE: 555 MULTI-FAMILY UNITS
DWELLING UNIT DENSITY: 16.93 DU/A
COMMERCIAL SF, BY USE: 311,216 SF OFFICE & 8,900 RETAIL
BUILDING HEIGHTS: 4-12 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 (285,580 SF)
OPEN SPACE SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
NATURAL AREA SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
TREE CANOPY RETENTION ACREAGE: 100% (180,000 SF)
PARKING REQUIRED, BY USE: TOTAL: 2,294 SPACES
- RESIDENTIAL: (1.5/ STUDIO &1 BR, 2.5/ 2 BR & 3/ 3 BR) 1,019 SPACES
- OFFICE: (4/ 1,000 SF) 1,245 SPACES
- RETAIL: (3.33/ 1,000 SF) 30 SPACES

PARKING PROVIDED, BY USE: SEE "WEST FRANKLIN PARK BUILDING DATA" CHART
HISTORIC RESOURCE TREATMENT: NO
ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

ENVISION FRANKLIN DESCRIPTION: THIS DEVELOPMENT PROVIDES A MIX OF RESIDENTIAL, RETAIL, AND OFFICE USES CONSISTENT WITH ENVISION FRANKLIN.

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GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1253
07-01-2021

DEVELOPMENT PLAN
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6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 7587
FRANKLIN, WILLIAMSON COUNTY, TN

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DESIGNED BY: GMV
DRAWN BY: CDG
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DATE: 05/24/2021

KVD PROJECT NO. 20070

DRAWING TITLE:
DEVELOPMENT PLAN

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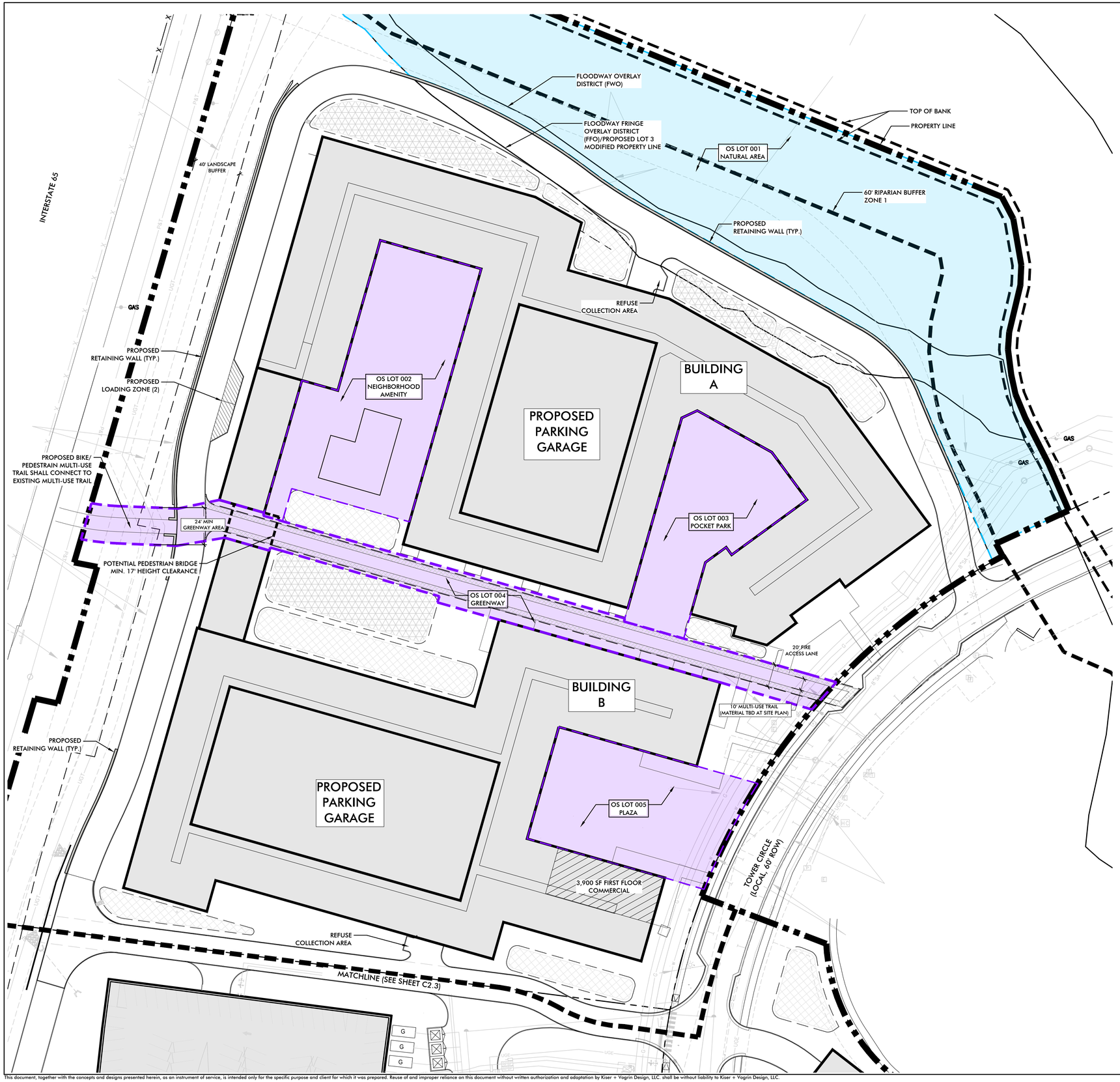

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GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329
07-01-2021

DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 7587
FRANKLIN, WILLIAMSON COUNTY, TN

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DESIGNED BY: GMV
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 05/24/2021
KVD PROJECT NO. 20070

DRAWING TITLE:
ENLARGED DEVELOPMENT PLAN

SHEET NUMBER
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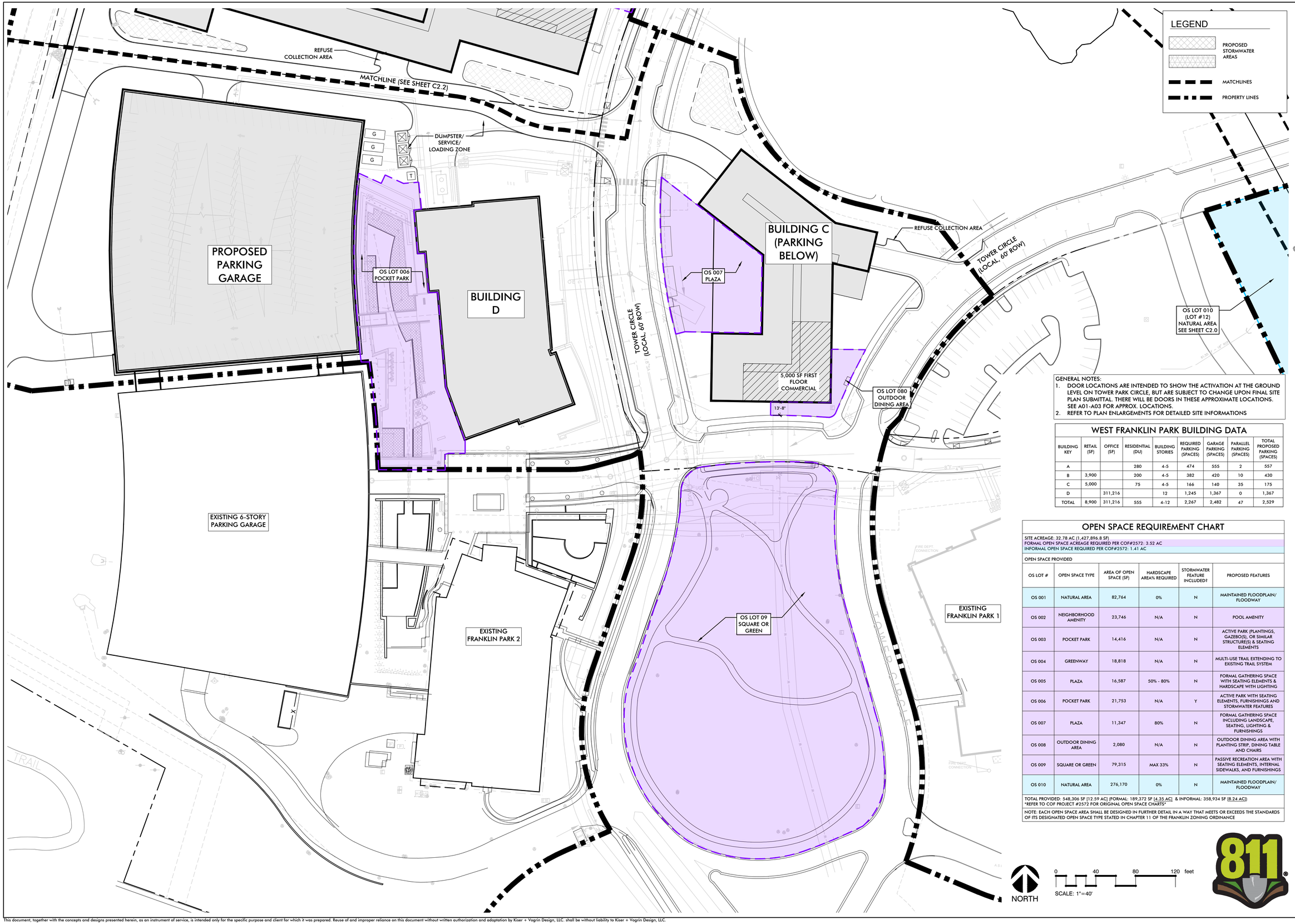

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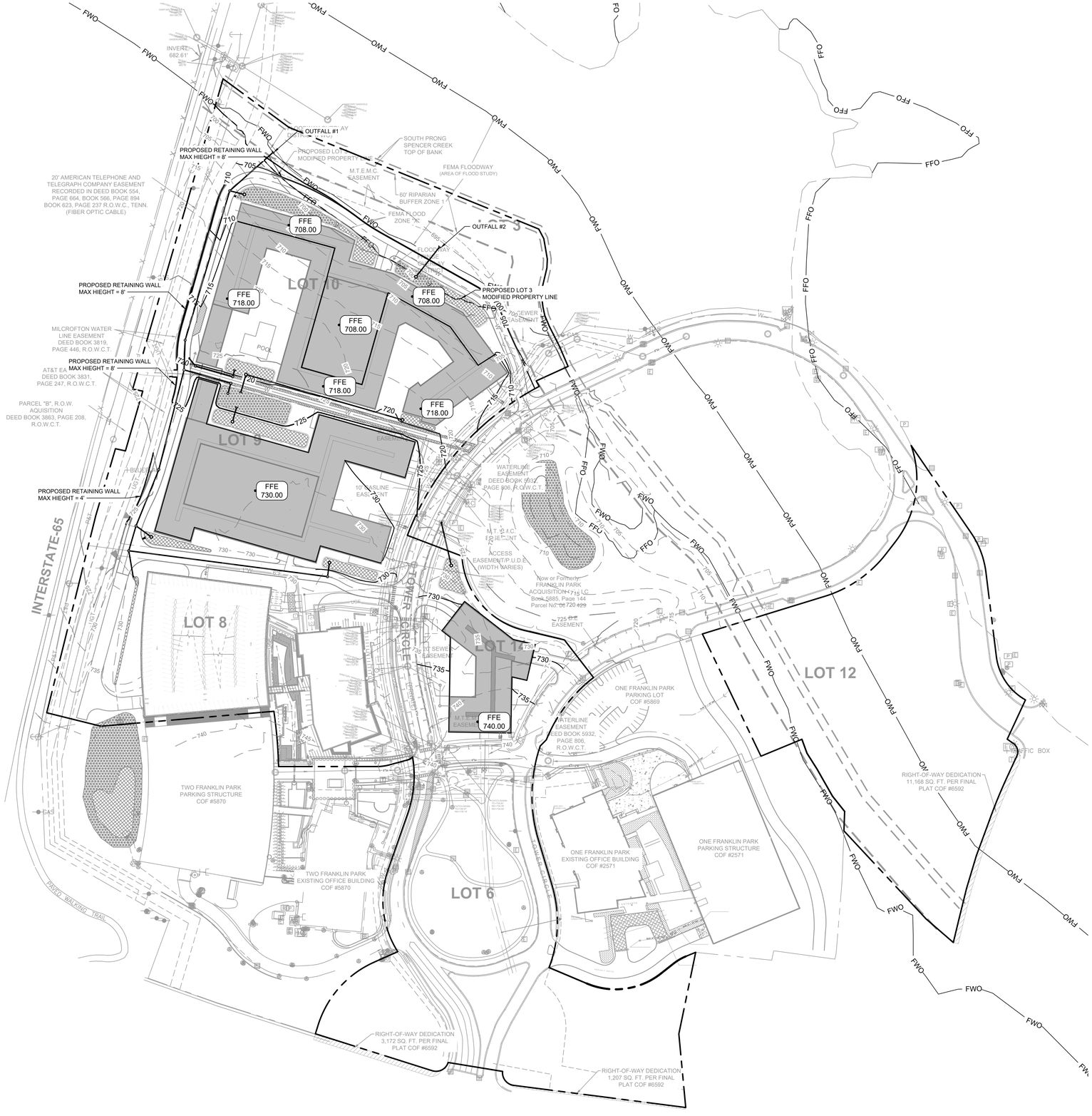

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

COF GRADING & DRAINAGE GENERAL NOTES

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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.
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SITE AREA TABLE

LOT 9, 10, & 14 TOTAL SITE AREA =	13.58 ACRES
LOT 9, 10, & 14 IMPERVIOUS AREA =	6.12 ACRES
LOT 9 AREA =	5.24 ACRES
LOT 10 AREA =	5.76 ACRES
LOT 14 AREA =	2.58 ACRES
LOT 3 AREA =	1.90 ACRES
LOT 6 AREA =	5.97 ACRES
LOT 8 AREA =	4.99 ACRES
LOT 10 AREA =	5.76 ACRES
LOT 12 AREA =	6.34 ACRES
TOTAL AREA =	32.78 ACRES

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- DETENTION
- BIORETENTION

STORMWATER MANAGEMENT PLAN

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RIPARIAN BUFFER NOTE

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5905 Meridian Blvd. Ste. 100
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MARY McGOWN
REGISTERED
AGRICULTURAL
ENGINEER
No. 121326
STATE OF TENNESSEE
07/01/2021

DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
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FRANKLIN, WILLIAMSON COUNTY, TN

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DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 07/01/2021

KVD PROJECT NO. 20070

DRAWING TITLE:
OVERALL GRADING AND DRAINAGE PLAN

SHEET NUMBER
C3.0

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GRAPHIC SCALE IN FEET
0 20 40 80

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MARY McGOWN
REGISTERED
AGRICULTURAL
ENGINEER
No. 121326
STATE OF TENNESSEE
07/01/2021

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6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN

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DESIGNED BY:	LJA
DRAWN BY:	LJA
CHECKED BY:	MMC
DATE:	07/01/2021

KVD PROJECT NO. 20070

DRAWING TITLE:
ENLARGED GRADING AND DRAINAGE PLAN

SHEET NUMBER
C3.1

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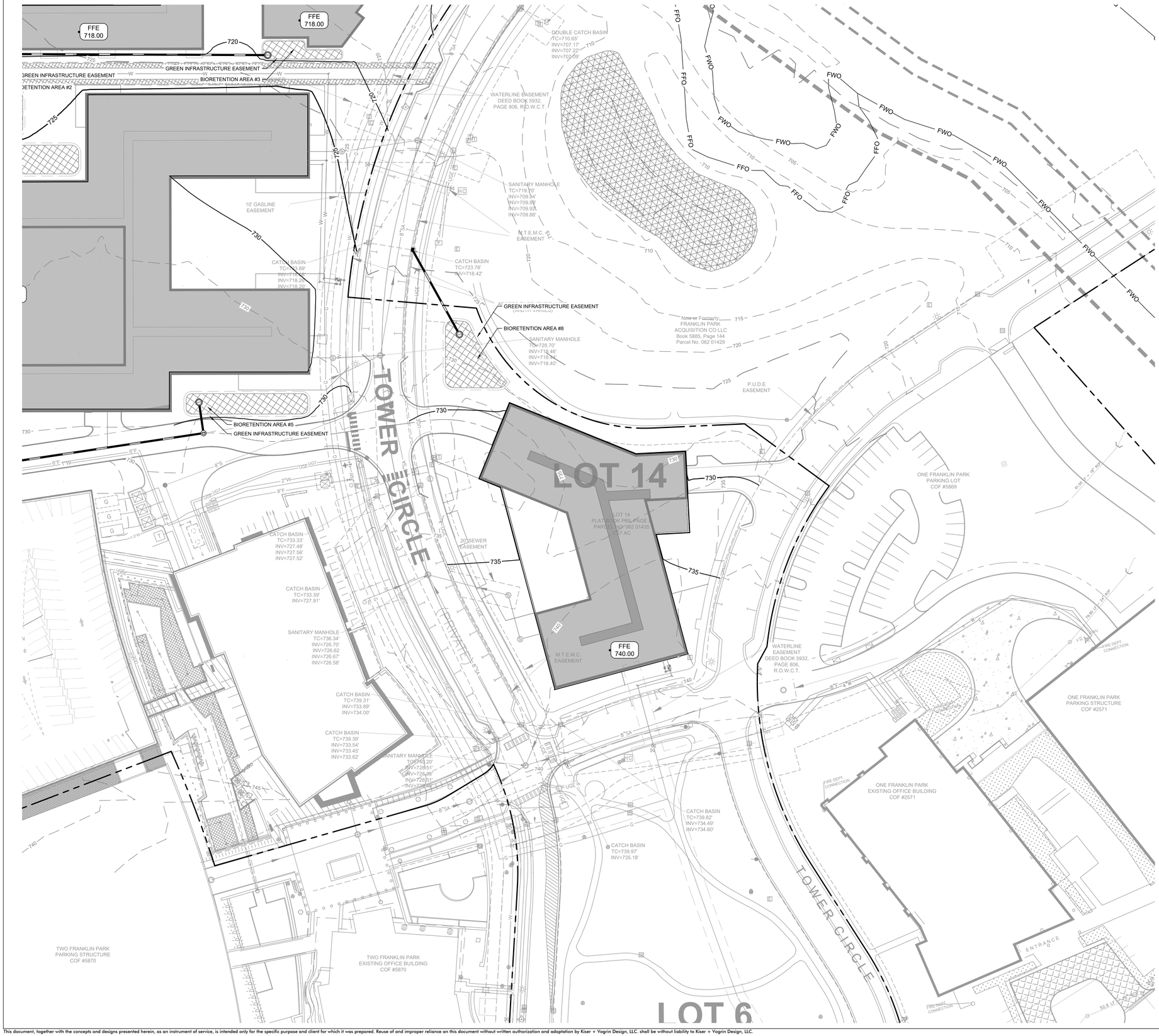

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GRAPHIC SCALE IN FEET
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MARY McGOWN CHRISTIANSEN
REGISTERED LANDSCAPE ARCHITECT
No. 121326
STATE OF TENNESSEE
07/01/2021

DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN

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DESIGNED BY:	LJA
DRAWN BY:	LJA
CHECKED BY:	MMC
DATE:	07/01/2021

KVD PROJECT NO. 20070

DRAWING TITLE:
ENLARGE GRADING AND DRAINAGE PLAN

SHEET NUMBER
C3.2

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2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY 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.

SITE LEGEND

SS (S)	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
ST	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT

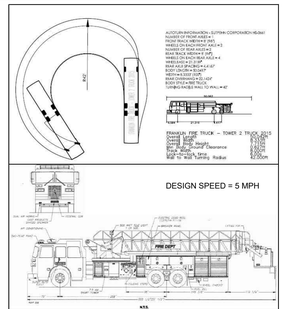
IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION (LOT 9 & 10) OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM TOWER CIRCLE ROAD. THE CONDO/RETAIL PORTION (LOT 14) OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH TWO CONNECTION DIRECTLY FROM TOWER CIRCLE ROAD.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

FIRE LANE STRIPPING

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



KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	EXISTING FIRE HYDRANT ASSEMBLY
C	FIRE LANE STRIPING
D	FIRE DEPARTMENT CONNECTION (TYP.)
E	FRANKLIN T-2 SUTPHEN FIRE TRUCK

FDC LOCATIONS NOTE

FINAL FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN / IBC STANDARDS.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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MARY McGOWIN — REGISTERED — AGRICULTURE — STATE OF TENNESSEE — No. 121326 — 07/01/2021

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DESIGNED BY: LJA
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ENLARGED ROW & ACCESS PLAN

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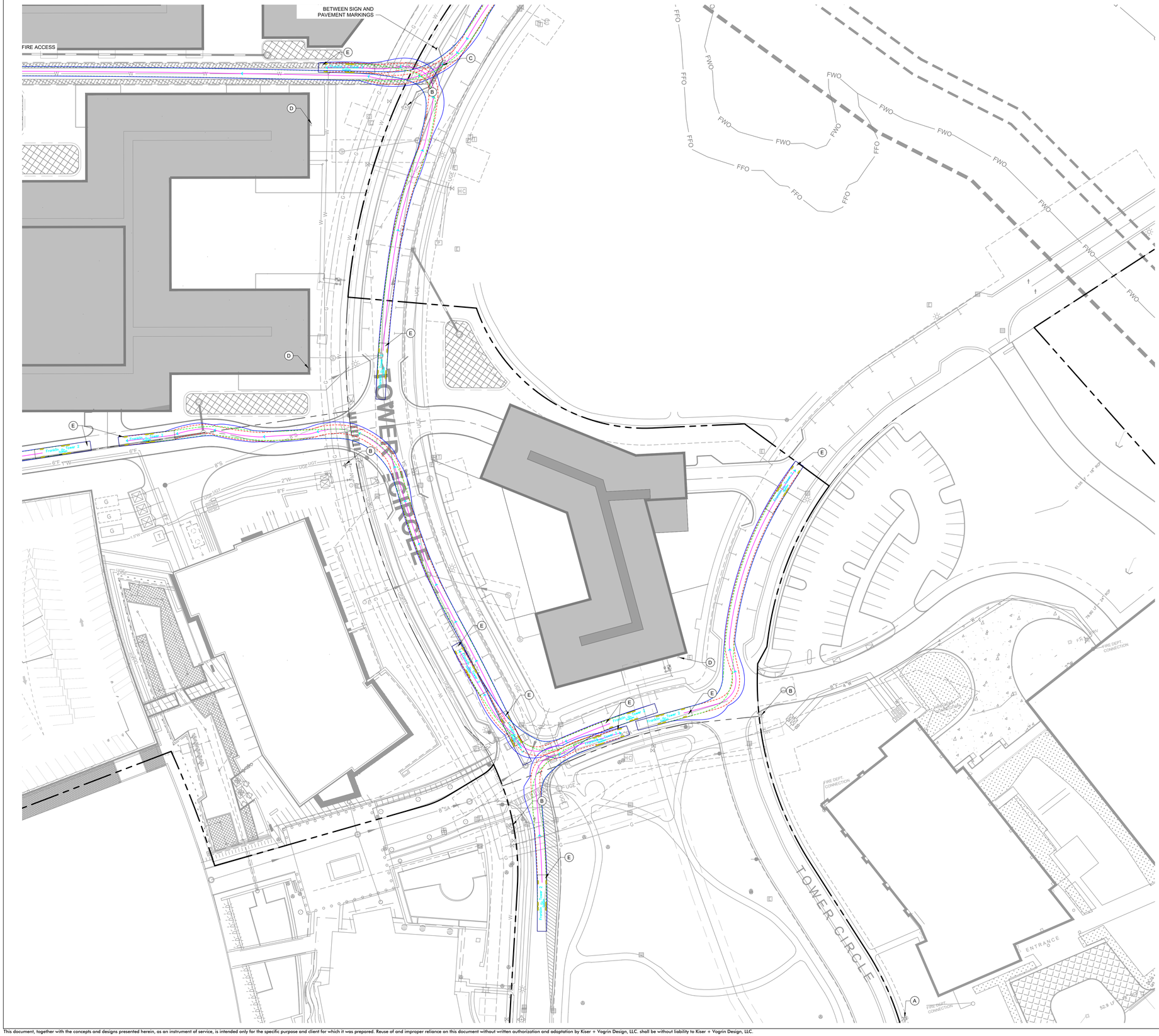

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6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET 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.

SITE LEGEND

SS (S)	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT

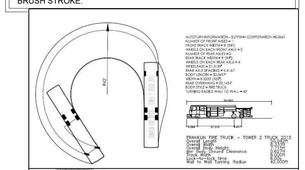
IMPACT STATEMENT

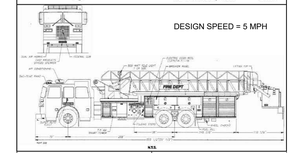
ACCESS TO THE MULTIFAMILY PORTION (LOT 9 & 10) OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM TOWER CIRCLE ROAD. THE CONDO/RETAIL PORTION (LOT 14) OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH TWO CONNECTION DIRECTLY FROM TOWER CIRCLE ROAD.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

FIRE LANE STRIPPING

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





TOWER 2
AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	EXISTING FIRE HYDRANT ASSEMBLY
C	FIRE LANE STRIPING
D	FIRE DEPARTMENT CONNECTION (TYP.)
E	FRANKLIN T-2 SUTPHEN FIRE TRUCK

FDC LOCATIONS NOTE

FINAL FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN / IBC STANDARDS.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Kimley»Horn
214 Oceanside Drive
Nashville, TN 37204
Main: 615.564.2701
www.kimley-horn.com
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KV+D KISER VOGRIN DESIGN
5905 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com

MARY McGOWAN
REGISTERED
AGRICULTURE
STATE OF TENNESSEE
No. 121326
07/01/2021

DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RE-SUBMITTAL	7/01/21	KMR

DESIGNED BY:	LJA
DRAWN BY:	LJA
CHECKED BY:	MMC
DATE:	07/01/2021

KVD PROJECT NO.
20070

DRAWING TITLE:
ENLARGED ROW & ACCESS PLAN

SHEET NUMBER
C4.2

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	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT

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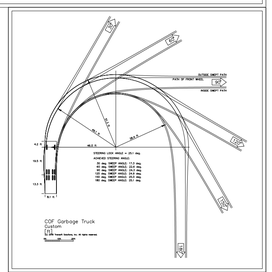

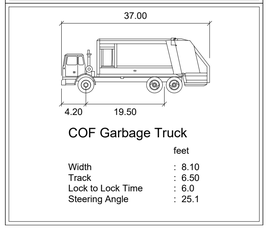

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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MARY McGOWAN
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 121326
AGRICULTURE
07/01/2021

DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
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DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 07/01/2021

KVD PROJECT NO.
20070

DRAWING TITLE:
ENLARGED ROW & ACCESS PLAN

SHEET NUMBER
C4.3

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ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT

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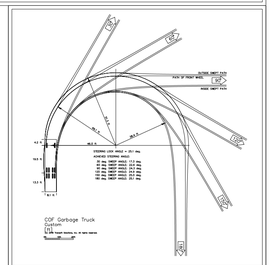

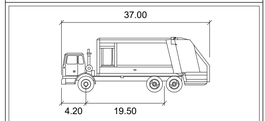

COF Garbage Truck

	feet
Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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MARY McGOWAN — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — No. 121326 — 07/01/2021

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6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN

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DESIGNED BY:	LJA
DRAWN BY:	LJA
CHECKED BY:	MMC
DATE:	07/01/2021

KVD PROJECT NO.
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DRAWING TITLE:
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SHEET NUMBER
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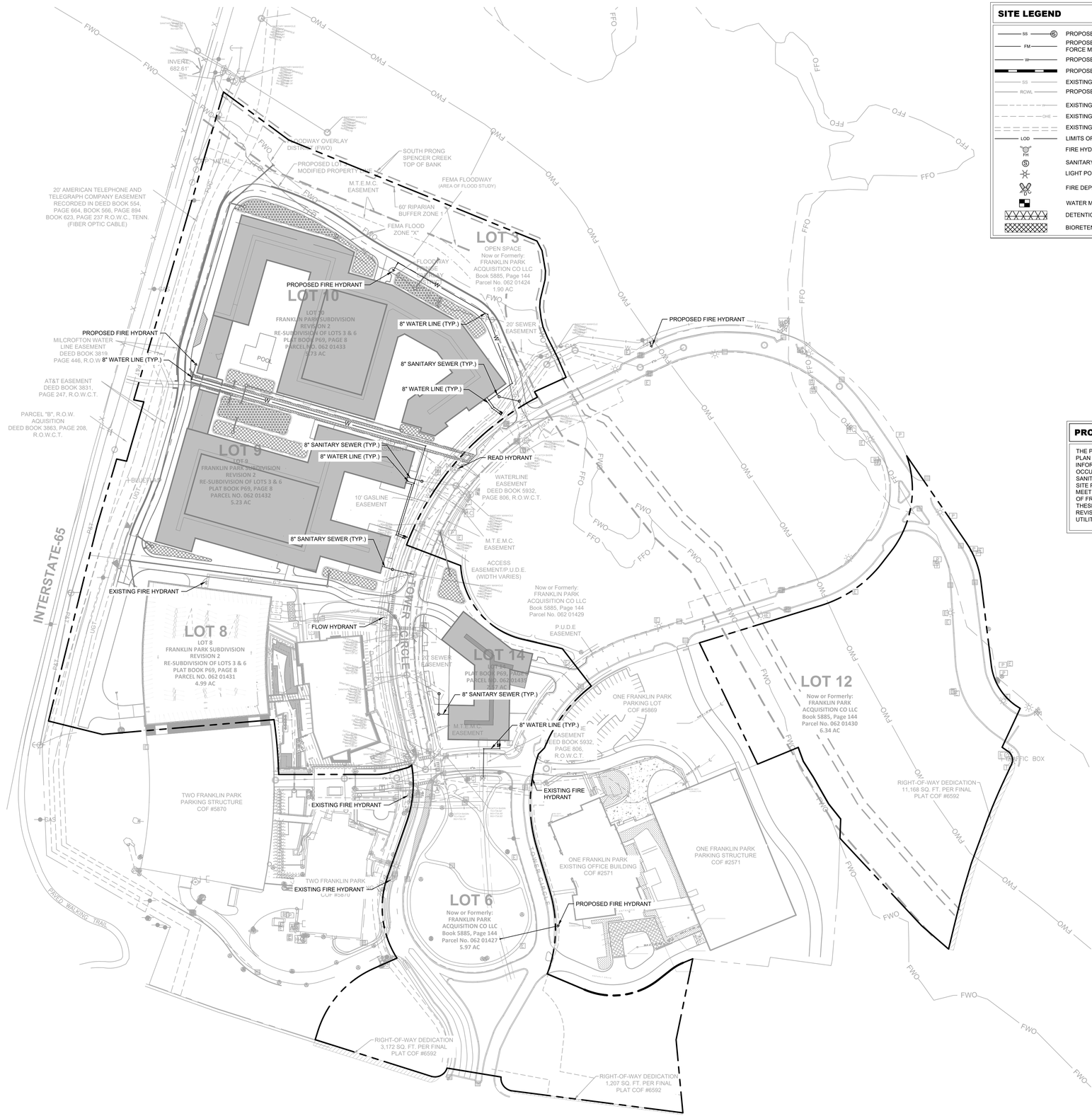

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- LIGHT POLE(4000K LED LIGHT SOURCE)
- FIRE DEPARTMENT CONNECTION
- WATER METER
- DETENTION
- BIORETENTION

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE' LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION.
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

FLOW TEST INFORMATION

DATE: MAY 5, 2021

FLOW HYDRANT
STATIC PRESSURE: 102 PSI
FLOW: 852 GPM
RESIDUAL PRESSURE: 71 PSI
PITOT PRESSURE: 26 PSI
GPM AT 20 PSI: 1,677 GPM

DATE: MAY 5, 2021

READ HYDRANT
STATIC PRESSURE: 104 PSI
RESIDUAL PRESSURE: 80 PSI

NOTE: FLOW TEST INFORMATION PERFORMED BY HETHCOAT & DAVIS, INC. AND PROVIDED BY MALLORY VALLEY UTILITY DISTRICT

UTILITY LAYOUT NOTE

DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

WATER INFRASTRUCTURE NOTE

WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

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STREET LIGHT NOTE

ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

FRANKLIN PARK LOTS 9, 10, & 14 SFU EQUIVALENT

LOT	FACILITY TYPE	UNIT QUANTITY	UNIT FLOW (GPD)	TOTAL FLOW (GPD
LOT 9	ONE BEDROOM UNIT	116 UNITS	250 (PER APT)	29,000
	TWO BEDROOM UNIT	60 UNITS	300 (PER APT)	18,000
	THREE BEDROOM UNIT	24 UNITS	350 (PER APT)	8,400
LOT 10	ONE BEDROOM UNIT	162 UNITS	250 (PER APT)	40,500
	TWO BEDROOM UNIT	84 UNITS	300 (PER APT)	25,200
	THREE BEDROOM UNIT	34 UNITS	350 (PER APT)	11,900
LOT 14	ONE BEDROOM UNIT	43 UNITS	250 (PER APT)	10,750
	TWO BEDROOM UNIT	23 UNITS	300 (PER APT)	6,900
	THREE BEDROOM UNIT	9 UNITS	350 (PER APT)	3,150
	RETAIL	5000 SF (25 EMPLOYEES)	20 (PER EMPLOYEE)	500
			TOTAL:	154,300 GPD
			TOTAL:	441 SFUE

*FLOWS ESTIMATED FROM COF STANDARDS

Original Franklin Park Deveiopment SFU Equivalent			
		Meter size	SFU Equivalent
Franklin Park Office 1		4	125
Franklin Park Office 2		4	125
Franklin Park Office 3		4	125
Franklin Park Office 4		4	162
Franklin Park Office 5		4	125
Franklin Park Retail		3	88
Total SFU Equivalent			750

Franklin Park Revised SFU Equivalent				
	Status	Meter size	# of Units	SFU Equivalent
Franklin Park Office 1	Completed	4		125.00
Franklin Park Office 2	Completed	4		125.00
Franklin Park Office 3	Permited	4		125.00
1BR (Lot 9,10, & 14)	Proposed	4	321	229.29
2BR (Lot 9,10, & 14)	Proposed	4	167	143.14
3BR (Lot 9,10, & 14)	Proposed	4	67	67.00
Franklin Park Retail (Lot 14)	Proposed	3	5000 SF	1.43
Total Revised SFU Equivalent				815.86
Total Additional SFUE requested				65.86

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Main: 615.708.0567
www.kiservogrin.com

MARY McGOWAN
REGISTERED
AGRICULTURAL
No. 121326
STATE OF TENNESSEE
07/01/2021

DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PROJECT #7587
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KAR
2	COF INITIAL SUBMITTAL	6/07/21	KAR
3	COF RE-SUBMITTAL	7/01/21	KAR

DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 07/01/2021

KVD PROJECT NO. 20070

DRAWING TITLE:
OVERALL UTILITY PLAN

SHEET NUMBER
C5.0

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SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- LIGHT POLE(4000K LED LIGHT SOURCE)
- FIRE DEPARTMENT CONNECTION
- WATER METER
- DETENTION
- BIORETENTION

UTILITY NOTES

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2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
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7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

FLOW TEST INFORMATION

DATE: MAY 5, 2021

FLOW HYDRANT
STATIC PRESSURE: 102 PSI
FLOW: 852 GPM
RESIDUAL PRESSURE: 71 PSI
PITOT PRESSURE: 26 PSI
GPM AT 20 PSI: 1,677 GPM

DATE: MAY 5, 2021

READ HYDRANT
STATIC PRESSURE: 104 PSI
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NOTE: FLOW TEST INFORMATION PERFORMED BY HETHCOAT & DAVIS, INC. AND PROVIDED BY MALLORY VALLEY UTILITY DISTRICT

UTILITY LAYOUT NOTE

DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

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GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 07/01/2021
KVD PROJECT NO. 20070

DRAWING TITLE:
ENLARGED UTILITY PLAN

SHEET NUMBER
C5.1

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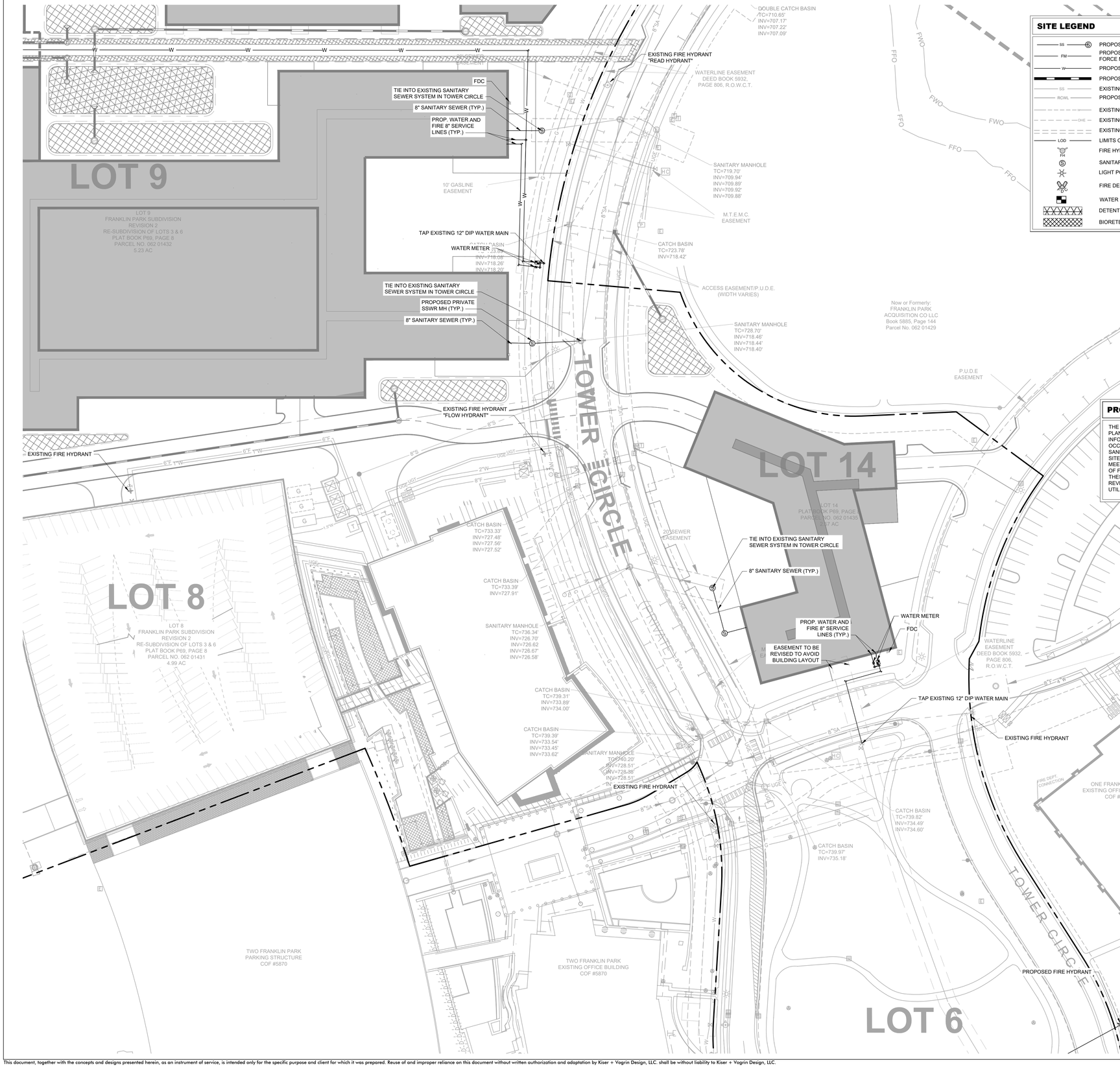

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Kimley»Horn

KVD KISER VOGRIN DESIGN

MARY McGOWN
REGISTERED
AGRICULTURAL
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No. 121326
STATE OF TENNESSEE
07/01/2021

DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100, 6700 TOWER CIRCLE
FRANKLIN PARK #7587
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
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DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: MMC
DATE: 07/01/2021

