

# Christ Community Church PUD Subdivision

## PUD Development Plan

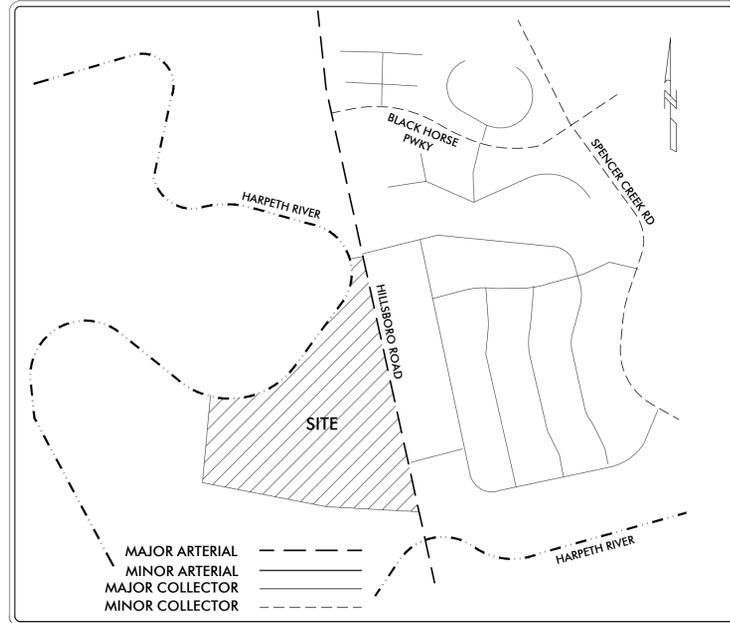
COF Project # 6751  
 1215 Hillsboro Road  
 Being Parcel 7 on Tax Map 52  
 Franklin, Williamson County, Tennessee

TOTAL AREA = 48.996 ACRES  
 = 2,134,257.987 S.F.

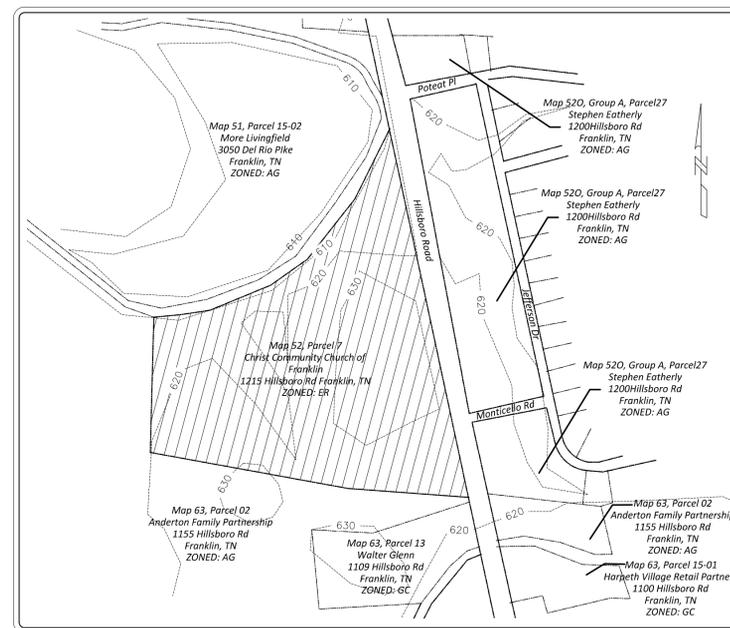
Date: June 8, 2018

### Sheet Schedule

- C0.0 Cover Sheet
- C1.0 Existing Conditions Plan
- C2.0 Development Plan
- C3.0 Overall Grading Plan
- C4.0 Overall Utility Plan



LOCATION MAP  
N.T.S.



