

January 5, 2015

Mr. Josh King
City of Franklin
Planning & Sustainability Department
109 Third Avenue South
Franklin TN 37065

RE: **The Cottages at 509 Hill Drive - Rezoning Plan Submittal**
COF # 5746
KVD Project No.: 14055

Dear Josh:

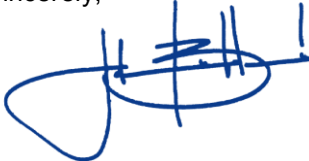
Attached, please find our Rezoning Plan submittal in the form of the information, plans, and data as required by the City of Franklin, for the above referenced project. Kiser + Vogrin Design, LLC is submitting on behalf of our clients, KP Properties, Inc.

Please find attached:

- (9) Nine copies (Half Size) of the PUD Development Plans
- (1) One copy (Full Size-folded) of the PUD Development Plans
- (1) Digital upload of PDF's of Plans, Letters, and Supplemental Data

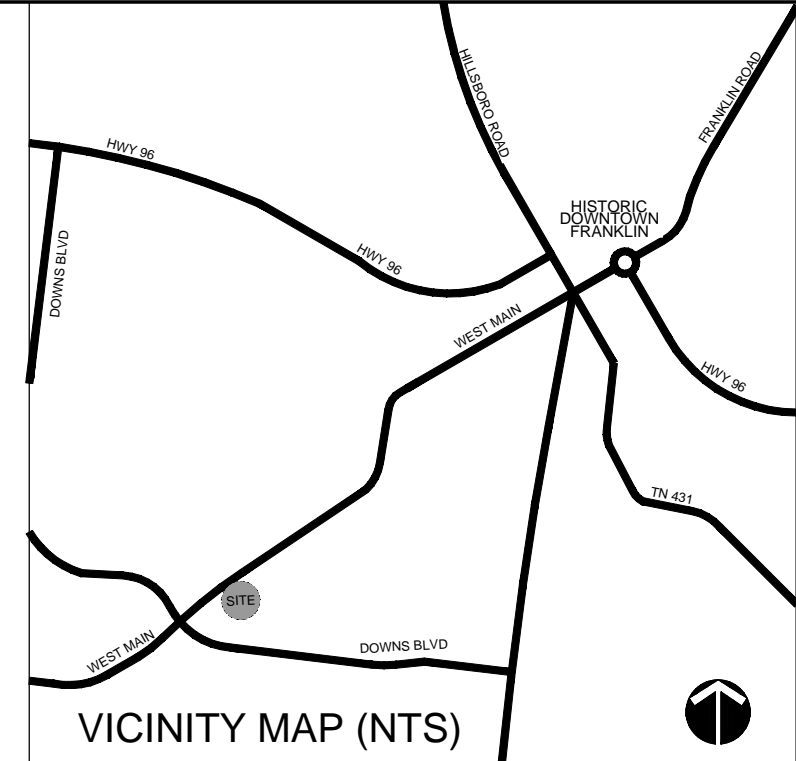
Please contact me if you have any questions or need further clarification of the attached.

