

**ORDINANCE 2019-03  
AS AMENDED**

**AN ORDINANCE TO REZONE 12.67 ACRES FROM GENERAL COMMERCIAL (GC) DISTRICT TO SPECIFIC DEVELOPMENT -VARIETY (SD-X) (18.8,150000,170) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF EAST MCEWEN DRIVE AND WEST OF CAROTHERS PARKWAY, (HUFFINES PROPERTY PUD SUBDIVISION).**

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

**WHEREAS**, the Specific Development Variety (SD-X) (18.8, 150000, 170) 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 2019-09, 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 General Commercial District to Specific Development Variety (SD-X 18.8, 150000, 170) District:

PREMISES CONSIDERED	
Map-Parcel	Acres
p/o 062---02000	12.67
Total	12.67

**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:

\_\_\_\_\_

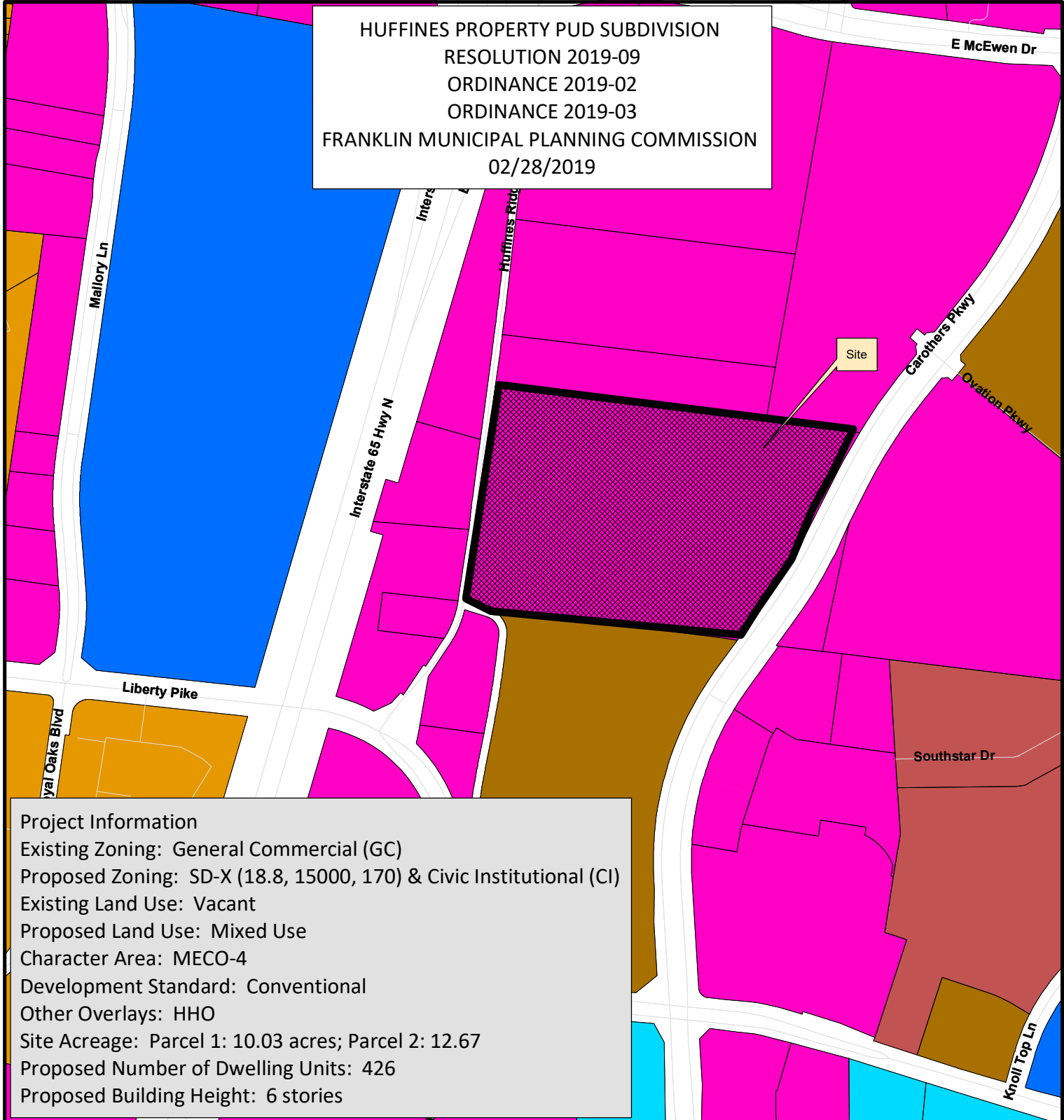
PASSED SECOND READING:

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PASSED THIRD READING:

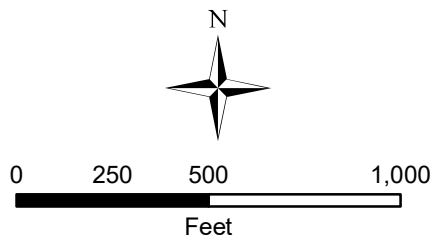
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HUFFINES PROPERTY PUD SUBDIVISION  
 RESOLUTION 2019-09  
 ORDINANCE 2019-02  
 ORDINANCE 2019-03  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 02/28/2019

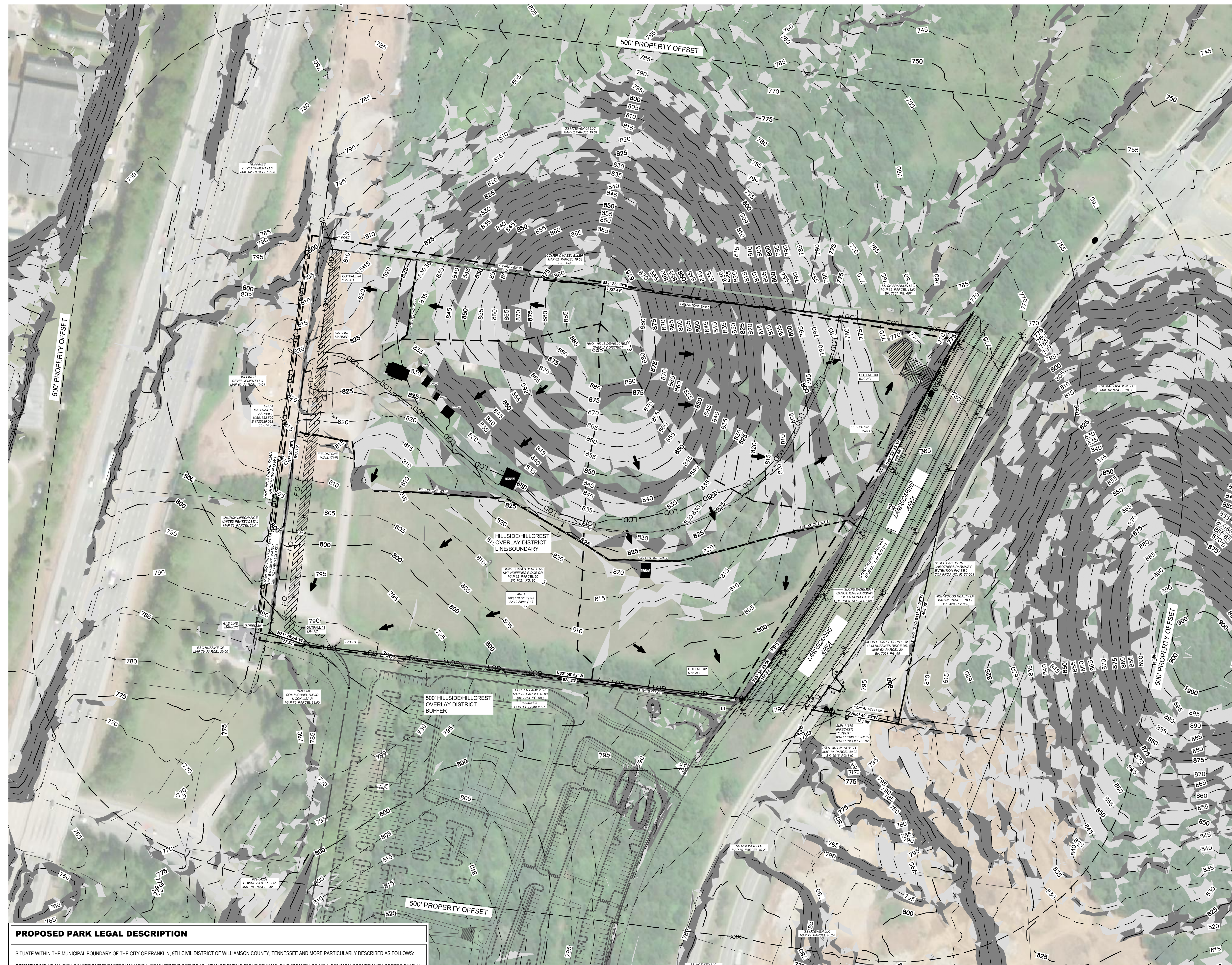


**Project Information**  
 Existing Zoning: General Commercial (GC)  
 Proposed Zoning: SD-X (18.8, 15000, 170) & Civic Institutional (CI)  
 Existing Land Use: Vacant  
 Proposed Land Use: Mixed Use  
 Character Area: MECO-4  
 Development Standard: Conventional  
 Other Overlays: HHO  
 Site Acreage: Parcel 1: 10.03 acres; Parcel 2: 12.67  
 Proposed Number of Dwelling Units: 426  
 Proposed Building Height: 6 stories

- |  |                                       |
|--|---------------------------------------|
| Legacy PUD Subdivision                 | SD-R Specific Development-Residential |
| AG Agricultural District               | SD-X Specific Development-Variety     |
| ER Estate Residential                  | OR Office Residential District        |
| R-1 Residential District               | GO General Office District            |
| R-2 Residential District               | CC Central Commercial District        |
| R-3 Residential District               | NC Neighborhood Commercial District   |
| R-6 Residential District               | GC General Commercial District        |
| RM-10 Attached 10 Residential District | LI Light Industrial District          |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District          |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District   |



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



**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 GSD, INC. DATED SEPTEMBER 14, 2018. 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" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. WITH AN EFFECTIVE DATE OF SEPTEMBER 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.

**IMPACT STATEMENT**

**WATER**  
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 18" WATER LINE IN CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT.  
428 MULTI-FAMILY UNITS \* 350 GPD = 149,000 GPD  
150,000 SF OF OFFICE \* 0.2 GPD/SF = 30,000 GPD  
170 HOTEL ROOMS \* 130 GPD = 22,100 GPD

**SANITARY SEWER**  
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. PROJECTED FLOW IS 493.43 SFUE.

**RECLAIMED WATER LINE**  
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

**STORMWATER**  
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY THE CURRENT COF APPROVED METHOD AT THE TIME OF SITE PLAN SUBMITTAL. AT THE TIME OF THIS DEVELOPMENT PLAN SUBMITTAL, COF REQUIRES GREEN INFRASTRUCTURE THROUGHOUT THE SITE WITH OVERFLOW BEING DIRECTED TO DETENTION PONDS. POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PREDEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES.