VICINITY MAP  
SCALE: 1" = 500'

Site Data	
PROJECT NAME:	Christ Community Church PUD Subdivision
CITY OF FRANKLIN PROJECT #	6751
SUBDIVISION:	----
LOT NUMBER:	----
ADDRESS:	1215 Hillsboro Rd
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
ALDERMANIC WARD:	2
EXISTING ZONING & CHARACTER OV:	ER (BCCO-5)
PROPOSED ZONING:	CI
OTHER APPLICABLE OVERLAYS:	FWO and FFO
APPLICABLE DEVELOPMENT STANDARDS:	Conventional
EXISTING & PROPOSED USE:	Church, assembly hall, daycare, community garden, park/recreational, counseling center
ACREAGE OF SITE/PROJECT AREA:	2,134,257.987 S.F. / 48.996 ACRES
MINIMUM REQUIRED SETBACK LINES (based on CI Zoning):	
FRONT SETBACK:	20'
SIDE YARD:	10'
REAR YARD:	25'
BUILDING HEIGHT:	4 Stories (56' Max Height)
DEVELOPER:	Christ Community Church of Franklin
ADDRESS:	1215 Hillsboro Road Franklin, TN 37069
EMAIL ADDRESS:	steve.kuhn@sevansolutions.com
CONTACT NAME:	Steve Kuhn
APPLICANT:	Dale and Associates, Inc.
ADDRESS:	516 Heather Place, Nashville 37204
PHONE NUMBER:	297-5166 Ext. 104
FAX NUMBER:	269-7905
E-MAIL ADDRESS:	Adam@dalcandassociates.net
CONTACT NAME:	Adam Seger, PE
BUILDING FOOTPRINT:	Existing (Total) - 62,000 SF Proposed (Total) - 141,000 SF
BUILDING SQUARE FOOTAGE:	Existing (Main Building) - 77,960 SF Proposed (Main Building) - 128,660 SF Proposed (Youth Building) - 15,415 SF Proposed (Chapel) - 9,800 SF Proposed (Rec. Building) - 4,500 SF

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

**Gas Service**  
 Piedmont Natural Gas  
 www.piedmontng.com

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

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

**Utility Location**  
 Tennessee One-Call  
 800.351.1111

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

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

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

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

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

**Architect**  
 Matheny Goldman Architecture + Interiors  
 108 Woodson Street  
 Huntsville, Alabama 35801  
 265.532.0909

**Site Description/Purpose Note:**  
 Christ Community Church is an existing active religious institution. The church has been in this same location since 2001 and the property is zoned ER (Estate Residential). The property is currently being used as a place of worship, an assembly, a daycare, a community garden, a park/recreational area, a counseling center, and a group meeting place.

The purpose of this rezone and PUD is to do two things. One, the property is being rezoned to CI (Civic Institution) to change the underlying zoning to a more appropriate zoning for these uses. Two, the church intends to add on to the facilities, and a new overall Master Plan is being proposed for full future build-out, and a PUD is being introduced on the property to outline this new Master Plan. The new Master Plan is not intended to be an exact build-out, but is intended to show the approximate areas of new buildings and building additions and parking additions. The uses of the property shall remain predominantly the same and will all be covered under the new CI zoning.

Drawing Date:  
June 8, 2018

Revisions:

Christ Community Church PUD Subdivision  
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 Franklin, Williamson County, Tennessee



PERMITS:



**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying  
 516 Heather Place  
 Nashville, Tennessee 37204  
 (615) 297-5166