Sincerely,

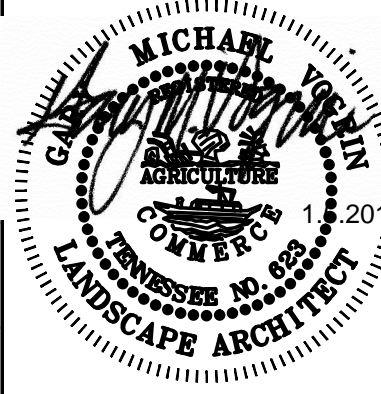


Johnson B Bullard, ASLA
Project Manager
Kiser + Vogrin Design, LLC

cc: Mr. Tyler Pennington, KP Properties



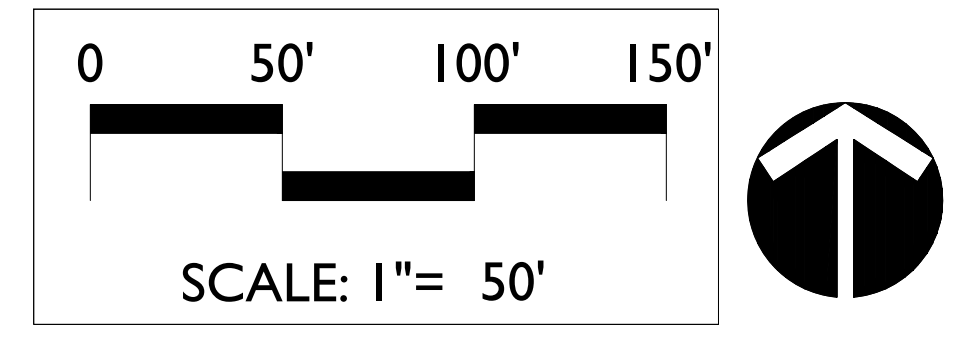
KISERVOGRINDESIGN
 5005 Meridian Blvd. Suite 100, Franklin, TN 37067 615.549.0232

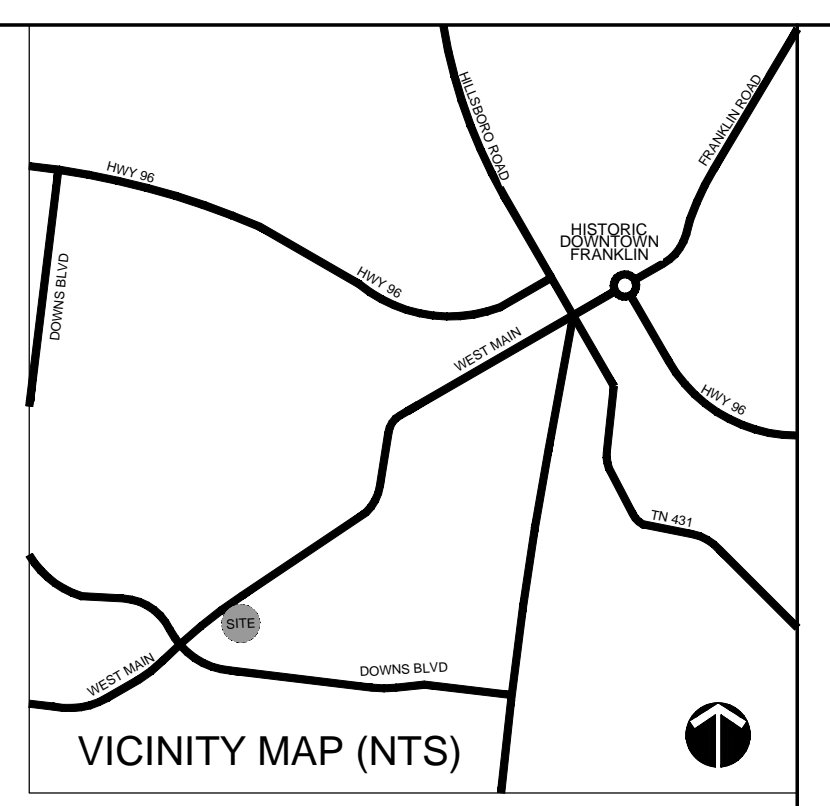
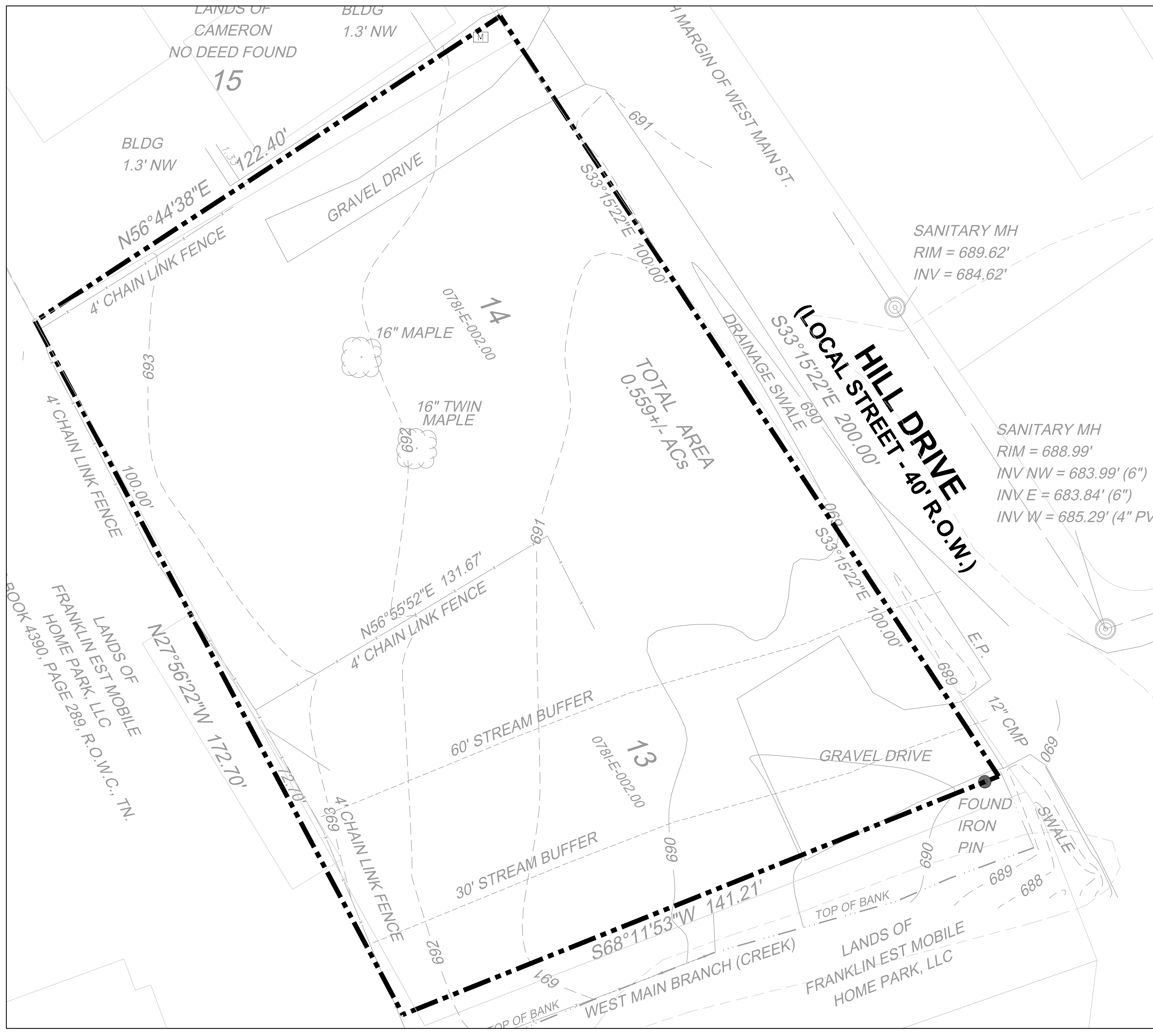