**ELECTRICITY**  
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

**GAS**  
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

**REFUSE COLLECTION**  
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

**DRAINAGE FACILITIES**  
APPROXIMATELY 10.06 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

**STORMWATER NARRATIVE**

RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED SLOPING HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FIVE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. ALL OUTFALLS ARE EXISTING INLETS ALONG HUFFINES RIDGE ROAD OR CAROTHERS PARKWAY. ALL OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

**LEGEND**

	Benchmark		Gas Meter
	CSP Control Monument		Gas Valve
	Set 5/8" Diameter Iron Rebar with CESO Cap		Water Meter
	Found Property Corner		Water Valve
	Found Concrete ROW Monument		Fire Hydrant
	Property Line		Telephone Manhole
	Adjacent Property Line		Sewer Manhole
	Easement Line		Storm Drain Manhole
	Tree Line		Catch Basin
	Water Line		Power Pole
	Storm Line		Guy Wire
	Sewer Line		Sewer Clean-Out
	Gas Line		Utility Pull Box (Electro/Traffic/Comm)
	Overhead Electric Line		Light Pole
	P.U.D.E. Public Utility & Drainage Easement		M.B.S.L. Minimum Building Setback Line

**PROPOSED PARK LEGAL DESCRIPTION**

SITUATE WITHIN THE MUNICIPAL BOUNDARY OF THE CITY OF FRANKLIN, 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN IRON PIN SET IN THE EASTERLY MARGIN OF HUFFINES RIDGE ROAD (30' WIDE PUBLIC RIGHT OF WAY), SAID IRON PIN BEING A COMMON CORNER WITH PORTER FAMILY, LP, BOOK 7254 PAGE 983 AS RECORDED IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (ROWCT); THENCE WITH SAID EASTERLY MARGIN OF SAID HUFFINES RIDGE ROAD, NORTH 07°30'39" EAST A DISTANCE OF 561.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WITH SAID EASTERLY MARGIN OF SAID HUFFINES RIDGE ROAD, NORTH 07°30'39" EAST A DISTANCE OF 255.28 FEET TO A POST FOUND, SAID POST BEING A COMMON CORNER WITH COMER AND HAZEL ELLER (NO RECORDING INFORMATION AVAILABLE); THENCE LEAVING SAID EASTERLY MARGIN OF SAID HUFFINES RIDGE ROAD AND WITH THE SOUTHERLY LINE OF SAID COMER AND HAZEL ELLER AND SUBSEQUENTLY THE SOUTHERLY LINE OF SS-CH FRANKLIN, LLC, BOOK 7357 PAGE 667 (ROWCT), SOUTH 82°29'49" EAST A DISTANCE OF 1106.77 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY LINE OF SAID SS-CH AND THROUGH THE SUBJECT PROPERTY THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: 1) SOUTH 02°52'48" WEST A DISTANCE OF 44.07 FEET TO A POINT; THENCE 2) WITH A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 88.00 FEET, AN ARC LENGTH OF 35.58 FEET, A CHORD BEARING OF SOUTH 12°27'45" WEST AND A CHORD LENGTH OF 35.58 FEET TO A POINT; THENCE 3) SOUTH 27°02'37" WEST A DISTANCE OF 182.25 FEET TO A POINT; THENCE 4) WITH A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 388.00 FEET, AN ARC LENGTH OF 172.78 FEET, A CHORD BEARING OF SOUTH 39°48'04" WEST AND A CHORD LENGTH OF 171.36 FEET TO A POINT; THENCE 5) WITH A COMPOUND CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 647.81 FEET, AN ARC LENGTH OF 162.25 FEET, A CHORD BEARING OF SOUTH 64°16'19" WEST AND A CHORD LENGTH OF 181.89 FEET TO A POINT; THENCE 6) WITH A COMPOUND CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 524.13 FEET, AN ARC LENGTH OF 341.89 FEET, A CHORD BEARING OF NORTH 78°16'31" WEST AND A CHORD LENGTH OF 326.85 FEET TO A POINT; THENCE 7) WITH A COMPOUND CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 562.54 FEET, AN ARC LENGTH OF 167.79 FEET, A CHORD BEARING OF NORTH 50°35'41" WEST AND A CHORD LENGTH OF 167.17 FEET TO A POINT; THENCE 8) WITH A COMPOUND CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 409.85 FEET, AN ARC LENGTH OF 79.15 FEET, A CHORD BEARING OF NORTH 37°42'22" WEST AND A CHORD LENGTH OF 79.83 FEET TO A POINT; THENCE 9) SOUTH 37°00'50" WEST A DISTANCE OF 34.77 FEET TO A POINT; THENCE 10) NORTH 52°59'10" WEST A DISTANCE OF 86.50 FEET TO A POINT; THENCE 11) NORTH 52°59'10" WEST A DISTANCE OF 97.56 FEET TO A POINT; THENCE 12) WITH A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 80.50 FEET, AN ARC LENGTH OF 42.15 FEET, A CHORD BEARING OF NORTH 67°59'10" WEST AND A CHORD LENGTH OF 41.67 FEET TO A POINT; THENCE 13) NORTH 82°59'10" WEST A DISTANCE OF 14.04 FEET TO A POINT; THENCE 14) NORTH 82°29'21" WEST A DISTANCE OF 34.21 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 10.033 ACRES (437,856 SQUARE FEET), MORE OR LESS.