D&A Project #17084  
 Christ Community Church

**C0.0**

Sheet 1 of 5

Cover Sheet

**Electric Service**  
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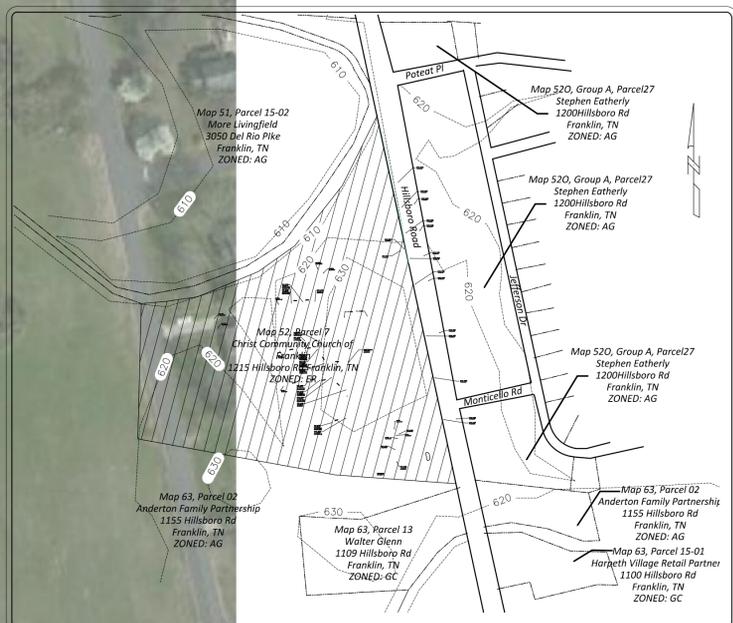
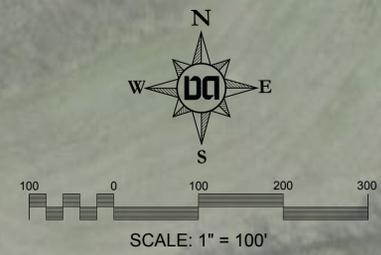
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**Developer**  
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1215 Hillsboro Rd  
Franklin, TN 37069

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

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

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



**VICINITY MAP**  
SCALE: 1" = 500'

**Site Data**

<b>PROJECT NAME:</b>	Christ Community Church
<b>CITY OF FRANKLIN PROJECT #</b>	6751
<b>SUBDIVISION:</b>	-----
<b>LOT NUMBER:</b>	-----
<b>ADDRESS:</b>	1215 Hillsboro Rd
<b>CITY:</b>	Franklin
<b>COUNTY:</b>	Williamson County
<b>STATE:</b>	Tennessee
<b>ALDERMANIC WARD:</b>	2
<b>EXISTING ZONING &amp; CHARACTER OV:</b>	ER (BCCO-5)
<b>OTHER APPLICABLE OVERLAYS:</b>	FWO and FFO
<b>APPLICABLE DEVELOPMENT STANDARDS:</b>	Conventional
<b>ACREAGE OF SITE/PROJECT AREA:</b>	2,134,257.987 S.F. / 48.99 ACRES
<b>EXISTING USE:</b>	Church, assembly hall, daycare, community garden, park/recreational, counseling center
<b>EXISTING REQUIRED SETBACK LINES (based on ER Zoning):</b>	
<b>FRONT SETBACK:</b>	100'
<b>SIDE YARD:</b>	35'
<b>REAR YARD:</b>	65'
<b>BUILDING FOOTPRINT:</b>	Existing - 62,000 SF
<b>BUILDING SQUARE FOOTAGE:</b>	Existing - 77,960 SF

**LEGEND**

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

**Survey Note:**

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

**Existing Grading and Drainage Data Chart**

- Site Area: 48.99 Acres
- Impervious Area: 8 Acres Existing
- Soil Type: 80% Type B, 20% Type A
- Wooded Area: 2 Acres
- Site Outfall: Site Drains Directly into the Harpeth River
- Stormwater Infrastructure: An Existing Detention Pond currently treats the site for detention by routing a portion of the impervious infrastructure on Site, as well as approximately 10 Acres of offsite runoff. The pond provides approximately 550,000 Cubic Feet in Storage, and was designed to treat the development at full build out.

**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.

**Existing Tree Canopy:**  
Existing tree canopies for this site run along the property line and account approximately 5% of the total site area. Other trees on site are within Landscaped areas for Parking Islands, or along stormwater features.