KVD PROJECT NO. 20070

DRAWING TITLE: ENLARGED UTILITY PLAN

SHEET NUMBER C5.2

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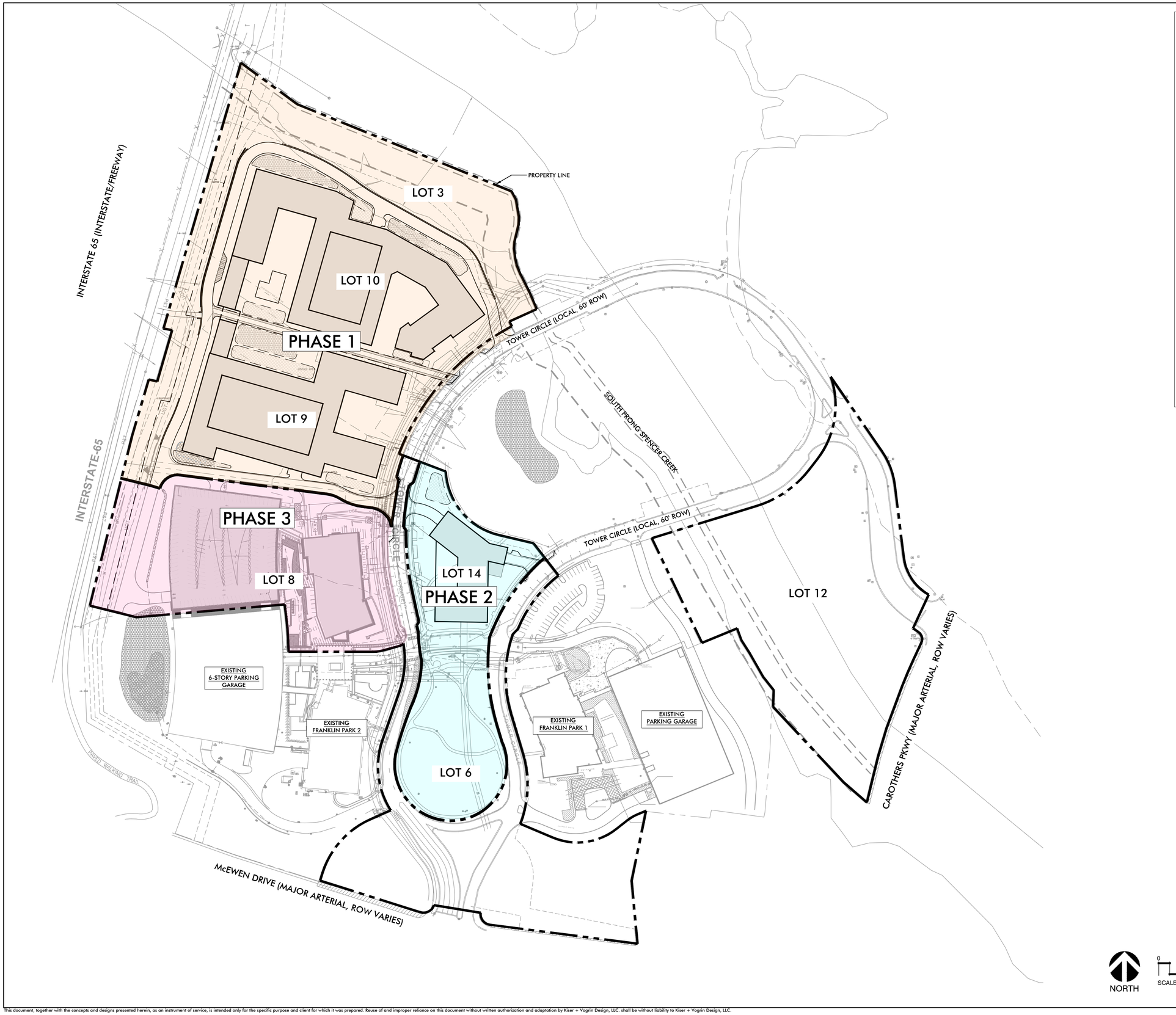

SITE DATA CHART:

PROJECT NAME: WEST FRANKLIN PARK
COF PROJECT NUMBER: 7587
TAX MAP: 062
GROUP: K & L
PARCEL NUMBERS: 01424, 01427, 01430-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle Franklin, TN 37067
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
PUD SITE ACREAGE: 32.78 AC
PUD SITE SQUARE FOOTAGE: 1,427,896.8 SF
VESTING: XXX

REGULATIONS
BASE ZONING: RC12 REGIONAL COMMERCE 12
PROPOSED ZONING: PLANNED (PD 16.93/ 320,116) DISTRICT
OVERLAY ZONING: FFO, FWO
BUILDING TYPES APPLIED: MULTI-FAMILY, COMMERCIAL/ MIXED-USE, LARGE -SCALE OFFICE BUILDING
FRONTAGE TYPES APPLIED: URBAN FRONTAGE
SETBACKS:
FRONT YARD: 10'
SIDE YARD: 5'
REAR YARD: 0'
DWELLING UNIT COUNT, BY TYPE: 555 MULTI-FAMILY UNITS
DWELLING UNIT DENSITY: 16.93 DU/A
COMMERCIAL SF, BY USE: 311,216 SF OFFICE & 8,900 RETAIL
BUILDING HEIGHTS: 4-12 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 (285,580 SF)
OPEN SPACE SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
NATURAL AREA SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
TREE CANOPY RETENTION ACREAGE: 100% (180,000 SF)
PARKING REQUIRED, BY USE: TOTAL: 2,294 SPACES
- RESIDENTIAL: (1.5/ STUDIO &1 BR, 2.5/ 2 BR & 3/ 3 BR) 1,019 SPACES
- OFFICE: (4/ 1,000 SF) 1,245 SPACES
- RETAIL: (3.33/ 1,000 SF) 30 SPACES

PARKING PROVIDED, BY USE: SEE "WEST FRANKLIN PARK BUILDING DATA" CHART
HISTORIC RESOURCE TREATMENT: NO
ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

PHASING DATA:

PHASE 1
- LOT 3
- LOT10
- LOT 9

PHASE 2
- LOT 14
- LOT 6

PHASE 3
- LOT 8

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GARY MICHAEL VOGRIN REGISTERED AGRICULTURE OMMERCE TENNESSEE NO. 0823 LANDSCAPE ARCHITECT
07-01-2021

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FRANKLIN PROJECT # 7587
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DESIGNED BY:	GMV
DRAWN BY:	CDG
CHECKED BY:	KMR
DATE:	05/24/2021

KVD PROJECT NO. 20070

DRAWING TITLE:
PHASING PLAN

SHEET NUMBER
C6.0

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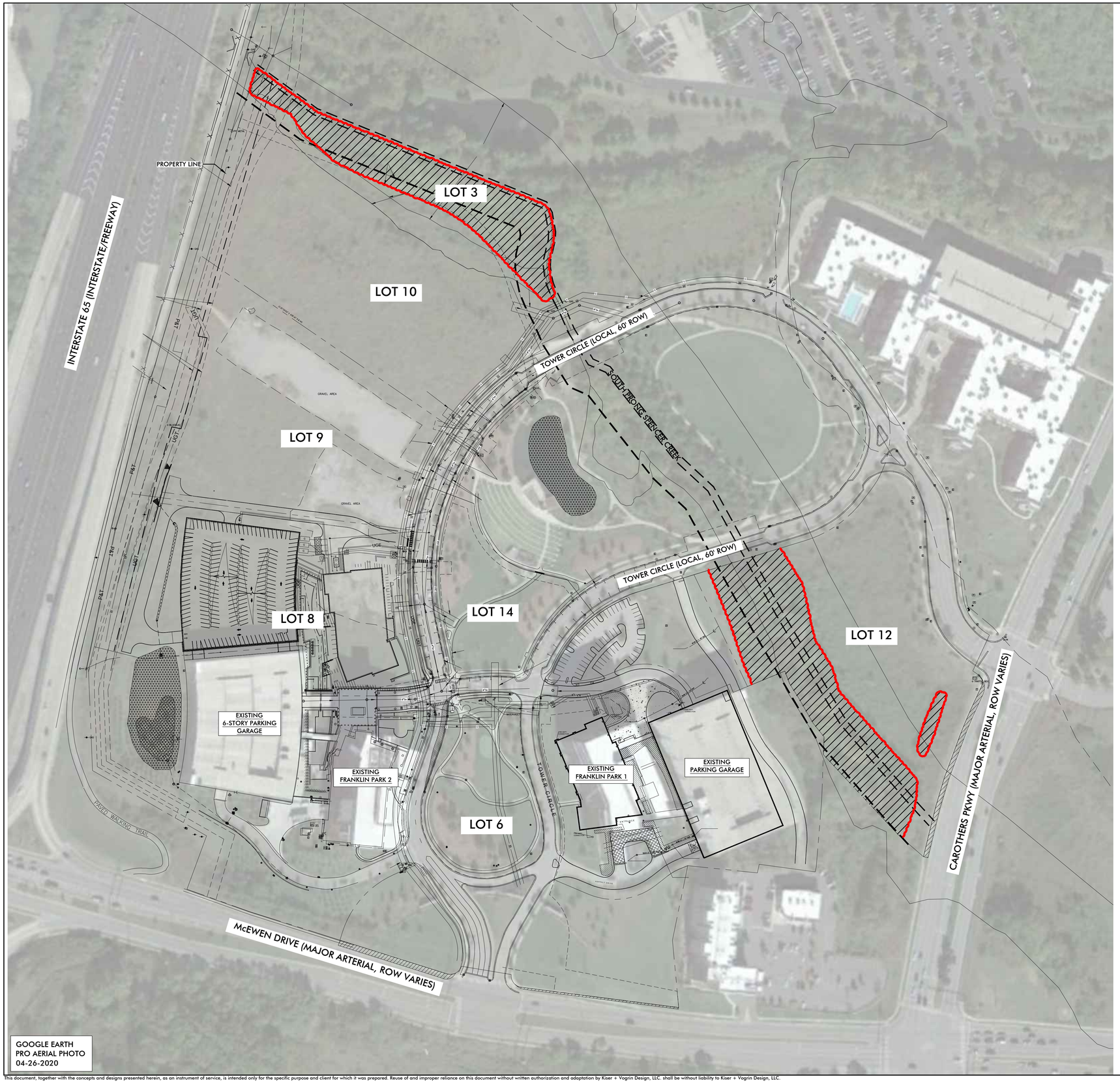

LANDSCAPE DATA

SITE ACREAGE:	± 32.78 AC (±1,427,896.8 SF)
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	BASE ZONING: RC12 REGIONAL COMMERCE 12 PROPOSED ZONING: PD PLANNED DEVELOPMENT OVERLAY ZONING: FFO, FWO
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	0.20 (285,580 SF)
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	0.20 (285,580 SF)
PERCENT AND ACREAGE TREE CANOPY REQUIRED:	26% (46,800 SF)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	100% **(±180,000 SQ. FT.)**
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	N/A
PROPOSED TREE SAVE AREA:	**±4.13 AC (±180,000 SQ. FT.)**

TREE REPLACEMENT NOTE:
Refer to COF #2572 open space and tree information charts, 392 caliper inches of replacement trees to be included at site plan

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."

TREE PROTECTION NOTE:

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTURCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

KEY

APPROXIMATE TREE SAVE AREA (TSA)
±4.13 AC (±180,000 SQ. FT.)

APPROXIMATE EXISTING TREE CANOPY
12.6% ±4.13 AC (±180,000 SQ. FT.)

NORTH

0 100 200 300 feet
SCALE: 1"=100'

811

Kimley»Horn
214 Oceanside Drive
Nashville, TN 37204
Main: 615.564.2701
www.kimley-horn.com
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KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com

GARY MICHAEL VOGRIN
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE NO. 8223
LANDSCAPE ARCHITECT
07-01-2021

DEVELOPMENT PLAN
WEST FRANKLIN PARK
6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 7587
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF PRE-APPLICATION	5/24/21	KMR
2	COF INITIAL SUBMITTAL	6/07/21	KMR
3	COF RE-SUBMITTAL	7/01/21	KMR

DESIGNED BY:	GMV
DRAWN BY:	CDG
CHECKED BY:	KMR
DATE:	05/24/2021

KVD PROJECT NO.
20070

DRAWING TITLE:
TREE PRESERVATION PLAN

SHEET NUMBER
L1.0

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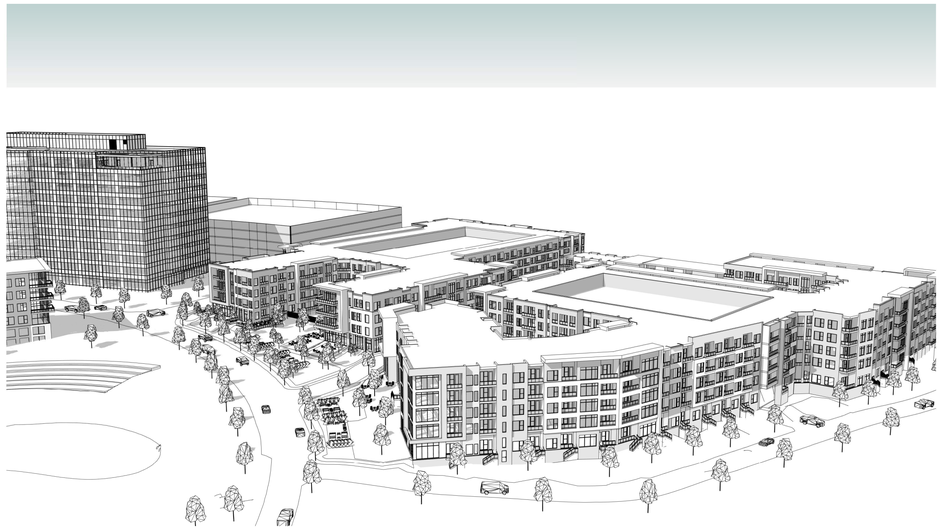
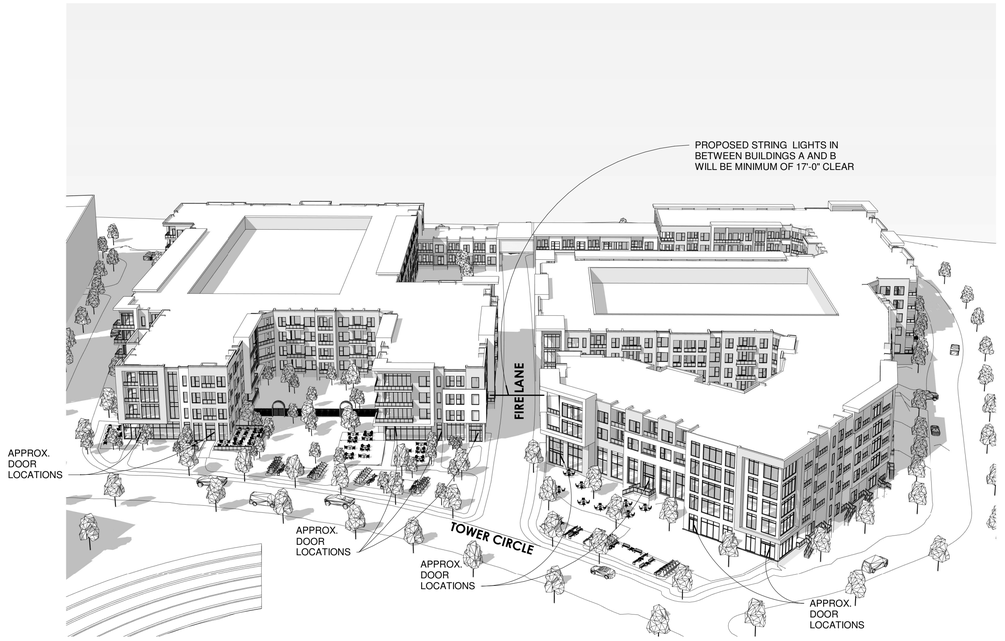
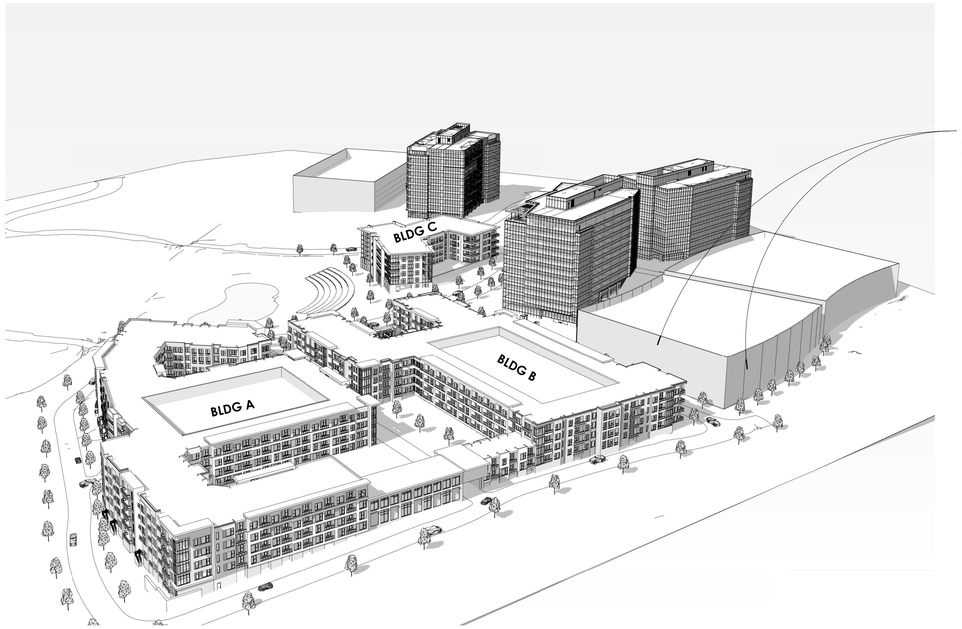


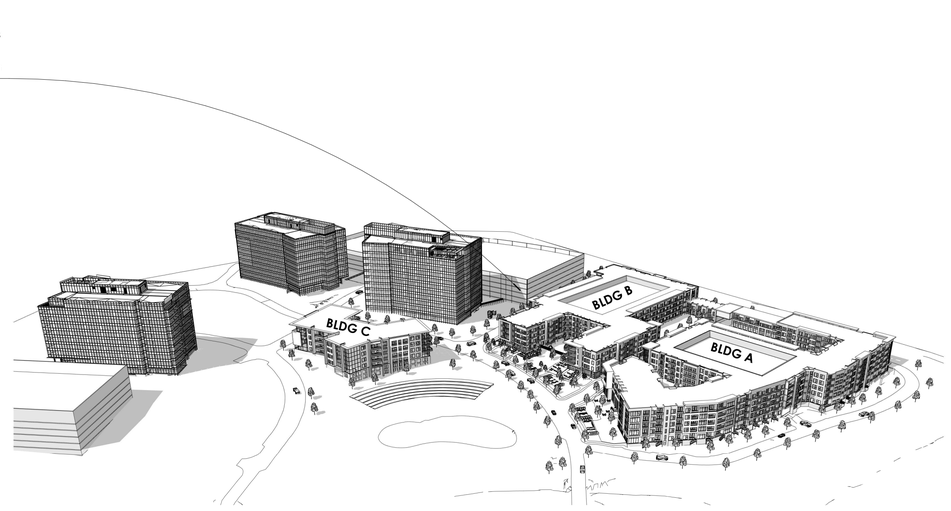
AERIAL VIEW: BUILDING A AND B FROM CAMERON APARTMENTS (FACING SOUTH EAST)



AERIAL VIEW: BUILDING A AND B FROM BUILDING C (FACING WEST)



AERIAL VIEW: BUILDING A AND B FROM I65 (FACING SOUTH EAST)



AERIAL VIEW: BUILDING A AND B FROM NISSAN HQ (FACING SOUTH WEST)

NOTE: DOOR LOCATIONS ARE INTENDED TO SHOW THE ACTIVATION AT THE GROUND LEVEL ON TOWER CIRCLE, BUT ARE SUBJECT TO CHANGE UPON FINAL SITE PLAN SUBMITTAL. THERE WILL BE DOORS IN THESE APPROXIMATE LOCATIONS.

NOTE: PROPOSED STRING LIGHTS IN BETWEEN BUILDINGS A AND B WILL BE MINIMUM OF 17'-0" CLEAR

906 STUDIO
ARCHITECTS +INTERIORS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com
KV+D KISER VOGRIN DESIGN

MICHAEL A. RATHMANN — REGISTERED ARCHITECT — STATE OF TENNESSEE

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6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 7587
FRANKLIN, WILLIAMSON COUNTY, TN

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DESIGNED BY:	GMV
DRAWN BY:	CDG
CHECKED BY:	KMR
DATE:	05/24/2021

KVD PROJECT NO. 20070

DRAWING TITLE:

BUILDINGS A, B, AND C

SHEET NUMBER

A01

811

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MM/DD/YYYY XX:XX AM/PM G:\2020\Project Name\XXXX\XXXX

STREET VIEW: BUILDING A AND B FROM WEST FRANKLIN PARK 3

STREET VIEW: BUILDING B FROM BUILDING C

STREET VIEW: BUILDING A

STREET VIEW: BUILDING A & B

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KV+D KISER VOGRIN DESIGN

NOTE: DOOR LOCATIONS ARE INTENDED TO SHOW THE ACTIVATION AT THE GROUND LEVEL ON TOWER CIRCLE, BUT ARE SUBJECT TO CHANGE UPON FINAL SITE PLAN SUBMITTAL. THERE WILL BE DOORS IN THESE APPROXIMATE LOCATIONS.

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WEST FRANKLIN PARK
6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 7587
FRANKLIN, WILLIAMSON COUNTY, TN

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DESIGNED BY:	GMV
DRAWN BY:	CDG
CHECKED BY:	KMR
DATE:	05/24/2021

KVD PROJECT NO.
20070

DRAWING TITLE:

BUILDINGS A & B VIEWS

SHEET NUMBER
A02

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MM/DD/YYYY XX:XX AM/PM G:\2020\Project Name\XXXX\XXXX

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STREET VIEW: BUILDING C FROM WEST FRANKLIN PARK 2

STREET VIEW: BUILDING C FROM EAST

STREET VIEW: BUILDING C FROM BUILDING B

STREET VIEW: BUILDING C FROM WEST FRANKLIN PARK 1

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MICHAEL A. RATHWELL
REGISTERED ARCHITECT
STATE OF TENNESSEE

DEVELOPMENT PLAN
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3	COF RE-SUBMITTAL	7/01/21	KMR

DESIGNED BY: GMV
DRAWN BY: CDG
CHECKED BY: KMR
DATE: 05/24/2021

KVD PROJECT NO.
20070

DRAWING TITLE:

BUILDING C VIEWS

SHEET NUMBER

A03

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MM/DD/YYYY XX:XX AM/PM G:\2020\Project Name\XXXX\XXXX

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City of Franklin

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

File #: 21-02263

DATE: July 9, 2021

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Berry Farms Reams Fleming Tract PUD Subdivision, Final Plat, Revision 5, Creating 2 Commercial Lots And 2 Open Space Lots, On 35 Acres, Located South of McBride Lane and East of Reams Fleming Boulevard. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7581
Applicant: Crystal Lewis, Wilson & Assoc.
Owner: Reams Fleming Partnership, Adam Ballash, Rep.

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to subdivide one lot into two commercial lots and two open space lots, consisting of 35 acres, for the property located east of Reams-Fleming Boulevard and south of McBride Lane. The subject property is within the Berry Farms Reams Fleming PUD Subdivision. The most recent version of the Reams Fleming PUD Subdivision was approved in September 2020, and this plat is not in conflict with this latest revision. No corresponding site plan for the property has been submitted at this time.

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.

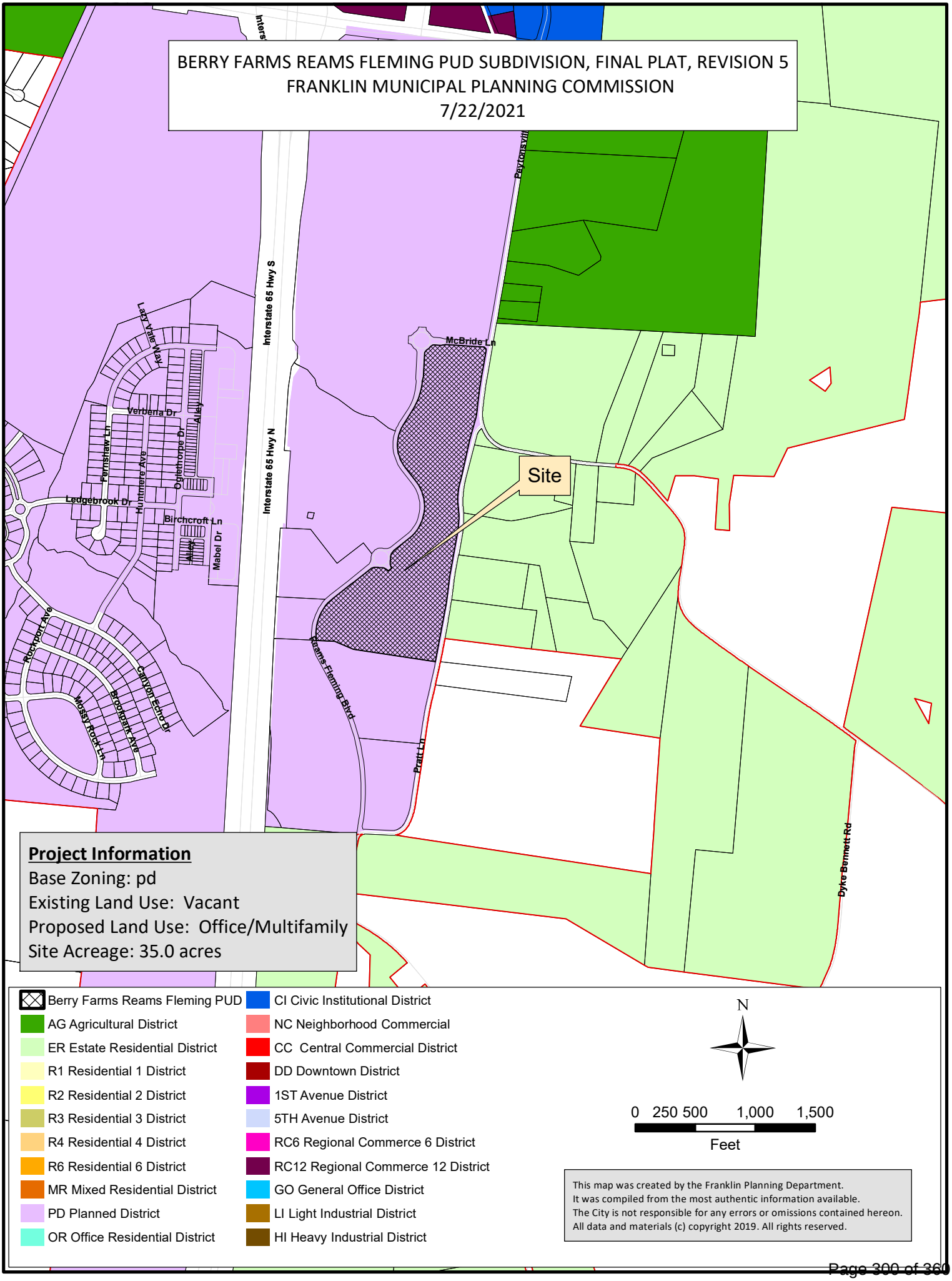
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Berry Farms Reams Fleming Tract PUD Subdivision, Final Plat, Revision 5.


BERRY FARMS REAMS FLEMING PUD SUBDIVISION, FINAL PLAT, REVISION 5
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021
Interstate 65 Hwy S
Interstate 65 Hwy N
McBride Ln
Site
Reams Fleming Blvd
Pratt Ln
Dyke Bennett Rd
Lazy Vale Way
Verbena Dr
Alley
Fernshaw Ln
Oglethorpe Dr
Huntmere Ave
Ledgebrook Dr
Birchcroft Ln
Mabel Dr
Rockport Ave
Canyon Echo Dr
Mossy Rock Ln
Project Information
Base Zoning: pd
Existing Land Use: Vacant
Proposed Land Use: Office/Multifamily
Site Acreage: 35.0 acres
Berry Farms Reams Fleming PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000 1,500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7581

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

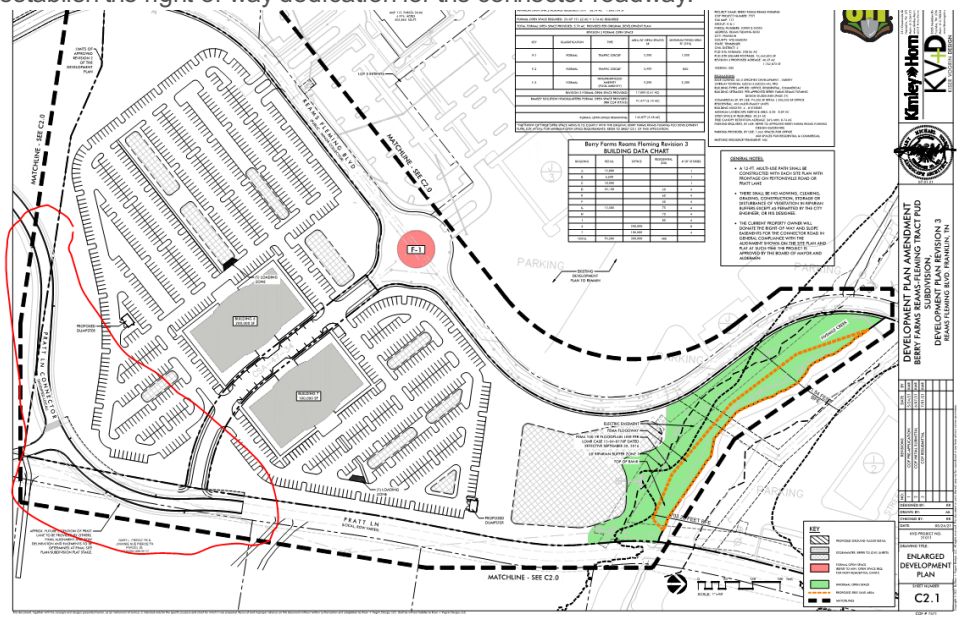
12. C. Final Plat

lance.fittro@franklintn.gov Applicant shall provide the previous clarification, copied below, as a note on the plat:

THE BOUNDARY ALONG PRATT LANE AND PEYTONSVILLE ROAD DIFFER FROM THE RECORDED PLAT OF RECORD IN PLAT BOOK 69, PAGE 49. THE PLAT CONTAINED NUMEROUS CLOSURE ERRORS AS WELL AS A STATEMENT THAT 25' OF ROW ALONG PRATT LANE WAS DEDICATED UPON RECORDING OF THE PLAT. IT APPEARS THAT THE PLATTED BOUNDARY DISREGARDED THE CURVELINEAR NATURE OF PRATT LANE. THERFORE, DUE THE THE CLOSURE ERRORS AND DISREGARD OF THE CURVELINEAR NATURE OF PRATT LANE, THIS SURVEYOR MODIFIED THE BOUNDARY TO BE 25' FROM AND PARALLEL TO THE BEST-FIT CENTERLINE OF PRATT LANE AND PEYTONSVILLE ROAD.

17. Connector Road ROW

jimmy.wiseman@franklintn.gov The right-of-way shall be shown for the connector road. The alignment is shown on sheet 2.1 of the development plan revision. The applicant shall use this alignment to establish the right-of-way dedication for the connector roadway.



Performance Agreement and Surety

General Issues

2. Engineering Sureties

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

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Planning

General Issues

8. New Lot

joseph.bryan@franklintn.gov There is a Lot 6 already associated with the Berry Farms Reams Fleming development. Applicant shall number the new lot as Lot 9.

Stormwater

General Issues

9. Plats

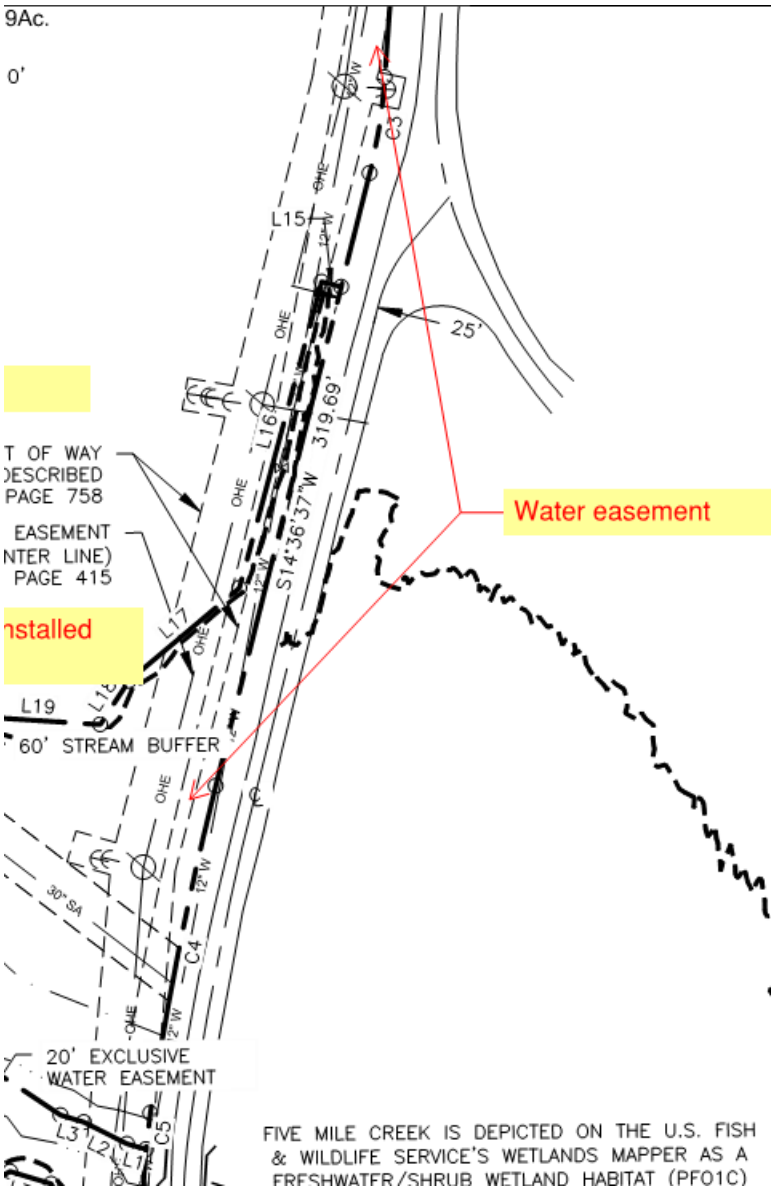
jeff.willoughby@franklintn.gov The riparian buffer for Five Mile Creek shall be labeled as "60' Riparian Buffer Zone 1"

Water/Sewer

General Issues

5. Water

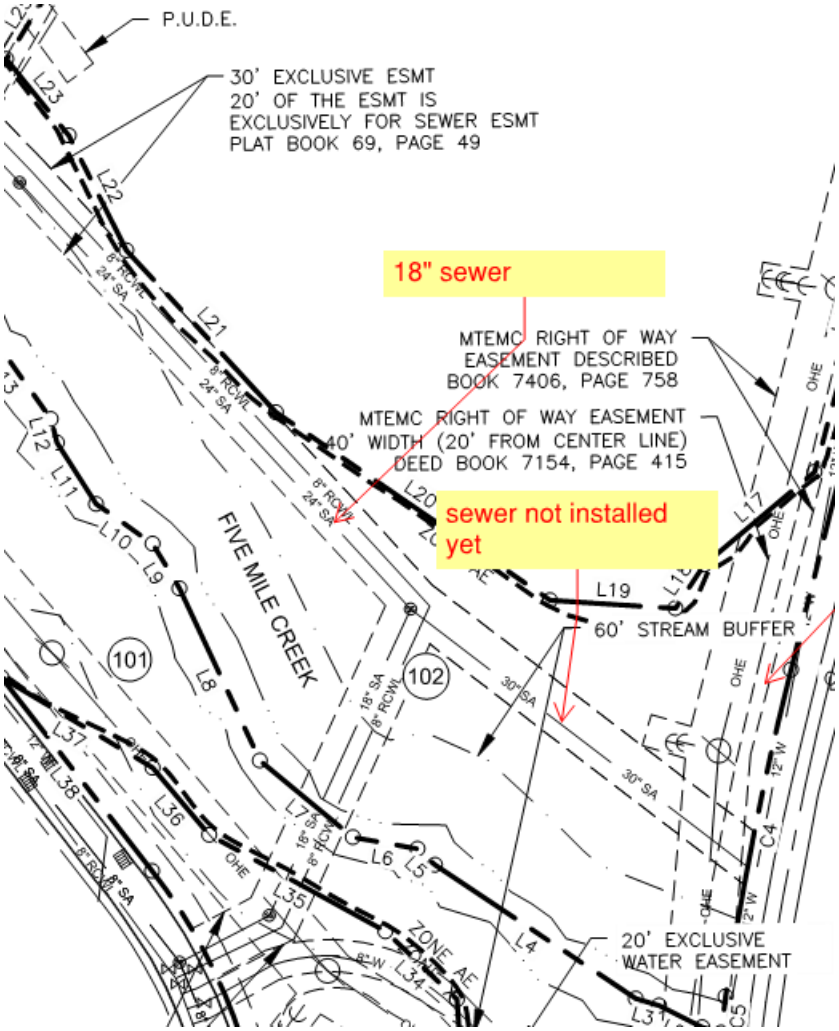
ben.mcneil@franklintn.gov The applicant shall clarify the water easements for the existing 12" line. The easement label is shown on sheet 4, but not clear on sheet 3. The applicant shall revise.



[Edited By Ben McNeil]

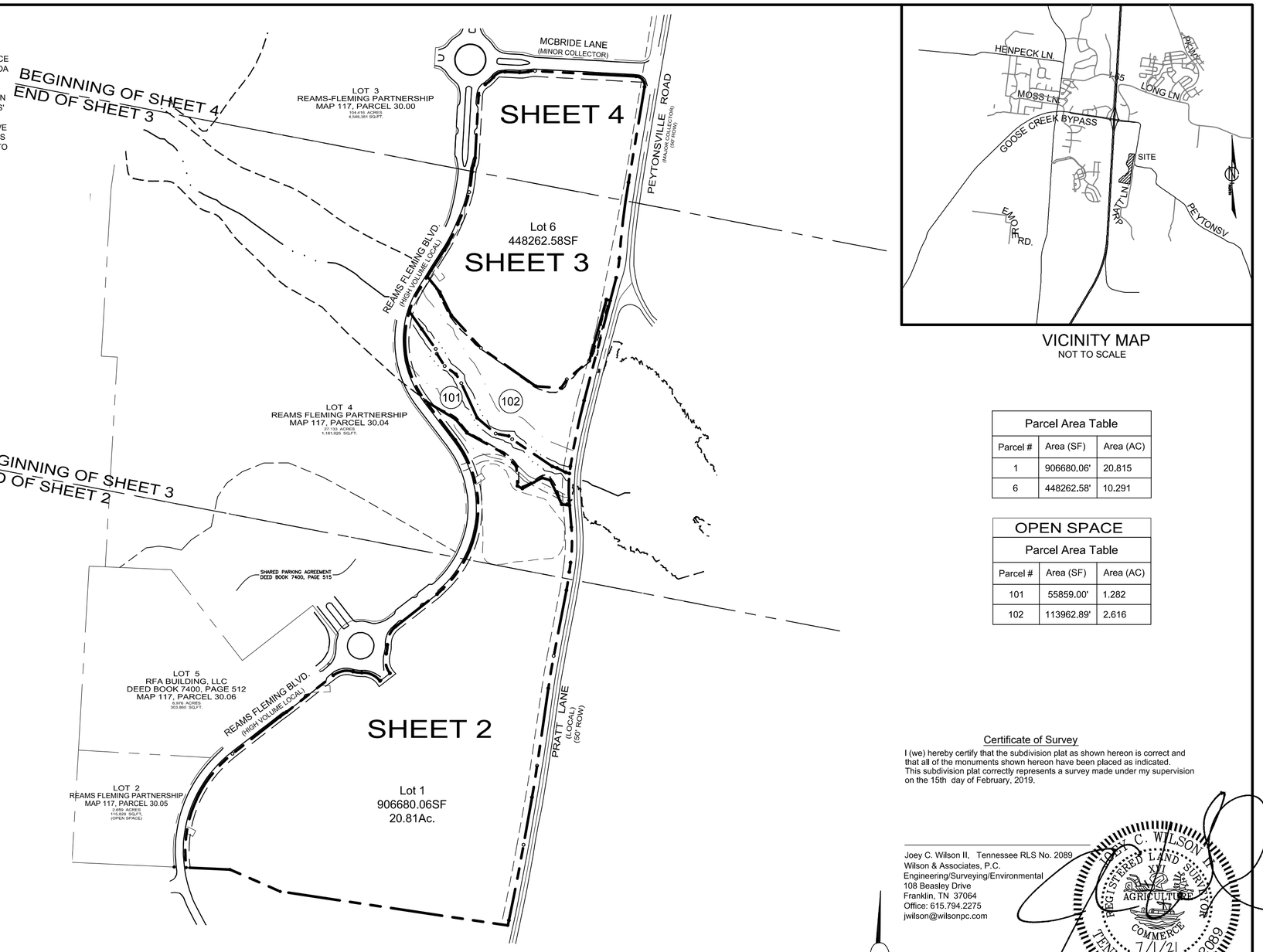
6. Sanitary sewer

ben.mcneil@franklintn.gov	The applicant shall correct the line sizes for the sanitary sewer, the current size is 18". The portion shown as 30" is incorrect and has not been installed. Will be installed with future section.