THE COTTAGES AT 509 HILL DRIVE
 FRANKLIN, WILLIAMSON CO., TN
REZONING PLAN - COF #5746
CONTEXT MAP

REVISIONS:
 1-5-2018: RESUBMITTAL PER STAFF COMMENTS

DATE: 12.16.2014
 DESIGNED BY: JBB
 DRAWN BY: JBB
 CHECKED BY: DEK
 Q.C. BY: GWY
 PROJECT #: 14055
 SHEET NUMBER:
L2.0





SITE DATA

PROJECT NAME: THE COTTAGES AT 509 HILL DRIVE
 PROJECT NUMBER: TBD
 SUBDIVISION: GREEN ACRES - CURRENTLY
 MAP: PARCEL NUMBERS: MAP 78 I, GROUP E, PARCEL 2
 (T-CARD 001 & 002, PLAT BOOK 1, PAGE 87, BLOCK C, LOTS 13 & 14)
 ADDRESS: 509 HILL DRIVE
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 9

OWNER/DEVELOPER:
 KP PROPERTIES
 629 POST OAK CIRLE
 BRENTWOOD, TN 37027
 615-472-8916
 TPEN24@YAHOO.COM

APPLICANT:
 KISER + VOGRIN DESIGN
 5005 MERIDIAN BLVD. STE 100
 FRANKLIN TN 37067
 CONTACT: JOHNSON B BULLARD
 615.696.7707
 JOHNSON@KISERVOGRIN.COM