MAP + PARCEL	OWNER NAME	OWNER ADDRESS
079-03901	CHURCH LIFECHARGE UNITED PENTECOSTAL	1316 HUFFINES RIDGE DR, FRANKLIN, TN 37064
079-03900	RSG HUFFINE, GP	4117 HILLSBORO PK STE 103, NASHVILLE, TN 37215
062-01904	HUFFINES DEVELOPMENT LLC	2020 FIELDSTONE PKWY #900-97, FRANKLIN, TN 37069
062-01905	HUFFINES DEVELOPMENT LLC	2020 FIELDSTONE PKWY #900-97, FRANKLIN, TN 37069
062-01903	ELLER COMER R & ELLER HAZEL M	116 HAPPY HOLLOW RD, GOODLETTSVILLE, TN 37072
062-01981	SS MCEWEN 65 LLC	501 CORPORATE CENTRE DR #315, FRANKLIN, TN 37067
062-01812	HIGHWOODS REALTY LP	3100 SMOCKETREE CT #00, RALEIGH, NC 27604
062-01806	THOMAS OVATION LLC	45 ANSLEY DR, NEWNAN, GA 30263
062-01802	SS-CH FRANKLIN LLC	501 CORP CENTRE DR #315, FRANKLIN, TN 37067
079-03800	COX MICHAEL DAVID & COX LISA R	4012 LYNNWOOD CT, FRANKLIN, TN 37069
079-04202	DOWNEY J B JR ETAL	178 N ROYAL OAKS BLVD RES-2, FRANKLIN, TN 37067
079-04003	PORTER FAMILY LP	P O BOX 255, MARTIN, TN 38237
079-04020	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04024	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04023	SS MCEWEN LLC	501 CORP CTR DR #315, FRANKLIN, TN 37067
079-04022	TRI STAR ENERGY LLC	1740 ED TEMPLE BLVD, NASHVILLE, TN 37208

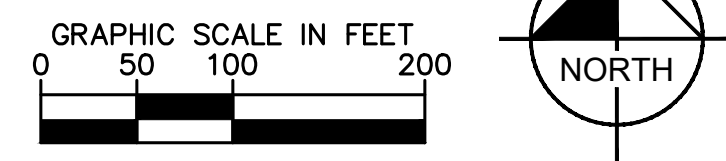
**PLANNED ROADWAY NETWORK WITHIN 1500' OF SITE:**

COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
2	MCEWEN DRIVE	MAJOR ARTERIAL	SHORT TERM
28	LIBERTY PIKE	MINOR ARTERIAL	MID TERM
33	NORTH ROYAL OAKS BLVD.	MAJOR ARTERIAL	MID TERM
37	MALLORY LANE	MAJOR ARTERIAL	MID TERM
40	I-65	FREEWAY	MID TERM

OTHER THAN THE PLANNED ROADWAYS SHOWN ON THIS PLAN, THERE ARE NO OTHER MAJOR THOROUGHFARE PROJECTS WITHIN 1500' OF THE PROJECT BOUNDARY