Plat Notes:

1. THE PURPOSE OF THIS PLAT IS SUBDIVIDE LOT 1 TO CREATE TWO (2) LOTS (LOTS 1 & 6) AND TWO (2) OPEN SPACES (OS 101 & OS 102).
2. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES LOT 1 AS SHOWN ON BERRY FARMS - REAMS FLEMING TRACT PUD SUBDIVISION AS RECORDED IN PLAT BOOK 69 PAGE 49 R.O.W.C.T.
3. SUBJECT PROPERTY IS SHOWN AS PARCEL 03003 LOCATED IN BERRY FARMS SUBDIVISION, TENTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
4. SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 03003 ON PROPERTY MAP 117.
5. ZONING: SD-X SPECIFIC DEVELOPMENT
6. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.
7. THE MARGIN OF FLOOD ZONE AE IS LOCATED USING FEMA'S GIS DATA. SEE LETTER OF MAP REVISION (LOMR) 15-04-8778P, EFFECTIVE 9/30/2016 AND COMMUNITY PANEL 47187C0355F, EFFECTIVE 9/29/2006. THE BASE FLOOD ELEVATIONS (BFE) ARE ALSO SHOWN TO SCALE, ALL FROM A NATIONAL FLOOD HAZARD FIRMETTE EXPORTED 4/8/2020.
8. ALL PROPERTIES WITHIN REAMS FLEMING SHALL PROVIDE CROSS ACCESS TO ADJACENT AND NEARBY PROPERTIES PER REAMS FLEMING COVENANTS, CONDITIONS, AND RESTRICTIONS.
9. RECORDED DOCUMENTS DO NOT INDICATE OWNERSHIP OF MINERAL RIGHTS OR STATEMENT OF CLAIM IN ACCORDANCE WITH TCA CODE 67-5-90.
10. SIDEWALK AND TRAILS OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
11. ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
12. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
13. 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.
14. ROW WIDTH AND THE FUNCTIONAL STREET CLASSIFICATION PER THE CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN OF PUBLIC STREETS: PEYTONSVILLE ROAD ALONG THE NORTHERN BORDER IS A MAJOR COLLECTOR, PRATT LANE IS A LOCAL, REAMS FLEMING BOULEVARD IS A HIGH VOLUME LOCAL, MCBRIDE LANE IS A MINOR COLLECTOR.
15. 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.
16. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE, FINAL POSITIONING AND QUANTITIES SHALL BE AT DIRECTION OF MTEMC.
17. 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.
18. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.



VICINITY MAP
NOT TO SCALE

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
1	906680.06'	20.815
6	448262.58'	10.291

OPEN SPACE Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
101	55859.00'	1.282
102	113962.89'	2.616

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 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 Berry Farms Reams-Fleming has been installed in accordance with City Specifications, or

(2) a performance agreement and surety in the amount of $_____ for the water system has been posted with the city of Franklin, Tennessee to assure completion of such system.

Director City of Franklin _____ Date

Owner/Subdivider: Reams Fleming Partnership

Owners/Partners with 5% interest or more:

Reams Fleming Partnership
Adam Ballash ABALLASH@BOYLE.COM
2000 MERIDIAN, SUITE 250
Franklin, TN 37067
(615) 550-5583

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 _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that :

(1) the streets, drainage, and sidewalks designated in Berry Farms Reams-Fleming 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 Berry Farms Reams-Fleming 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

Certificate of Survey

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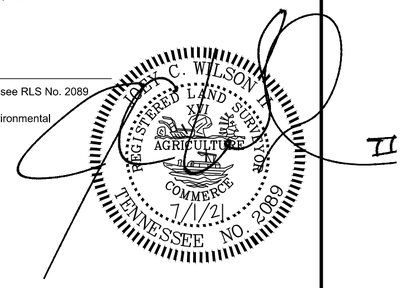
Joey C. Wilson II, Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive
Franklin, TN 37064
Office: 615.794.2275
jwilson@wilsonpc.com



BERRY FARMS

TRACT P.U.D. SUBDIVISION

Reams Fleming Partnership

Revision 5

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 35.004 TOTAL # OF LOTS 4
ACRES NEW RD/ST 0 L.F. OF NEW RD/ST 0
ACRES OPEN SPACE 0 CIVIL DISTRICT 10th
DRAWN BY CPP CLOSURE ERROR < 1:10,000
SCALE = AS NOTED DATE = 07/01/2021

COF PROJECT # 7581 *WA JOB # 19-1385* *SHEET 1 OF 4*

Z:\Land Projects 3\2019\19-1385-PLAT Berry Farms - Platting\DWG from WA\Plats\Lot 1\06292021\19-1385 Berry Farms Plat Lot 1.dwg Cover, 7/1/2021 5:33:55 PM, clewis

SHARED PARKING AGREEMENT
DEED BOOK 7400, PAGE 515

MTEMC RIGHT OF WAY EASEMENT
40' WIDTH (20' FROM CENTER LINE)
DEED BOOK 7154, PAGE 415

PUBLIC DRAIN ESMT.

12' MIN. SETBACK

37' ROW
39' ROW

N46°38'05"E
25.07'

N51°56'42"E
162.31'

12' MIN. SETBACK

Reams Fleming Blvd.

N51°56'42"E
39.00'

P.U.D.E.

N51°56'42"E
185.93'

N54°14'09"E
25.02'

N51°56'42"E
185.98'

44.74'

SHEET 3
MATCHLINE
SHEET 2

S10°52'08"W
206.96'

S8°13'12"W
242.01'

S10°04'45"W
148.57'

20.00'

20' EXCLUSIVE WATER LINE
EASEMENT (10' EACH SIDE)
AS PER RECORD P69/49B

Lot 1
906680.06SF
20.81Ac.

20.00'

MTEMC RIGHT OF WAY EASEMENT
40' WIDTH (20' FROM CENTER LINE)
PLAT BOOK 69, PAGE 49
ESMT LOCATION DIFFERS FROM PLAT
DUE TO AS-BUILT LOCATION OF POLES

S11°59'43"W
16.09'

711.30'
N81°30'22"W

135.01'
N87°24'39"W

169.36'
N66°23'38"W

12' MIN. SETBACK

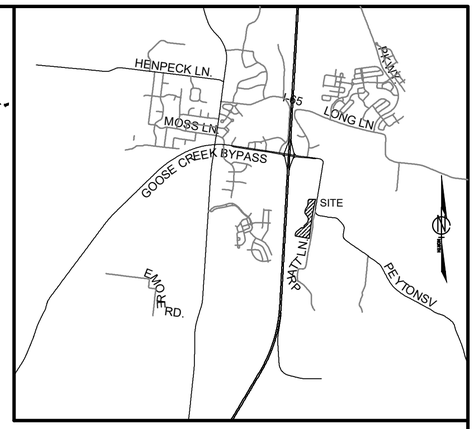
P.U.D.E.

LOT 2
REAMS FLEMING PARTNERSHIP
MAP 117
PARCEL 30.05

2.659 ACRES
115,828 SQ.FT.
(OPEN SPACE)

INDUSTRIAL DEVELOPMENT BOARD
OF WILLIAMSON COUNTY
MAP 117, PARCEL 30.02
DEED BOOK 7281, PAGE 63

MATT 5:14-16 LLC
MAP 117, PARCEL 30.01
DEED BOOK 6598, PAGE 586



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING IRON ROD	○
IRON ROD SET	◉
EXISTING CONCRETE MONUMENT	□
CONCRETE MONUMENT SET	■
PUBLIC UTILITY & DRAINAGE ESMT.	P.U.D.E.
PUBLIC DRAINAGE ESMT.	P.D.E.
PUBLIC UTILITY & ACCESS ESMT.	P.U.A.E.
SIDEWALK PATTERN	
UTILITY POLE	
GUY ANCHOR	
FIRE HYDRANT	
SANITARY SEWER MH	SS
CURB INLET	
WATER VALVE	
SANITARY SEWER	8" SA
WATER	4" W
RECLAIMED WATER	8" RCWL
UNDERGROUND ELEC	UGE
OVERHEAD ELEC	OHE
BOUNDARY	
CENTERLINE	
WATER FEATURE	
FLOOD ZONE BOUNDARY	
EASEMENT	

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C8	57.19'	974.87'	3° 21' 40"	S9° 11' 18"W	57.18'
C9	101.26'	2190.13'	2° 38' 57"	S9° 32' 40"W	101.25'
C10	99.14'	3054.87'	1° 51' 34"	S9° 08' 58"W	99.13'
C11	238.27'	7124.89'	1° 54' 58"	S11° 02' 14"W	238.26'
C12	397.23'	381.50'	59° 39' 27"	N22° 06' 59"E	379.52'
C13	64.68'	67.51'	54° 53' 47"	N79° 02' 34"E	62.24'
C14	27.50'	82.50'	19° 05' 48"	S83° 03' 18"E	27.37'
C15	64.26'	67.50'	54° 32' 42"	S65° 19' 47"E	61.86'
C16	64.26'	67.50'	54° 32' 42"	N10° 46' 49"W	61.86'
C17	27.50'	82.50'	19° 05' 48"	N6° 56' 42"E	27.37'
C18	64.31'	67.50'	54° 35' 24"	N24° 41' 26"E	61.91'

Certificate of Survey

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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

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2089
7/1/21

100' 0' 100' 200' 300'
GRAPHIC SCALE

BERRY FARMS

TRACT P.U.D. SUBDIVISION
Reams Fleming Partnership
Revision 5

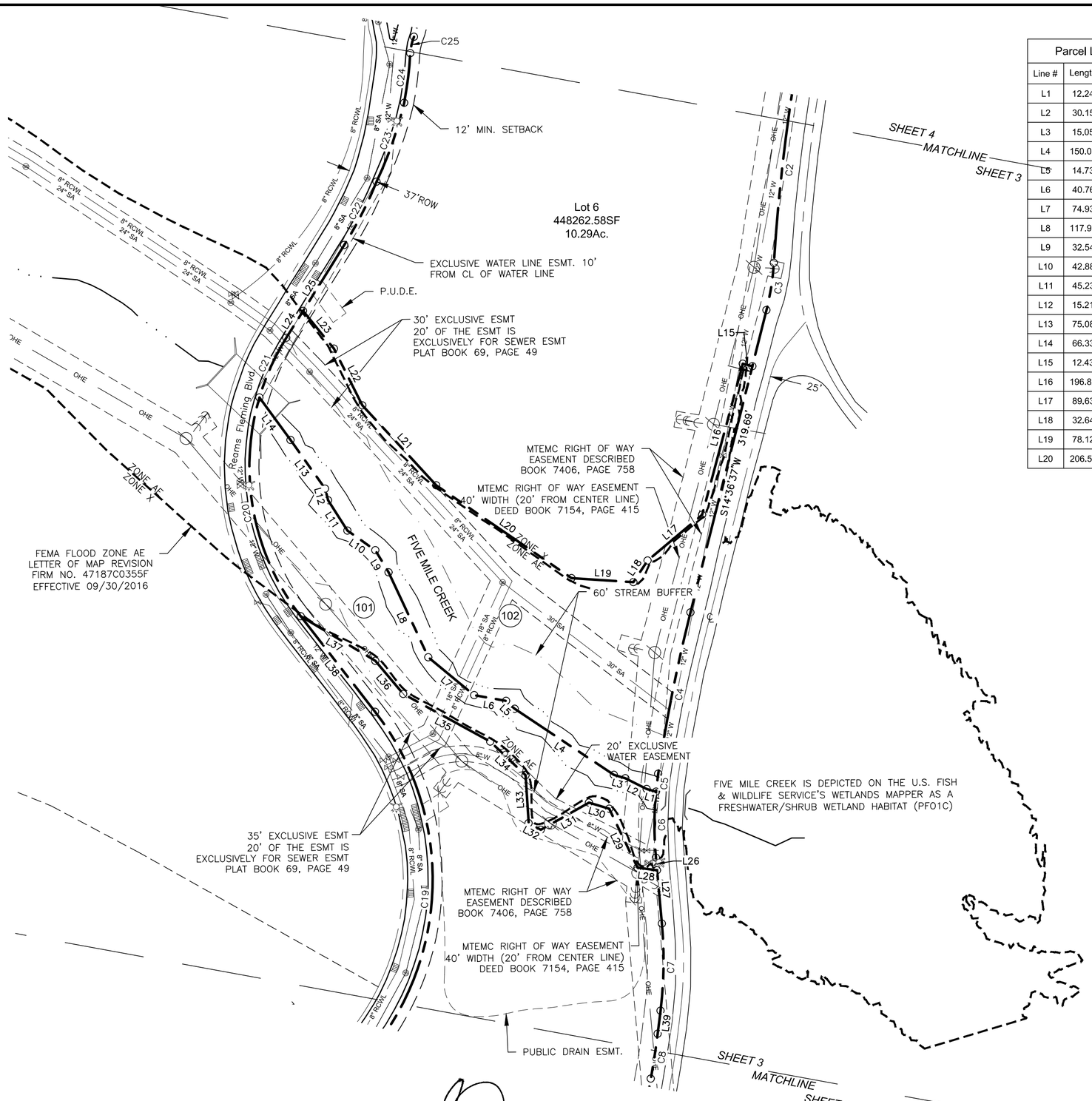
FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 35.004 | TOTAL # OF LOTS 4
ACRES NEW RD/ST 0 | L.F. OF NEW RD/ST 0
ACRES OPEN SPACE 0 | CIVIL DISTRICT 10th
DRAWN BY CPP | CLOSURE ERROR < 1:10,000
SCALE = AS NOTED | DATE = 07/01/2021

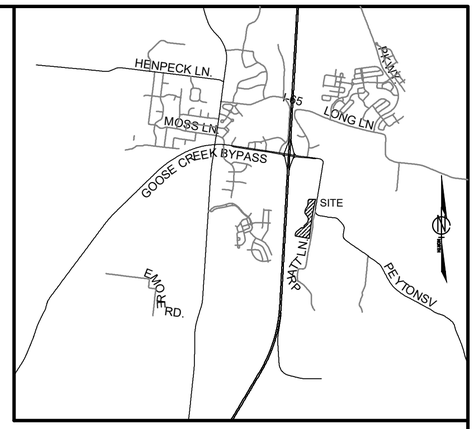
COF PROJECT # 7581 *WA JOB # 19-1385* *SHEET 2 OF 4*

Z:\Land Projects 3\2019\19-1385 PLAT Berry Farms - Platting\DWG from WA\Plats\Lot 1\06292021\19-1385 Berry Farms Plat Lot 1.dwg, Sheet 2, 7/1/2021 5:34:07 PM, clewis



Parcel Line Table		
Line #	Length	Direction
L1	12.24'	N73°29'18"W
L2	30.15'	N62°54'55"W
L3	15.05'	N72°49'49"W
L4	150.05'	S55°51'30"E
L5	14.73'	N46°50'13"W
L6	40.76'	N79°26'02"W
L7	74.93'	N49°54'11"W
L8	117.97'	N24°34'49"W
L9	32.54'	N30°38'46"W
L10	42.88'	N54°14'11"W
L11	45.23'	N32°07'00"W
L12	15.21'	N14°06'02"W
L13	75.08'	N34°55'13"W
L14	66.33'	N35°44'43"W
L15	12.43'	S75°23'23"E
L16	196.82'	N15°32'57"E
L17	89.63'	N50°29'35"E
L18	32.64'	N33°42'56"E
L19	78.12'	S85°47'32"E
L20	206.52'	S55°03'33"E

Parcel Line Table		
Line #	Length	Direction
L21	137.10'	S42°15'15"E
L22	79.89'	S26°14'00"E
L23	61.30'	S38°44'12"E
L24	39.81'	N32°28'27"E
L25	97.84'	N32°28'27"E
L26	15.87'	S4°43'17"E
L27	67.47'	S4°43'17"E
L28	24.82'	N82°06'34"W
L29	82.29'	N25°12'21"W
L30	26.62'	N72°39'42"W
L31	69.53'	S61°04'51"W
L32	17.39'	N61°05'49"W
L33	60.57'	N3°15'14"W
L34	61.36'	N45°57'10"W
L35	124.80'	N60°49'06"W
L36	54.52'	N39°35'54"W
L37	109.46'	N58°41'47"W
L38	152.40'	N37°25'30"W
L39	29.20'	S7°30'29"W



VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	236.96'	2476.11'	5° 28' 59"	S6° 50' 31"W	236.87'
C3	60.24'	328.43'	10° 30' 35"	S9° 21' 19"W	60.16'
C4	207.21'	2083.64'	5° 41' 53"	S11° 45' 41"W	207.13'
C5	22.75'	445.13'	2° 55' 41"	S7° 26' 54"W	22.75'
C6	83.17'	445.13'	10° 42' 20"	S0° 37' 53"W	83.05'
C7	109.90'	514.87'	12° 13' 46"	S1° 23' 36"W	109.69'
C8	57.19'	974.87'	3° 21' 40"	S9° 11' 18"W	57.18'
C19	505.67'	343.50'	84° 20' 45"	N4° 44' 52"E	461.23'
C20	291.15'	306.50'	54° 25' 36"	N10° 12' 42"W	280.33'
C21	82.77'	306.50'	15° 28' 21"	N24° 44' 17"E	82.52'
C22	89.55'	518.50'	9° 53' 46"	N27° 31' 34"E	89.44'
C23	105.41'	515.48'	11° 43' 00"	N19° 46' 25"E	105.23'
C24	63.03'	523.94'	6° 53' 34"	N7° 33' 41"E	62.99'

LEGEND

EXISTING IRON ROD	
IRON ROD SET	
EXISTING CONCRETE MONUMENT	
CONCRETE MONUMENT SET	
PUBLIC UTILITY & DRAINAGE ESMT.	P.U.D.E.
PUBLIC DRAINAGE ESMT.	P.D.E.
PUBLIC UTILITY & ACCESS ESMT.	P.U.A.E.
SIDEWALK PATTERN	
UTILITY POLE	
GUY ANCHOR	
FIRE HYDRANT	
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CURB INLET	
WATER VALVE	
SANITARY SEWER	8" SA
WATER	4" W
RECLAIMED WATER	8" RCWL
UNDERGROUND ELEC	UGE
OVERHEAD ELEC	OHE
BOUNDARY	
CENTERLINE	
WATER FEATURE	
FLOOD ZONE BOUNDARY	
EASEMENT	

BERRY FARMS

TRACT P.U.D. SUBDIVISION

Reams Fleming Partnership

Revision 5

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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ACRES OPEN SPACE 0	CIVIL DISTRICT 10th
DRAWN BY CPP	CLOSURE ERROR < 1:10,000
SCALE = AS NOTED	DATE = 07/01/2021

COF PROJECT # 7581 *WA JOB # 19-1385* *SHEET 3 OF 4*

Certificate of Survey

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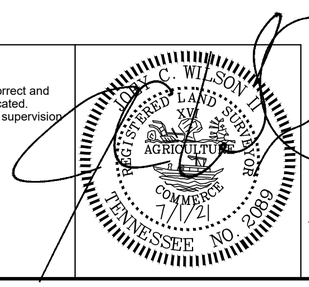
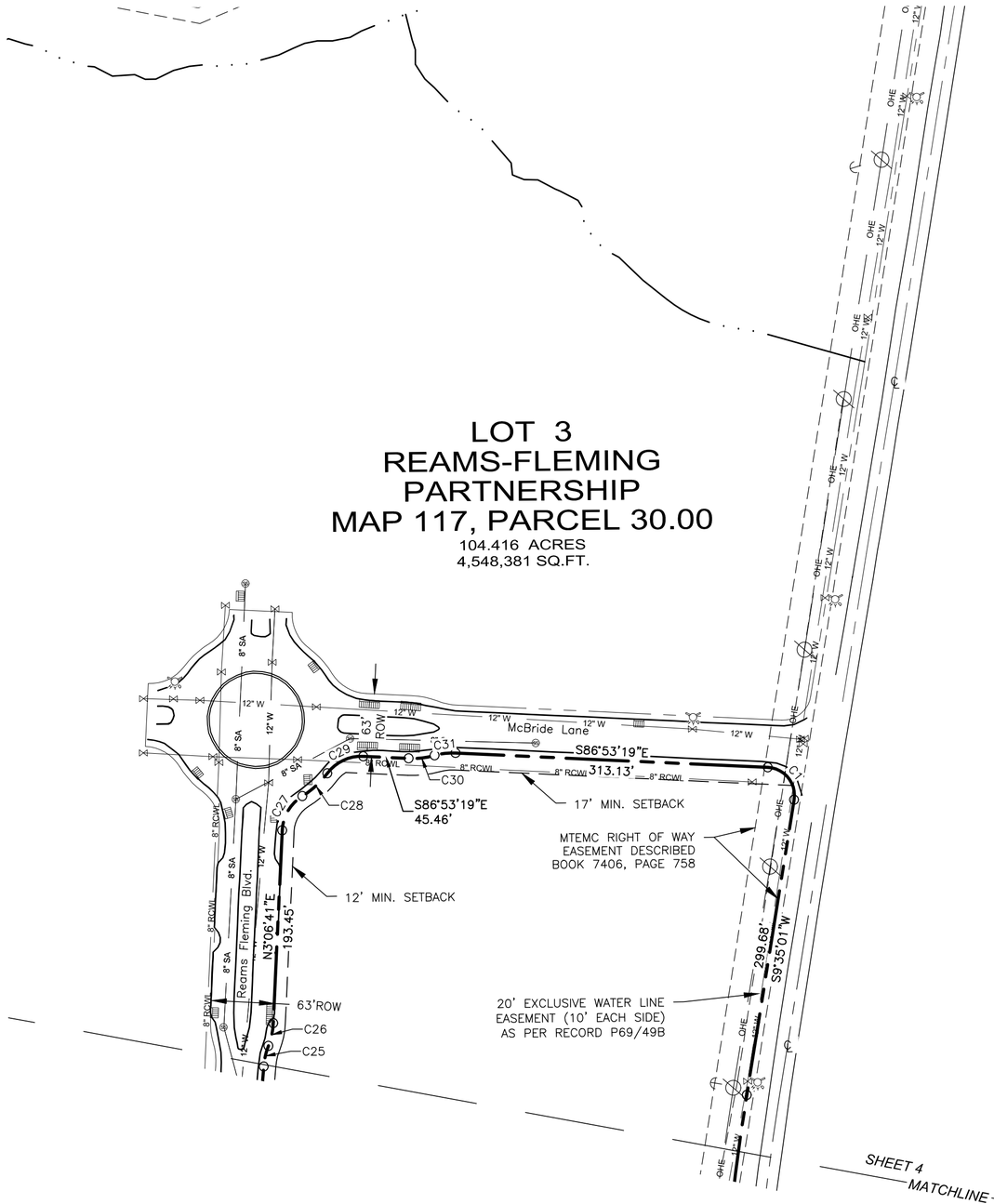
jwilson@wilsonpc.com

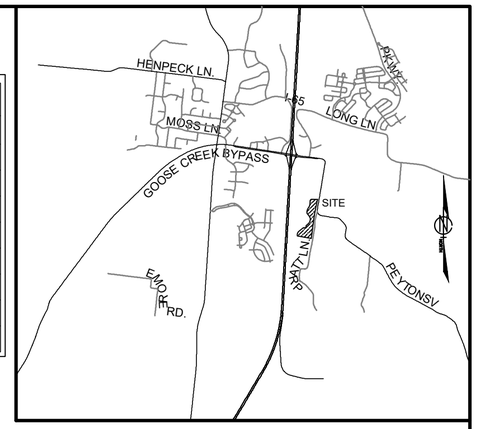


100' 0' 100' 200' 300'
GRAPHIC SCALE

Z:\Land Projects 3\2019\19-1385 PLAT Berry Farms - Platting\DWG from WA Plats\Lot 1\06292021\19-1385 Berry Farms Plat Lot 1.dwg, Sheet 3, 7/1/2021 5:34:22 PM, clewis



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.14'	28.00'	96° 27' 56"	S38° 39' 07"E	41.77'
C25	21.24'	67.00'	18° 09' 45"	N13° 11' 43"E	21.15'
C26	23.41'	70.00'	19° 09' 38"	N12° 41' 35"E	23.30'
C27	41.47'	42.50'	55° 54' 11"	N31° 03' 47"E	39.84'
C28	34.06'	89.50'	21° 48' 19"	N48° 06' 41"E	33.86'
C29	41.47'	42.50'	55° 54' 02"	N65° 09' 37"E	39.84'
C30	26.24'	82.50'	18° 13' 26"	N83° 59' 55"E	26.13'
C31	21.31'	67.00'	18° 13' 24"	N83° 59' 55"E	21.22'



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING IRON ROD	○
IRON ROD SET	◉
EXISTING CONCRETE MONUMENT	□
CONCRETE MONUMENT SET	■
PUBLIC UTILITY & DRAINAGE ESMT.	P.U.D.E.
PUBLIC DRAINAGE ESMT.	P.D.E.
PUBLIC UTILITY & ACCESS ESMT.	P.U.A.E.
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SANITARY SEWER	8" SA
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WATER FEATURE	
FLOOD ZONE BOUNDARY	
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jwilson@wilsonpc.com

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
7/1/21
TENNESSEE NO. 2089

100' 0' 100' 200' 300'
GRAPHIC SCALE

BERRY FARMS

TRACT P.U.D. SUBDIVISION

Reams Fleming Partnership

Revision 5

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FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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COF PROJECT # 7581 *WA JOB # 19-1385* *SHEET 4 OF 4*

Z:\Land Projects 3\2019\19-1385-PLAT Berry Farms - Platting\DWG from WA\Plats\Lot 1\062920211\19-1385 Berry Farms Plat Lot 1.dwg Sheet 4, 7/1/2021 5:34:39 PM, clewis

City of Franklin

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

File #: 21-02258

DATE: July 8, 2021

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Eastworks PUD Subdivision, Final Plat (Formerly Cool Springs East Subdivision, Section 1, Lot 5), Creating 2 Commercial Lots, On 49.97 Acres, Located At 9009 Carothers Parkway. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7549
Applicant: Ted Stevenson, Ragan Smith Assoc.
Owner: LCFRE Nashville Carothers LLC, Aaron Russell, Rep.

BACKGROUND/STAFF COMMENTS:
The purpose of the plat is to create two commercial lots on 49.97 acres for the property located at 9009 Carothers Parkway. The subject property was previously platted as Lot 5 of Section 1 of the Cool Springs East Subdivision. This plat is being submitted to accommodate the Eastworks PUD Subdivision. The Development Plan for the Eastworks PUD was approved by the Board of Mayor and Aldermen on July 14, 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

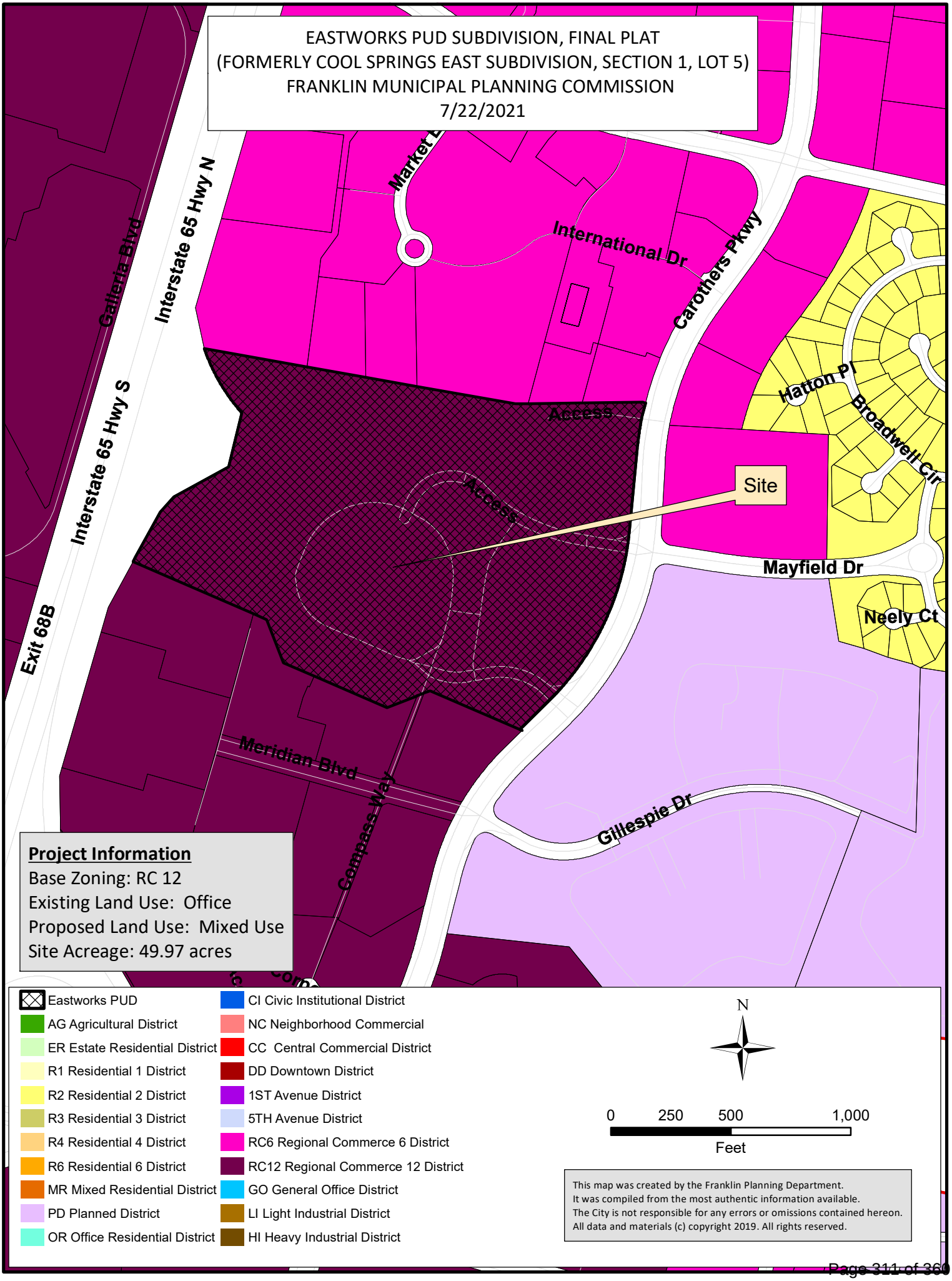
Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions.


EASTWORKS PUD SUBDIVISION, FINAL PLAT
(FORMERLY COOL SPRINGS EAST SUBDIVISION, SECTION 1, LOT 5)
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021
Galleria Blvd
Interstate 65 Hwy N
Interstate 65 Hwy S
Exit 68B
Market
International Dr
Carothers Pkwy
Hatton Pl
Broadwell Cir
Access
Access
Site
Mayfield Dr
Neely Ct
Meridian Blvd
Compass Way
Gillespie Dr
Project Information
Base Zoning: RC 12
Existing Land Use: Office
Proposed Land Use: Mixed Use
Site Acreage: 49.97 acres
Eastworks PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

COF no: 7549

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

5. C. Final Plat

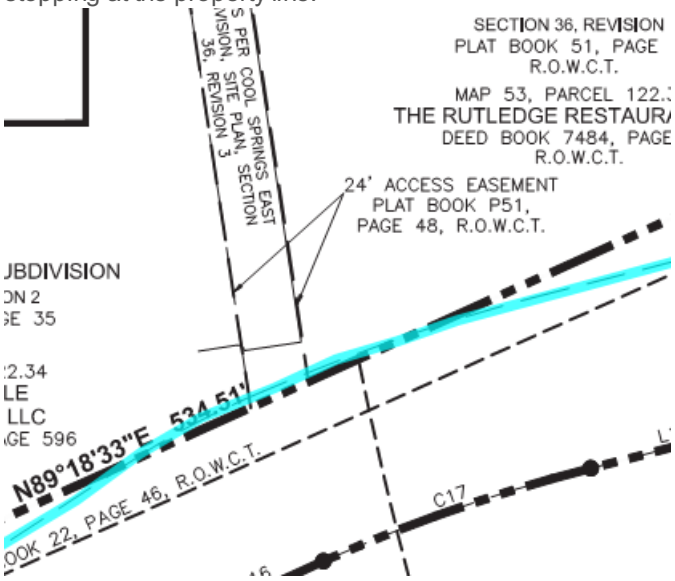
lance.fittro@franklintn.gov A revised final plat shall be required to accompany the site plan for development or redevelopment of either of lots 1 or 2 as shown on the submitted subdivision plat. [Edited By Lance Fittro]

6. C. Final Plat

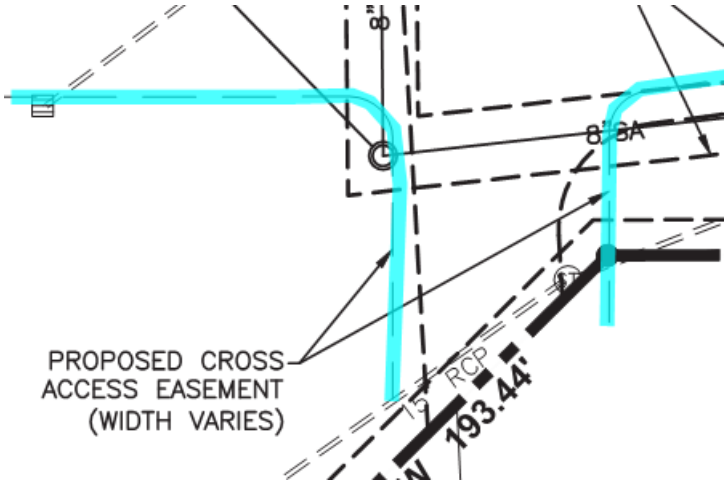
lance.fittro@franklintn.gov With the lot numbers now changed, applicant shall revise Note 11 on the plat to reference Lot 2 rather than Lot 6.

7. C. Final Plat

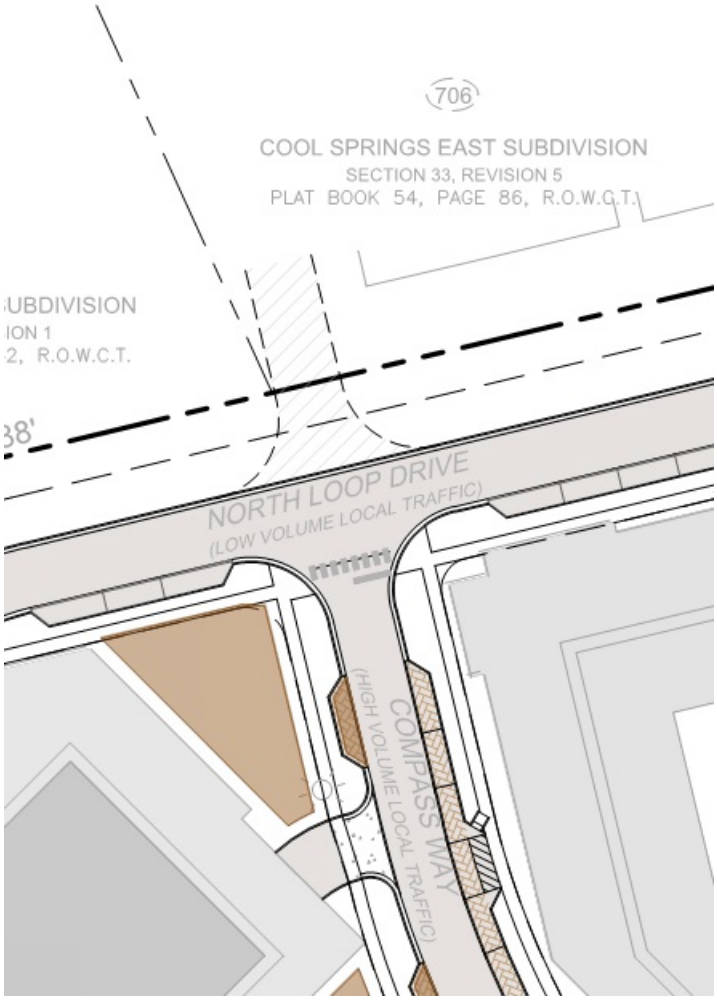
lance.fittro@franklintn.gov Thank you for showing the cross-access easement throughout the development. There is one area at the northeastern property boundary where the easement is shown crossing onto the adjacent property. Applicant shall indicate the easement as stopping at the property line:



Likewise at the southern property line, applicant shall indicate the cross-access easement extending to, but not beyond the property line:



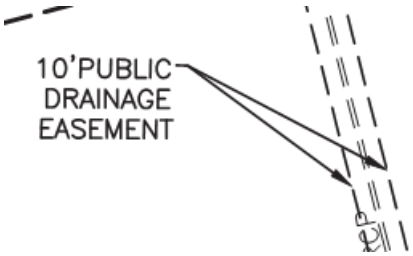
Cross-access easement for the future extension of the proposed Compass Way to the north, as indicated on the approved Development Plan, shall be dedicated with the future final plat revision coinciding with the site plan which includes development of the roadway to the northern property line.



[Edited By Lance Fittro]

19. C. Final Plat

lance.fittro@franklintn.gov Applicant shall correct the public drainage easement for the storm pipe network to indicate a 20' easement width as required for drainage infrastructure. Below is one location of several where the easement width is to be increased.



Performance Agreement and Surety

General Issues

10. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat. Another final plat will be submitted at the site plan stage. Applicant shall be informed that sureties are calculated on the site plan, and transferred to the final plat. Whatever work is proposed on said site plan, sureties will be expected to be posted for that site plan. If multiple parties or phases are involved, applicant shall take this into consideration when setting the limits of construction for each site plan.

Planning

General Issues

24. Note 4-Zoning District

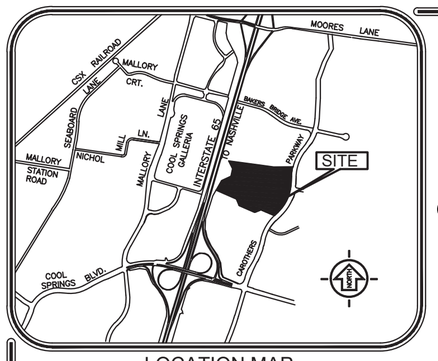
joseph.bryan@franklintn.gov Applicant shall revise base zoning district in Note 4.

Water/Sewer

General Issues

12. Sanitary sewer

ben.mcneil@franklintn.gov The applicant shall clarify the depths of the existing sanitary sewer main and provide appropriate easements widths. the existing sewer is more than 12' in some locations..



LOCATION MAP

N.T.S.

0 100' 200' 400'

GRAPHIC SCALE: 1=200'

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION.

2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOT 5 ON THE FINAL PLAT ENTITLED "COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION ONE" OF RECORD IN PLAT BOOK 22, PAGE 46, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, NAD 83 DATUM, ZONE 5301, FIPS ZONE 4100.

4. EXISTING ZONING: GC, GENERAL COMMERCIAL DISTRICT.
LAND USE: OFFICE. MINIMUM REQUIRED SETBACK LINES: FRONT YARD: 30'; SIDE YARD: 15'; REAR YARD: 25'. OVERLAY DISTRICT: HTO. WITHIN THE HTO: BUILDINGS NOT TO EXCEED 12 STORIES OUTSIDE OF THE HTO: BUILDINGS SHALL NOT EXCEED 75 FEET.

5. SUBJECT PROPERTY IS SHOWN AS PARCEL 142 ON WILLIAMSON COUNTY PROPERTY MAP 53.

6. THE SURVEY SHOWS, BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THAT THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0208F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMINITY NO. 470206, PANEL NO. 0208, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

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

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

10. THE SEWER LINE DEPTH SHALL DETERMINE THE WIDTH OF THE SEWER EASEMENT (EXISTING AND PROPOSED). 0-12' IS 20' EASEMENT. 13-20' IS A 30' EASEMENT. DEEPER THAN 20' HAS TO HAVE WMD APPROVAL. THE DEPTHS HAVE BEEN MEASURED AND THE EASEMENT WIDTHS HAVE BEEN ADJUSTED ACCORDINGLY.

11. THERE SHALL BE NO DIRECT ACCESS TO LOT 6 FROM CAROTHERS PARKWAY. ACCESS TO LOT 6 SHALL BE VIA THE CROSS ACCESS EASEMENT(S) SHOWN HEREON.

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

13. THE CURRENT OWNER HOLDS THE MINERAL RIGHTS TO THIS PROPERTY.

14. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

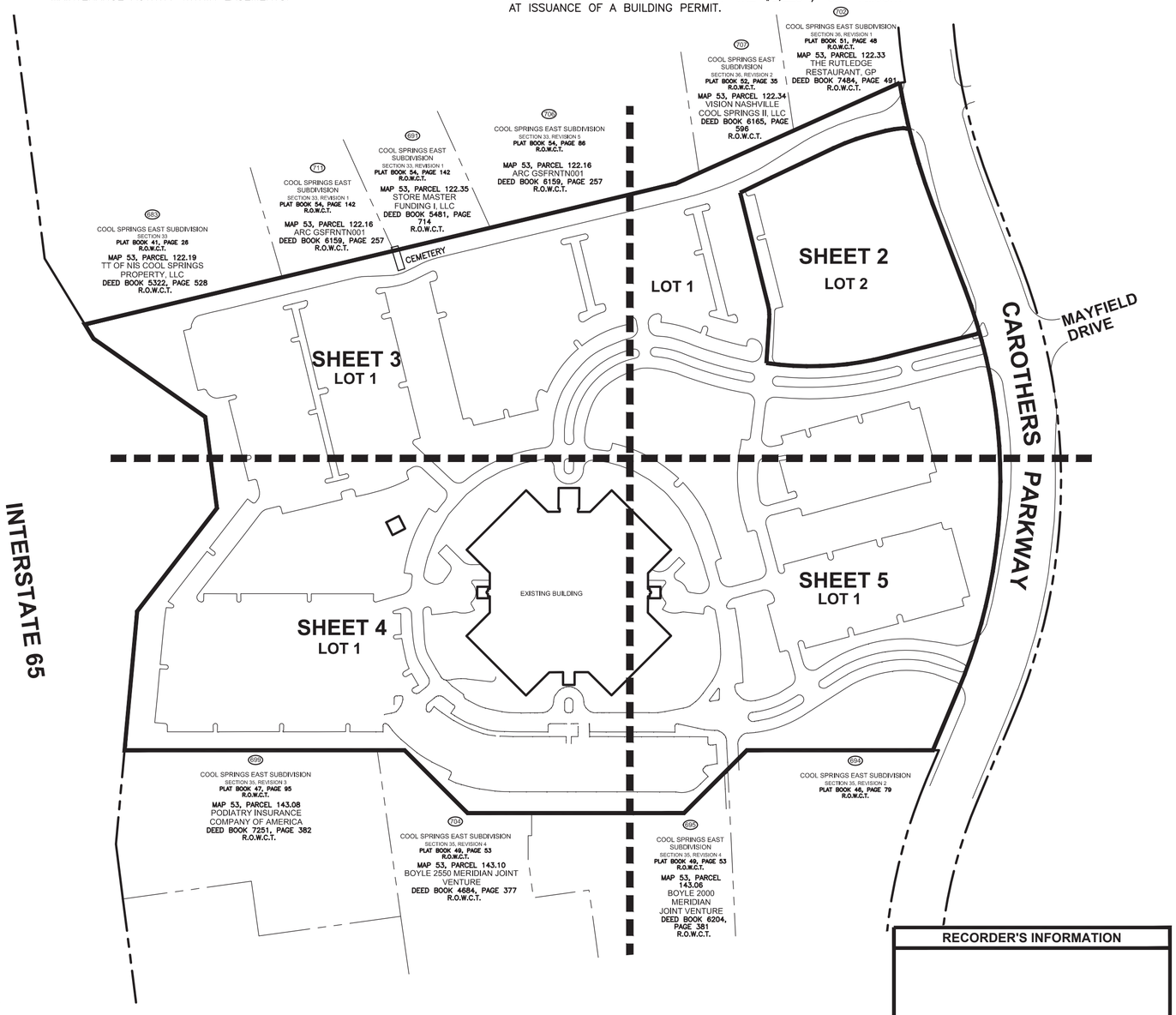
15. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

16. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

17. 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.

18. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

19. AT THIS TIME, IT IS UNDERSTOOD THAT NO FEE IS REQUIRED WITH THE RECORDING OF THIS PLAT. HOWEVER, THE FOLLOWING WILL APPLY IN THE FUTURE.
PER PARKLAND IMPACT FEE, CONSTRUCTION, AND DEDICATION AGREEMENT BETWEEN THE CITY OF FRANKLIN AND MARKETSTREET MANAGEMENT, LLC CONTRACT NO. 2020-0132:
25% ($1,747,424.00) OF THE TOTAL PARKLAND IMPACT FEE ($6,989,696.00) OBLIGATION IS DUE AT THE RECORDING OF THE FIRST FINAL PLAT OR ISSUANCE OF A BUILDING PERMIT WHEN A PLAT IS NOT REQUIRED FOR ANY PROPERTY THAT INCLUDES A STRUCTURE WITH DWELLING UNITS, AND THE REMAINING 75% BEING PAID IN THE PRO-RATED AMOUNT OF THE $3,228 / UNIT AMOUNT AT ISSUANCE OF A BUILDING PERMIT.



LEGEND

●	IRON ROD (NEW) 5/8" ROD WITH PLASTIC CAP MARKED RAGAN-SMITH-ASSOCIATES	▤	CATCH BASIN
□CM(O)	CONCRETE MONUMENT (OLD)	—SA—	SANITARY SEWER LINE
○IR(O)	IRON ROD (OLD)	—W—	WATER LINE
		—RCP—	REINFORCED CONCRETE PIPE
◎	SANITARY SEWER MANHOLE	R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY TENNESSEE
☼	LIGHT STANDARD		
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT	(5)	LOT NUMBER

LOT 1= 1,963,407 SQUARE FEET OR 45.07 ACRES±
LOT 2= 184,388 SQUARE FEET OR 4.23 ACRES±
OPEN SPACE 1= 15,425 SQUARE FEET OR 0.36 ACRES±
RIGHT-OF-WAY DEDICATION= 13,471 SQUARE FEET OR 0.31 ACRES±
TOTAL AREA= 2,176,691 SQUARE FEET OR 49.97 ACRES±

OWNER
LCFRE NASHVILLE CAROTHERS, L.P.
100 WAUGH, SUITE 600
HOUSTON, TX, 77007
MR. AARON RUSSELL
DIRECTOR LIONSTONE INVESTMENTS
PH: 713.533.5820
arussell@lionstoneinvestments.com

RECORDER'S INFORMATION

G:\12067-03621-SURVEY\PLAT\20211036 2 PLAT COVER-UPDATE.DWG

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 5710, PAGE 666, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RE-SUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 1235, PAGE 725; BOOK 1446, PAGE 146; BOOK 1456, PAGE 49, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

OWNER: LCFRE NASHVILLE CAROTHERS, L.P. DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 13TH DAY OF APRIL, 2021. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 85,728.

07/01/21

TED J. STEVENSON II TN RLS NO. 2136 DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____FOR DRAINAGE, AND $_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPERINTENDENT STREETS CITY OF FRANKLIN TENNESSEE DATE

CERTIFICATE OF APPROVAL OF MTEMC

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE

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

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

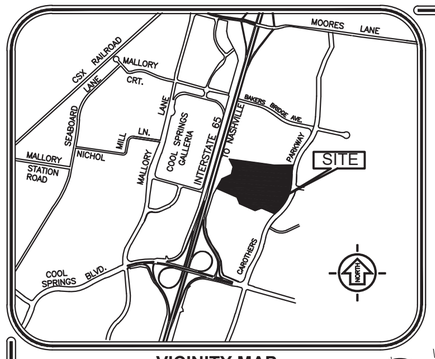
FINAL PLAT

EASTWORKS PUD SUBDIVISION

(FORMERLY COOL SPRINGS EAST SUBDIVISION, SECTION 1, LOT 5)

COF NO. 7549
9009 & 9021 CAROTHERS PARKWAY
EIGHTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=200' DATE: JULY 1, 2021
JOB NO. 12067 W.O. 0362

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 tstevenson@ragansmith.com
CONTACT: TED STEVENSON

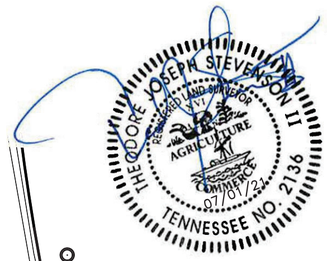


VICINITY MAP
N.T.S.

RECORDER'S INFORMATION

GENERAL NOTES

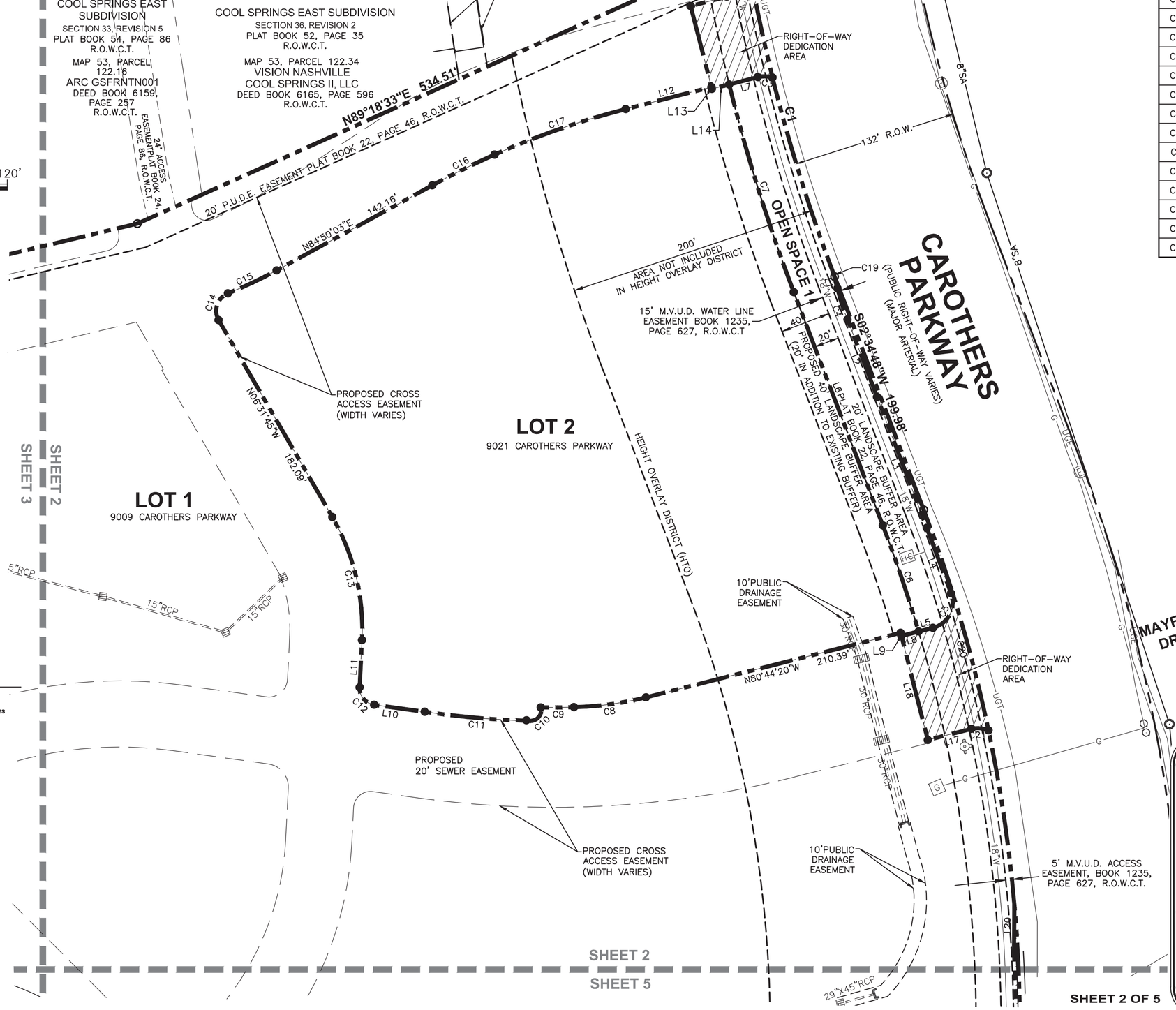
SEE SHEET 1 FOR ALL NOTES AND REFERENCES.



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	1373.57'	271.09'	11°18'29"	135.99	270.65'	S08°18'17"W
C2	1172.43'	895.78'	43°46'34"	471.03	874.15'	S24°28'05"W
C3	21.00'	11.99'	32°43'25"	6.17	11.83'	N64°33'16"W
C4	157.62'	26.44'	9°36'42"	13.25	26.41'	N05°34'22"E
C5	21.00'	35.27'	96°14'11"	23.42	31.27'	N51°08'35"E
C6	1137.43'	89.62'	4°30'52"	44.83	89.60'	S04°50'14"W
C7	1408.57'	174.31'	7°05'25"	87.27	174.20'	S06°11'42"W
C8	260.00'	58.33'	12°51'12"	29.29	58.20'	N74°18'44"W
C9	699.00'	26.63'	2°10'58"	13.32	26.63'	N66°47'39"W
C10	8.49'	15.93'	107°33'24"	11.59	13.70'	S61°11'45"W
C11	716.06'	84.96'	6°47'53"	42.53	84.91'	N61°37'36"W
C12	13.50'	20.03'	85°00'00"	12.37	18.24'	N16°08'37"W
C13	179.00'	102.74'	32°53'07"	52.83	101.33'	N09°54'49"E
C14	15.01'	25.72'	98°11'38"	17.32	22.69'	N42°32'02"E
C15	362.00'	43.16'	6°49'51"	21.60	43.13'	N88°14'58"E
C16	671.00'	55.58'	4°44'46"	27.81	55.57'	N87°12'26"E
C17	671.00'	111.30'	9°30'14"	55.78	111.17'	S85°40'05"E
C19	1373.57'	3.09'	0°07'44"	1.54	3.09'	N02°42'54"E
C20	1172.43'	184.28'	9°00'20"	92.33	184.09'	N07°04'58"E
C21	21.00'	14.09'	38°26'32"	7.32	13.83'	S61°31'04"E
C22	1364.17'	12.65'	0°31'53"	6.33	12.65'	S13°34'18"W
C23	1149.40'	285.50'	14°13'54"	143.49	284.77'	N27°12'21"E
C25	16.00'	26.29'	94°08'17"	17.20	23.43'	N86°56'21"E
C26	16.00'	7.60'	27°12'24"	3.87	7.53'	N32°23'19"W
C32	150319.80'	80.73'	0°01'51"	40.37	80.73'	N39°52'12"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N08°18'19"E	12.76'
L2	N02°30'35"E	66.09'
L3	N02°44'02"E	112.36'
L4	N03°01'29"E	55.76'
L5	S80°44'20"E	11.87'
L6	S02°34'48"W	200.00'
L7	N80°54'59"W	23.61'
L8	N80°44'20"W	14.19'
L9	N09°15'40"E	2.50'
L10	N58°38'37"W	40.91'
L11	N26°21'23"E	37.85'
L12	S80°54'58"E	70.91'
L13	S09°04'48"W	1.50'
L14	S80°54'59"E	14.30'
L17	S80°44'20"E	35.98'
L18	S09°15'40"W	86.00'
L19	S89°18'33"W	2.86'
L20	N24°03'20"E	36.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N36°53'27"E	75.78'
L22	S46°41'15"E	31.73'
L23	N41°12'51"E	64.00'
L24	N46°25'35"W	40.75'



NORTH

SEE NOTE 3.

0 30' 60' 120'

GRAPHIC SCALE: 1=60'

LEGEND

- IRON ROD (NEW) 5/8" Iron Rod W/Plastic Cap Marked Ragan-Smith Associates
- 4" Diameter Aluminum Disc w/ 5/8" Iron Rod Marked Ragan-Smith Associates
- IRON ROD (OLD)
- MONUMENT (OLD)
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY TENNESSEE
- 123 STREET ADDRESS
- STORM DRAIN
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- CATCH BASIN
- —X— FENCE LINE
- —W— WATER LINE
- — SA — SANITARY SEWER
- — G — GAS LINE
- —UGT— UNDERGROUND TELEPHONE
- —UGE— UNDERGROUND ELECTRIC
- HC HYDROCOWL

FINAL PLAT

EASTWORKS PUD SUBDIVISION

(FORMERLY COOL SPRINGS EAST SUBDIVISION, SECTION 1, LOT 5)

COF NO. 7549

9009 & 9021 CAROTHERS PARKWAY
EIGHTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=200' DATE: JULY 1, 2021
JOB NO. 12067 W.O. 0362

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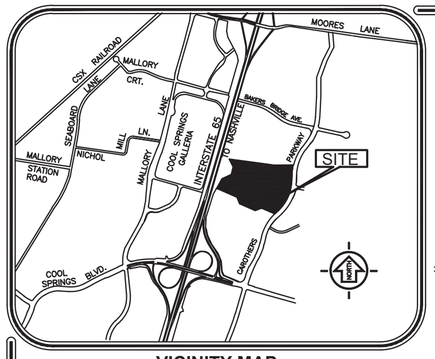
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 tstevenson@ragansmith.com
CONTACT: TED STEVENSON

SHEET 2 OF 5

G:\12067-036211-SURVEY\PLAT\20211103\62 PLAT SHEETS-UPDATE.DWG



VICINITY MAP
N.T.S.

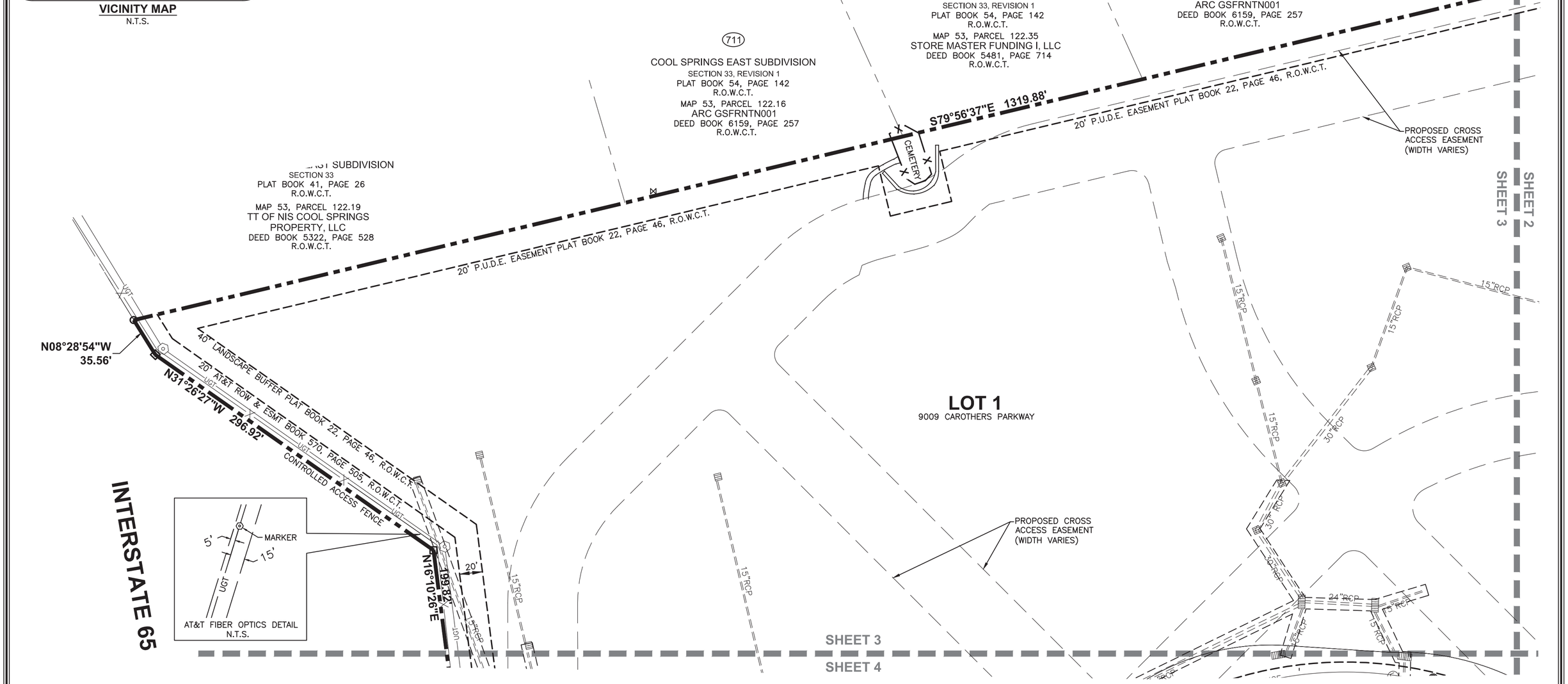
LEGEND

- IRON ROD (NEW) 5/8" Iron Rod W/Plastic Cap Marked Ragan-Smith Associates
- 4" Diameter Aluminum Disc w/ 5/8" Iron Rod Marked Ragan-Smith Associates
- IRON ROD (OLD)
- MONUMENT (OLD)
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY TENNESSEE
- 123 STREET ADDRESS
- STORM DRAIN
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- CATCH BASIN
- —X— FENCE LINE
- —W— WATER LINE
- —SA— SANITARY SEWER
- —G— GAS LINE
- —UGT— UNDERGROUND TELEPHONE LINE
- —UGE— UNDERGROUND ELECTRIC LINE

NORTH

SEE NOTE 3.

0 30' 60' 120'
GRAPHIC SCALE: 1=60'



RECORDER'S INFORMATION

THEODORE JOSEPH STEVENSON II
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
07/01/21
TENNESSEE NO. 2136

GENERAL NOTES
SEE SHEET 1 FOR ALL NOTES AND REFERENCES.

SHEET 3 OF 5

FINAL PLAT

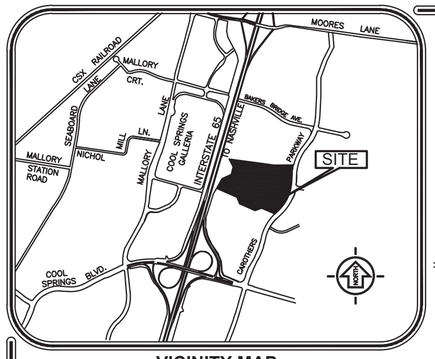
EASTWORKS PUD SUBDIVISION

(FORMERLY COOL SPRINGS EAST SUBDIVISION, SECTION 1, LOT 5)

COF NO. 7549
9009 & 9021 CAROTHERS PARKWAY
EIGHTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=200' DATE: JULY 1, 2021
JOB NO. 12067 W.O. 0362

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 tstevenson@ragansmith.com
CONTACT: TED STEVENSON

G:\12067-0362\1-SURVEY\PLAT\2021\0362 PLAT SHEETS-UPDATE.DWG



VICINITY MAP
N.T.S.

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- 4" Diameter Aluminum Disc w/ 5/8" Iron Rod Marked Ragan-Smith Associates
- IRON ROD (OLD)
- MONUMENT (OLD)
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY TENNESSEE
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GENERAL NOTES

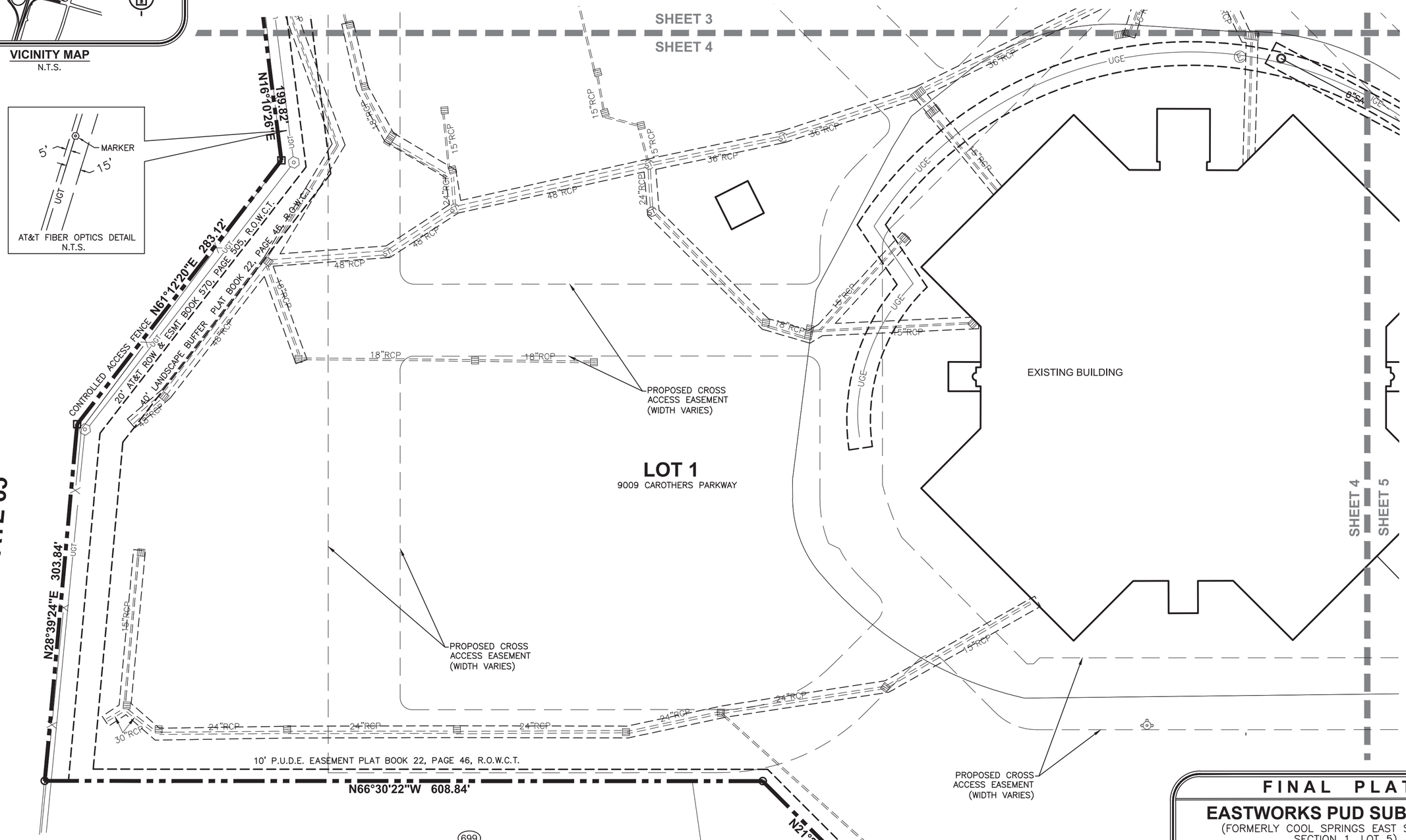
SEE SHEET 1 FOR ALL NOTES AND REFERENCES.

THEODORE JOSEPH STEVENSON II
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
07/01/21
TENNESSEE NO. 2136

NORTH

SEE NOTE 3.

0 30' 60' 120'
GRAPHIC SCALE: 1=60'



699
COOL SPRINGS EAST SUBDIVISION
SECTION 35, REVISION 3
PLAT BOOK 47, PAGE 95
R.O.W.C.T.

MAP 53, PARCEL 143.08
PODIATRY INSURANCE COMPANY OF AMERICA
DEED BOOK 7251, PAGE 382
R.O.W.C.T.

704
COOL SPRINGS EAST SUBDIVISION
SECTION 35, REVISION 4
PLAT BOOK 49, PAGE 53
R.O.W.C.T.

MAP 53, PARCEL 143.10
BOYLE 2550 MERIDIAN JOINT VENTURE
DEED BOOK 4684, PAGE 377
R.O.W.C.T.

COOL SPRINGS
SECTION

SHEET 4 OF 5

RECORDER'S INFORMATION

FINAL PLAT

EASTWORKS PUD SUBDIVISION

(FORMERLY COOL SPRINGS EAST SUBDIVISION, SECTION 1, LOT 5)

COF NO. 7549
9009 & 9021 CAROTHERS PARKWAY
EIGHTH CIVIL DISTRICT
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SCALE: 1"=200' DATE: JULY 1, 2021
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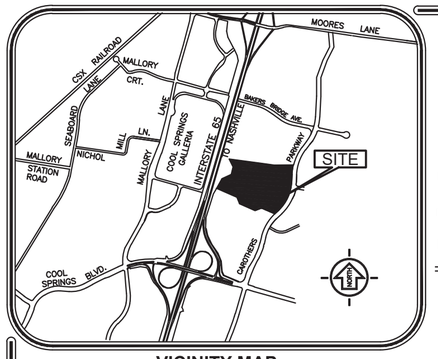
G:\12067-0362\1-SURVEY\PLAT\2021\0362 PLAT SHEETS-UPDATE.DWG



VICINITY MAP
N.T.S.

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- — G — GAS LINE
- —UGT— UNDERGROUND TELEPHONE LINE
- —UGE— UNDERGROUND ELECTRIC LINE
- HC — HYDROCOWL

NORTH

SEE NOTE 3.

0 30' 60' 120'
GRAPHIC SCALE: 1=60'

THEODORE JOSEPH STEVENSON III
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
ENGINEERING
COMMERCE
07/01/21
TENNESSEE NO. 2136

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	1373.57'	271.09'	11°18'29"	135.99	270.65'	S08°18'17"W
C2	1172.43'	895.78'	43°46'34"	471.03	874.15'	S24°28'05"W
C3	21.00'	11.99'	32°43'25"	6.17	11.83'	N64°33'16"W
C4	157.62'	26.44'	9°36'42"	13.25	26.41'	N05°34'22"E
C5	21.00'	35.27'	96°14'11"	23.42	31.27'	N51°08'35"E
C6	1137.43'	89.62'	4°30'52"	44.83	89.60'	S04°50'14"W
C7	1408.57'	174.31'	7°05'25"	87.27	174.20'	S06°11'42"W
C8	260.00'	58.33'	12°51'12"	29.29	58.20'	N74°18'44"W
C9	699.00'	26.63'	2°10'58"	13.32	26.63'	N66°47'39"W
C10	8.49'	15.93'	107°33'24"	11.59	13.70'	S61°11'45"W
C11	716.06'	84.96'	6°47'53"	42.53	84.91'	N61°37'36"W
C12	13.50'	20.03'	85°00'00"	12.37	18.24'	N16°08'37"W
C13	179.00'	102.74'	32°53'07"	52.83	101.33'	N09°54'49"E
C14	15.01'	25.72'	98°11'38"	17.32	22.69'	N42°32'02"E
C15	362.00'	43.16'	6°49'51"	21.60	43.13'	N88°14'58"E
C16	671.00'	55.58'	4°44'46"	27.81	55.57'	N87°12'26"E
C17	671.00'	111.30'	9°30'14"	55.78	111.17'	S85°40'05"E
C19	1373.57'	3.09'	0°07'44"	1.54	3.09'	N02°42'54"E
C20	1172.43'	184.28'	9°00'20"	92.33	184.09'	N07°04'58"E
C21	21.00'	14.09'	38°26'32"	7.32	13.83'	S61°31'04"E
C22	1364.17'	12.65'	0°31'53"	6.33	12.65'	S13°34'18"W
C23	1149.40'	285.50'	14°13'54"	143.49	284.77'	N27°12'21"E
C25	16.00'	26.29'	94°08'17"	17.20	23.43'	N86°56'21"E
C26	16.00'	7.60'	27°12'24"	3.87	7.53'	N32°23'19"W
C32	150319.80'	80.73'	0°01'51"	40.37	80.73'	N39°52'12"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N08°18'19"E	12.76'
L2	N02°30'35"E	66.09'
L3	N02°44'02"E	112.36'
L4	N03°01'29"E	55.76'
L5	S80°44'20"E	11.87'
L6	S02°34'48"W	200.00'
L7	N80°54'59"W	23.61'
L8	N80°44'20"W	14.19'
L9	N09°15'40"E	2.50'
L10	N58°38'37"W	40.91'
L11	N26°21'23"E	37.85'
L12	S80°54'58"E	70.91'
L13	S09°04'48"W	1.50'
L14	S80°54'59"E	14.30'
L17	S80°44'20"E	35.98'
L18	S09°15'40"W	86.00'
L19	S89°18'33"W	2.86'
L20	N24°03'20"E	36.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N36°53'27"E	75.78'
L22	S46°41'15"E	31.73'
L23	N41°12'51"E	64.00'
L24	N46°25'35"W	40.75'

SHEET 2
SHEET 5
SHEET 4
SHEET 5

LOT 1
9009 CAROTHERS PARKWAY

CAROTHERS PARKWAY
(PUBLIC RIGHT-OF-WAY VARIES)
(MAJOR ARTERIAL)

20'SEWER EASEMENT
PROPOSED CROSS ACCESS EASEMENT (WIDTH VARIES)
MIDDLE TENNESSEE ELECTRIC EASEMENT BOOK 1364, PAGE 463, R.O.W.C.T.
10'PUBLIC DRAINAGE EASEMENT
20' LANDSCAPE BUFFER AREA PLAT BOOK 22, PAGE 46, R.O.W.C.T.
HEIGHT OVERLAY DISTRICT (HTO)
200' AREA NOT INCLUDED IN HEIGHT OVERLAY DISTRICT
132' R.O.W.
ACCESS EASEMENT, RECORD BOOK 3579, PAGE 482, R.O.W.C.T.
15' M.V.U.D. WATER LINE EASEMENT BOOK 1235, PAGE 627, R.O.W.C.T
RIGHT-OF-WAY DEDICATION AREA
20'X50' SANITARY SEWER EASEMENT, PLAT BOOK 22, PAGE 46, R.O.W.C.T.
PUBLIC DRAINAGE EASEMENT
5' M.V.U.D. ACCESS EASEMENT, BOOK 1235, PAGE 627, R.O.W.C.T.
20' P.U.D.E. EASEMENT PLAT BOOK 22, PAGE 46, R.O.W.C.T.
N66°45'42"W 404.32'
S46°21'22"W 139.09'
N66°32'28"W 470.27'
S68°54'07"W 193.44'
694
695
1040
COOL SPRINGS EAST SUBDIVISION
SECTION 35, REVISION 2
PLAT BOOK 46, PAGE 79
R.O.W.C.T.

GENERAL NOTES
SEE SHEET 1 FOR ALL NOTES AND REFERENCES.

RECORDER'S INFORMATION

SHEET 5 OF 5

FINAL PLAT

EASTWORKS PUD SUBDIVISION

(FORMERLY COOL SPRINGS EAST SUBDIVISION, SECTION 1, LOT 5)

COF NO. 7549
9009 & 9021 CAROTHERS PARKWAY
EIGHTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=200' DATE: JULY 1, 2021
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G:\12067-036211-SURVEY\PLAT\20210362 PLAT SHEETS-UPDATE.DWG

City of Franklin

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

File #: 21-02265

DATE: July 12, 2021

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

The Fields At Reese Farms PUD Subdivision, Final Plat, Section 1, Creating 41 Lots And 5 Open Space Lots, On 14.086 Acres, Located North Of The Intersection Of Del Rio Pike And Hillsboro Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7584
Applicant: Crystal Lewis, Wilson & Associates, PC
Owner: Josh Thacker, Clayton Properties Group

BACKGROUND/STAFF COMMENTS:

This final plat creates 41 single-family residential lots, five open space lots, and reserves/dedicates right-of-way within the The Fields at Reese Farms PUD Subdivision. The corresponding site plan was approved on the December 2019 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

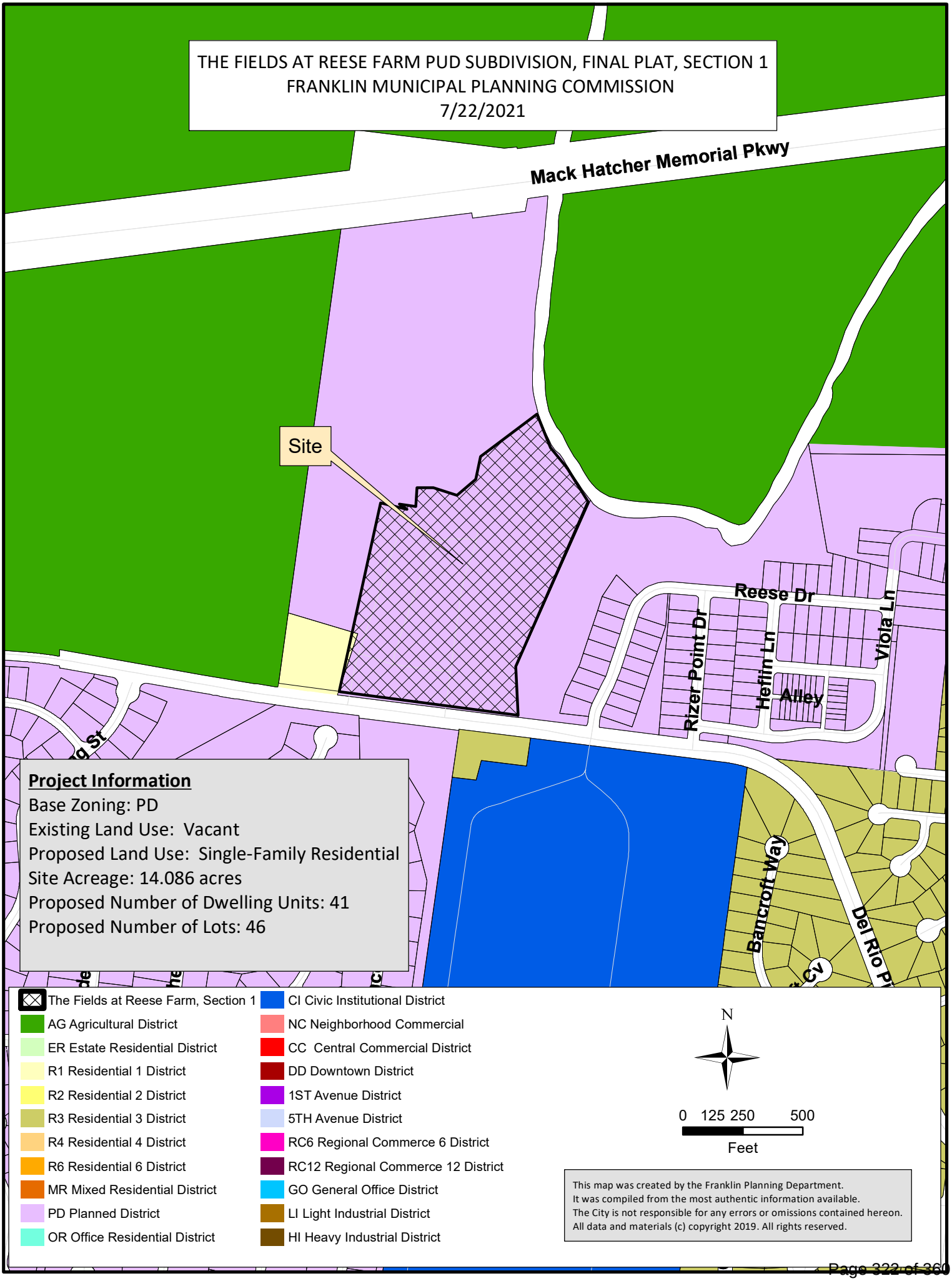
into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve The Fields At Reese Farms PUD Subdivision, Final Plat, Section 1 with conditions.


THE FIELDS AT REESE FARM PUD SUBDIVISION, FINAL PLAT, SECTION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021
Mack Hatcher Memorial Pkwy
Site
Reese Dr
Rizer Point Dr
Heflin Ln
Viola Ln
Alley
Bancroft Way
Del Rio Pl
Project Information
Base Zoning: PD
Existing Land Use: Vacant
Proposed Land Use: Single-Family Residential
Site Acreage: 14.086 acres
Proposed Number of Dwelling Units: 41
Proposed Number of Lots: 46
The Fields at Reese Farm, Section 1
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7584

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

20. C. Final Plat

lance.fittro@franklintn.gov Plat notes 28 and 29, which were added with this submittal, are duplicates of notes 20 and 19 respectively. Applicant shall remove the duplicate notes 28 and 29.

21. C. Final Plat

lance.fittro@franklintn.gov This comment to remain as a Condition of Approval: Prior to submittal of the final plat to One Stop for City signatures and recording, applicant shall provide documentation that the existing structures on the property have been removed so that there are not conflicts with the lot lines proposed:

28. C. Final Plat

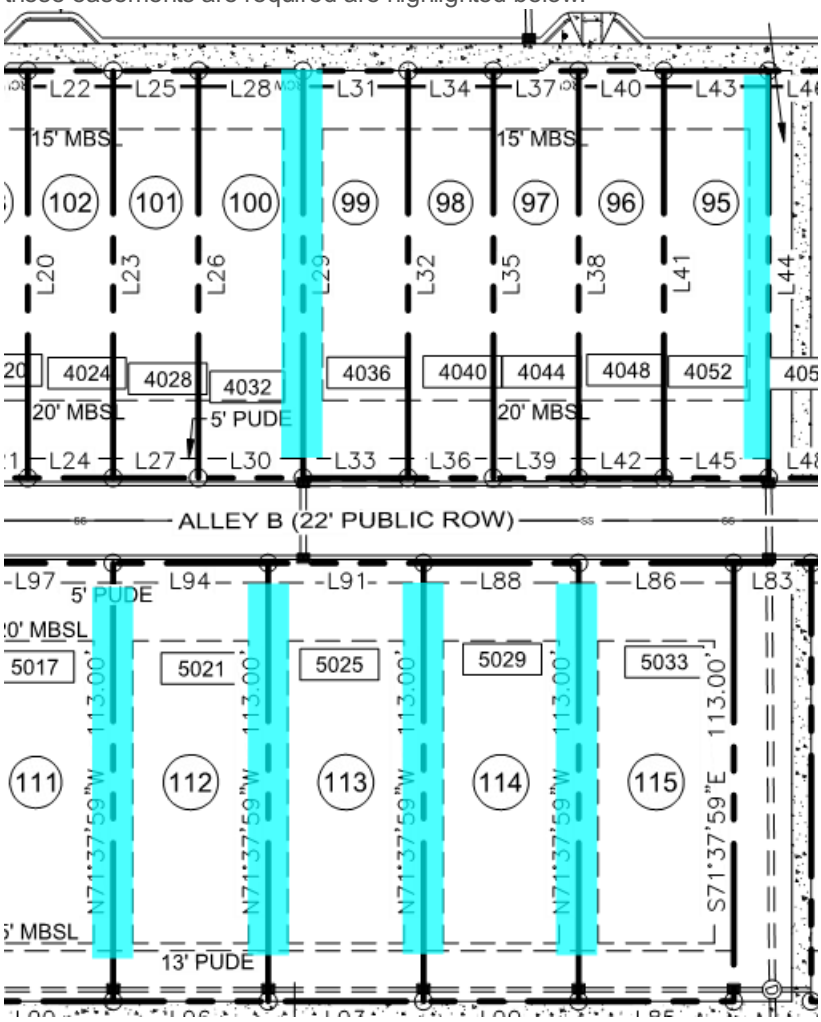
lance.fittro@franklintn.gov The previous comment, "Applicant shall indicate Green Infrastructure Easements (GIEs) around bioretention ponds and forebays, including those located within Open Space lots." has not been properly addressed.