Drawing Date:  
June 8, 2018

Revisions:

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PERMITS:



**Dale & Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Surveying

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

D&A Project #17084  
Christ Community Church

**C1.0**  
Sheet 2 of 5





**Electric Service**  
Middle Tennessee Electric Membership Corporation  
2156 Edward Curd Lane  
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**Gas Service**  
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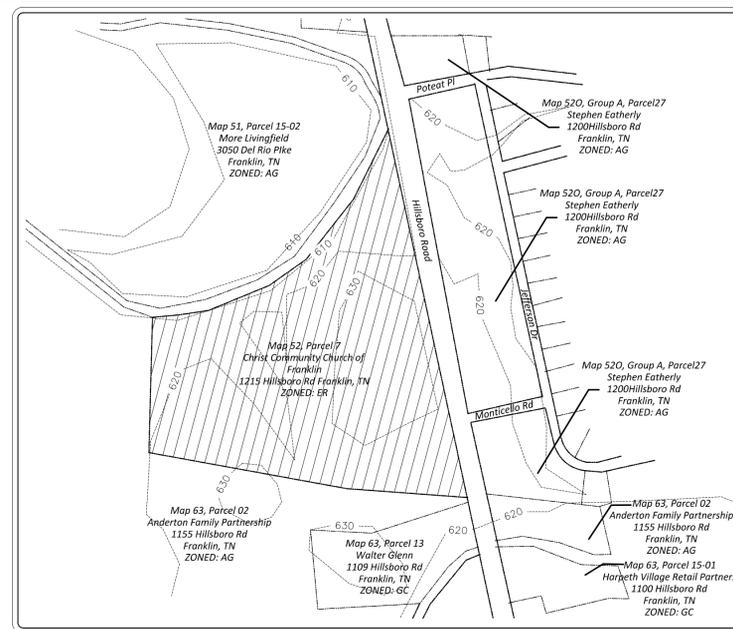
**Owner**  
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**Developer**  
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1215 Hillsboro Rd  
Franklin, TN 37069

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

**Civil Engineer**  
Dale & Associates (Adam Seger, PE)  
516 Heather Place  
Nashville, Tennessee 37204  
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**Floodnote**  
This Property Does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0184G. Dated December 22, 2016