EXISTING ZONING & CHARACTER AREA OVERLAY: SD-R - SPECIFIC DEVELOPMENT RESIDENTIAL & CFCCO-3
 PROPOSED ZONING: SD-R-4
 OVERLAYS: N/A
 APPLICABLE DEVELOPMENT STANDARDS: TRADITIONAL
 SITE ACREAGE: +/- .56 AC
 SITE SQUARE FOOTAGE: +/- 24,364.01 SF
 PUD SITE ACREAGE: +/- .56 AC
 PUD SITE SQUARE FOOTAGE: +/- 24,364.01 SF

BUILDING SQUARE FOOTAGE: +/- 9,600 SF
 BUILDING HEIGHT: 2 STORIES
 NUMBER OF BUILDINGS: 4
 MIN. PARKING REQUIREMENT: RESIDENTIAL = 8 SPACES
 (4 SINGLE FAMILY DETACHED HOMES)
 BUILDING AREA: +/- 2,400 SF EACH
 BUILDING HEIGHT: +/- 30'

RESIDENTIAL DENSITY: 7.14 DUA
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 TREE CANOPY: +/- 35%
 PARKLAND DEDICATION REQUIREMENT: N/A
 PARKLAND DEDICATION: N/A
 OPEN SPACE REQUIRED: N/A
 INCOMPATIBLE USE BUFFER: N/A

PROJECT TO BE CONSTRUCTED IN A SINGLE PHASE WITH AN EXPECTED COMMENCEMENT OF FALL/WINTER 2015 AND COMPLETION FALL/WINTER 2016.

GENERAL NOTES

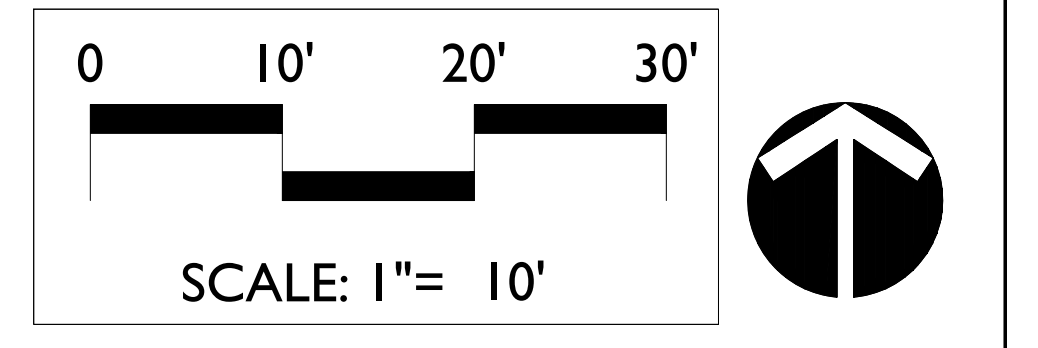
- For the Land Use Plan Area CFCCO-3, detached residential dwellings uses are appropriate in the southwest corner of CFCCO-3. High quality design and people friendly environments will be encouraged through heightened streetscape standards and site design to reinforce the walkability and small town appeal of Franklin.
- This proposed residential development is compatible with the surrounding area, given the adjacent uses to the east on Hill Dr. and to the north along West Main St.
- There are no historical structures on this site as identified by The National Registers of Historic Places.
- Adequate turning movements shall be provided for utility and service vehicles (See Sheet XXX).
- All public improvements to be located in an easement.
- Prior to construction, tree protection fence to be constructed per City of Franklin specifications.
- This site will require the use of on-site water quality practices to treat stormwater from the site.
- Reclaimed (reuse) water facilities: Use of reclaimed water will be incorporated if available to the site.
- Refuse collection from residential units will be private.
- Street lighting will be provided, as required, at the pedestrian scale along Hill Drive, per MTEMC standards using fixture type 100 Watt HPS Ribbed and Banded Granville Post Light with 12' Wadsworth Post, or similar.
- Mineral rights are held by the owner of the property.
- The following schools represent the closest public education facilities to this site:
 Franklin Elementary School = 0.4 miles
 Poplar Grove Middle School = 2.7 miles
 Franklin High School = 2.8 miles
- Based on 64 children per household, the development will have an anticipated school-age population of 3 students.
- Nearest Facilities:
 FIRE = Franklin Fire Department Station 2, 1.4 miles
 POLICE = Franklin Police Department, 1.9 miles
 RECREATIONAL = Academy Park, 1 mile
- City of Franklin provides water and sewer for this development. Based on 350 gallon per unit per day and 4 units for the development:
 Average water use for final development is estimated at:
 (4 Units) * (3.5 capita per Unit) * (100 /capita) = 1,400 Gallons
 Maximum water use at peak hour factor of 4:
 1,400 * 4 = 5,600 /24 = 234 GAL./hour = 4 GPM
 Water usage impact is minimal.
 Sewer facilities:
 Anticipated sewage flows in single family unit equivalents = 1 SFUEs City of Franklin will provide sewer service for this development.
- Based on 10 vehicle trips per day, per single family detached household, the development will result in approximately 40 vehicle trips per day.