Applicant shall show the Green Infrastructure Easement (GIE) around the bioretention ponds and forebays only. Identifying the entire open space as a GIE precludes the installation of hardscape, amenities, and utilities within the open space, as these features are not permitted within Green Infrastructure Easements.

30. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "*With the exception of zero-lot-line property lines for attached residential structures, applicant shall showa 5-foot Public Drainage Easement on each side of all common property lines for the lots being created*" has not been addressed.

Applicant shall show the required lot-line drainage easements. Several areas where these easements are required are highlighted below:



Parks

General Issues

6. Parkland Impact Fee

kevinl@franklintn.gov The Parkland Fees are due at the final plat. The Parkland invoice for 2019-0007 will be uploaded in IDT for review.

Until these fees are collected "*Failed*" will be comment and the plat cannot be recorded.

Please contact Doug Bright for an appointment in BNS to make payment.
***Applicant shall bring the Parkland Invoice with the payment.**
doug.bright@franklintn.gov 615-550-6632

8. Parkland information

kevinl@franklintn.gov	Parks-the parkland contract was sent out for signature on 5-12-21 to fully execute this contact. The agreement was done by an resoulution but the signature on the contract was never obatined. The plat will be held until the signature are obtained and the parkland fess have been paid. The Parkland invoice is in IDT for review. "Failed" will be the comment until these items are completed. contact Kevin Lindsey at Parks if assistance is needed further.

Performance Agreement and Surety

General Issues

32. Engineering Sureties

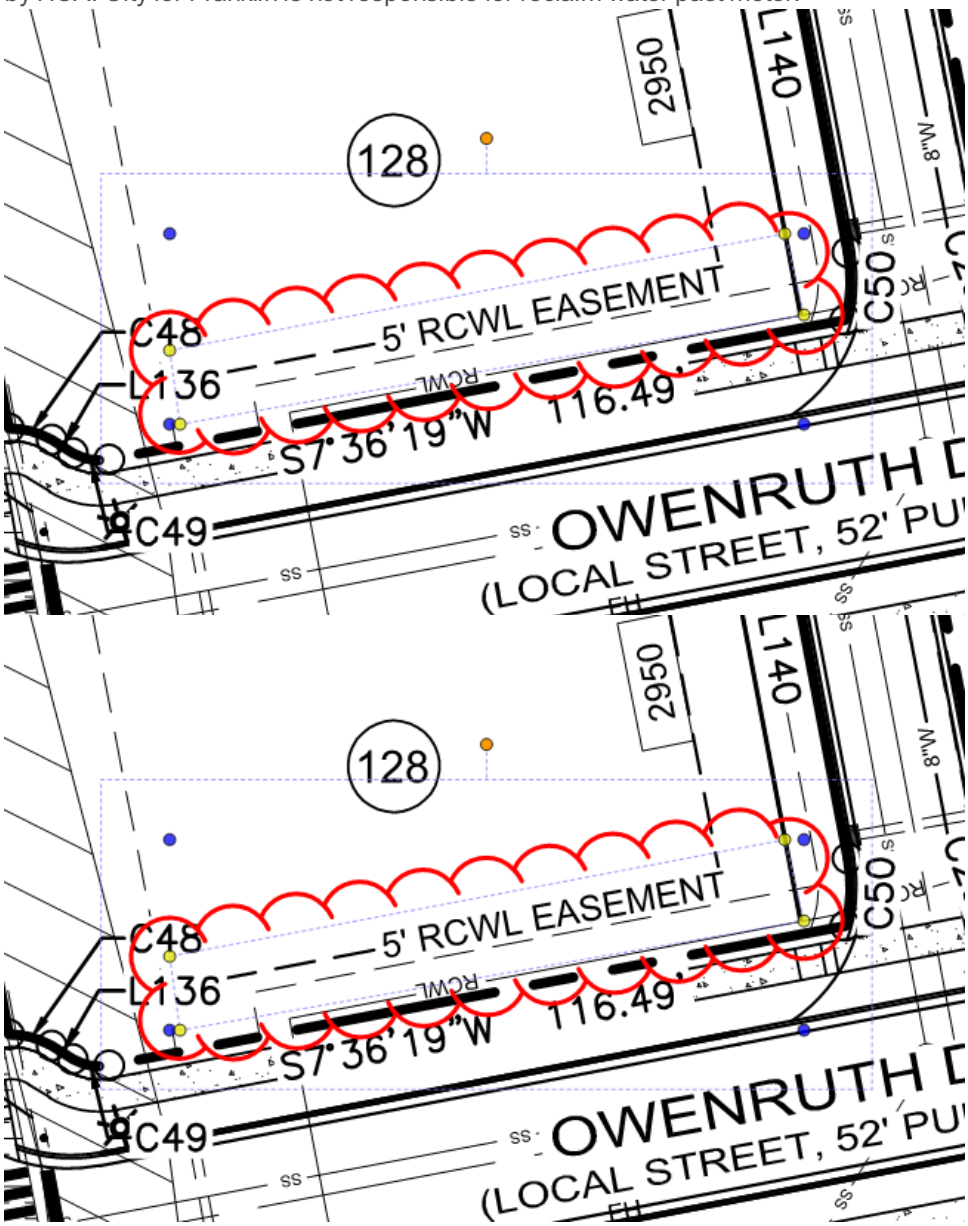
kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan **COF# 7088 (The Fields at Reese Farm PUD Subdivision, Site Plan, Section 1)** shall be transferred to this final plat as a condition of approval.

Water/Sewer

General Issues

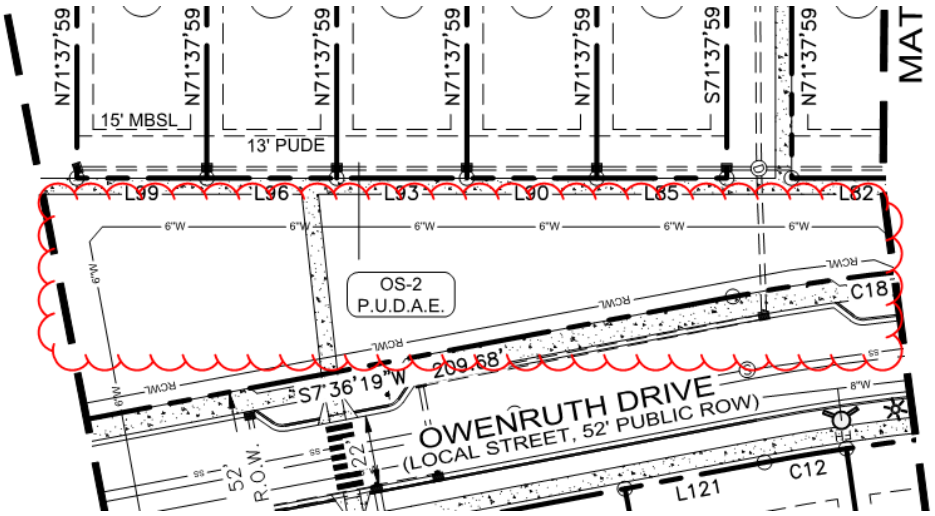
2. Reclaim Water

ben.mcneil@franklintn.gov	The applicant added a 5' reclaim water easement, but the easement is not clarified as to whom it belongs. The applicant shall add private reclaim easement to be maintained by HOA. City for Franklin is not responsible for reclaim water past meter.



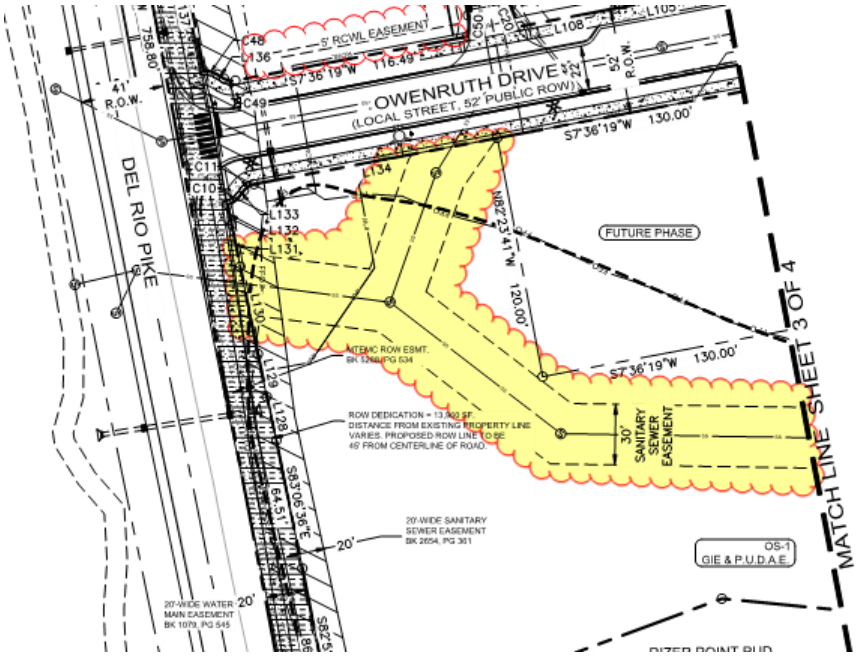
3. Water

ben.mcneil@franklintn.gov The applicant did not address the issue, all Franklin Water lines and sewer must be labeled as exclusive easements. The applicant shall add a 20' waterline easement through the PUDE to eliminate future utilities being installed in water work area.



33. Sanitary sewer easements

ben.mcneil@franklintn.gov Due to evolving sanitary sewer design, the applicant shall add an additional 20' temporary construction easement to the sanitary sewer lines shown below. The 20' shall be divided 10' on both sides of permanent easement.



MATCH LINE SHEET 2 OF 4
MATCH LINE SHEET 4 OF 4
MATCH LINE SHEET 3 OF 4
BIORETENTION POND #1A
BIORETENTION POND #1B
30' SANITARY SEWER EASEMENT
OS-1 GIE & P.U.D.A.E.
RIZER POINT PUD SUBDIVISION SECTION 4 P/O PARCEL 3, MAP 63
BIORETENTION POND #2
BIORETENTION POND #3
DETENTION POND
S23°54'14"W 795.54'
RIZER POINT PUD SUBDIVISION SECTION 4

Plat Notes:

1. The purpose of this plat is to create 41 lots, and five (5) Open Space lots, dedicated right-of-way and create public easements..
2. Subject property is shown as Section 1 located in The Fields at Reese Farm P.U.D. Subdivision, Tenth Civil District, City of Franklin, Williamson County, Tennessee.
3. Subject property is identified as a portion of Parcel 1.03 on Property Map 63.
4. Zoning: (SD-R)
5. Minimum setback requirements:
   Single Family
   Front yard - 15', 5' Side (min. 10' between buildings) and 20' Rear

   Town Homes
   Front yard - 15', 10' Side (Minimum 0' between townhome units) and 20' Rear
6. Section 1 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
7. Bearings are based on Tennessee state plane coordinate system, NAD 83 Datum.
8. 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 625 feet.

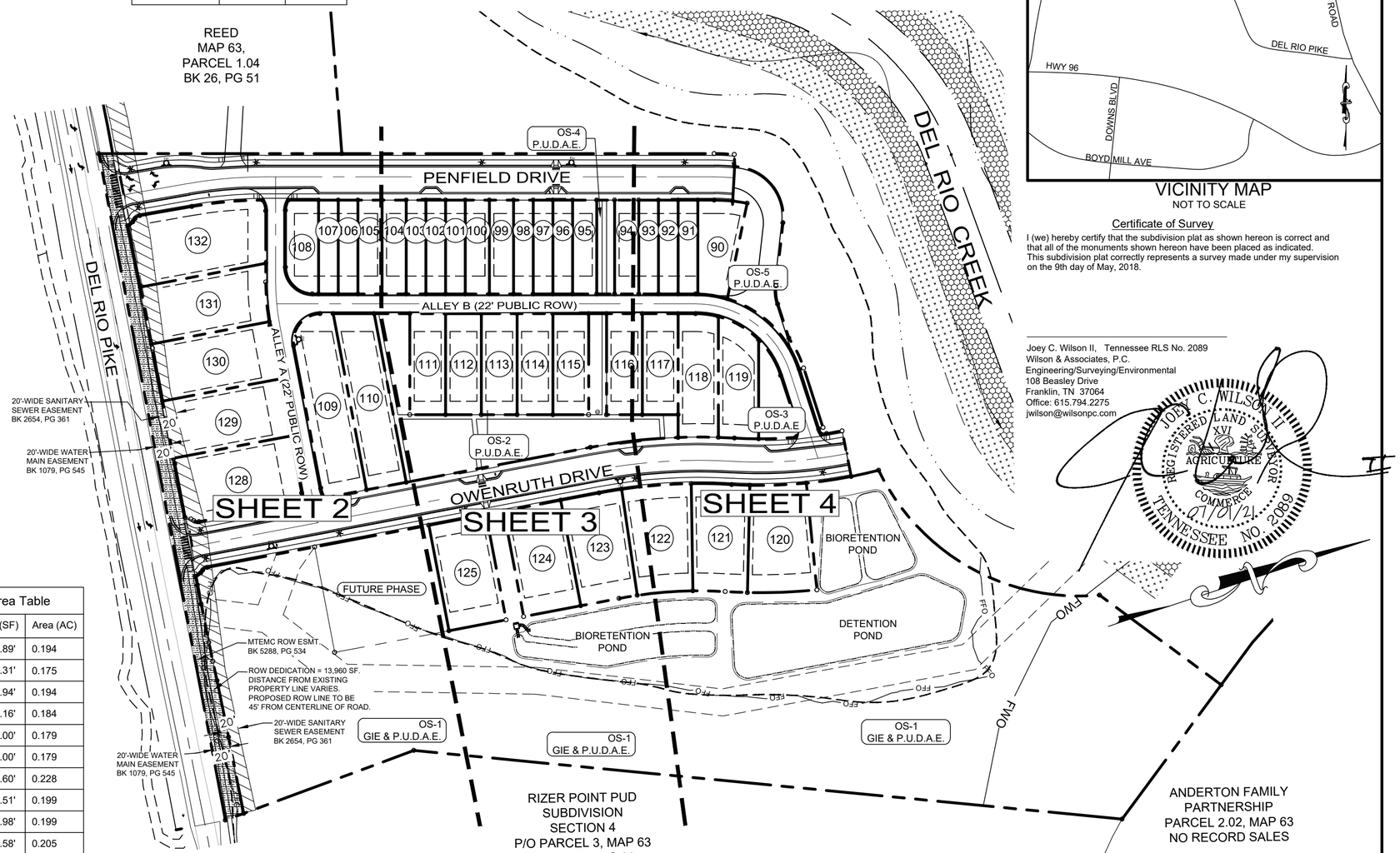
8.1. FWO and FFO are applicable overlays for this plat.

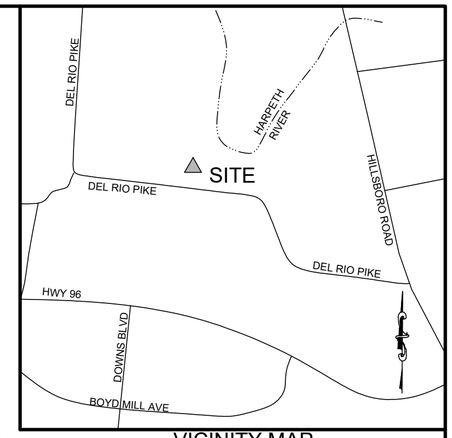
9. The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
10. All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
11. 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 The Fields at Reese Farm Homeowners' Association.
12. Stormwater quality shall be addressed with each site plan.
13. 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 The Fields at Reese Farm Home Owners Association and shall be Public Utility, Drainage and Access Easements.
14. 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.
15. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
16. Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
17. At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
18. Street address numbers are assigned to the following street names: 4000-4076 Penfield Drive, 109-125 Owenruth Drive., and 128-132 Alley A.
19. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. Trees shall be pruned to a minimum of eight feet above grade and no fences or other obstructions shall be taller than three feet above grade within sight triangles for street intersections and roadway signage per the latest version of AASHTO Policy on Geometric Design of Highways and Streets.
26. 132 units x $4,304 = $568,128 due at first plat.
   Contractor to build greenway trail and dedicated to COF.
   100% reimbursement is possible if accepted by the city.
27. Sidewalks and trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the property owner(s) or the HOA.
28. 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.
29. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or the HOA.

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
90	4731.59'	0.109
91	2310.02'	0.053
92	2310.00'	0.053
93	2310.00'	0.053
94	2835.00'	0.065
95	2835.00'	0.065
96	2310.00'	0.053
97	2310.00'	0.053
98	2310.00'	0.053
99	2835.00'	0.065
100	2835.00'	0.065
101	2310.00'	0.053
102	2310.00'	0.053
103	2310.00'	0.053
104	2835.00'	0.065
105	2835.00'	0.065
106	2310.00'	0.053
107	2310.00'	0.053
108	3665.99'	0.084
109	9942.00'	0.228
110	8832.58'	0.203
111	4520.00'	0.104
112	4520.00'	0.104
113	4520.00'	0.104
114	4520.00'	0.104
115	4520.00'	0.104
116	4520.01'	0.104
117	4520.01'	0.104
118	6188.71'	0.142
119	5661.68'	0.130

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
120	8453.89'	0.194
121	7602.31'	0.175
122	8429.94'	0.194
123	8005.16'	0.184
124	7800.00'	0.179
125	7800.00'	0.179
128	9932.60'	0.228
129	8672.51'	0.199
130	8684.98'	0.199
131	8924.58'	0.205
132	11432.18'	0.262

Open Space Parcel Area Table		
Parcel Name	Area (SF)	Area (AC)
Open Space : 1	242382.73'	5.564
Open Space : 2	20557.72'	0.472
Open Space : 3	3083.77'	0.071
Open Space : 4	2100.00'	0.048
Open Space : 5	8255.74'	0.190





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 9th day of May, 2018.

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

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 7620, Page 915, 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, Clayton Properties Group, Inc. — Date

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

(1) the water system designated in The Fields at Reese Farm PUD Subdivision, Section 1 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 City of Franklin Utility District to assure completion of such system.

City of Franklin 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 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

(A) EXISTING STRUCTURES TO BE REMOVED

MTEMC ROW ESMT.
BK 5288, PG 534

ROW DEDICATION = 13,960 SF.
DISTANCE FROM EXISTING PROPERTY LINE
VARIES. PROPOSED ROW LINE TO BE
45' FROM CENTERLINE OF ROAD.

20'-WIDE SANITARY
SEWER EASEMENT
BK 2654, PG 361

THE FIELDS AT REESE FARM

P.U.D. SUBDIVISION

SECTION 1

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that :

(1) the streets, drainage, and sidewalks designated in The Fields at Reese Farm PUD Subdivision, Section 1 have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $_____ for streets, $_____for drainage, and $_____for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

(1) the sewer system designated in The Fields at Reese Farm PUD Subdivision, Section 1 has been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $_____ for the sewer system has been posted with the City of Franklin, Tennessee to assure completion of such system.

Director Water Management Department
City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____day of_____, 20___, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee.

Secretary
Franklin Municipal Planning Commission — Date

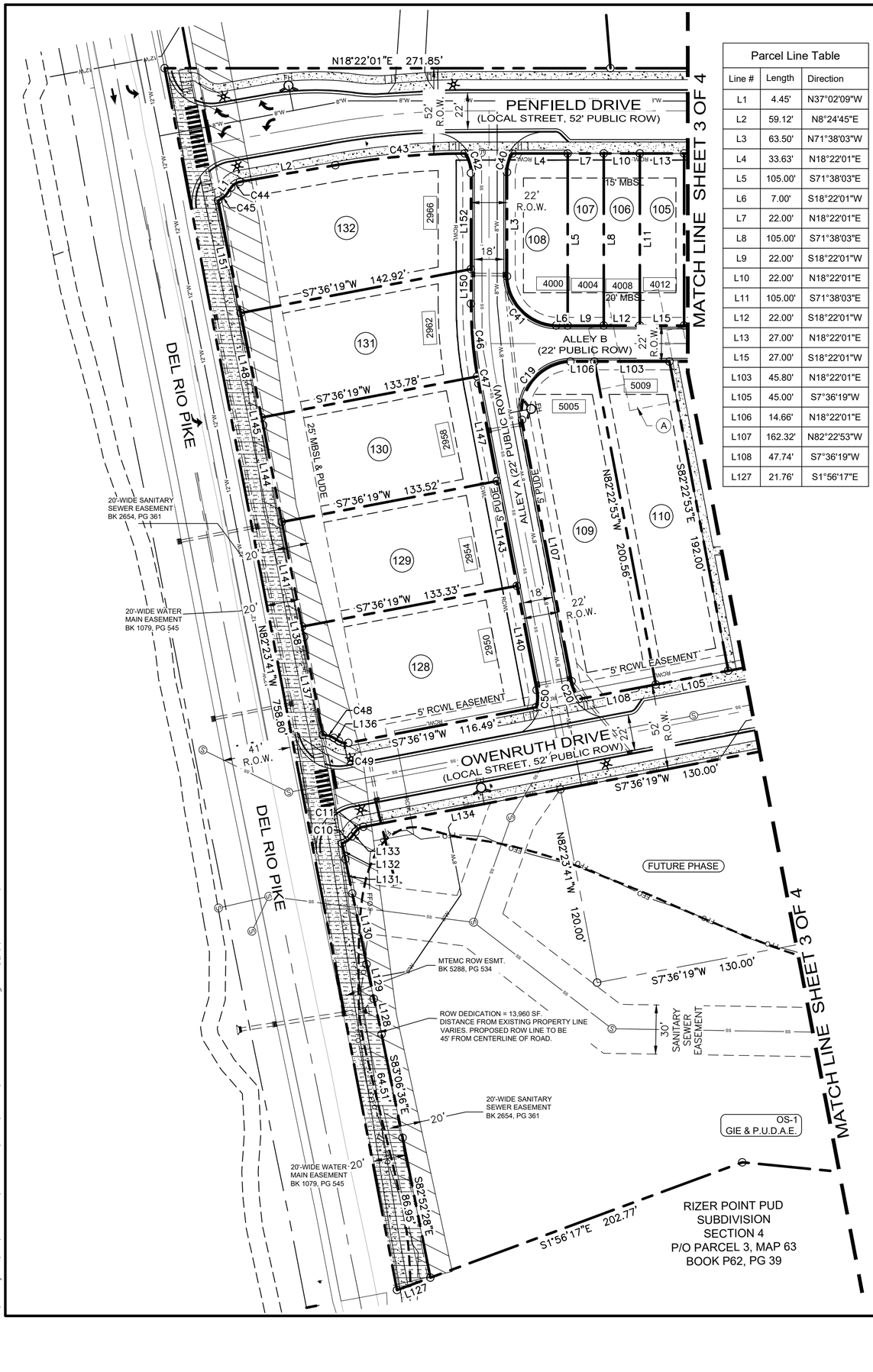
FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 14.086	TOTAL # OF LOTS 41
ACRES NEW RD/ST 2.589 (ROW)	L.F. OF NEW RD/ST 2560.140
ACRES OPEN SPACE 6.345	CIVIL DISTRICT 10th
DRAWN BY CL	CLOSURE ERROR < 1:10,000
SCALE = AS NOTED	DATE = 07/01/2021
WA PROJECT# 11318	

COF PROJECT # 7584 — *SHEET 1 OF 4*

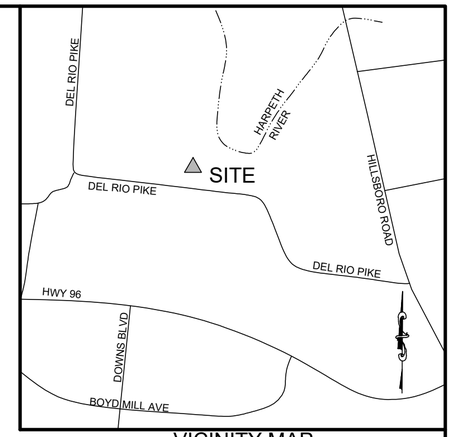
Z:\Land Projects 3\2018\11318 Del Rio\DWG from WA\Phase 1\06292021\11318 Reese Farm Phase 1.dwg, Cover, 7/1/2021 3:33:09 PM, clewis



Parcel Line Table		
Line #	Length	Direction
L1	4.45'	N37°02'09"W
L2	59.12'	N8°24'45"E
L3	63.50'	N71°38'03"W
L4	33.63'	N18°22'01"E
L5	105.00'	S71°38'03"E
L6	7.00'	S18°22'01"W
L7	22.00'	N18°22'01"E
L8	105.00'	S71°38'03"E
L9	22.00'	S18°22'01"W
L10	22.00'	N18°22'01"E
L11	105.00'	S71°38'03"E
L12	22.00'	S18°22'01"W
L13	27.00'	N18°22'01"E
L15	27.00'	S18°22'01"W
L103	45.80'	N18°22'01"E
L105	45.00'	S7°36'19"W
L106	14.66'	N18°22'01"E
L107	162.32'	N82°22'53"W
L108	47.74'	S7°36'19"W
L127	21.76'	S1°56'17"E

Parcel Line Table		
Line #	Length	Direction
L128	22.06'	S83°57'40"E
L129	21.66'	S83°35'17"E
L131	21.42'	S83°15'36"E
L132	9.87'	S82°53'30"E
L133	3.65'	S34°24'59"E
L134	122.35'	S7°36'19"W
L136	3.86'	S49°48'49"W
L137	60.86'	N82°30'06"W
L138	6.51'	N82°32'55"W
L140	64.76'	S82°22'53"E
L141	65.00'	N82°32'55"W
L143	65.00'	S82°22'53"E
L144	60.22'	N82°32'55"W
L145	4.79'	N82°58'20"W
L147	60.62'	S82°22'53"E
L148	65.00'	N82°58'20"W
L150	21.08'	S71°38'03"E
L151	69.95'	N82°58'20"W
L152	58.64'	S71°38'03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C10	7.31'	12.00'	34° 53' 06"	S16° 58' 26"E	7.19'
C11	5.87'	8.00'	42° 01' 18"	S13° 24' 20"E	5.74'
C19	52.11'	31.07'	96° 05' 31"	N32° 00' 26"W	46.21'
C20	11.81'	28.09'	24° 05' 13"	S86° 31' 17"W	11.72'
C40	12.12'	23.07'	30° 06' 19"	N55° 16' 51"W	11.99'
C41	46.70'	31.06'	86° 09' 10"	S63° 21' 59"W	42.43'
C42	12.70'	23.06'	31° 32' 49"	S88° 47' 12"E	12.54'
C43	79.38'	474.00'	9° 35' 41"	N13° 12' 35"E	79.28'
C44	6.35'	8.00'	45° 26' 47"	N14° 18' 46"W	6.18'
C45	7.17'	12.00'	34° 14' 36"	N19° 54' 51"W	7.07'
C46	44.57'	261.00'	9° 47' 06"	S76° 31' 37"E	44.52'
C47	4.38'	261.00'	0° 57' 43"	S81° 54' 01"E	4.38'
C48	6.94'	12.00'	33° 09' 13"	S33° 14' 13"W	6.85'
C49	5.89'	8.00'	42° 12' 30"	S28° 42' 34"W	5.76'
C50	10.59'	22.91'	26° 28' 40"	S69° 48' 14"E	10.49'



VICINITY MAP
NOT TO SCALE

Certificate of Survey

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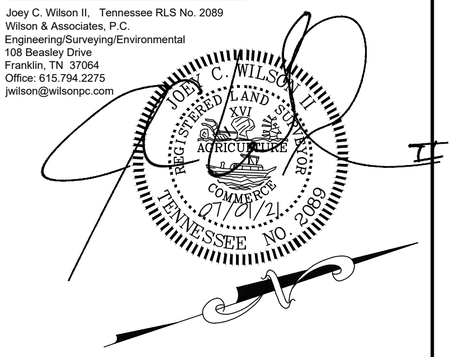


50' 0' 50' 100' 200'
GRAPHIC SCALE

LEGEND

IRON PIN SET	○
WATER VALVE	⋈
FIRE HYDRANT	
SANITARY SEWER MH	(SS)
CURB INLET	
LIGHT POLE	
SANITARY SEWER	8" SA
WATER	4" W
BOUNDARY	
CENTERLINE	
WATER FEATURE	
FLOODWAY OVERLAY	FWO
FLOODWAY FRINGE OVERLAY	FFO
SIDEWALK PATTERN	
PUBLIC UTILITY & DRAINAGE ESMT.	P.U.D.E.
PUBLIC DRAINAGE ESMT.	P.D.E.
PUBLIC UTILITY & ACCESS ESMT.	P.U.A.E.
STREET ADDRESS	1234

(A) EXISTING STRUCTURES TO BE REMOVED

THE FIELDS AT REESE FARM

P.U.D. SUBDIVISION

SECTION 1

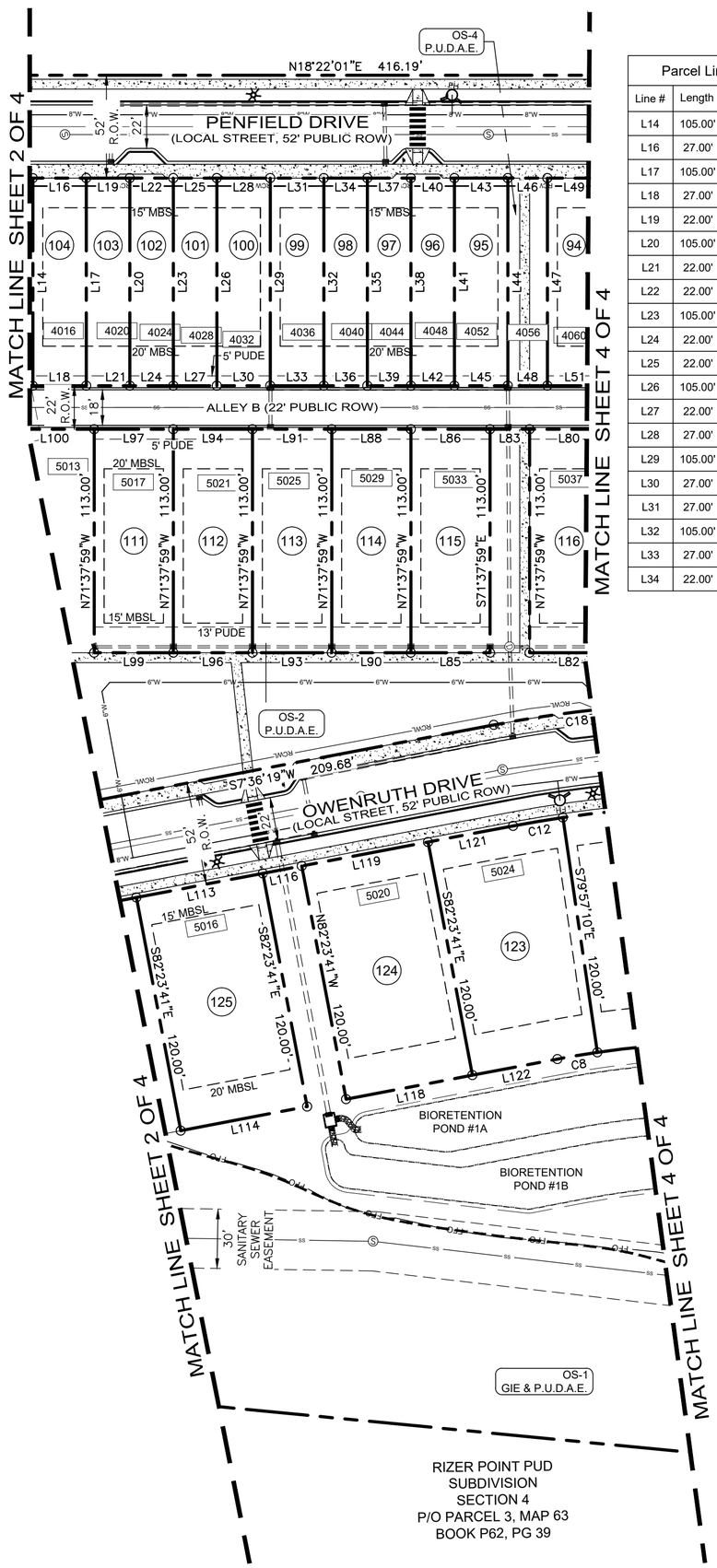
FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 14.086	TOTAL # OF LOTS 41
ACRES NEW RD/ST 2.589 (ROW)	L.F. OF NEW RD/ST 2560.140
ACRES OPEN SPACE 6.345	CIVIL DISTRICT 10th
DRAWN BY CL	CLOSURE ERROR < 1:10,000
SCALE = AS NOTED	DATE = 07/01/2021
WA PROJECT# 11318	

COF PROJECT # 7584 *SHEET 2 OF 4*

Z:\Land Projects 3\2018\11318 Del Rio\DWG from WA\Phase 1\0629202\11318 Reese Farm Phase 1.dwg, Sheet (2), 7/1/2021 3:33:25 PM, clewis

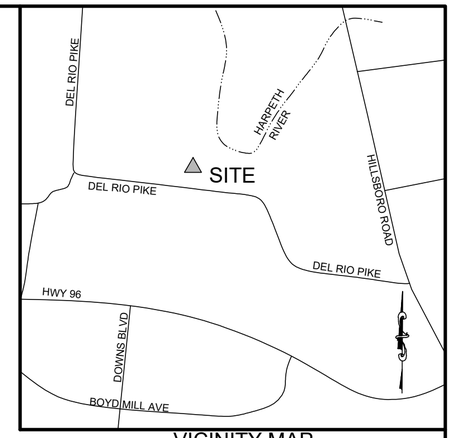


Parcel Line Table		
Line #	Length	Direction
L14	105.00'	S71°38'03"E
L16	27.00'	N18°22'01"E
L17	105.00'	S71°38'03"E
L18	27.00'	S18°22'01"W
L19	22.00'	N18°22'01"E
L20	105.00'	S71°38'03"E
L21	22.00'	S18°22'01"W
L22	22.00'	N18°22'01"E
L23	105.00'	S71°38'03"E
L24	22.00'	S18°22'01"W
L25	22.00'	N18°22'01"E
L26	105.00'	S71°38'03"E
L27	22.00'	S18°22'01"W
L28	27.00'	N18°22'01"E
L29	105.00'	S71°38'03"E
L30	27.00'	S18°22'01"W
L31	27.00'	N18°22'01"E
L32	105.00'	S71°38'03"E
L33	27.00'	S18°22'01"W
L34	22.00'	N18°22'01"E

Parcel Line Table		
Line #	Length	Direction
L35	105.00'	S71°38'03"E
L36	22.00'	S18°22'01"W
L37	22.00'	N18°22'01"E
L38	105.00'	S71°38'03"E
L39	22.00'	S18°22'01"W
L40	22.00'	N18°22'01"E
L41	105.00'	S71°38'03"E
L42	22.00'	S18°22'01"W
L43	27.00'	N18°22'01"E
L44	105.00'	S71°38'03"E
L45	27.00'	S18°22'01"W
L46	20.00'	N18°22'01"E
L47	105.00'	S71°38'03"E
L48	20.00'	S18°22'01"W
L49	27.00'	N18°22'01"E
L51	27.00'	S18°22'01"W
L80	40.00'	N18°22'01"E
L82	40.00'	S18°22'01"W
L83	20.00'	N18°22'01"E
L85	40.00'	S18°22'01"W

Parcel Line Table		
Line #	Length	Direction
L86	40.00'	N18°22'01"E
L88	40.00'	N18°22'01"E
L90	40.00'	S18°22'01"W
L91	40.00'	N18°22'01"E
L93	40.00'	S18°22'01"W
L94	40.00'	N18°22'01"E
L96	40.00'	S18°22'01"W
L97	40.00'	N18°22'01"E
L99	40.00'	S18°22'01"W
L100	39.87'	N18°22'01"E
L113	65.00'	S7°36'19"W
L114	65.00'	S7°36'19"W
L116	20.00'	S7°36'19"W
L118	65.00'	S7°36'19"W
L119	65.00'	S7°36'19"W
L121	43.70'	S7°36'19"W
L122	43.70'	S7°36'19"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C8	20.46'	480.00'	2° 26' 31"	S8° 49' 34"W	20.46'
C12	25.57'	600.00'	2° 26' 31"	S8° 49' 34"W	25.57'
C18	98.79'	652.00'	8° 40' 52"	S11° 56' 45"W	98.69'



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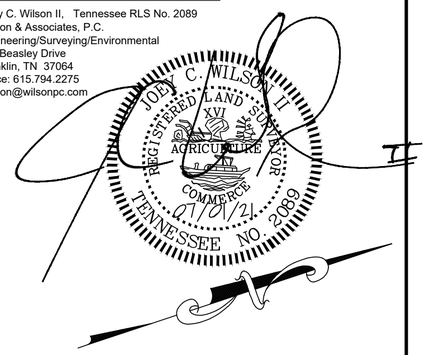

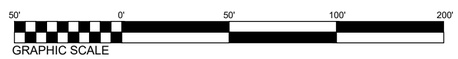

LEGEND

IRON PIN SET	○
WATER VALVE	⋈
FIRE HYDRANT	
SANITARY SEWER MH	SS
CURB INLET	
LIGHT POLE	
SANITARY SEWER	8" SA
WATER	4" W
BOUNDARY	
CENTERLINE	
WATER FEATURE	
FLOODWAY OVERLAY	FWO
FLOODWAY FRINGE OVERLAY	FFO
SIDEWALK PATTERN	
PUBLIC UTILITY & DRAINAGE ESMT.	P.U.D.E.
PUBLIC DRAINAGE ESMT.	P.D.E.
PUBLIC UTILITY & ACCESS ESMT.	P.U.A.E.
STREET ADDRESS	1234

THE FIELDS AT REESE FARM

P.U.D. SUBDIVISION

SECTION 1

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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SCALE = AS NOTED	DATE = 07/01/2021
WA PROJECT# 11318	

COF PROJECT # 7584 *SHEET 3 OF 4*

Z:\Land Projects 3\2018\11318 Del Rio\DWG from WA\Phase 1\06292021\11318 Reese Farm Phase 1.dwg, Sheet (3), 7/1/2021 3:33:40 PM, clewis

SIGN: STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN

TEMPORARY 20' PAVED ACCESS ROUTE (LOCAL AND ALLEY PAVEMENT SECTION TO BE USED)

PENFIELD DRIVE
(LOCAL STREET, 52' PUBLIC ROW)

OWENRUTH DRIVE
(LOCAL STREET, 52' PUBLIC ROW)

DEL RIO CREEK

ALLEY B (22' PUBLIC ROW)

OS-5 P.U.D.A.E.

OS-3 P.U.D.A.E.

OS-1 GIE & P.U.D.A.E.