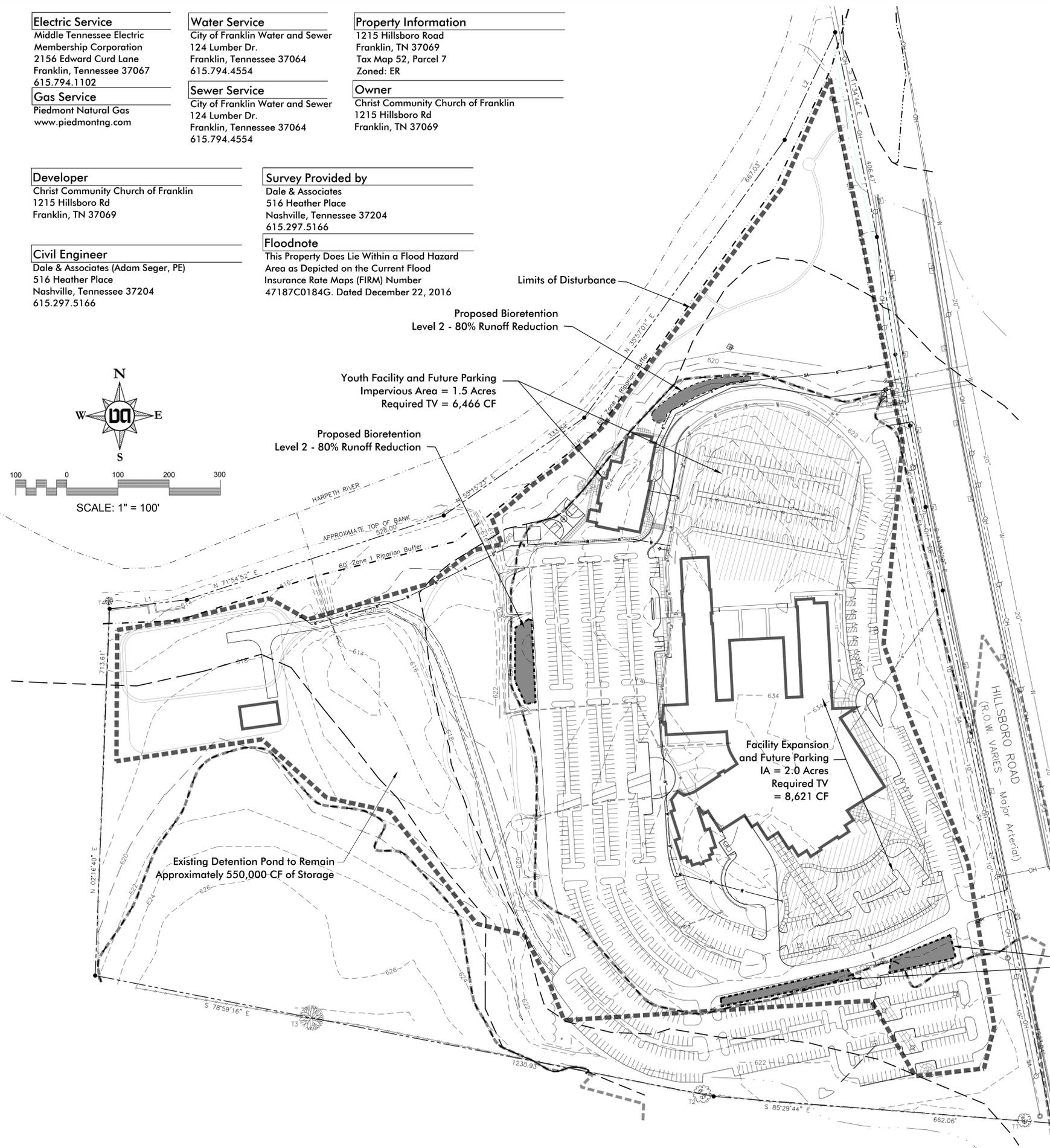
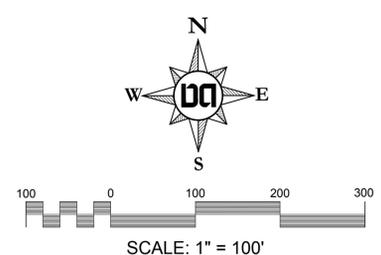
**VICINITY MAP**  
SCALE: 1" = 500'

- Survey Note:**  
Field run Survey completed on 5/23/2018 by Dale & Associates.
- Proposed Grading and Drainage Data Chart**
- Site Area: 48.99 Acres
  - Impervious Area: 11.5 Acres Existing
  - Soil Type: 80% Type B, 20% Type A
  - Wooded Area: 2 Acres
  - Site Outfall: Site Drains Directly into the Harpeth River
  - Stormwater Infrastructure: Proposed GIP's / Low Impact Development features will be installed to treat runoff from the increased impervious surface of the proposed improvements. However, Overall detention will still be met by the existing 550,000 CF detention Pond Located on the Western portion of the site.

**Stormwater Narrative**  
The existing stormwater facilities were designed to treat the future improvements shown on this Development Plan (For water quantity). No adjustments to the existing stormwater facilities are proposed. Additional GIP's will be implemented on the site for new impervious surface to treat these features for Water Quality. The proposed GIP's would be in the form of Raingarden's/bioretenation. No significant grading within the site is proposed other than that necessary to convey stormwater runoff to the existing and proposed stormwater facilities.