**SITE SLOPE TABLE**

	14% - 19.99%
	20% and above



Issued: Dec. 10, 2018

Revision Date

△	
△	
△	
△	

OVERALL EXISTING CONDITIONS  
**C1.0**  
COF # 6876

TRACT A LEGAL DESCRIPTION

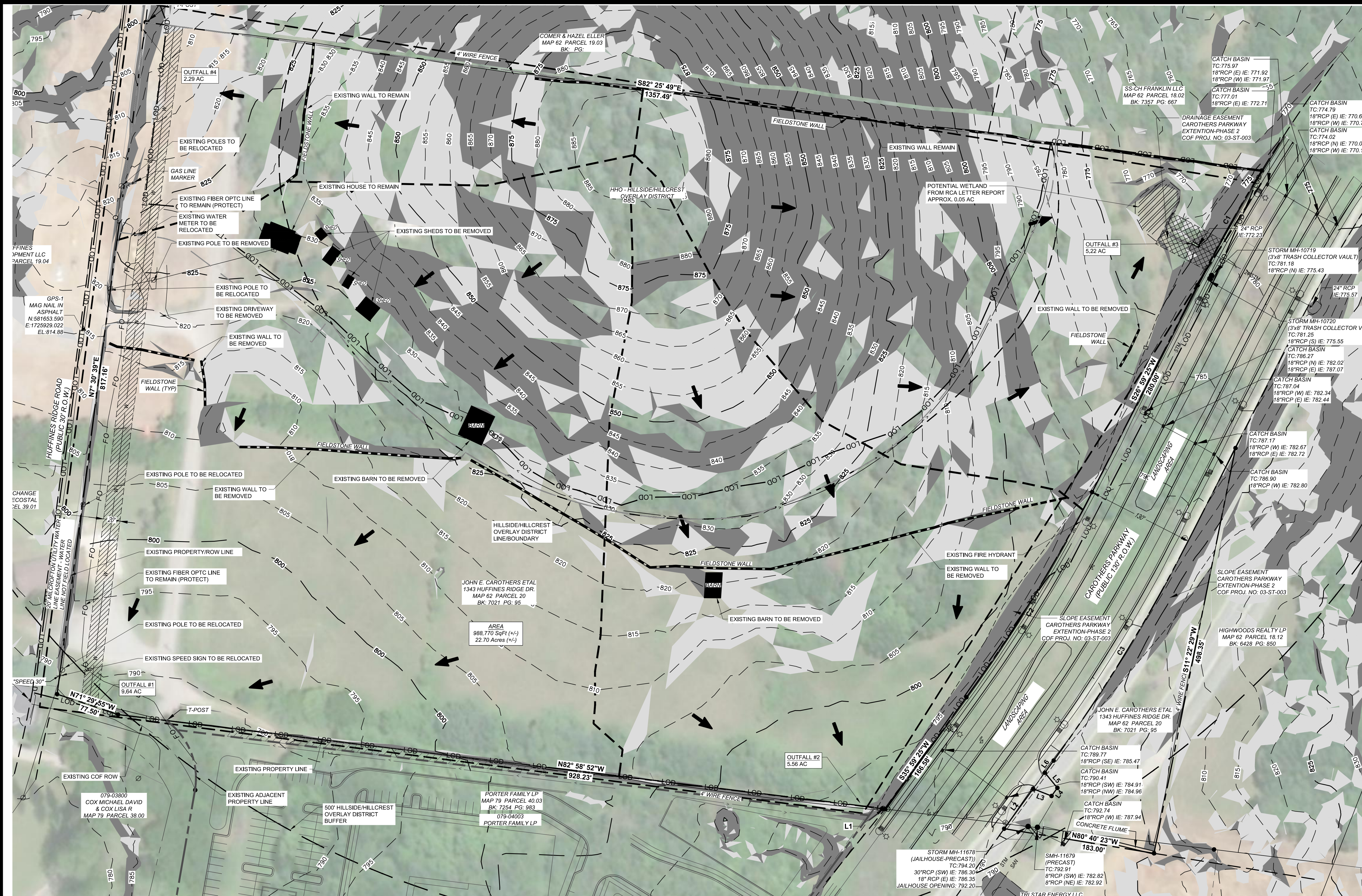
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REMAINDER OF PROPERTY LEGAL DESCRIPTION