BIORETENTION POND #1A

BIORETENTION POND #1B

BIORETENTION POND #2

BIORETENTION POND #3

DETENTION POND

30' SANITARY SEWER EASEMENT

MATCH LINE SHEET 3 OF 4

MATCH LINE SHEET 3 OF 4

RIZER POINT PUD
SUBDIVISION
SECTION 4
P/O PARCEL 3, MAP 63

ANDERTON FAMILY
PARTNERSHIP
PARCEL 2.02, MAP 63
NO RECORD SALES

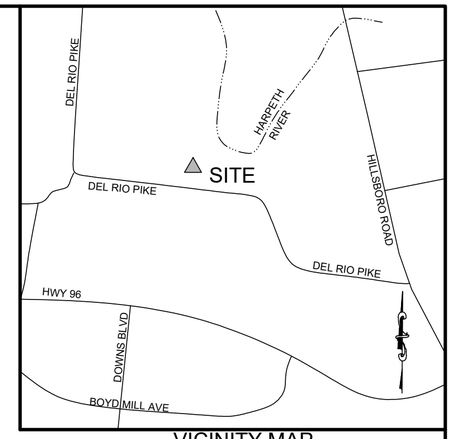
Parcel Line Table		
Line #	Length	Direction
L50	105.00'	S71°38'03"E
L52	22.00'	N18°22'01"E
L53	105.00'	S71°38'03"E
L54	22.00'	S18°22'01"W
L55	22.00'	N18°22'01"E
L56	105.00'	S71°38'03"E
L57	22.00'	S18°22'01"W
L58	22.00'	N18°22'01"E
L60	19.53'	S18°22'01"W
L61	18.26'	N18°22'01"E
L62	13.58'	S72°50'08"E
L63	38.58'	N68°26'51"W
L65	70.95'	S65°13'48"E
L66	40.13'	S89°35'28"E
L67	69.86'	S89°35'28"E
L68	17.59'	N8°16'24"E
L69	52.00'	S82°47'23"E
L70	69.86'	N89°35'28"W
L71	56.17'	S89°35'28"E
L74	19.53'	N18°22'01"E
L76	25.44'	N71°37'59"W
L77	40.00'	N18°22'01"E
L79	40.00'	S18°22'01"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	302.02'	248.03'	69° 45' 55"	N47° 51' 29"E	283.70'
C3	31.52'	526.00'	3° 26' 00"	N5° 29' 37"E	31.52'
C4	77.66'	646.00'	6° 53' 17"	S16° 10' 20"W	77.62'
C5	36.23'	480.00'	4° 19' 29"	S19° 39' 47"W	36.22'
C6	24.91'	646.00'	2° 12' 33"	S20° 43' 15"W	24.91'
C7	62.44'	480.00'	7° 27' 13"	S13° 46' 26"W	62.40'
C9	22.56'	259.57'	4° 58' 45"	N20° 51' 24"E	22.55'
C13	78.06'	600.00'	7° 27' 13"	S13° 46' 26"W	78.00'
C14	45.29'	600.00'	4° 19' 29"	S19° 39' 47"W	45.28'
C15	20.28'	526.00'	2° 12' 33"	S20° 43' 15"W	20.28'
C16	63.24'	526.00'	6° 53' 17"	S16° 10' 20"W	63.20'
C17	50.66'	526.00'	5° 31' 05"	S9° 58' 09"W	50.64'
C21	45.01'	652.00'	3° 57' 19"	S18° 15' 50"W	45.00'
C22	25.75'	100.00'	14° 45' 16"	N25° 44' 39"E	25.68'
C23	52.45'	100.00'	30° 02' 56"	N48° 08' 45"E	51.85'
C24	18.02'	652.00'	1° 35' 02"	S21° 02' 01"W	18.02'
C25	27.01'	474.00'	3° 15' 55"	S20° 11' 34"W	27.01'
C26	41.44'	474.00'	5° 00' 32"	S16° 03' 21"W	41.42'
C27	16.13'	22.96'	40° 15' 16"	S69° 29' 55"E	15.80'
C28	47.54'	100.00'	27° 14' 18"	N76° 47' 23"E	47.09'
C29	117.53'	122.00'	55° 11' 49"	S62° 48' 37"W	113.04'
C30	7.00'	19.86'	20° 12' 08"	S81° 42' 00"W	6.97'
C31	5.81'	262.39'	1° 16' 05"	S9° 39' 22"W	5.81'
C32	8.09'	18.00'	25° 44' 33"	N77° 32' 15"E	8.02'
C33	37.51'	127.00'	16° 55' 26"	N81° 56' 49"E	37.38'
C34	20.62'	48.50'	24° 21' 40"	S77° 24' 38"E	20.47'
C35	93.04'	56.50'	94° 20' 53"	N67° 35' 45"E	82.88'
C36	33.40'	122.00'	15° 41' 10"	S27° 22' 08"W	33.30'
C37	16.29'	199.00'	4° 41' 25"	N26° 40' 28"E	16.29'
C38	20.71'	199.00'	5° 57' 44"	N21° 20' 53"E	20.70'

LEGEND
IRON PIN SET
WATER VALVE
FIRE HYDRANT
SANITARY SEWER MH
CURB INLET
LIGHT POLE
SANITARY SEWER
WATER
BOUNDARY
CENTERLINE
WATER FEATURE
FLOODWAY OVERLAY
FLOODWAY FRINGE OVERLAY
SIDEWALK PATTERN
PUBLIC UTILITY & DRAINAGE ESMT. P.U.D.E.
PUBLIC DRAINAGE ESMT. P.D.E.
PUBLIC UTILITY & ACCESS ESMT. P.U.A.E.
STREET ADDRESS 1234

(A) EXISTING STRUCTURES TO BE REMOVED

50' 0' 50' 100' 200'
GRAPHIC SCALE



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 9th day of May, 2018.

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

JOEY C. WILSON II REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2089
7/10/21

THE FIELDS AT REESE FARM

P.U.D. SUBDIVISION

SECTION 1

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 14.086	TOTAL # OF LOTS 41
ACRES NEW RD/ST 2.589 (ROW)	L.F. OF NEW RD/ST 2560.140
ACRES OPEN SPACE 6.345	CIVIL DISTRICT 10th
DRAWN BY CL	CLOSURE ERROR < 1:10,000
SCALE = AS NOTED	DATE = 07/01/2021
WA PROJECT# 11318	

COF PROJECT # 7584 *SHEET 4 OF 4*

Z:\Land Projects 3\2018\11318 Del Rio\DWG from WA\Phase 1\06292021\11318 Reese Farm Phase 1.dwg, Sheet (4), 7/1/2021 3:33:56 PM, clewis

City of Franklin

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

File #: 21-02267

DATE: July 12, 2021

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Waters Edge PUD Subdivision, Final Plat, Section 6, Creating 72 Lots And 4 Open Space Lots, On 18.497 Acres, Located Southwest Of The Intersection Of Carothers Parkway and Mainstream Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7543
Applicant: Greg Terry, JTA Land Surveying, Inc.
Owner: Josh Thacker, Clayton Properties Group, LLC

BACKGROUND/STAFF COMMENTS:
This final plat creates 72 residential lots, four open space lots, dedicates public right-of-way and creates public easements within the Waters Edge PUD Subdivision. The corresponding site plan was approved on the September 2019 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

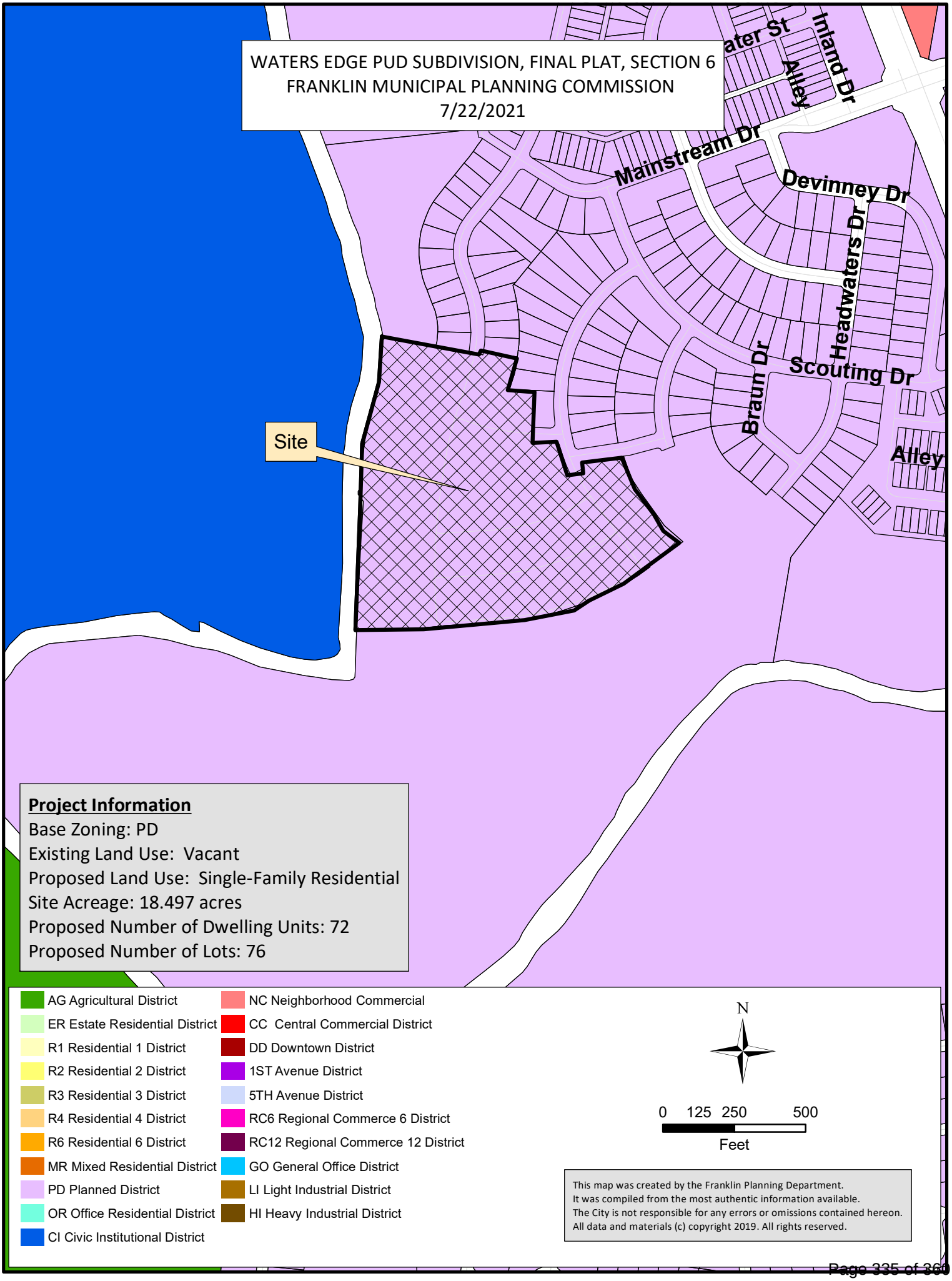
department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve Waters Edge PUD Subdivision, Final Plat, Section 6 with conditions.


WATERS EDGE PUD SUBDIVISION, FINAL PLAT, SECTION 6
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021
ater St
Alley
Inland Dr
Mainstream Dr
Devinney Dr
Headwaters Dr
Braun Dr
Scouting Dr
Alley
Site
Project Information
Base Zoning: PD
Existing Land Use: Vacant
Proposed Land Use: Single-Family Residential
Site Acreage: 18.497 acres
Proposed Number of Dwelling Units: 72
Proposed Number of Lots: 76
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

COF no: 7543

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

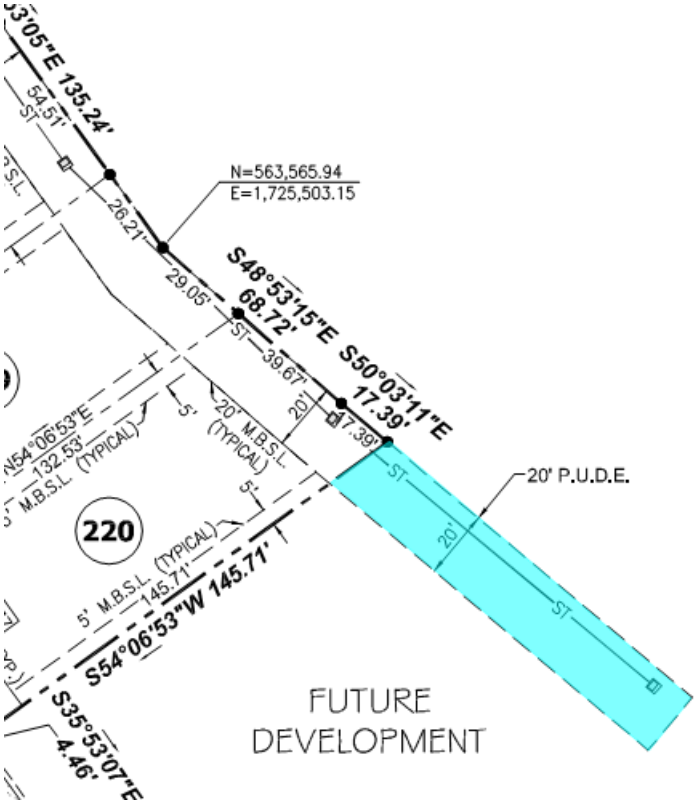
General Issues

18. C. Final Plat

lance.fittro@franklintn.gov

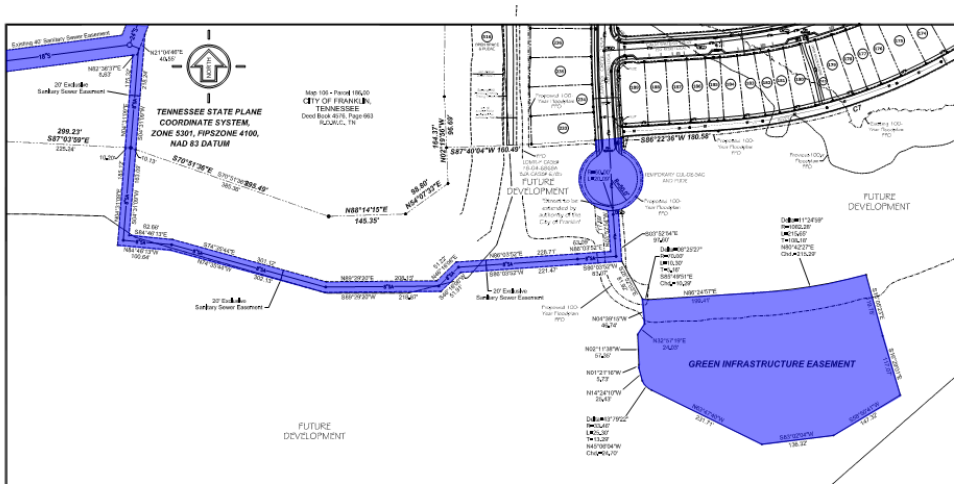
The previous comment, "The portion of the drainage easement indicated below, which lies outside the bounds of this final plat, cannot be created with this final plat. Applicant shall remove the portion of drainage easement highlighted below, or provide reference to where it has been otherwise recorded." has not been properly addressed.

The easement location was correct as previously shown, with the 20' easement width centered on the storm pipe. The issue is that easement shown as being dedicated which falls outside the bounds of the platted lots is not actually created. Applicant shall show a 20' public drainage easement centered on the drainage infrastructure. The portion of the easement that falls outside the bounds of the Section 6 plat shall not be shown unless/until it has been dedicated by separate instrument. In the event it has been otherwise-dedicated prior to the recording of this plat, it may be shown, but applicant shall provide the book and page number of the recorded easement on this plat for reference.



24. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "*Applicant shall provide references (book and page number) for the recording of the easement areas highlighted belowwhich lie outside the bounds of this final plat*" has not been addressed. Easements cannot be created with the final plat on lands that are not included within the limits of the final plat.



FIRE--Life Safety

General Issues

25. Fire sprinklers

curt.edelmann@franklintn.gov I'm very sorry. I should have been more clear.

All I need is for Note 3 about the fire sprinklers required for lots 204--213 added to the plat. I did not intend for you to add notes 1 and 2.

Performance Agreement and Surety

General Issues

8. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan **COF# 7015 (Waters Edge PUD Subdivision, Site Plan, Section 6)** shall be transferred to this final plat as a condition of approval.

Zoning

General Issues

12. FFO

shanna.mccoy@franklintn.gov This comment has not been addressed.

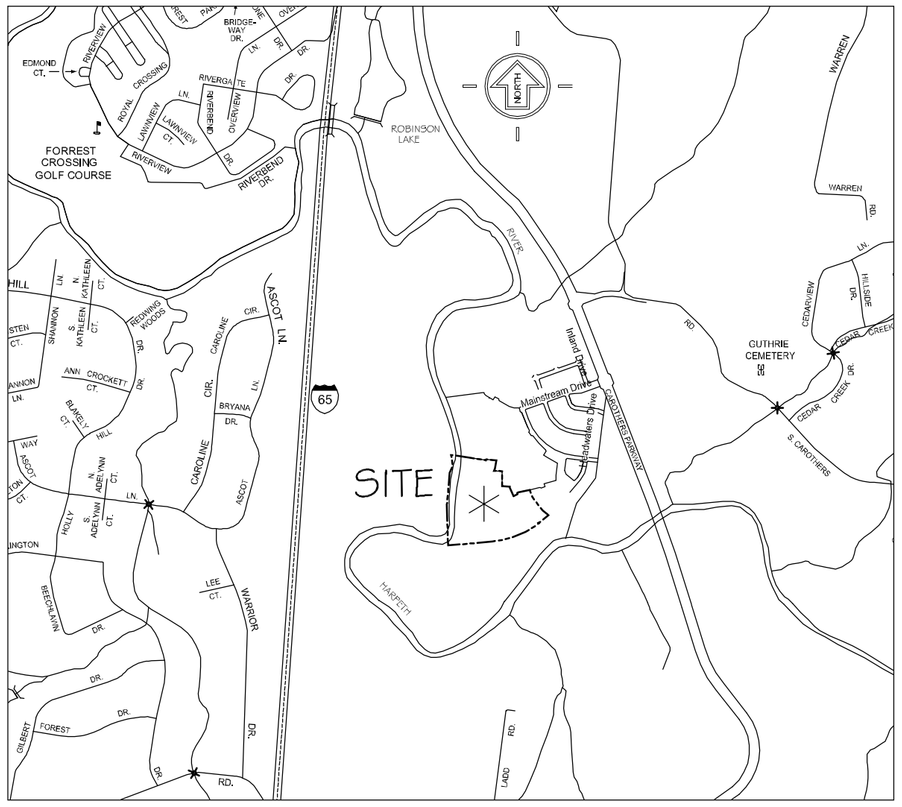
Only the new floodplain boundary shall be shown and all floodplain shall be platted on it's own open space lot and labeled as non-buildable.

The LOMR # and BZA case # should be referenced on the plat and only the new FFO boundary designated.

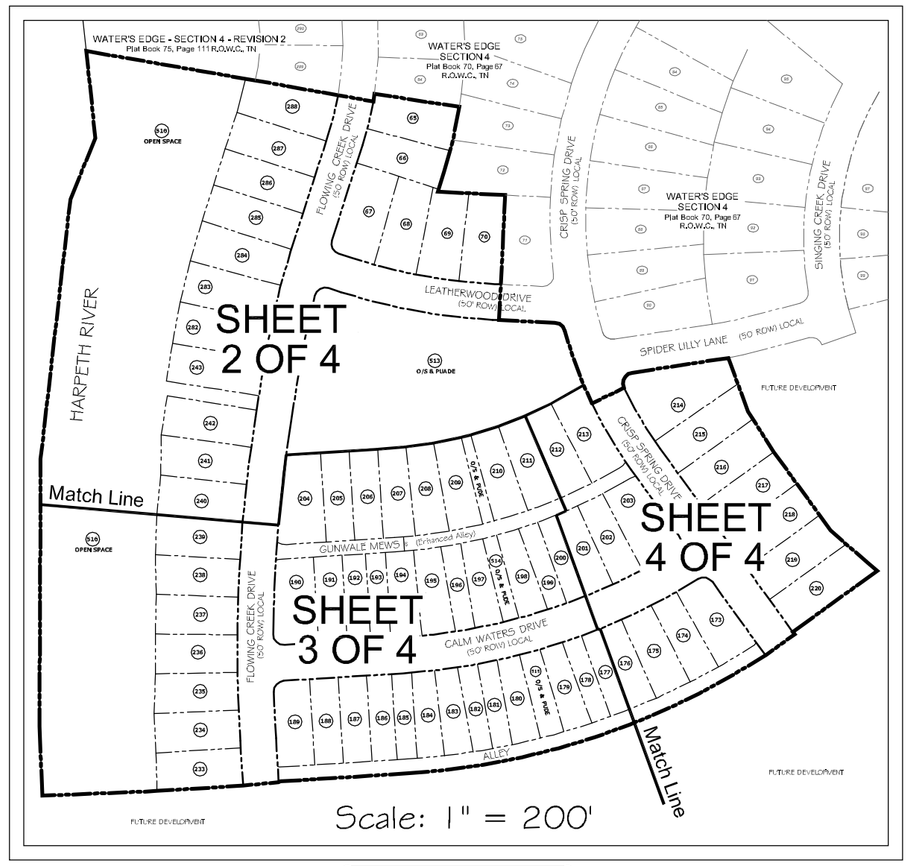
GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 72 BUILDABLE LOTS, CREATE 4 OPEN SPACE AREAS & DEDICATE ROAD RIGHT-OF-WAYS.
2) EXISTING ZONING PD (PLANNED DEVELOPMENT)
   FFO, FLOODWAY FRINGE OVERLAY
   CONVENTIONAL DEVELOPMENT STANDARD
3) MINIMUM REQUIRED SETBACK LINES:
   (SEE LOT STANDARDS CHART)
4) SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PART OF PARCEL 186.02 ON WILLIAMSON COUNTY TAX MAP NO. 106.
5) STREET ADDRESS ARE SHOWN THUS XXX
6) THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7) OWNER/SUBDIVIDER: CLAYTON PROPERTIES GROUP, INC., D.B.A. GOODALL HOMES
   ADDRESS: 393 MAPLE STREET, SUITE 100
   GALLATIN, TN. 37066
   CONTACT: JOSH THACKER
   TELEPHONE: (615) 451-5029
   EMAIL:
8) SURVEYOR: JTA LAND SURVEYING, INC.
   2603 ELM HILL PIKE – SUITE "K"
   NASHVILLE, TENNESSEE 37214
   CONTACT: GREG TERRY
   TELEPHONE: (615) 490-6920
   EMAIL: GREGT.JTA@COMCAST.NET
9) ○ IRON ROD (FOUND)
10) ● IRON ROD (SET) (IRON PINS TO BE SET AT ALL PROPERTY CORNERS
11) ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
12) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
13) A PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION, ZONED "AE", AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C0214G, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 22ND, 2016.
14) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
15) ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
16) THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
17) ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAIN.
18) NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
19) THERE SHALL BE A MINIMUM OF 10-FEET OF SEPERATION BETWEEN BUILDINGS.
20) REAR YARD FENCES ON LOTS 173, 189, 190 AND 203 SHALL NOT BE LOCATED SO THAT THEY COMPROMISE SAFETY BY BLOCKING THE VISIBILITY AT THE ASSOCIATED INTERSECTIONS.
21) SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SPECIFICALLY LOTS 173 – 189 (INCLUSIVE).
22) 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.
23) ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.
24) A LETTER OF AWARENESS RECORDED IN BOOK 6755, PAGE 358, WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE, IS TO PROVIDE NOTIFICATION TO WATERS EDGE RESIDENTS OF THE FUTURE COF WASTEWATER TREATMENT PLANT AND CITY PARK TO BE ADJACENT TO THE WATERS EDGE DEVELOPMENT.
25) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
26) 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.
27) ALL MILCROFTON UTILITY DISTRICT(MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS, AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. MUD HAS THE RIGHT TO DISTURB OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.
28) ALL MILCROFTON UTILITY DISTRICT(MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR
29) TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THE THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
30) ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL BE DESIGNATED AND GRADED SO THAT A MINIMUM TEN (10) FOOT PUBLIC DRAINAGE EASEMENT AND STORMWATER CONVEYANCE EXIST BETWEEN EACH PROPERTY.
    WITH THE EXCEPTION OF ZERO-LOT-LINE PROPERTY LINES FOR ATTACHED RESIDENTIAL STRUCTURES, APPLICANT SHALL SHOW A 5-FOOT PUBLIC DRAINAGE EASEMENT ON EACH SIDE OF ALL COMMON PROPERTY LINES FOR THE LOTS BEING CREATED.

DWG. NAME: Waters-Edge-Ph6-FP-Rev1.dwg



VICINITY MAP
N.T.S.



Scale: 1" = 200'

SHEET INDEX

LEGEND

- ● Iron Rod (Set)
- ■ Concrete Monument (Set)
- ◎ Sanitary Manhole
- ◉ Storm Manhole
- ⊗ Water Valve
- ⊠ Water Meter
- Fire Hydrant
- ▨ Existing Catch Basin
- ■ Proposed Catch Basin
- ☼ Proposed Street Light
- Proposed Street/Traffic Sign
- —W— Water Line
- —S— Sanitary Sewer Line
- —ST— Storm Sewer Line
- M.B.S.L. Minimum Building Setback Line
- PAE Public Access Easement
- PUDE Public Utility & Drainage Easement
- PUDAE Public Utility, Drainage & Access Easement
- R.O.W.C. Registers' Office Williamson County

STREET CLASSIFICATION		
ROAD	CLASSIFICATION	ROW WIDTH (FT)
FLOWING CREEK DRIVE	LOCAL	50'
CRISP SPRING DRIVE	LOCAL	50'
LEATHERWOOD DRIVE	LOCAL	50'
CALM WATERS DRIVE	LOCAL	50'
GUNWALE MEWS	ENHANCED ALLEY	20'
ALLEY	ALLEY	20'

CITY OF FRANKLIN STREET DEDICATION DETAIL		
ROAD	LENGTH (L.F) / (MI)	AREA (S.F.)
FLOWING CREEK DRIVE	975.2' / 0.18	48,758
CRISP SPRING DRIVE	423.9 / 0.08	21,194
LEATHERWOOD DRIVE	277.8' / 0.05	12,738
CALM WATERS DRIVE	677.4' / 0.13	31,066
GUNWALE MEWS	566.3' / 0.11	14,153
ALLEY	707.4' / 0.13	10,355

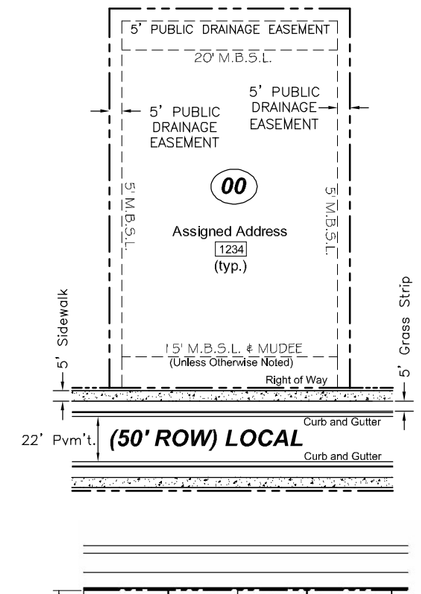
SITE CONTAINING 18.497 ACRES ±

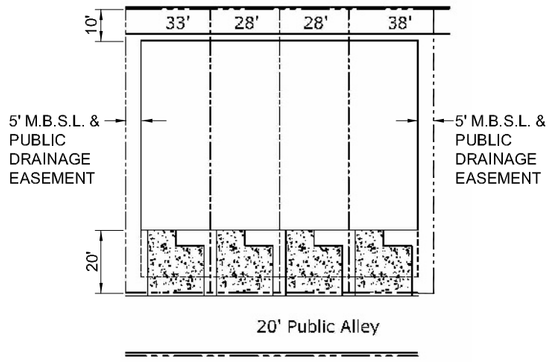
TENNESSEE STATE PLANE COORDINATE SYSTEM,

NORTH

ZONE 5301, FIPSZONE 4100, NAD 83 DATUM

LOT STANDARDS CHART





28' Townhome
10' Front Yard
10' Corner Yard
5' Side Yard (exterior walls)
0' Side Yard (shared walls)
20' Rear Yard

(N.T.S.)

UTILITY NOTES:

1) CONTRACTOR TO USE PIPE DEFLECTION TO ATTAIN SEPARATION BETWEEN UTILITIES. CONTRACTOR SHALL ADD FITTINGS AS NECESSARY TO AVOID CONFLICTS. LOCATION OF FITTINGS SHALL BE COORDINATED WITH CITY'S FIELD INSPECTOR.
2) THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AT ALL BENDS AND TEES AS REQUIRED BY CITY OF FRANKLIN WATER MANAGEMENT.
3) BUILDABLE LOTS 204-213 REQUIRES A FIRE SPRINKLER SYSTEM TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.

REVISIONS:

1. By: TMF – Date: 4-28-2021 Revised per Clients review.
2. By: GT – Date: 6-02-2021 Revised per Staff Comments
3. By: TMF – Date: 6-30-2021 Revised per Staff Comments

Tennessee811 Know what's below. Call before you dig.

Prepared By:
JTA LAND SURVEYING, INC.
2603 Elm Hill Pike, Suite K - Nashville, TN. 37214
Phone: 615-490-6920

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 Management Agency — *Date*

City of Franklin — *Date*

CERTIFICATE OF OWNERSHIP

I(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 8076, Page 9, R.O.W.C., Tennessee, and adopt the plan of subdivision of property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I(We) further certify that there are no liens on this property, except as follows: Book _____, Page _____ R.O.W.C. Tennessee.

Date: _____ *Owner(s):* _____
Clayton Properties Group, Inc.

CERTIFICATE OF ACCURACY

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 30th day of June, 2021.

Date: June 30, 2021
JAMES G. TERRY, RLS TN 2287

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that: (1) the streets and drainage designated in Water's Edge PUD Subdivision – Section 6 have been installed in accordance with City specifications, or (2) a performance bond in the amount of $_____ for drainage, and $_____ for sidewalks has beenposted with the City of Franklin, Tennessee, to assure completion of such systems.

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) sewer systems designated in Water's Edge PUD Subdivision – Section 6 have been installed in accordance with City specifications, or (2) a performance bond in the amount of $_____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) water systems designated in Water's Edge PUD Subdivision – Section 6 have been installed in accordance with Milcrofton Utility District specifications, or (2) a performance bond in the amount of $_____ for the system has been posted with the Milcrofton Utility District to assure completion of such systems.

Date: _____ *Milcrofton Water Utility District*

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____ 2021, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: _____ *Secretary, Planning Commission*

COF PROJECT # 7543
FINAL PLAT

WATER'S EDGE PUD SUBDIVISION

SECTION 6

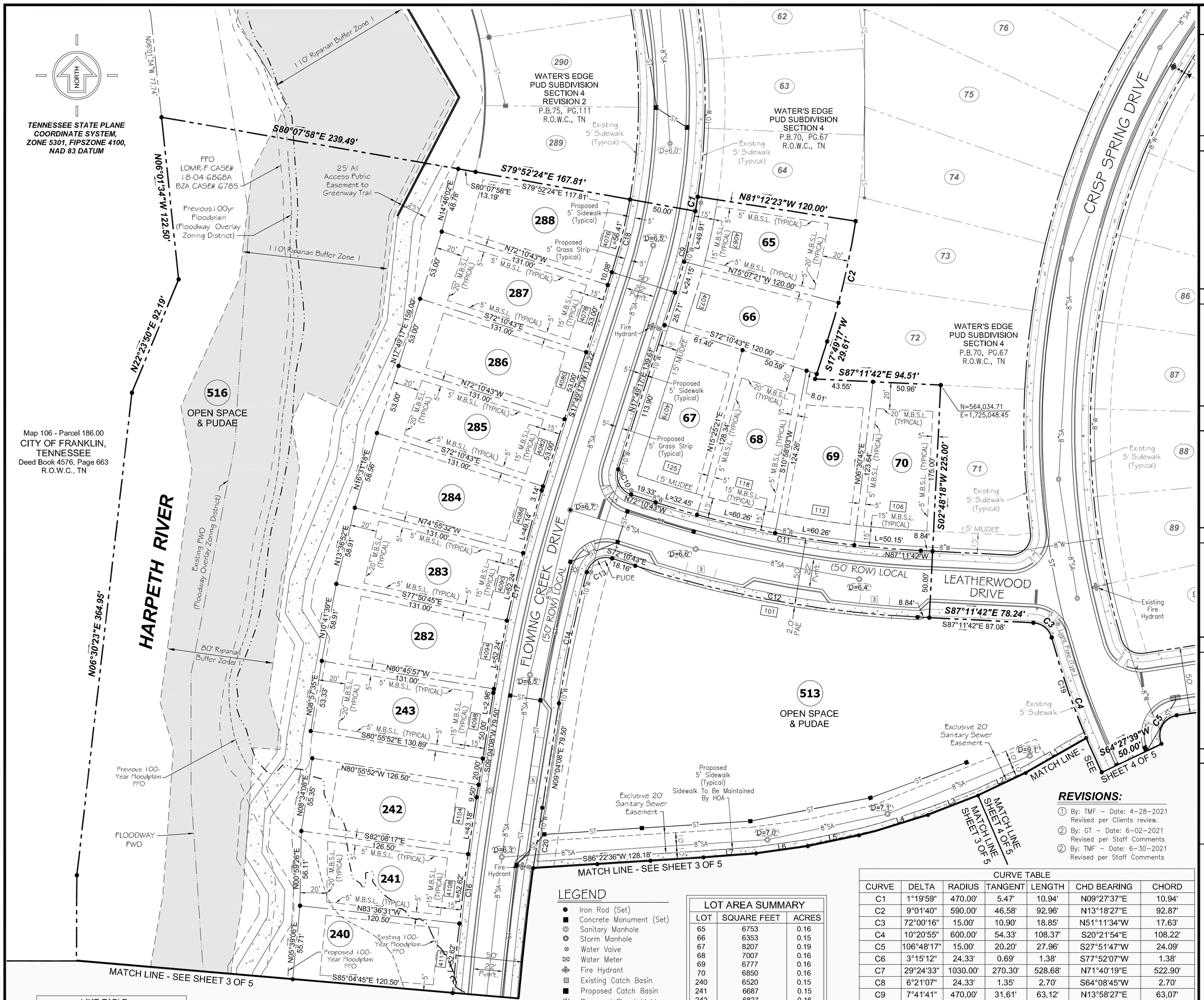
SOUTH CAROTHERS ROAD
FOURTEENTH (14TH) CIVIL DISTRICT, WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE

RECORD

RECORDED _____ *, 2021*
IN BOOK _____ *, PAGE* _____
OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

JTA LAND SURVEYING, INC.
2603 ELM HILL PIKE - SUITE K
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

DATE: ~~APRIL 2, 2021~~
JOB NO. 2021-201



LINE TABLE		
LINE	BEARING	LENGTH
L1	S60°11'51"W	52.43'
L2	S64°43'29"W	39.70'
L3	S68°44'45"W	40.36'
L4	S72°47'18"W	40.36'
L5	S78°06'37"W	39.32'
L6	S82°01'43"W	39.32'
L7	S85°39'12"W	39.58'

Prepared By:
JTA LAND SURVEYING, INC.
2603 Elm Hill Pike, Suite K - Nashville, TN. 37214
Phone: 615-490-6920

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

DWG. NAME: Waters-Edge-Ph6-FP-Rev1.dwg

LEGEND

- Iron Rod (Set)
- Concrete Monument (Set)
- Sanitary Manhole
- Storm Manhole
- Water Valve
- Water Meter
- Fire Hydrant
- Existing Catch Basin
- Proposed Catch Basin
- Proposed Street Light
- Proposed Street/Traffic Sign
- —W— Water Line
- —S— Sanitary Sewer Line
- —ST— Storm Sewer Line
- M.B.S.L. Minimum Building Setback Line
- PAE Public Access Easement
- PUDE Public Utility & Drainage Easement
- PUDAE Public Utility, Drainage & Access Easement
- R.O.W.C. Registers' Office Williamson County

LOT AREA SUMMARY		
LOT	SQUARE FEET	ACRES
65	6753	0.16
66	6353	0.15
67	8207	0.19
68	7007	0.16
69	6777	0.16
70	6850	0.16
240	6520	0.15
241	6687	0.15
242	6827	0.16
243	6959	0.16
282	7266	0.17
283	7266	0.17
284	7247	0.17
285	6943	0.16
286	6943	0.16
287	6943	0.16
288	7587	0.17
513	68,777	1.58
516	178,801	4.09

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHORD
C1	1°19'59"	470.00'	5.47'	10.94'	N09°27'37"E	10.94'
C2	9°01'40"	590.00'	46.58'	92.96'	N13°18'27"E	92.87'
C3	72°00'16"	15.00'	10.90'	18.85'	N51°11'34"W	17.63'
C4	10°20'55"	600.00'	54.33'	108.37'	S20°21'54"E	108.22'
C5	106°48'17"	15.00'	20.20'	27.96'	S27°51'47"W	24.09'
C6	3°15'12"	24.33'	0.69'	1.38'	S77°52'07"W	1.38'
C7	29°24'33"	1030.00'	270.30'	528.68'	N71°40'19"E	522.90'
C8	6°21'07"	24.33'	1.35'	2.70'	S64°08'45"W	2.70'
C9	7°41'41"	470.00'	31.61'	63.12'	N13°58'27"E	63.07'
C10	90°00'00"	15.00'	15.00'	23.56'	S27°10'43"E	21.21'
C11	15°00'59"	775.00'	102.14'	203.12'	S79°41'12"E	202.54'
C12	15°00'59"	825.00'	108.73'	216.22'	S79°41'12"E	215.60'
C13	92°49'47"	15.00'	15.76'	24.30'	S61°24'24"W	21.73'
C14	5°55'22"	975.00'	50.44'	100.79'	S12°01'49"W	100.74'
C16	12°41'32"	2050.00'	227.99'	454.12'	S02°43'22"W	453.19'
C17	8°45'09"	1025.00'	78.44'	156.58'	S13°26'43"W	156.43'
C18	7°41'41"	420.00'	28.24'	56.41'	N13°58'27"E	56.36'
C19	7°39'52"	600.00'	40.19'	80.26'	S19°01'22"E	80.20'
C20	1°19'06"	2000.00'	23.01'	46.01'	S08°24'35"W	46.01'

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 Management Agency — *Date*

City of Franklin — *Date*

CERTIFICATE OF OWNERSHIP

I(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 8076, Page 9, R.O.W.C., Tennessee, and adopt the plan of subdivision of property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____ , R.O.W.C., Tennessee, running with the title to the property. I(We) further certify that there are no liens on this property, except as follows: Book _____, Page _____ R.O.W.C. Tennessee.

Date: _____ *Owner(s):* _____
Clayton Properties Group, Inc.

CERTIFICATE OF ACCURACY

I(We) hereby certify that the subdivision plat shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 30th day of June, 2021.

Date: June 30, 2021
JAMES G. TERRY, RLS TN 2287

6-30-21

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that: (1) the streets and drainage designated in Water's Edge PUD Subdivision – Section 6 have been installed in accordance with City specifications, or (2) a performance bond in the amount of $_____ for drainage, and $_____ for sidewalks has beenposted with the City of Franklin, Tennessee, to assure completion of such systems.

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) sewer systems designated in Water's Edge PUD Subdivision – Section 6 have been installed in accordance with City specifications, or (2) a performance bond in the amount of $_____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) water systems designated in Water's Edge PUD Subdivision – Section 6 have been installed in accordance with Milcrofton Utility District specifications, or (2) a performance bond in the amount of $_____for the system has been posted with the Milcrofton Utility District to assure completion of such systems.