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PROPERTY LINE	
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UNDERGROUND ELECTRIC	
WATER LINE	
SANITARY LINE	
CONCRETE	
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FLOODWAY/FW ZONING	
100-YEAR FLOODPLAIN	



Drawing Date:  
June 8, 2018

Revisions:

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PERMITS:

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Land Planning & Zoning  
Surveying  
516 Heather Place  
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**Overall Grading and Drainage**

D&A Project #17084  
Christ Community Church  
**C3.0**  
Sheet 4 of 5

**Electric Service**  
Middle Tennessee Electric  
Membership Corporation  
2156 Edward Curd Lane  
Franklin, Tennessee 37067  
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**Gas Service**  
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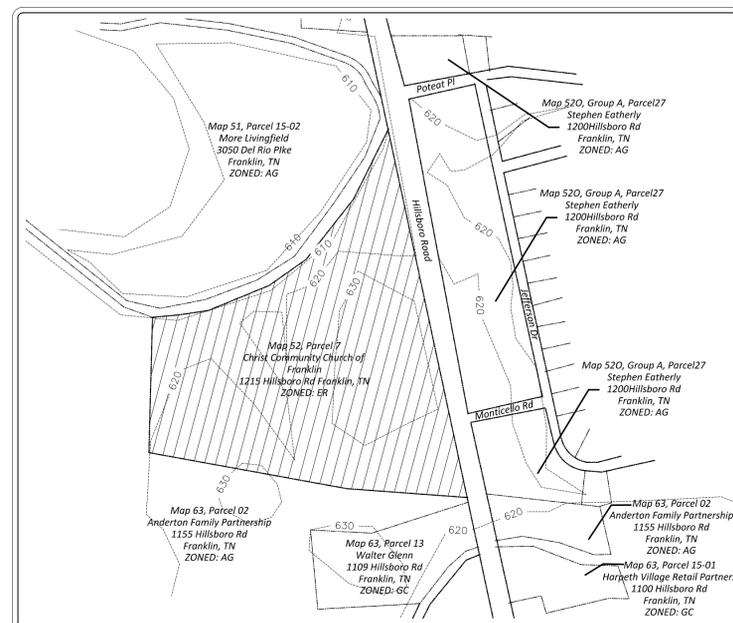
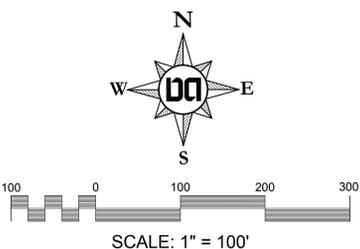
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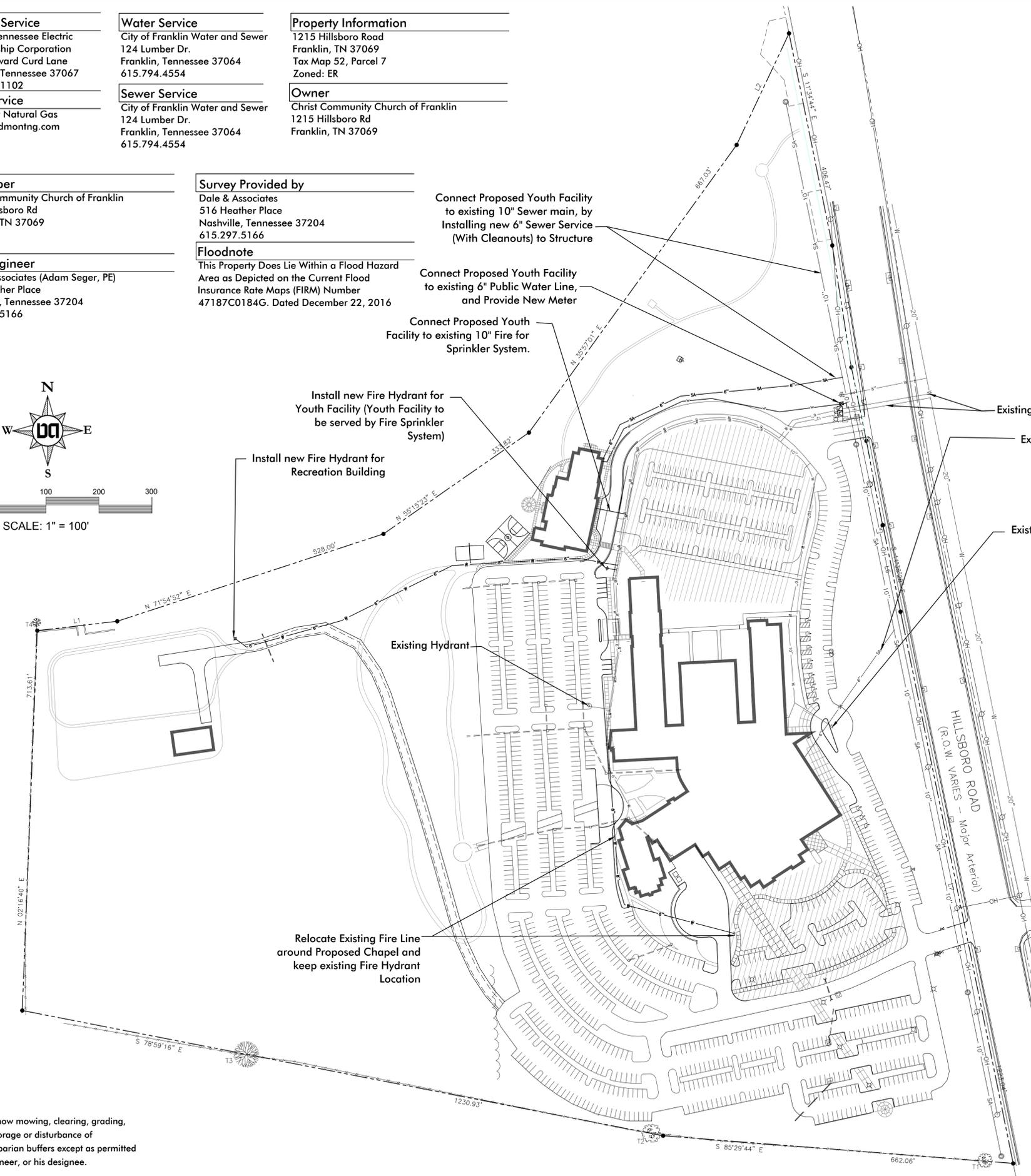
**Survey Provided by**  
Dale & Associates  
516 Heather Place  
Nashville, Tennessee 37204  
615.297.5166