SITUATE WITHIN THE MUNICIPAL BOUNDARY OF THE CITY OF FRANKLIN, 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN SET IN THE EASTERLY MARGIN OF HUFFINE RIDGE ROAD (30' WIDE PUBLIC RIGHT OF WAY), SAID IRON PIN BEING A COMMON CORNER WITH PORTER FAMILY, LP, BOOK 7254 PAGE 983 AS RECORDED IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (ROWCT), THENCE WITH SAID EASTERLY MARGIN OF SAID HUFFINE RIDGE ROAD, NORTH 07°30'39" EAST A DISTANCE OF 561.90 FEET TO A POINT, THENCE THROUGH SAID SUBJECT PROPERTY THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: 1) SOUTH 82°29'21" EAST A DISTANCE OF 34.21 FEET TO A POINT, THENCE 2) SOUTH 28°19'10" EAST A DISTANCE OF 14.04 FEET TO A POINT, THENCE 3) WITH A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 80.50 FEET, AN ARC LENGTH OF 42.15 FEET, A CHORD BEARING OF SOUTH 67°59'10" EAST AND A CHORD LENGTH OF 41.67 FEET TO A POINT, THENCE 4) SOUTH 52°59'10" EAST A DISTANCE OF 97.56 FEET TO A POINT, THENCE 5) SOUTH 52°59'10" EAST A DISTANCE OF 86.50 FEET TO A POINT, THENCE 6) NORTH 37°00'50" EAST A DISTANCE OF 34.77 FEET TO A POINT, THENCE 7) WITH A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 409.85 FEET, AN ARC LENGTH OF 79.92 FEET, A CHORD BEARING OF SOUTH 33°22'22" EAST AND A CHORD LENGTH OF 79.93 FEET TO A POINT, THENCE 8) WITH A COMPOUND CURVE TURNING TO THE LEFT HAVING A RADIUS OF 562.54 FEET, AN ARC LENGTH OF 167.79 FEET, A CHORD BEARING OF SOUTH 50°35'41" EAST AND A CHORD LENGTH OF 167.17 FEET TO A POINT, THENCE 9) WITH A COMPOUND CURVE TURNING TO THE LEFT HAVING A RADIUS OF 524.15 FEET, AN ARC LENGTH OF 341.89 FEET, A CHORD BEARING OF SOUTH 78°16'31" EAST AND A CHORD LENGTH OF 335.86 FEET TO A POINT, THENCE 10) WITH A COMPOUND CURVE TURNING TO THE LEFT HAVING A RADIUS OF 647.61 FEET, AN ARC LENGTH OF 182.29 FEET, A CHORD BEARING OF NORTH 64°46'19" EAST AND A CHORD LENGTH OF 181.89 FEET TO A POINT, THENCE 11) WITH A COMPOUND CURVE TURNING TO THE LEFT HAVING A RADIUS OF 388.00 FEET, AN ARC LENGTH OF 172.78 FEET, CHORD BEARING OF NORTH 58°40'44" EAST AND A CHORD LENGTH OF 171.36 FEET TO A POINT, THENCE 12) NORTH 21°29'25" EAST A DISTANCE OF 82.25 FEET TO A POINT, THENCE 13) WITH A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 88.00 FEET, AN ARC LENGTH OF 35.58 FEET, A CHORD BEARING OF NORTH 15°27'45" EAST AND A CHORD LENGTH OF 35.53 FEET TO A POINT, THENCE 14) NORTH 82°58'52" EAST A DISTANCE OF 44.01 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID SS-CH FRANKLIN, LLC, BOOK 7357 PAGE 667 (ROWCT), THENCE WITH SAID SOUTHERLY LINE OF SAID SS-CH FRANKLIN, LLC, SOUTH 82°25'49" EAST A DISTANCE OF 250.72 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP IN THE WESTERLY MARGIN OF CAROTHERS PARKWAY (130' WIDE PUBLIC RIGHT OF WAY), THENCE WITH SAID WESTERLY MARGIN OF SAID CAROTHERS PARKWAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) A CURVE TURNING TO THE LEFT, A RADIUS OF 1972.02 FEET, AN ARC LENGTH OF 158.57 FEET, A CHORD BEARING OF SOUTH 29°17'38" WEST AND A CHORD LENGTH OF 158.53 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP, THENCE 2) SOUTH 26°59'25" WEST A DISTANCE OF 280.00 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP, THENCE 3) WITH A CURVE TURNING TO THE RIGHT, A RADIUS OF 1847.85 FEET, AN ARC LENGTH OF 290.28 FEET, A CHORD BEARING OF SOUTH 11°29'25" WEST AND A CHORD LENGTH OF 289.96 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP, THENCE 4) SOUTH 35°59'25" WEST A DISTANCE OF 168.58 FEET TO AN IRON PIN FOUND WITH "WILSON & ASSOCIATES" CAP, THENCE 5) NORTH 82°58'52" WEST A DISTANCE OF 3.74 FEET TO AN IRON PIN FOUND WITH SAID PORTER FAMILY, LP, THENCE LEAVING SAID WESTERLY MARGIN OF SAID CAROTHERS PARKWAY AND WITH THE NORTHERLY LINE OF SAID PORTER FAMILY, LP THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 82°58'52" WEST A DISTANCE OF 928.23 FEET TO A T-POST FOUND, THENCE 2) NORTH 71°29'25" WEST A DISTANCE OF 77.50 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 12.666 ACRES (551,714 SQUARE FEET), MORE OR LESS.