Date: _____
Milcrofton Water Utility District

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____ 2021, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: _____
Secretary, Planning Commission

REVISIONS:

1. By: TMF – Date: 4-28-2021 Revised per Clients review.
2. By: GT – Date: 6-02-2021 Revised per Staff Comments
2. By: TMF – Date: 6-30-2021 Revised per Staff Comments

COF PROJECT # 7543

FINAL PLAT

WATER'S EDGE PUD SUBDIVISION

SECTION 6

SOUTH CAROTHERS ROAD
FOURTEENTH (14TH) CIVIL DISTRICT, WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE

0' 25' 50' 100' 150'

SCALE: 1"=50'

RECORD

RECORDED _____ *, 2021*
IN BOOK _____ *, PAGE* _____
OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

JTA LAND SURVEYING, INC.
2603 ELM HILL PIKE - SUITE K
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

DATE: ~~APRIL 2, 2021~~
JOB NO. 2021-201

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHORD
C7	29°24'33"	1030.00'	270.30'	528.68'	N71°40'19"E	522.90'
C8	6°21'07"	24.33'	1.35'	2.70'	S64°08'45"W	2.70'
C15	2°57'48"	2000.00'	51.73'	103.44'	N02°01'50"E	103.43'
C16	12°41'32"	2050.00'	227.99'	454.12'	S02°43'22"W	453.19'
C21	33°33'19"	24.33'	7.34'	14.25'	S76°50'45"E	14.05'
C22	19°37'53"	700.12'	121.13'	239.89'	N76°33'36"E	238.71'
C23	18°26'14"	720.00'	116.86'	231.69'	N77°09'28"E	230.69'
C24	9°52'40"	24.33'	2.10'	4.20'	S72°45'19"W	4.19'
C25	94°10'21"	15.00'	16.13'	24.65'	S46°32'14"E	21.97'
C26	18°07'08"	840.00'	133.94'	265.64'	N77°19'02"E	264.53'
C27	18°14'20"	890.00'	142.87'	283.31'	N77°15'25"E	282.12'
C28	88°08'24"	15.00'	14.52'	23.08'	S42°18'24"W	20.87'
C29	1°51'36"	2000.00'	32.47'	64.93'	N02°41'36"W	64.92'
C30	6°21'07"	24.33'	1.35'	2.70'	S71°23'34"E	2.70'
C31	29°12'27"	1010.00'	263.16'	514.87'	N71°46'22"E	509.31'
C32	03°30'53"	2000.00'	61.36'	122.69'	N05°59'36"E	122.67'

LOT AREA SUMMARY		
LOT	SQUARE FEET	ACRES
177	3360	0.08
178	3360	0.08
179	4390	0.10
180	4371	0.10
181	3360	0.08
182	3360	0.08
183	4364	0.10
184	4244	0.10
185	3360	0.08
186	4215	0.10
187	4800	0.11
188	4800	0.11
189	6141	0.14
190	7010	0.16
191	4800	0.11
192	3952	0.09
193	3360	0.08
194	4972	0.11
195	5142	0.12
196	3360	0.08
197	4312	0.10

LOT AREA SUMMARY		
LOT	SQUARE FEET	ACRES
198	4454	0.10
199	3361	0.08
200	3361	0.08
204	7404	0.17
205	5000	0.11
206	5000	0.11
207	5280	0.12
208	5459	0.13
209	5459	0.13
210	5604	0.13
211	5604	0.13
233	6334	0.15
234	6376	0.15
235	6291	0.14
236	6186	0.14
237	6187	0.14
238	6297	0.14
239	6464	0.15
514	2551	0.06
515	3817	0.09
516	178,801	4.09

LEGEND

- Iron Rod (Set)
- Concrete Monument (Set)
- Sanitary Manhole
- Storm Manhole
- Water Valve
- Water Meter
- Fire Hydrant
- Existing Catch Basin
- Proposed Catch Basin
- Proposed Street Light
- Proposed Street/Traffic Sign
- —W— Water Line
- —S— Sanitary Sewer Line
- —ST— Storm Sewer Line
- M.B.S.L. Minimum Building Setback Line
- PAE Public Access Easement
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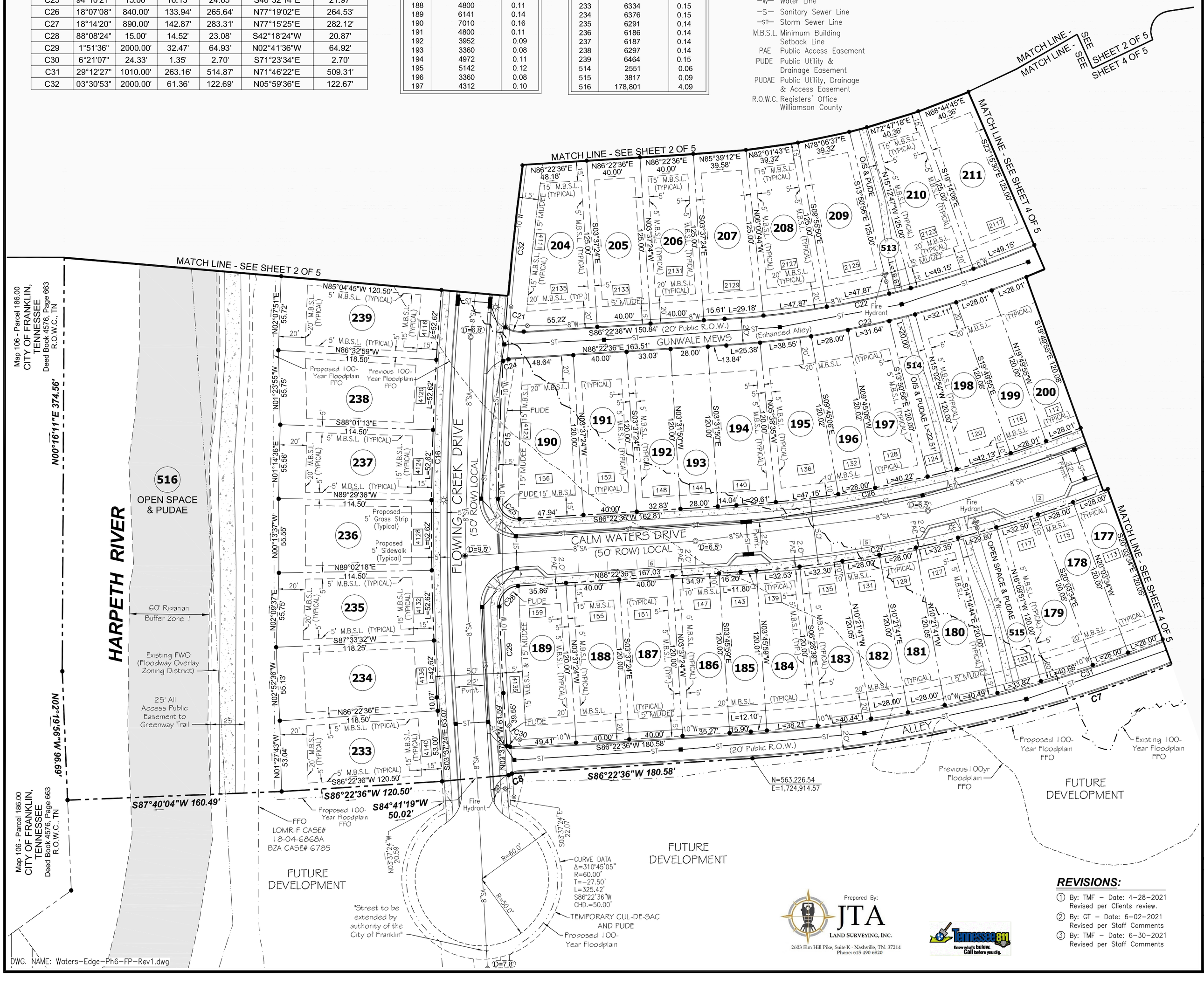
- R.O.W.C. Registers' Office Williamson County

NORTH

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM



DWG. NAME: Waters-Edge-Ph6-FP-Rev1.dwg

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JAMES G. TERRY — 2287 — REGISTERED — AGRICULTURE — SURVEYOR — TENNESSEE — 6-30-21

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

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) water systems designated in Water's Edge PUD Subdivision – Section 6 have been installed in accordance with Milcrofton Utility District specifications, or (2) a performance bond in the amount of $_____ for the system has been posted with the Milcrofton Utility District to assure completion of such systems.

Date: _____ *Milcrofton Water Utility District*

CERTIFICATE OF APPROVAL FOR RECORDING

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Date: _____ *Secretary, Planning Commission*

COF PROJECT # 7543

FINAL PLAT

WATER'S EDGE PUD SUBDIVISION

SECTION 6

SOUTH CAROTHERS ROAD
FOURTEENTH (14TH) CIVIL DISTRICT, WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE

0' 25' 50' 100' 150'

SCALE: 1"=50'

RECORD

RECORDED _____ *, 2021*
IN BOOK _____ *, PAGE* _____
OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

REVISIONS:

1. By: TMF – Date: 4-28-2021 Revised per Clients review.
2. By: GT – Date: 6-02-2021 Revised per Staff Comments
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Prepared By:
JTA LAND SURVEYING, INC.
2603 Elm Hill Pike, Suite K - Nashville, TN. 37214
Phone: 615-490-6920

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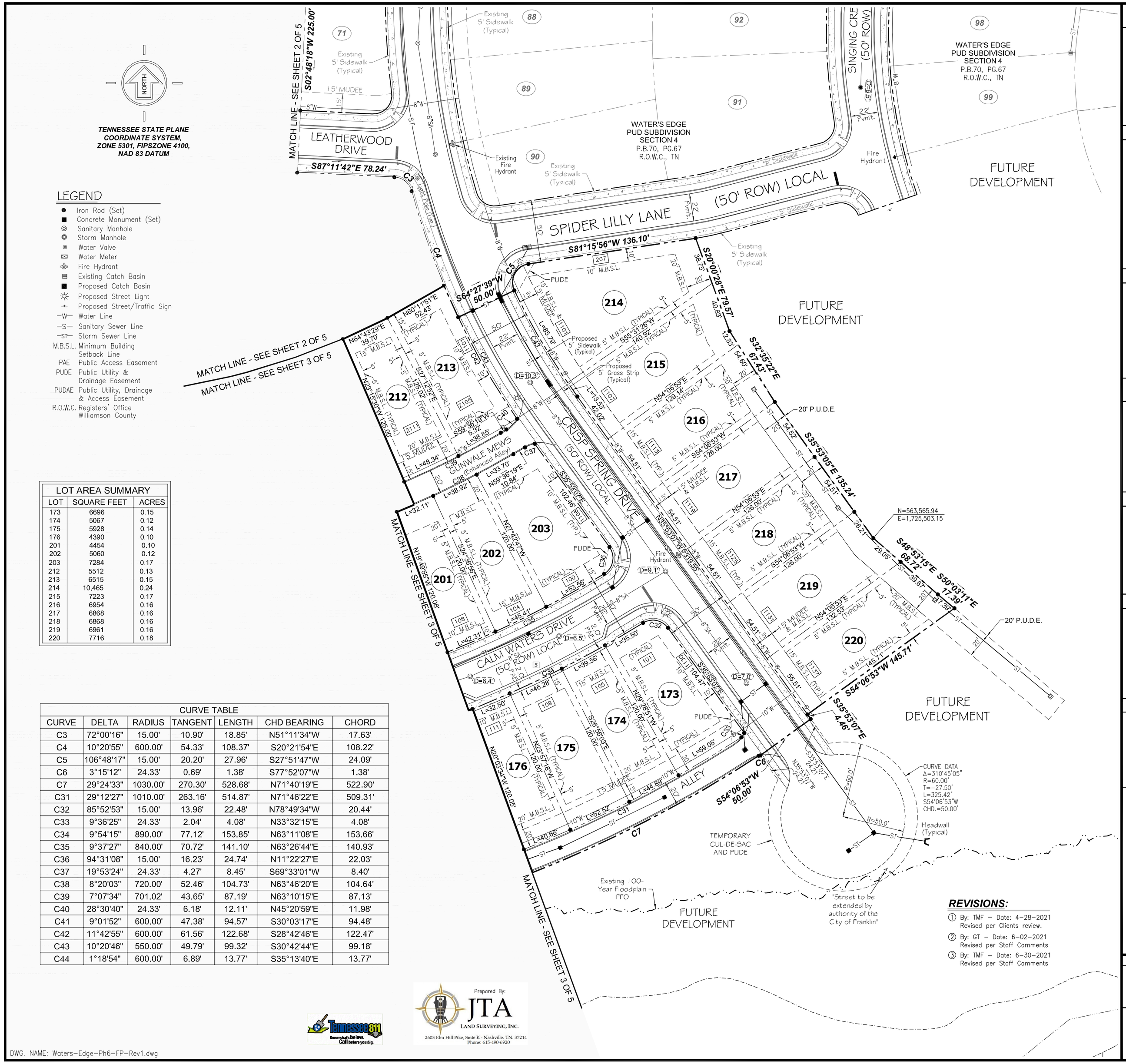
Tennessee 811 — Know what's below. Call before you dig.

DATE: ~~APRIL 2, 2021~~
JOB NO. 2021-201



LOT AREA SUMMARY		
LOT	SQUARE FEET	ACRES
173	6696	0.15
174	5067	0.12
175	5928	0.14
176	4390	0.10
201	4454	0.10
202	5060	0.12
203	7284	0.17
212	5512	0.13
213	6515	0.15
214	10,465	0.24
215	7223	0.17
216	6954	0.16
217	6868	0.16
218	6868	0.16
219	6961	0.16
220	7716	0.18

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHORD
C3	72°00'16"	15.00'	10.90'	18.85'	N51°11'34"W	17.63'
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C6	3°15'12"	24.33'	0.69'	1.38'	S77°52'07"W	1.38'
C7	29°24'33"	1030.00'	270.30'	528.68'	N71°40'19"E	522.90'
C31	29°12'27"	1010.00'	263.16'	514.87'	N71°46'22"E	509.31'
C32	85°52'53"	15.00'	13.96'	22.48'	N78°49'34"W	20.44'
C33	9°36'25"	24.33'	2.04'	4.08'	N33°32'15"E	4.08'
C34	9°54'15"	890.00'	77.12'	153.85'	N63°11'08"E	153.66'
C35	9°37'27"	840.00'	70.72'	141.10'	N63°26'44"E	140.93'
C36	94°31'08"	15.00'	16.23'	24.74'	N11°22'27"E	22.03'
C37	19°53'24"	24.33'	4.27'	8.45'	S69°33'01"W	8.40'
C38	8°20'03"	720.00'	52.46'	104.73'	N63°46'20"E	104.64'
C39	7°07'34"	701.02'	43.65'	87.19'	N63°10'15"E	87.13'
C40	28°30'40"	24.33'	6.18'	12.11'	N45°20'59"E	11.98'
C41	9°01'52"	600.00'	47.38'	94.57'	S30°03'17"E	94.48'
C42	11°42'55"	600.00'	61.56'	122.68'	S28°42'46"E	122.47'
C43	10°20'46"	550.00'	49.79'	99.32'	S30°42'44"E	99.18'
C44	1°18'54"	600.00'	6.89'	13.77'	S35°13'40"E	13.77'

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

Prepared By:
JTA LAND SURVEYING, INC.
2603 Elm Hill Pike, Suite K - Nashville, TN. 37214
Phone: 615-490-6920

DWG. NAME: Waters-Edge-Ph6-FP-Rev1.dwg

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 Management Agency — *Date*

City of Franklin — *Date*

CERTIFICATE OF OWNERSHIP

I(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 8076, Page 9, R.O.W.C., Tennessee, and adopt the plan of subdivision of property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____ , R.O.W.C., Tennessee, running with the title to the property. I(We) further certify that there are no liens on this property, except as follows: Book _____, Page _____ R.O.W.C. Tennessee.

Date: _____ *Owner(s):* _____
Clayton Properties Group, Inc.

CERTIFICATE OF ACCURACY

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 30th day of June, 2021.

Date: June 30, 2021
JAMES G. TERRY, RLS TN 2287

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that: (1) the streets and drainage designated in Water's Edge PUD Subdivision – Section 6 have been installed in accordance with City specifications, or (2) a performance bond in the amount of $_____ for drainage, and $_____ for sidewalks has beenposted with the City of Franklin, Tennessee, to assure completion of such systems.

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) sewer systems designated in Water's Edge PUD Subdivision – Section 6 have been installed in accordance with City specifications, or (2) a performance bond in the amount of $_____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) water systems designated in Water's Edge PUD Subdivision – Section 6 have been installed in accordance with Milcrofton Utility District specifications, or (2) a performance bond in the amount of $_____for the system has been posted with the Milcrofton Utility District to assure completion of such systems.

Date: _____
Milcrofton Water Utility District

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____ 2021, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: _____
Secretary, Planning Commission

COF PROJECT # 7543

FINAL PLAT

WATER'S EDGE PUD SUBDIVISION

SECTION 6

SOUTH CAROTHERS ROAD
FOURTEENTH (14TH) CIVIL DISTRICT, WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE

0' 25' 50' 100' 150'

SCALE: 1"=50'

REVISIONS:

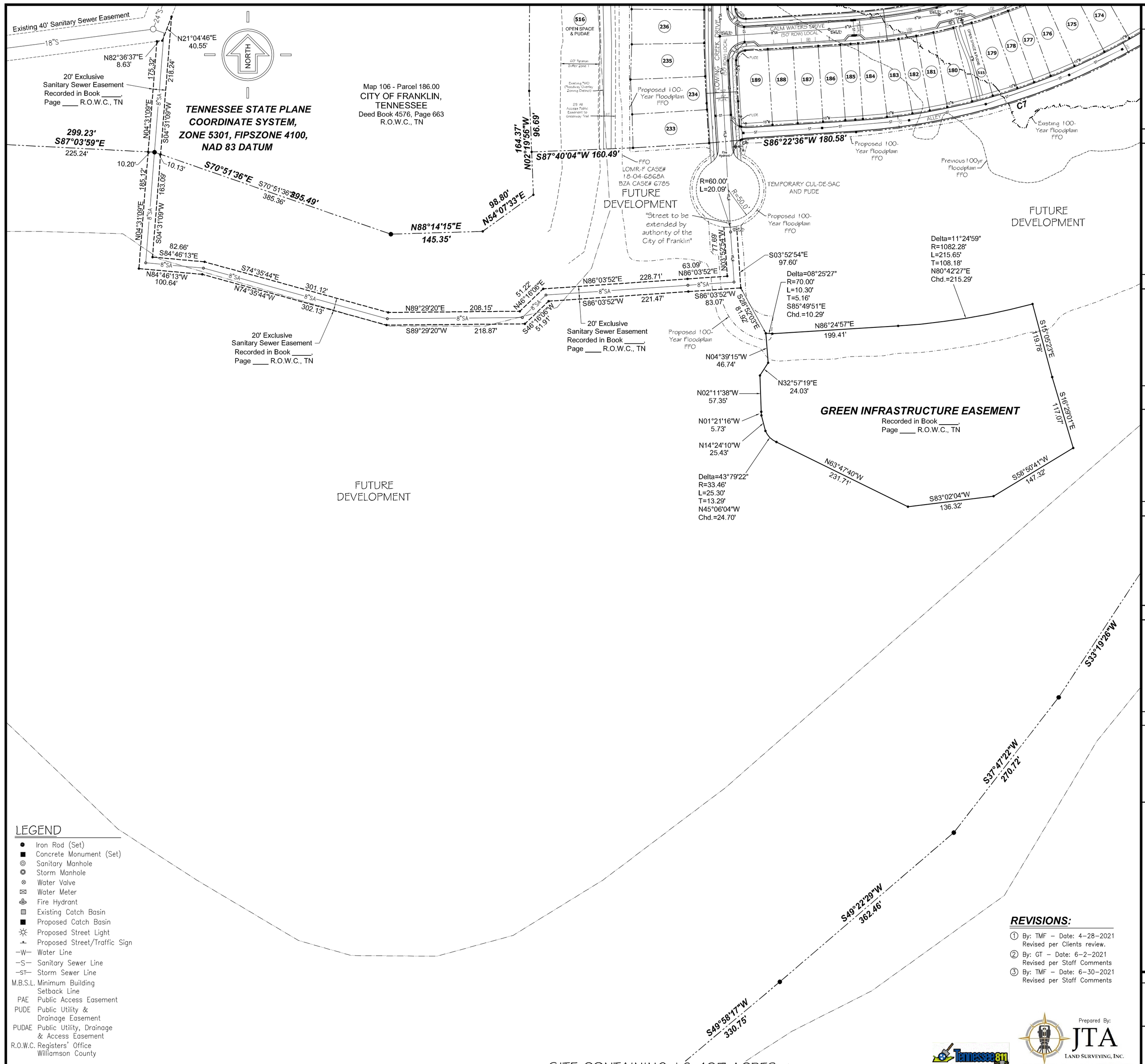
1. By: TMF – Date: 4-28-2021 Revised per Clients review.
2. By: GT – Date: 6-02-2021 Revised per Staff Comments
3. By: TMF – Date: 6-30-2021 Revised per Staff Comments

RECORD

RECORDED _____ *, 2021*
IN BOOK _____ *, PAGE* _____
OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

JTA LAND SURVEYING, INC.
2603 ELM HILL PIKE - SUITE K
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

DATE: ~~APRIL 2, 2021~~
JOB NO. 2021-201



LEGEND

- Iron Rod (Set)
- Concrete Monument (Set)
- Sanitary Manhole
- Storm Manhole
- Water Valve
- Water Meter
- Fire Hydrant
- Existing Catch Basin
- Proposed Catch Basin
- Proposed Street Light
- Proposed Street/Traffic Sign
- —W— Water Line
- —S— Sanitary Sewer Line
- —ST— Storm Sewer Line
- M.B.S.L. Minimum Building Setback Line
- PAE Public Access Easement
- PUDE Public Utility & Drainage Easement
- PUDAE Public Utility, Drainage & Access Easement
- R.O.W.C. Registers' Office Williamson County

Drawing Name: Waters-Edge-Ph6-FP-Rev1-Sht-5.dwg

REVISIONS:

1. By: TMF – Date: 4-28-2021 Revised per Clients review.
2. By: GT – Date: 6-2-2021 Revised per Staff Comments
3. By: TMF – Date: 6-30-2021 Revised per Staff Comments

Prepared By:
JTA
LAND SURVEYING, INC.
2603 Elm Hill Pike, Suite K - Nashville, TN. 37214
Phone: 615-490-6920

Tennessee811 Know what's below. Call before you dig.

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 Management Agency — *Date*

City of Franklin — *Date*

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JAMES G. TERRY, RLS TN 2287

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I hereby certify that: (1) the streets and drainage designated in Water's Edge PUD Subdivision – Section 6 have been installed in accordance with City specifications, or (2) a performance bond in the amount of $_____ for drainage, and $_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

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

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Date: _____ *Milcrofton Water Utility District*

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____ 2021, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: _____ *Secretary, Planning Commission*

COF PROJECT # 7543

FINAL PLAT

WATER'S EDGE PUD SUBDIVISION

SECTION 6

SOUTH CAROTHERS ROAD
FOURTEENTH (14TH) CIVIL DISTRICT, WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE

0' 50' 100' 200' 300'

SCALE: 1"=100'

RECORD

RECORDED _____ *, 2021*

IN BOOK _____ *, PAGE* _____

OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

JTA LAND SURVEYING, INC.
2603 ELM HILL PIKE - SUITE K
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

DATE: ~~APRIL 2, 2021~~
JOB NO. 2021-201

City of Franklin

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

File #: 21-02268

DATE: July 12, 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 56, Creating 12 Lots, On 3.99 Acres, Located At South Of The Intersection Cheltenham Avenue And Nelson Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7592
Applicant: Crystal Lewis, Wilson & Associates, PC
Owner: Brian Sewell, Southern Land

BACKGROUND/STAFF COMMENTS:
This final plat creates 12 residential lots, dedicates public right-of-way and creates public easements within the Westhaven PUD Subdivision. The corresponding site plan was approved on the November 2020 Administrative agenda, and both the final plat and the site plan are consistent with the development plan.

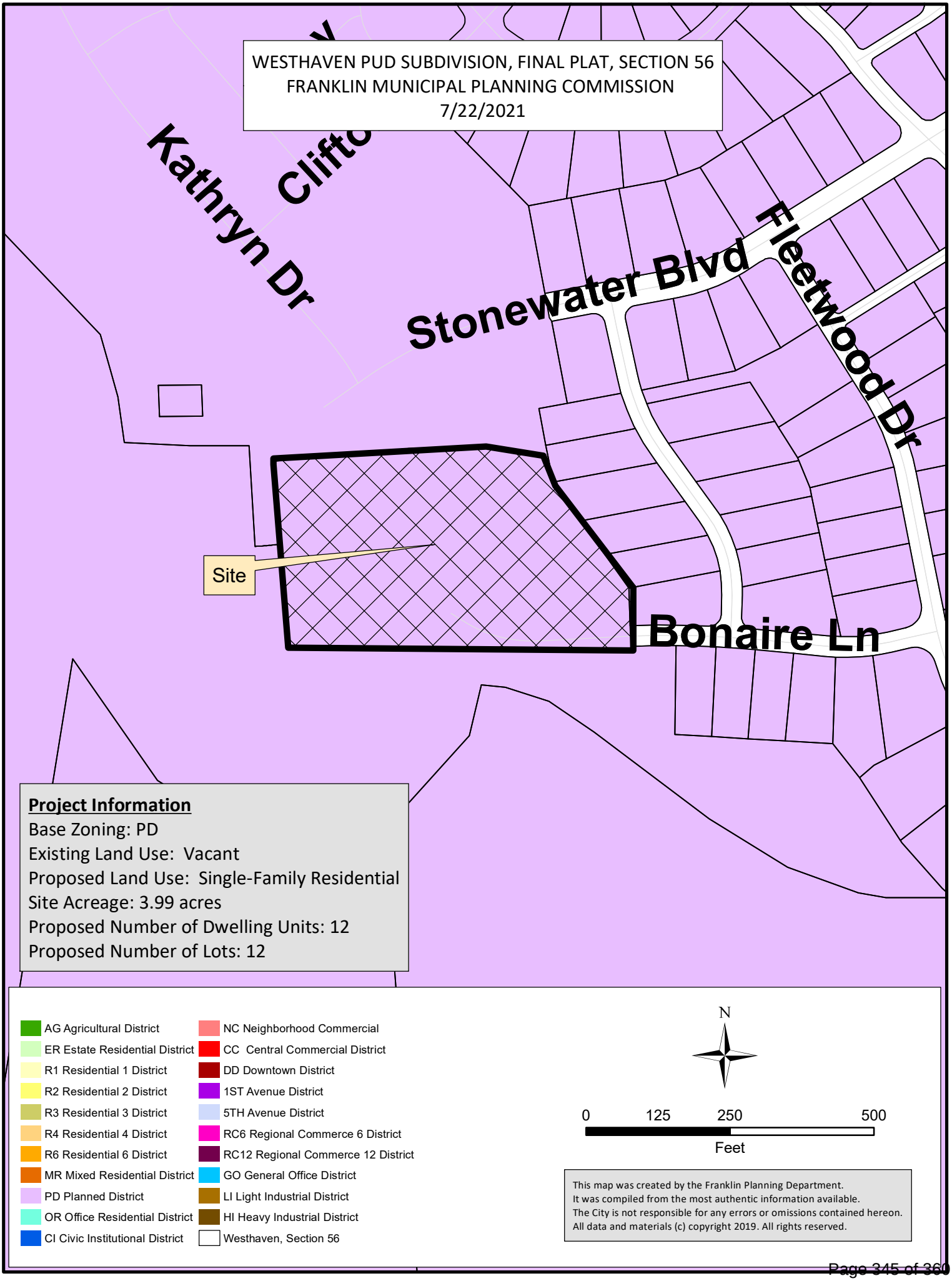
PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall 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 Plat, Section 56 with conditions.


WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 56
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021
Kathryn Dr
Stonewater Blvd
Fleetwood Dr
Site
Bonaire Ln
Project Information
Base Zoning: PD
Existing Land Use: Vacant
Proposed Land Use: Single-Family Residential
Site Acreage: 3.99 acres
Proposed Number of Dwelling Units: 12
Proposed Number of Lots: 12
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Westhaven, Section 56
N
0
125
250
500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

COF no: 7592

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Addressing

General Issues

13. Addressing

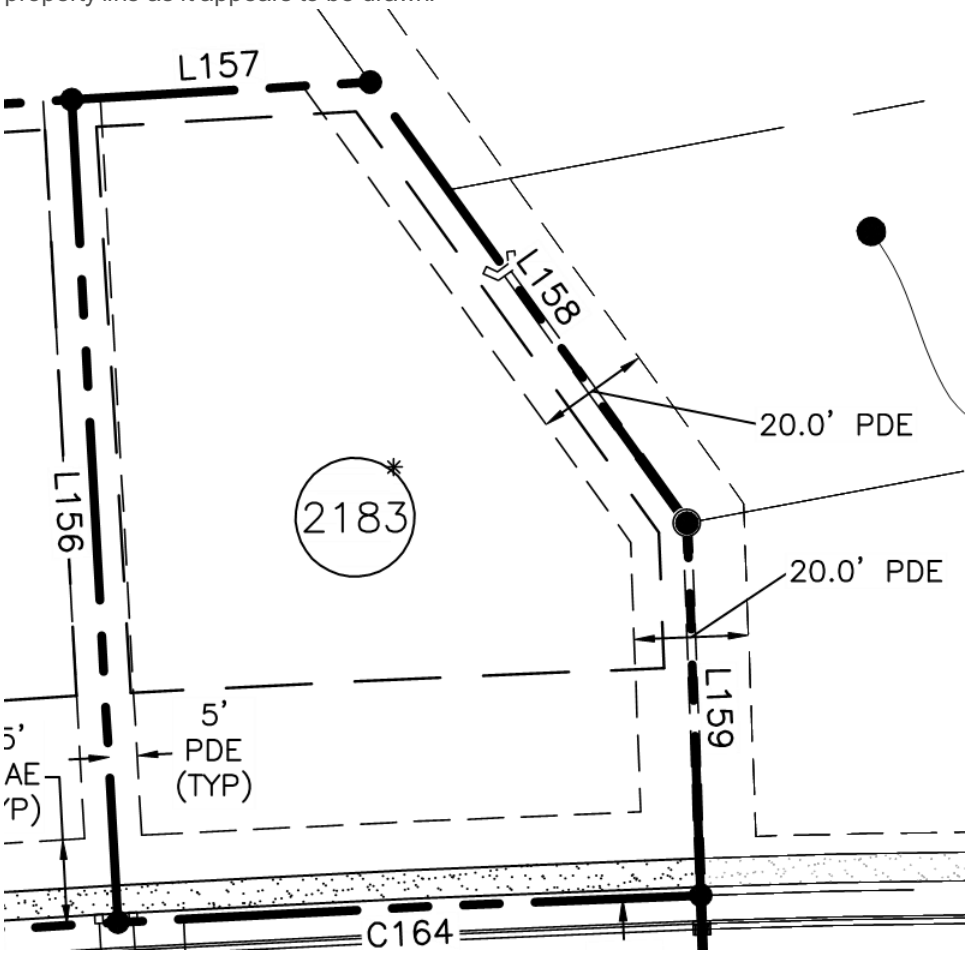
lori.jarosz@franklintn.gov	Email was sent back with attachment of addresses. Applicant shall show the addresses on the final plat.

Engineering - Final Plat Checklist

General Issues

8. C. Final Plat

lance.fittro@franklintn.gov Applicant shall correct the overlapping building setback lines and public drainage easements on Lot 2183. No structures may be constructed within the public drainage easement, and the MBSL on the west side of the lot may not be closer than 5' to the property line as it appears to be drawn:



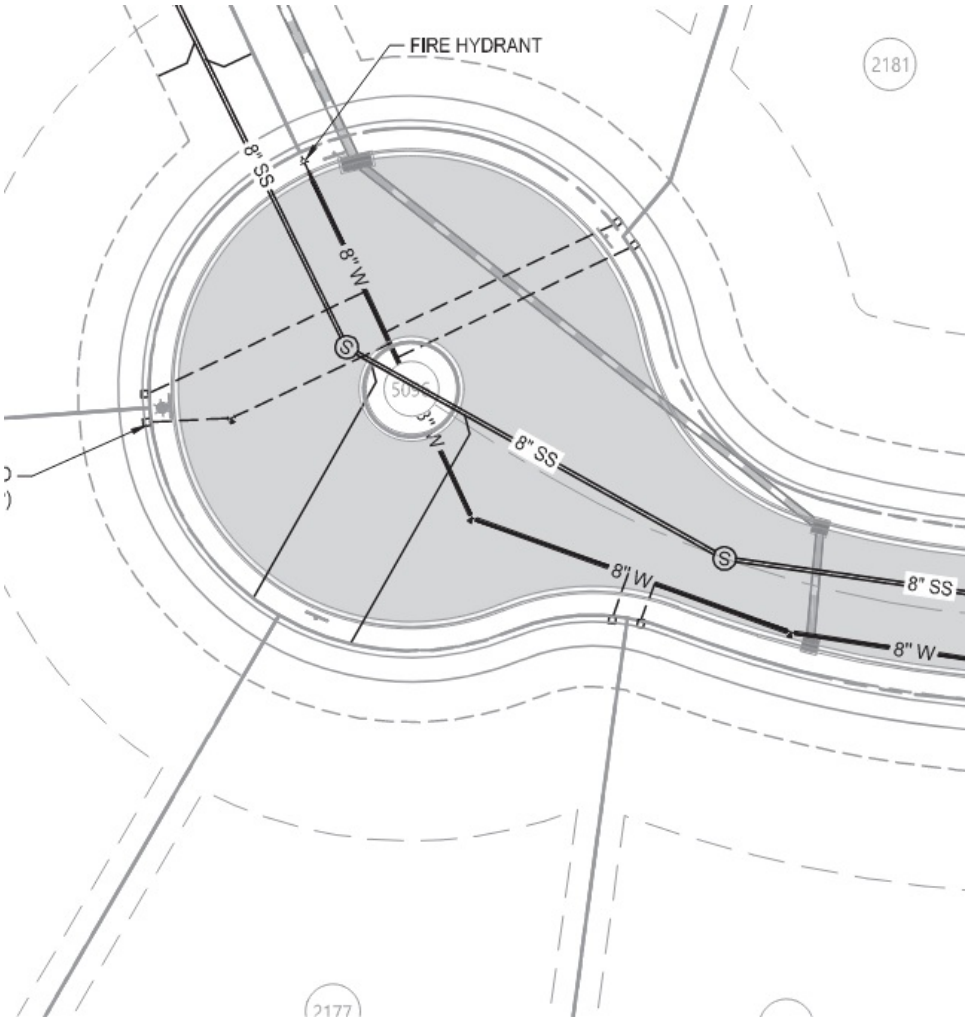
FIRE--Planning

General Issues

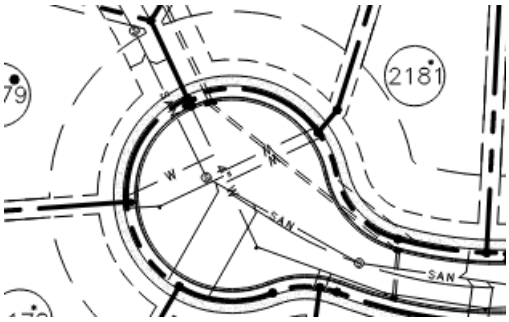
2. Utilites

curt.edelmann@franklintn.gov Plat must match approved site plan.

Site Plan



Plat



Performance Agreement and Surety

General Issues

3. Engineering Sureties

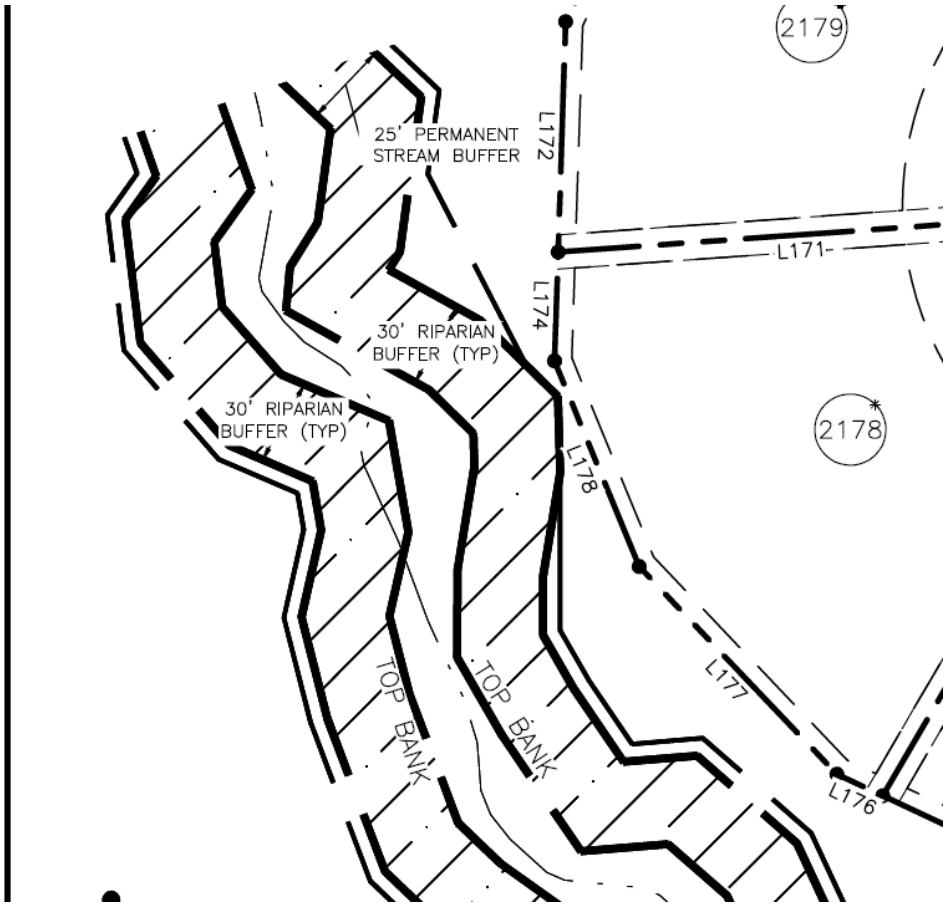
kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan **COF# 7378 (Westhaven PUD Subdivision, Site Plan, Section 56)** shall be transferred to this final plat as a condition of approval.

Stormwater

General Issues

6. Plats

jeff.willoughby@franklintn.gov The notation and labeling still does not match. The 30' buffer arrows do not represent the 30' extent, and they are not labeled as per the site plans. Please see above screenshot.



[Edited By Jeff Willoughby]

Water/Sewer

General Issues

1. Utility easement

ben.mcneil@franklintn.gov Applicant failed to address the issue, the applicant shall cross reference the site plan and label the sewer line depths to ensure the proper easement widths are provided.

EASEMENTS

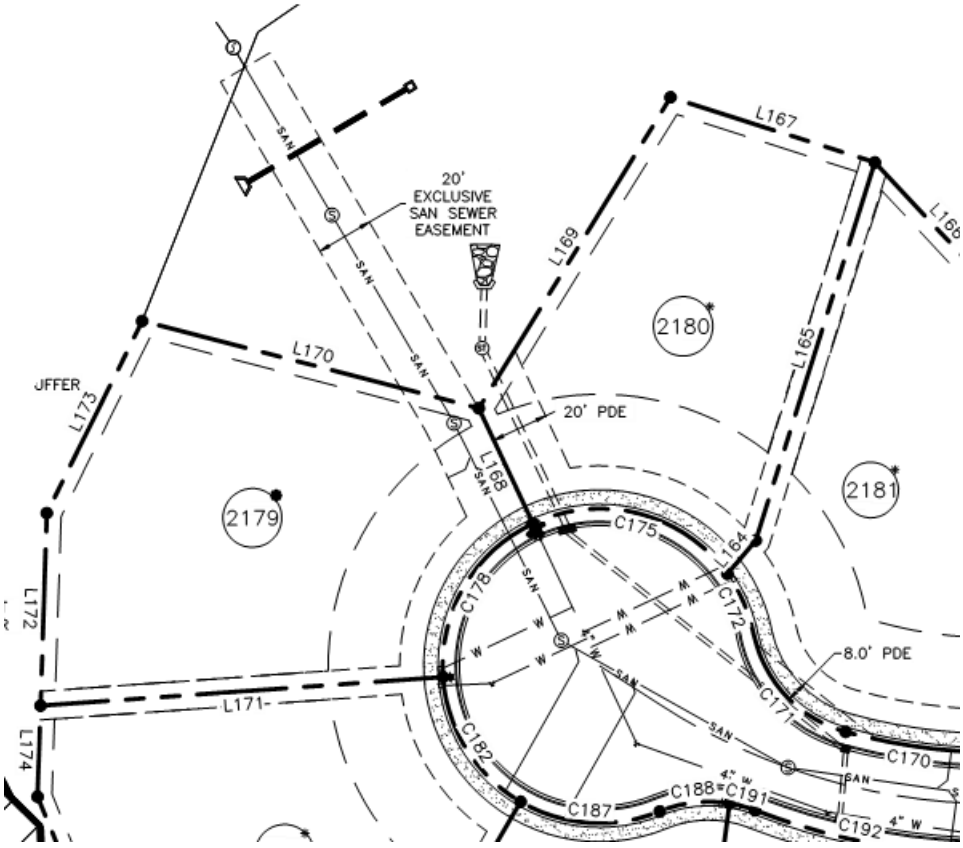
A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.

2. 13'-20' depth requires 30' easement.

3. 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.



Plat Notes:

1. The purpose of this plat is to create 12 lots (Lots 2172-2183).
2. Subject property is shown as Section 56 located in Westhaven P.U.D. Subdivision, Fifth Civil District, City of Franklin, Williamson County, Tennessee.
3. Subject property is identified as a portion of Parcel 1.16 on Property Map 77.
4. Zoning: (PD)
5. 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 56 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)

6. All lots in Section 56 fall in the T4 Transect Zone as defined in the Westhaven Concept Plan (Revision 4) and Pattern Book, revised 05/08/07.

7. Section 56 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

8. Bearings are based on Tennessee state plane coordinate system, NAD 83 Datum.
9. 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.
10. The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
11. 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.
12. 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.
13. Stormwater quality shall be addressed with each site plan.
14. 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.
15. 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.
16. 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.
17. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
18. Mineral rights are to be held by Westhaven Partners, LLC.
19. Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
20. At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
21. Street address numbers are assigned to the following street names: 1800-1824 Eliot Street, 2006-2018 Cheltenham Ave., and 3000-3097 Conar Street.
22. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
23. 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.
24. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners' Association.
25. 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. Lots are not alley-loaded.
26. 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.
27. Trees shall be pruned to a minimum of eight feet above grade and no fences or other obstructions shall be taller than three feet above grade within sight triangles for street intersections and roadway signage per the latest version of AASHTO Policy on Geometric Design of Highways and Streets.

Legend		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	1234	Public Utility & Access Esmt.	P.U.A.E.