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

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



VICINITY MAP  
SCALE: 1" = 500'



Connect Proposed Youth Facility  
to existing 10" Sewer main, by  
Installing new 6" Sewer Service  
(With Cleanouts) to Structure

Connect Proposed Youth Facility  
to existing 6" Public Water Line,  
and Provide New Meter

Connect Proposed Youth  
Facility to existing 10" Fire for  
Sprinkler System.

Install new Fire Hydrant for  
Youth Facility (Youth Facility to  
be served by Fire Sprinkler  
System)

Install new Fire Hydrant for  
Recreation Building

Existing 6" Domestic Water, and  
12" Fire Tap

Existing 6" Sewer Service to  
Remain

Existing Hydrant

Existing Hydrant

Relocate Existing Fire Line  
around Proposed Chapel and  
keep existing Fire Hydrant  
Location

LEGEND	
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET)
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
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NO PARKING	
FLOODWAY/FW ZONING	
100-YEAR FLOODPLAIN	

**Utility Narrative**

The Overall function of the site will not change, as it was originally constructed with these future improvements in mind. However, below are the anticipated impacts of the proposed Development:

- Water and Sewer will both be provided by the City of Franklin Water and Sewer Department.
- There is an existing 6" Sewer service that will remain for the main structure. A new sewer service will be provided for the youth facility, and tap into the existing 10" main.
- The existing 6" private water line will serve the main facility, and a new tap / meter will be installed for the youth facility. The increase in domestic flows for new structure is approximately 4000 GPD.
- A fire line loops the site and provides flow to the existing hydrants around the site, as well as provide water for the fire sprinkler system in the main building.
- Two additional Fire Hydrants will be run from the existing Fire Line located on site. This line is private, and has a meter - therefore no additional meters or taps into the public water main are proposed.

**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.

Drawing Date:  
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**C4.0**  
Sheet 5 of 5

**Overall Utility Plan**