IMPACT STATEMENT

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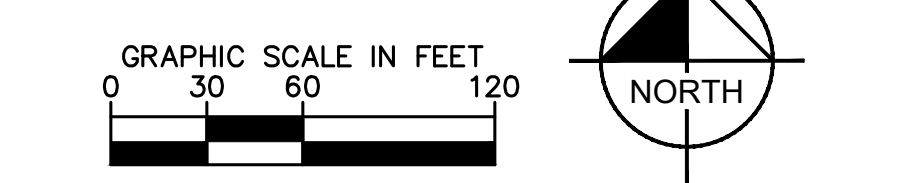
MAP + PARCEL table with columns for COF PROJECT #, OWNER NAME, OWNER ADDRESS, and PLANNED ROADWAY NETWORK table with columns for COF PROJECT #, NAME, CLASSIFICATION, and PRIORITY.

Line Table with columns for Line #, Length, and Direction. SITE SLOPE TABLE showing 14% - 19.99% and 20% and above. CURVE TABLE with columns for CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, and CHORD BEARING.

- SURVEY NOTES: 1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM... 2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CESCO, INC... 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" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006...

LEGEND: Symbols for Benchmark, GSP Control Monument, Set 5/8" Diameter Iron Rebar with CESO Cap, Found Property Corner, Found Concrete ROW Monument, Property Line, Adjacent Property Line, Easement Line, Tree Line, Water Line, Storm Line, Sewer Line, Gas Line, Overhead Electric Line, Public Utility & Drainage Easement, Gas Meter, Gas Valve, Water Meter, Water Valve, Fire Hydrant, Telephone Manhole, Sewer Manhole, Storm Drain Manhole, Catch Basin, Power Pole, Guy Wire, Sewer Clean-Out, Utility Pull Box, Light Pole, M.S.S.L. Minimum Building Setback Line.

EXISTING TREE CANOPY NOTE: SITE CONTAINS DENSE TREE COVERAGE. THE EXISTING TREE CANOPY AREA IS 14.5 AC, AND COVERS APPROXIMATELY 61 PERCENT OF THE SITE.



Issued: Dec. 10, 2018. Revision table with empty rows. ENLARGED EXISTING CONDITIONS C1.1. COF # 6876.