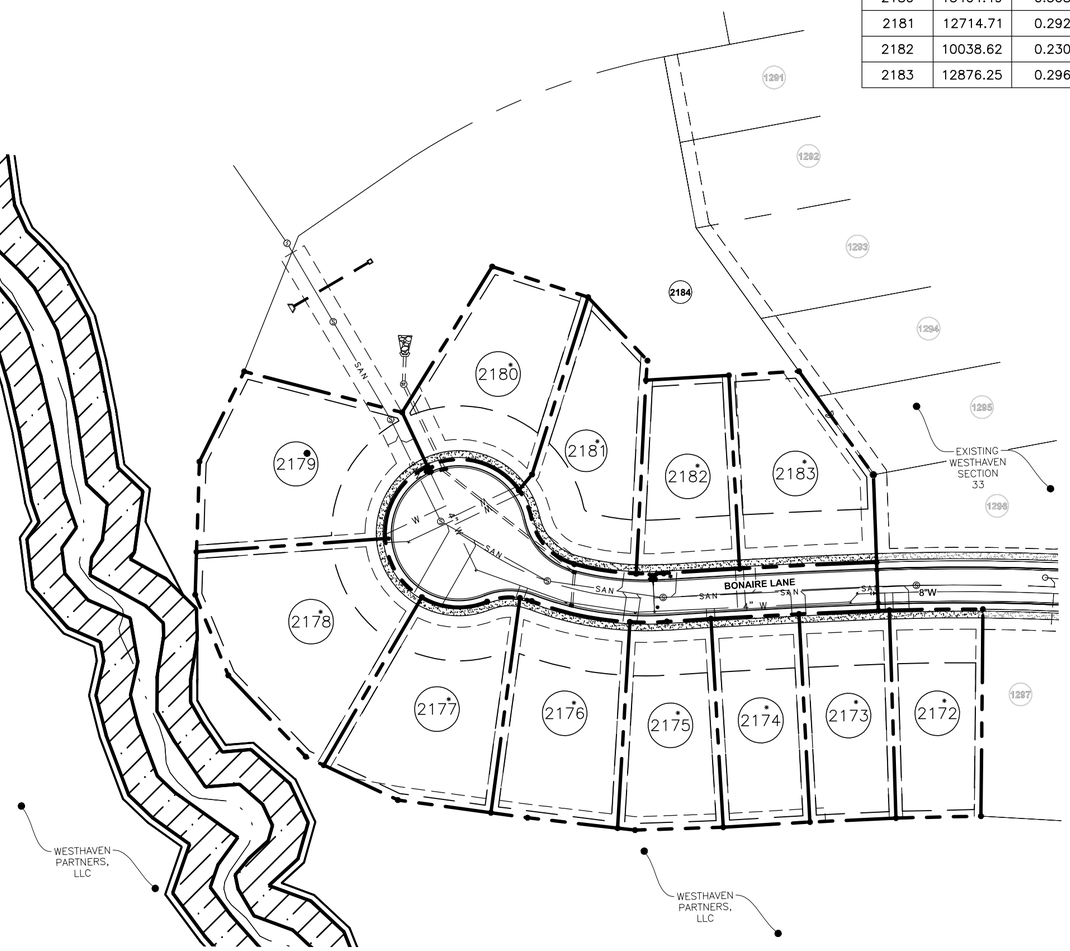
NOTE:
ALL LOTS IN THIS SECTION NOTIED WITH AN ASTERISK (*) REQUIRE A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL

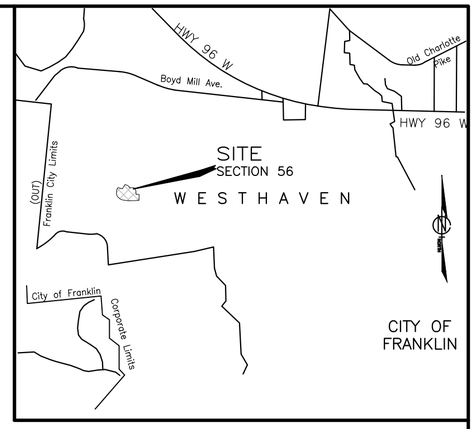
Parcel Area Table		
Parcel #	Area (SF)	Area (Ac.)
2172	10308.40	0.237
2173	10207.90	0.234
2174	10144.47	0.233
2175	10783.79	0.248
2176	13923.13	0.320
2177	15328.84	0.352
2178	17858.21	0.410
2179	16799.12	0.386
2180	13404.49	0.308
2181	12714.71	0.292
2182	10038.62	0.230
2183	12876.25	0.296

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
PPMC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855	Springlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9600
Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070	Frank J.B. Varallo Rone-Regency Jewelers Brainerd Village Chattanooga, TN 37411 (423) 894-1188



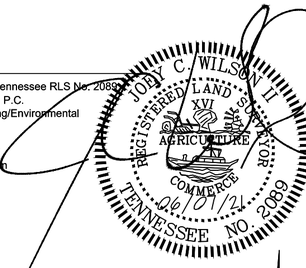


VICINITY MAP
NOT TO SCALE

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



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

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 WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Westhaven PUD Subdivision, Section 56 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 OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 2269, Page 345, 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

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 56 have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $_____ for streets, $_____for drainage, and $_____for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department, City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

(1) the sewer system designated in Westhaven PUD Subdivision, Section 56 has been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $_____ for the sewer system has been posted with the City of Franklin, Tennessee to assure completion of such system.

Director Water Management Department, City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____day of_____, 20___, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee.

Secretary, Franklin Municipal Planning Commission — Date

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 56

FINAL SUBDIVISION PLAT

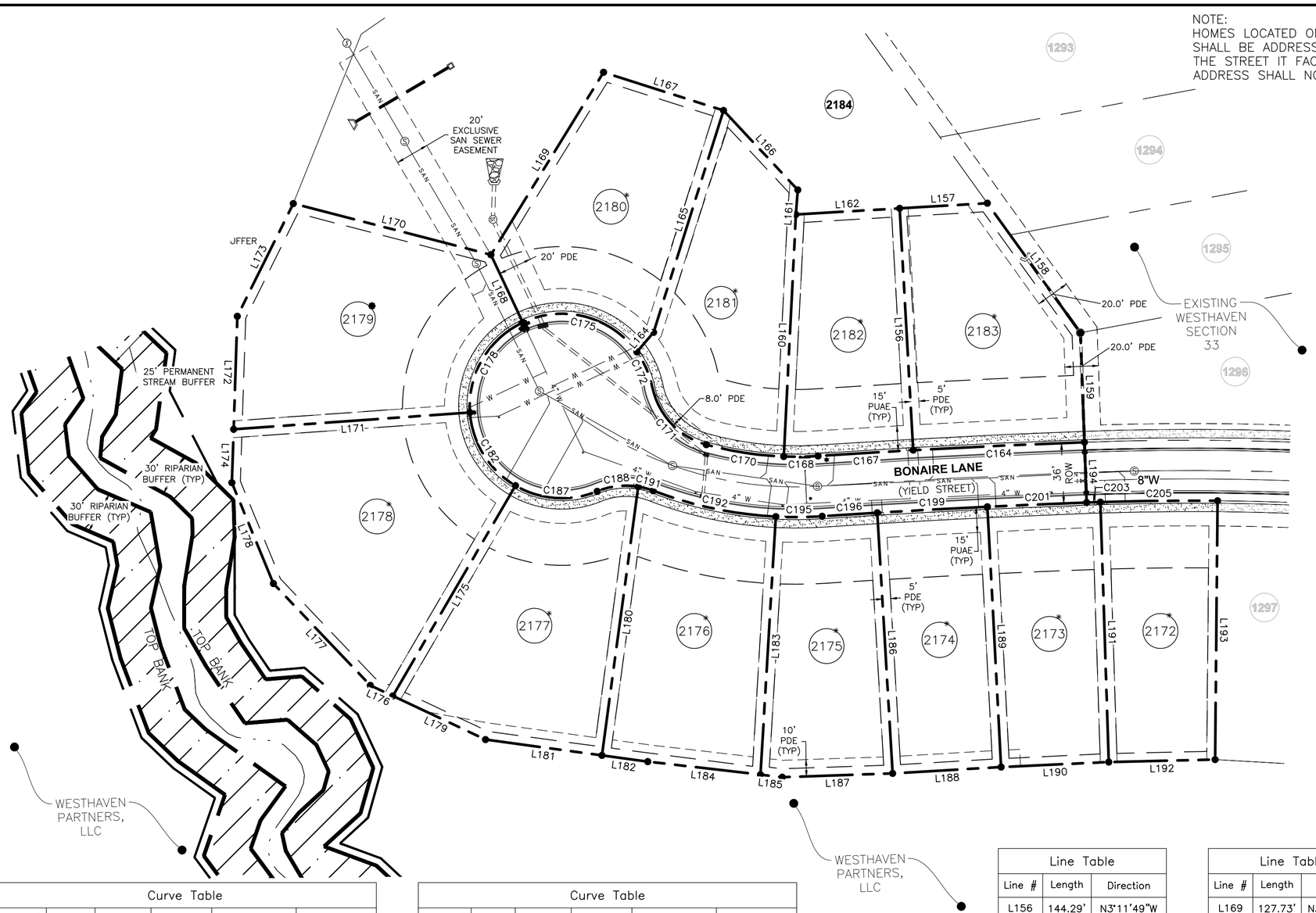
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

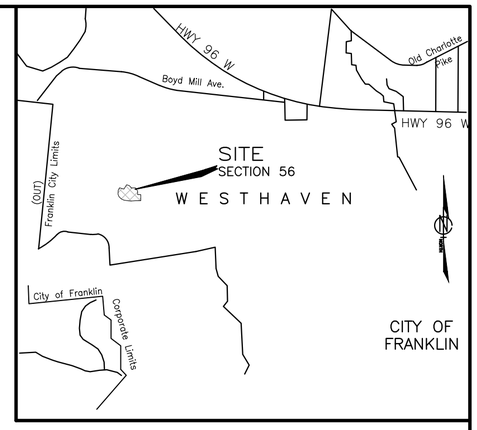
TOTAL ACRES 3.99	TOTAL # OF LOTS 12
ACRES NEW RD/ST 0.45 (ROW)	L.F. OF NEW RD/ST 322.77
ACRES OPEN SPACE 0	CIVIL DISTRICT 5th
DRAWN BY CL	CLOSURE ERROR < 1:10,000
SCALE = NO SCALE	DATE = 05/25/2021

COF PROJECT # 7592 — *SHEET 1 OF 2*

WA PROJECT # 20-1478

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

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

JOEY C. WILSON II · REGISTERED LAND SURVEYOR · XVI · AGRICULTURE · COMMERCE · TENNESSEE NO. 2089

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C164	102.15'	5392.00'	1°05'08"	S87°20'45"W	102.15'
C167	56.73'	5392.00'	0°36'10"	S86°30'06"W	56.73'
C168	20.48'	200.75'	5°50'40"	S89°07'21"W	20.47'
C170	46.79'	200.75'	13°21'20"	N81°16'39"W	46.69'
C171	49.36'	45.00'	62°51'05"	N43°10'26"W	46.93'
C172	23.10'	55.00'	24°03'54"	N23°46'50"W	22.93'
C175	76.16'	55.00'	79°20'31"	N75°29'03"W	70.22'
C178	66.14'	55.00'	68°54'17"	S30°23'33"W	62.23'
C182	53.46'	55.00'	55°41'14"	S31°54'13"E	51.38'
C187	50.55'	55.00'	52°39'38"	S86°04'38"E	48.79'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C188	24.92'	45.00'	31°43'57"	N83°27'31"E	24.61'
C191	9.20'	45.00'	11°42'49"	S74°49'06"E	9.18'
C192	75.02'	236.75'	18°09'19"	S78°02'21"E	74.71'
C195	27.61'	236.75'	6°40'58"	N89°32'30"E	27.60'
C196	32.90'	5355.99'	0°21'07"	N86°22'35"E	32.90'
C199	65.72'	5355.99'	0°42'11"	N86°54'14"E	65.72'
C201	59.20'	5355.99'	0°38'00"	N87°34'19"E	59.20'
C203	8.18'	1682.08'	0°16'43"	N88°01'41"E	8.18'
C205	69.80'	1682.00'	2°22'40"	N89°21'22"E	69.80'

Line Table		
Line #	Length	Direction
L156	144.29'	N3°11'49"W
L157	52.32'	N86°37'42"E
L158	95.06'	S35°41'31"E
L159	65.25'	S2°06'41"E
L160	144.38'	N2°52'24"E
L161	0.01'	N4°30'36"E
L162	61.91'	N86°37'42"E
L164	15.35'	N40°17'30"E
L165	138.59'	N17°30'33"E
L166	64.80'	S43°05'50"E
L167	75.00'	S72°19'59"E
L168	44.57'	N25°09'18"W

Line Table		
Line #	Length	Direction
L169	127.73'	N31°41'01"E
L170	121.63'	S75°29'01"E
L171	141.11'	S85°56'24"W
L172	67.36'	N1°52'00"E
L173	75.00'	N26°24'01"E
L174	31.85'	N1°52'00"E
L175	145.05'	S30°15'11"W
L176	14.80'	N64°49'14"W
L177	83.77'	N43°35'05"W
L178	65.00'	N22°21'17"W
L179	61.02'	N64°49'14"W
L180	161.61'	S7°41'39"W

Line Table		
Line #	Length	Direction
L181	69.98'	N82°15'02"W
L182	27.57'	N82°15'02"W
L183	154.02'	S3°23'41"W
L184	67.60'	N83°23'59"W
L186	155.60'	S3°22'29"E
L188	64.75'	S86°37'29"W
L189	155.28'	S3°01'07"E
L190	64.17'	S87°20'05"W
L191	154.95'	S1°49'58"E
L192	63.39'	S88°41'20"W
L193	154.21'	S0°32'42"W
L194	36.00'	S2°06'41"E

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 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

JOEY C. WILSON II · REGISTERED LAND SURVEYOR · XVI · AGRICULTURE · COMMERCE · TENNESSEE NO. 2089 · 06/07/24

50' 0' 50' 100' 150'
GRAPHIC SCALE

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	1234	Public Utility & Access Esmt.	P.U.A.E.

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

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 3.99	TOTAL # OF LOTS 12
ACRES NEW RD/ST 0.45 (ROW)	L.F. OF NEW RD/ST 322.77
ACRES OPEN SPACE 0	CIVIL DISTRICT 5th
DRAWN BY CL	CLOSURE ERROR < 1:10,000
SCALE = NO SCALE	DATE = 05/25/2021

COF PROJECT # 7592 *SHEET 2 OF 2*

WA PROJECT # 20-1478

City of Franklin

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

File #: 21-02269

DATE: July 12, 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 (Townsend Boulevard Extension), Creating 2 Open Space Lots And Dedicate Public Right-Of-Way And Create Public Easements, On 1.258 Acres, Located At South Of Townsend Boulevard And Highway 96. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7594
Applicant: Crystal Lewis, Wilson & Associates, PC
Owner: Brian Sewell, Southern Land

BACKGROUND/STAFF COMMENTS:
This final plat creates two open space lots and dedicates public right-of-way and creates public easements within the Westhaven PUD Subdivision. The corresponding site plan was approved on the March 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.

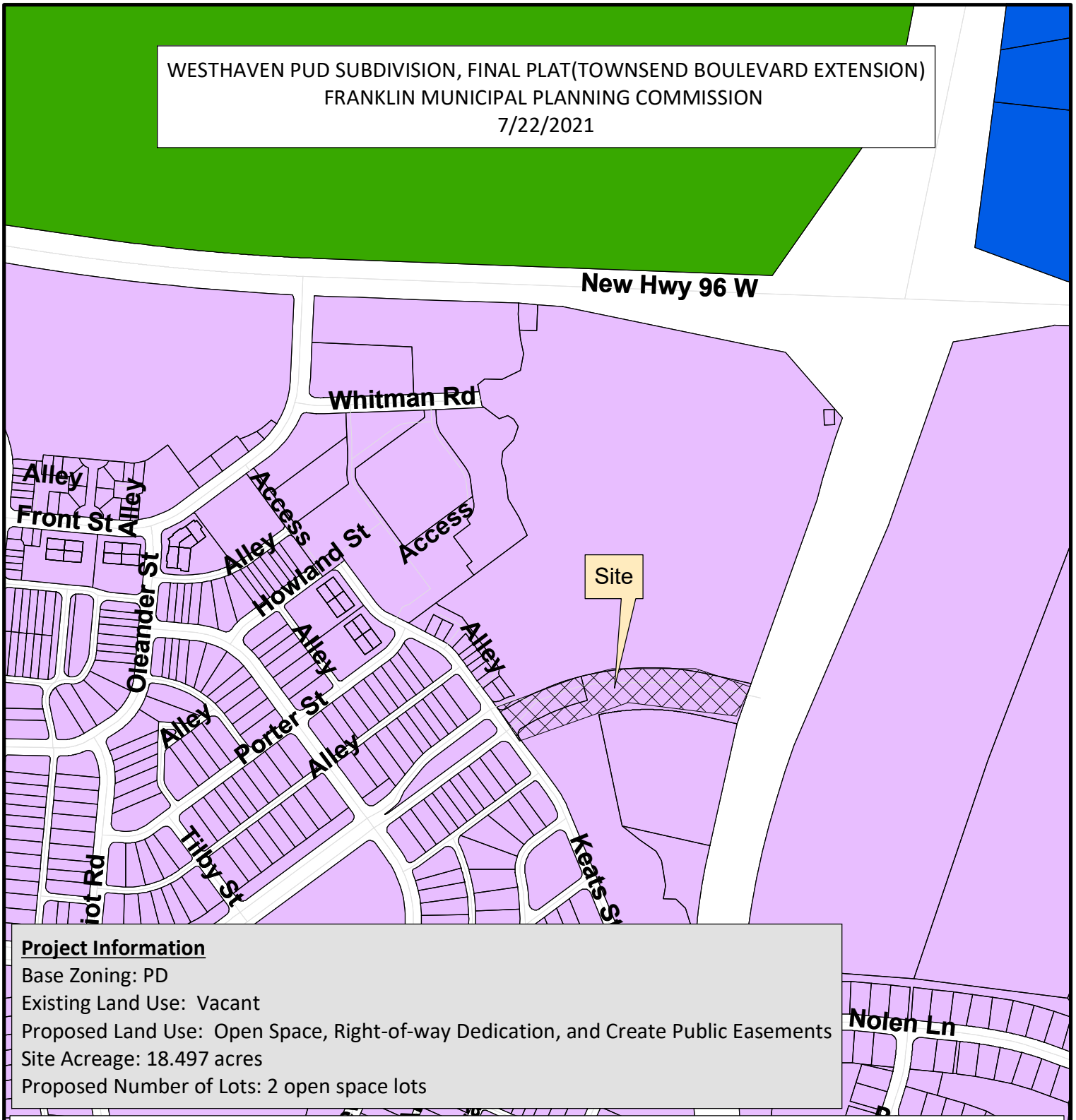
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve Westhaven PUD Subdivision, Final Plat (Townsend Boulevard Extension) with conditions.

WESTHAVEN PUD SUBDIVISION, FINAL PLAT(TOWNSEND BOULEVARD EXTENSION)
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/22/2021



Project Information
Base Zoning: PD
Existing Land Use: Vacant
Proposed Land Use: Open Space, Right-of-way Dedication, and Create Public Easements
Site Acreage: 18.497 acres
Proposed Number of Lots: 2 open space lots

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

N

0 125 250 500
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7594

CONDITIONS OF APPROVAL:

Open Issues: 10

Engineering - Final Plat Checklist

General Issues

3. C. Final Plat

kevin.long@franklintn.gov	Label & dimension the 25' stream buffer.
smcgowan@wilsonpc.com	Labeled
lance.fittro@franklintn.gov	Applicant shall revise the naming of the "25' stream bank buffer / easement" shown on the plat to "25' riparian buffer" so that it matches plat note 20:

5. C. Final Plat

lance.fittro@franklintn.gov	Applicant shall add open space lot(s) for the land outside the ROW containing public infrastructure which requires easements per the approved site plan COF #7435. Public easements as indicated on the approved site plan shall then be indicated within the open space lot(s) added to the plat, including that for the sidewalk and drainage infrastructure which lies outside the ROW.
clewis@wilsonpc.com	Labels and dimensions shown
lance.fittro@franklintn.gov	The previous comment, "*Applicant shall add open space lot(s) for the land outside the ROW containing public infrastructure which requires easements per the approved site plan COF #7435. Public easements as indicated on the approved site plan shall then be indicated within the open space lot(s) added to the plat, including that for the sidewalk and drainage infrastructure which lies outside the ROW.*" has not been addressed. Applicant shall add the open space lots to the plat as necessary to dedicate the easements shown on the site plan and now partially shown on the plat. Easements which are outside the boundaries of the platted lots cannot be created with the plat.

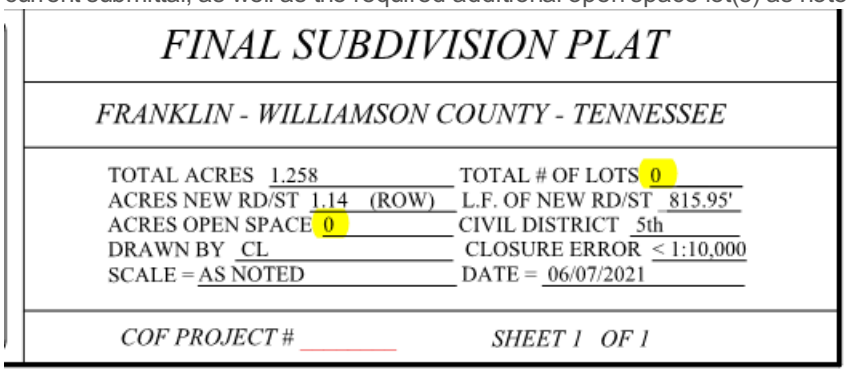
7. C. Final Plat

lance.fittro@franklintn.gov	Applicant shall show the ROW width and the functional street classification per the City of Franklin Major Thoroughfare Plan of all public streets (local, major/minor collector, major/minor arterial) on the plat.
clewis@wilsonpc.com	Notes and dimensions added

lance.fittro@franklintn.gov	The previous comment has been partially addressed. Applicant shall show the functional street classification per the City of Franklin Major Thoroughfare Plan of all public streets on the plat.

8. 0. General Information

lance.fittro@franklintn.gov	Applicant shall correct title block to account for lots 101 and 102 as shown on the current submittal, as well as the required additional open space lot(s) as noted above:



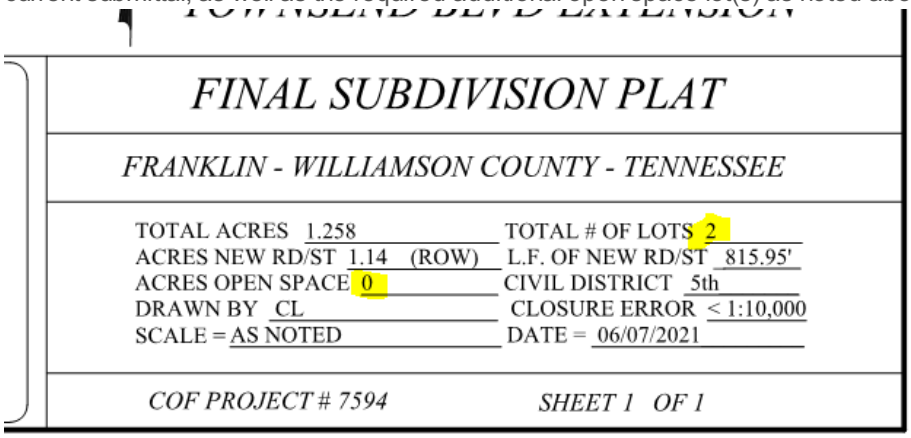
FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 1.258 — TOTAL # OF LOTS 0
ACRES NEW RD/ST 1.14 (ROW) — L.F. OF NEW RD/ST 815.95'
ACRES OPEN SPACE 0 — CIVIL DISTRICT 5th
DRAWN BY CL — CLOSURE ERROR < 1:10,000
SCALE = AS NOTED — DATE = 06/07/2021

COF PROJECT # _____ SHEET 1 OF 1

clewis@wilsonpc.com	Lots updated to '2', will coordinate with site designer for additional open spaces.
lance.fittro@franklintn.gov	Applicant shall correct title block to account for lots 1233, 101 and 102 as shown on the current submittal, as well as the required additional open space lot(s) as noted above:



FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

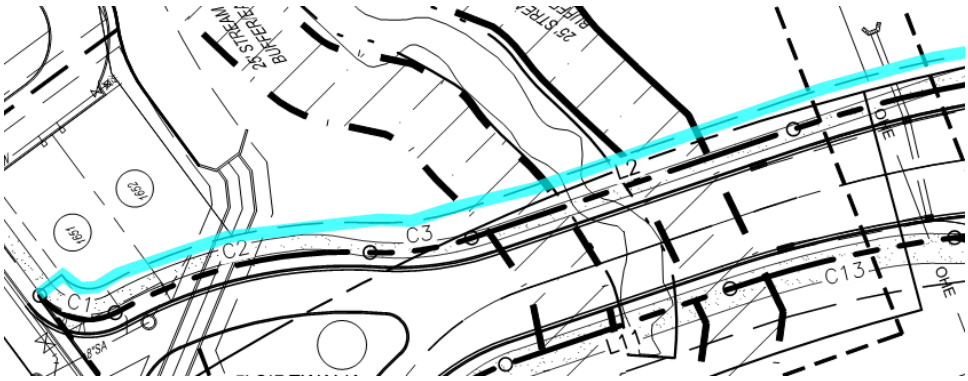
TOTAL ACRES 1.258 — TOTAL # OF LOTS 2
ACRES NEW RD/ST 1.14 (ROW) — L.F. OF NEW RD/ST 815.95'
ACRES OPEN SPACE 0 — CIVIL DISTRICT 5th
DRAWN BY CL — CLOSURE ERROR < 1:10,000
SCALE = AS NOTED — DATE = 06/07/2021

COF PROJECT # 7594 SHEET 1 OF 1

[Edited By Lance Fittro]

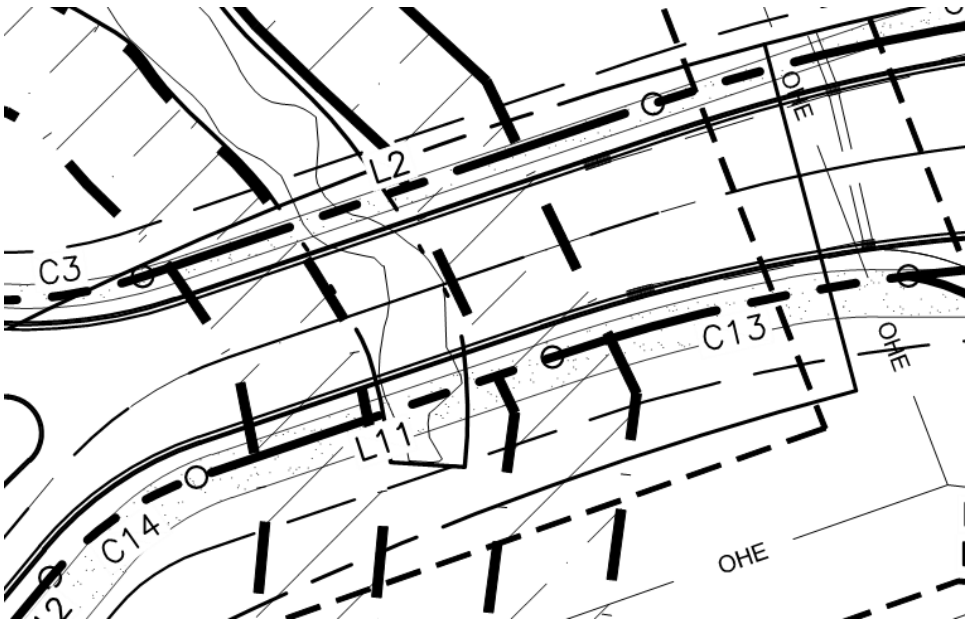
9. C. Final Plat

lance.fittro@franklintn.gov	Applicant shall clarify the intent of the dashed line running parallel to the ROW line and crossing lots 1561 and 1562 (for example as highlighted below) and provide a legend for each line type shown on the plat.

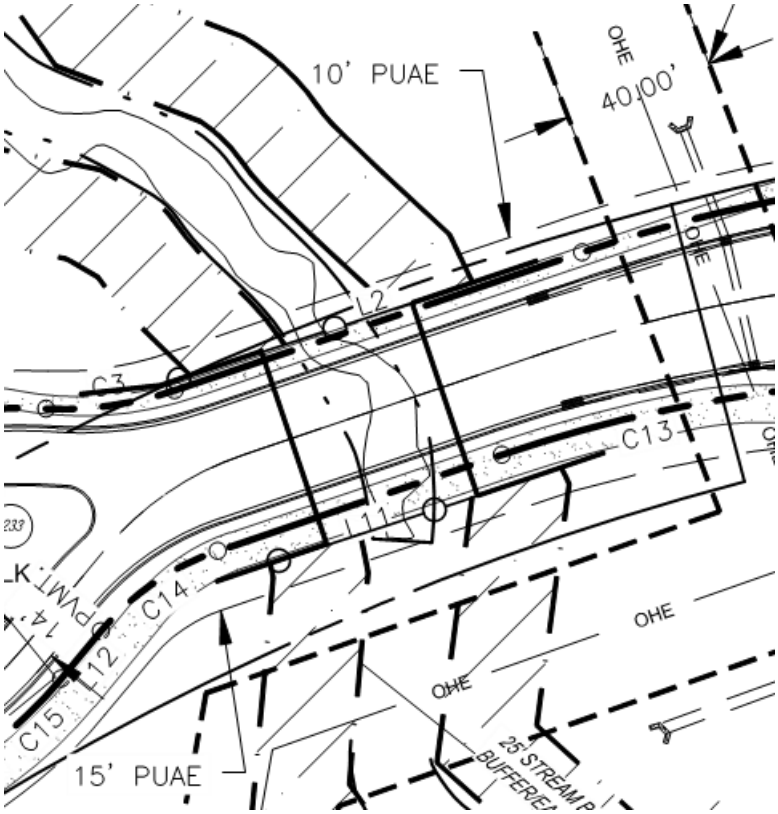


clewis@wilsonpc.com	Noted as 10' PUAE
lance.fittro@franklintn.gov	The 10' PUAE highlighted below, which is now labeled on the plat, cannot be created where it is shown outside the boundary of the platted lots. In order to add the easement parallel to the ROW dedication area, the adjacent open space lot must be included in the plat. In order to add the easement across Lots 1651 and 1652, those lots must be included in the plat and owner affidavits and signature blocks provided on the plat for the current property owners of those lots. Applicant shall provide lot boundaries and owner signature blocks as necessary on the plat in order to dedicate the easements shown.

11. C. Final Plat

lance.fittro@franklintn.gov	All portions of the bridge crossing the stream, including not only the roadway, but also the sidewalks, railing, bridge structure, etc, are to be in public ROW. 
clewis@wilsonpc.com	Area shown to be included in PUAE

lance.fittro@franklintn.gov The previous comment, "*All portions of the bridge crossing the stream, including not only the roadway, but also the sidewalks, railing, bridge structure, etc, are to be in public ROW*" has not been properly addressed. A PUAE is not Public ROW. Applicant shall show public ROW encompassing the sidewalks, railing, and full bridge structure for the stream crossing.



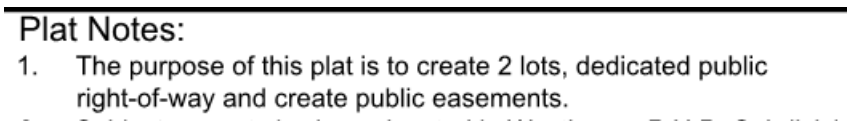
12. C. Final Plat

lance.fittro@franklintn.gov Applicant shall add the following notes to the final plat:

- The purpose of this create _#_ lots, dedicate public right-of-way and create public easements.
- Remove the words "between lots" from Note 18.
- 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.
- Trees shall be pruned to a minimum of eight feet above grade and no fences or other obstructions shall be taller than three feet above grade within sight triangles for street intersections and roadway signage per the latest version of AASHTO Policy on Geometric Design of Highways and Streets.

clewis@wilsonpc.com Updated, see additional notes 22 & 23

lance.fittro@franklintn.gov	Applicant shall correct Plat Note 1 to indicate the total number of lots being created, and add lot area table indicating these lots to be non-buildable open space lots.



Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan **COF# 7435 (Westhaven PUD Subdivision, Site Plan, Townsend Boulevard)** shall be transferred to this final plat as a condition of approval.
clewis@wilsonpc.com	Understood
kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan **COF# 7435 (Westhaven PUD Subdivision, Site Plan, Townsend Boulevard)** shall be transferred to this final plat as a condition of approval.

Planning

General Issues

14. Lot chart

chelsea.randolph@franklintn.gov	Applicant shall provide a lot chart which lists the acreage of the created lots.

15. Open Space

chelsea.randolph@franklintn.gov	Applicant shall label the newly created lots Open Space Lots.

Plat Notes:

1. The purpose of this plat is to create 2 lots, dedicated public right-of-way and create public easements.
2. Subject property is shown located in Westhaven P.U.D. Subdivision, Fifth Civil District, City of Franklin, Williamson County, Tennessee.
3. Subject property is identified as a portion of Parcel 1.16 on Property Map 77.
4. Zoning: (PD)
5. Bearings are based on Tennessee state plane coordinate system, NAD 83 Datum.
6. 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.
7. The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
8. 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.
9. 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.
10. Stormwater quality shall be addressed with each site plan.
11. 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.
12. 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.
13. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
14. Mineral rights are to be held by Westhaven Partners, LLC.
15. Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
16. At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
17. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
18. 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.
19. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners' Association.
20. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer or his designee.
21. 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.
22. Green Infrastructure Easements (GIE) are exclusive easements defining areas set aside for the construction, maintenance, repair, monitoring, and other activities necessary for the furtherance of water quality features designated as green infrastructure practices by the City of Franklin, and to provide public access to such features. Any and all activities, except as specifically permitted by notation on the current plat of record and/or within the recorded Long Term Maintenance Agreement, shall be strictly prohibited without the written consent of the City Engineer or his designee.
23. Trees shall be pruned to a minimum of eight feet above grade and no fences or other obstructions shall be taller than three feet above grade within sight triangles for street intersections and roadway signage per the latest version of AASHTO Policy on Geometric Design of Highways and Streets.

Legend

Existing Iron Rod	○
Iron Rod Set	●
Existing Concrete Monument	□
Concrete Monument Set	■
Storm Catchbasin	◘
Sewer Manhole	⊙
Street Address	1234
Water Valve	W
Fire Hydrant	FH
Street Light	☼
Sidewalk Pattern	
Public Utility & Drainage Esmt.	P.U.D.E.
Public Drainage Esmt.	P.D.E.
Public Utility & Access Esmt.	P.U.A.E.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	28.81'	20.00'	82° 31' 16"	S77° 47' 32"E	26.38'
C2	88.52'	161.00'	31° 30' 11"	N76° 43' 09"E	87.41'
C3	34.71'	94.00'	21° 09' 24"	N81° 52' 06"E	34.51'
C4	137.80'	422.00'	18° 42' 36"	N80° 38' 42"E	137.19'
C5	29.56'	20.00'	84° 40' 22"	N47° 39' 49"E	26.94'
C6	48.41'	838.00'	3° 18' 35"	S88° 02' 16"E	48.40'
C7	27.61'	20.00'	79° 05' 50"	S49° 15' 56"E	25.47'
C8	60.13'	626.41'	5° 30' 01"	S86° 03' 50"E	60.11'
C9	22.57'	626.08'	2° 03' 55"	S82° 18' 24"E	22.57'
C10	41.16'	627.14'	3° 45' 38"	S79° 23' 26"E	41.16'

Curve Table

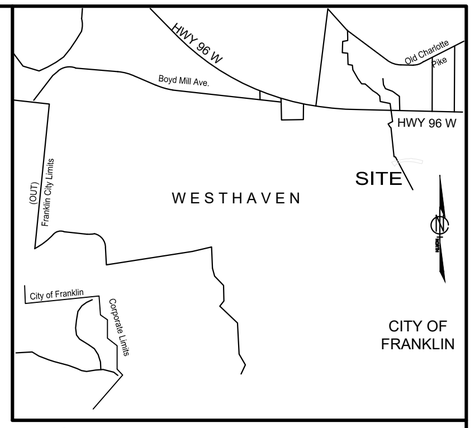
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	129.06'	592.00'	12° 29' 28"	N83° 45' 16"W	128.81'
C12	45.93'	378.00'	6° 57' 42"	S86° 31' 09"W	45.90'
C13	77.51'	378.00'	11° 44' 54"	S77° 09' 51"W	77.37'
C14	38.02'	69.00'	31° 34' 28"	S55° 30' 10"W	37.55'
C15	26.64'	111.00'	13° 45' 10"	S46° 35' 31"W	26.58'
C16	31.42'	20.00'	90° 00' 00"	S8° 28' 06"W	28.28'
C17	63.67'	45.00'	81° 04' 15"	N40° 18' 57"W	58.49'
C18	57.04'	45.00'	72° 37' 36"	S36° 32' 25"W	53.30'
C19	40.62'	712.00'	3° 16' 07"	S79° 57' 51"W	40.61'
C20	61.63'	55.00'	64° 12' 09"	N31° 46' 30"W	58.46'

Parcel Line Table

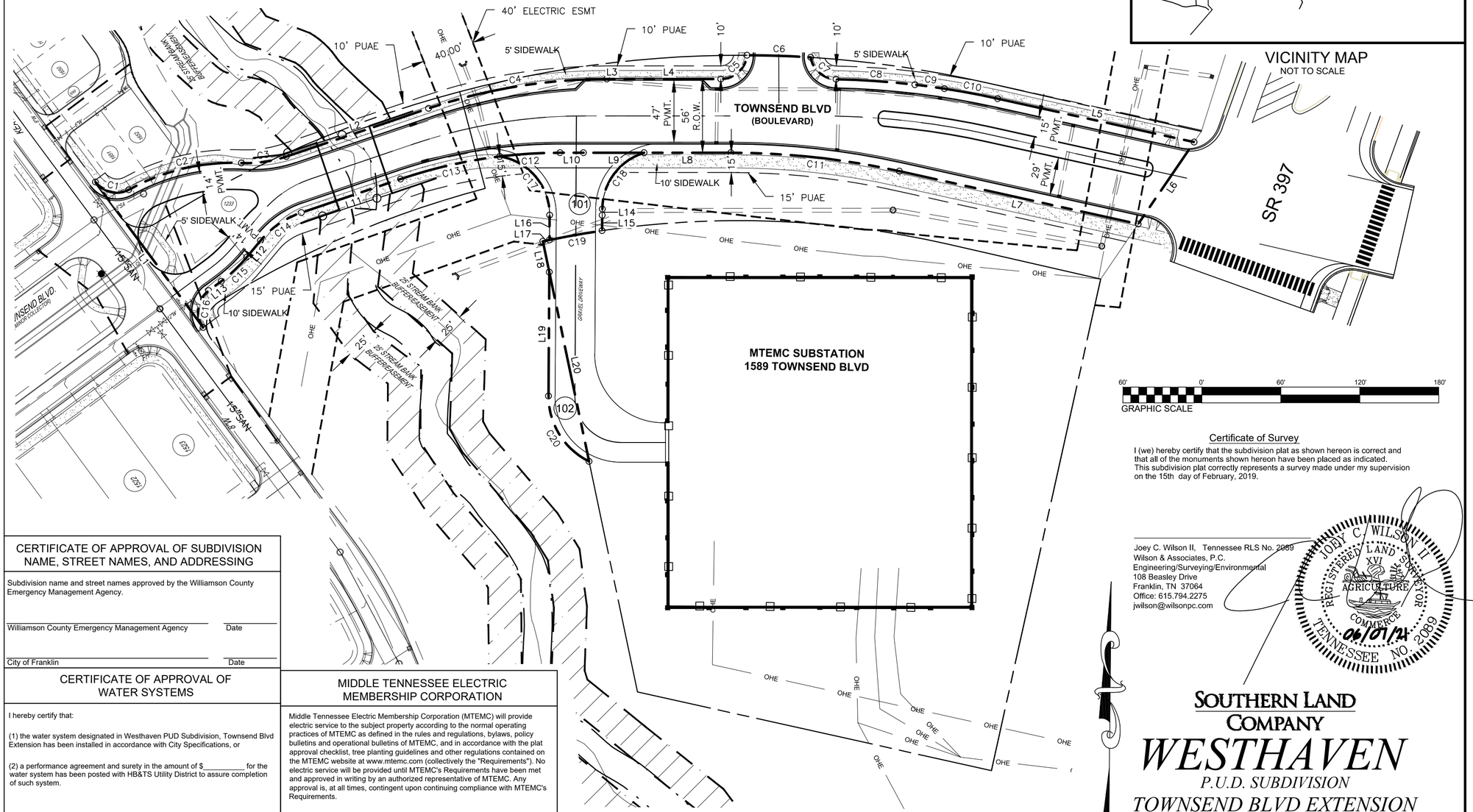
Line #	Length	Direction
L1	137.50'	N36°31'54"W
L2	114.09'	N71°17'24"E
L3	7.96'	N90°00'00"E
L4	78.67'	N90°00'00"E
L5	152.80'	S77°30'32"E
L6	75.40'	S34°18'12"W
L7	185.77'	N77°30'32"W
L8	65.95'	N90°00'00"W
L9	46.05'	N90°00'00"W
L10	17.72'	N90°00'00"W

Parcel Line Table

Line #	Length	Direction
L11	79.62'	S71°17'24"W
L12	16.42'	S39°42'56"W
L13	11.94'	S53°28'06"W
L14	4.64'	S0°44'52"W
L15	11.74'	S0°19'07"W
L16	18.88'	N0°20'39"E
L17	5.16'	N78°07'21"E
L18	23.84'	N11°51'34"W
L19	94.20'	N0°20'39"E
L20	147.03'	S11°51'34"E



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

JOEY C. WILSON II REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2089
06/07/21

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, Townsend Blvd Extension 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 OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 2269, Page 345, 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/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
PPMC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855	Springlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9600
Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070	Frank J.B. Varallo Rone-Regency Jewelers Brainerd Village Chattanooga, TN 37411 (423) 894-1188

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that :

(1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Townsend Blvd Extension have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $_____ for streets, $_____for drainage, and $_____for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department, City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

(1) the sewer system designated in Westhaven PUD Subdivision, Townsend Blvd Extension has been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $_____ for the sewer system has been posted with the City of Franklin, Tennessee to assure completion of such system.

Director Water Management Department, City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____day of_____, 20___, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee.

Secretary, Franklin Municipal Planning Commission — Date

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

TOWNSEND BLVD EXTENSION

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 1.258	TOTAL # OF LOTS 2
ACRES NEW RD/ST 1.14 (ROW)	L.F. OF NEW RD/ST 815.95'
ACRES OPEN SPACE 0	CIVIL DISTRICT 5th
DRAWN BY CL	CLOSURE ERROR < 1:10,000
SCALE = AS NOTED	DATE = 06/07/2021

COF PROJECT # 7594 — SHEET 1 OF 1

Z:\Land Projects 3\2020\20-1478 Westhaven Subdivision (MASTER)\DWG from WA\Townsend\07012021\20-1478 WH Townsend.dwg, Cover, 7/1/2021 8:46:25 PM, clewis