PROPERTY LEGAL DESCRIPTION

LEGAL DESCRIPTION OF LOT 13 AND LOT 14 OF BLOCK C OF GREENACRES SUBDIVISION (PB 1 PAGE 87) BEING PART OF MAP 0781, BLOCK E, PARCEL 002.00 WILLIAMSON COUNTY, TENNESSEE:

ALL THAT TRACT OR PARCEL OF LAND, situated in Williamson County, Tennessee, being known as of Lot 13 and Lot 14, Block C, Greenacres Subdivision, as recorded in Plat Book 1, Page 87, filed in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.) and being more particularly described as follows:

BEGINNING at the Southeast corner said Lot 13, at a point on the southwesterly right-of-way line of Hill Drive;
 Thence, S68°11'53"W, along the lines of said Lot 13 and Lot 14, passing through an iron pin found on line, a distance of 3.28';
 Thence, S68°11'53"W, continuing along said lines, for a total distance of 141.21 feet to a point;
 Thence, N27°56'22"W, continuing along said lines, for a distance of 172.70 feet to a point;
 Thence, N56°44'38"E, continuing along said lines, for a distance of 122.40 feet to a point on the southwesterly right-of-way line of Hill Drive;
 Thence, S33°15'22"E, continuing along said line, for a distance of 200.00 to the POINT OF BEGINNING and containing 24,364 square feet or 0.56 acres, more or less;



KISERVOGRIN DESIGN
 5005 Meridian Blvd, Suite 100, Franklin, TN 37067 615.549.0232

THE COTTAGES AT 509 HILL DRIVE
 FRANKLIN, WILLIAMSON CO., TN
 REZONING PLAN - COF #5746
 SITE PLAN

REVISIONS:
 1-5-2018: RESUBMITTAL PER STAFF COMMENTS

DATE: 12.16.2014
 DESIGNED BY: IBB
 DRAWN BY: BB
 CHECKED BY: DEK
 Q.C. BY: GWY
 PROJECT #: 14055
 SHEET NUMBER:
L2.1



EXISTING TREE CANOPY
COVERAGE = 35%

Aerial Tree Canopy Exhibit
509 HILL DRIVE
FRANKLIN, WILLIAMSON CO., TN



PUBLIC NOTICE AFFIDAVIT
City of Franklin, Tennessee

We/I JOHNSON & BULLARD - KISER + JOHNSON DESIGN
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

0781 E 002.00 LOT 13 & LOT 14
(Property Parcel/Tax ID Number)

and located at:

509 HILL DRIVE - FRANKLIN, TN
(Street Address)

have/has provided a mailed notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, which included the following:

1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing; Nature, scope, and purpose of submittal;
4. Information on where the public can view the application and where they may be heard;
5. Information on where the public can submit written comments.

Signature



Subscribed and sworn to before me this

31 day of Oct, 2014.

Joan Elaine Hatch
Notary Public

My Commission Expires: 9/17/17



My Commission Expires SEPT. 17, 2017

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Kelvin Pennington
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

0781 E 002.00 Lot 13 ; Lot 14
(Property Parcel/Tax ID Number)

and located at:

509 Hill Drive
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I) (we) hereby appoint

Kiser Vogrin Design (Please
print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

629 Post Oak Circle

Property Owner Mailing Address

Brentwood, TN 37027

City, State & Zip

Subscribed and sworn to before me this

20 day of Oct., 2014.

Leah D. Bean

Notary Public

My Commission Expires: Commission Expires May 8, 2017





Joint FMPC/BOMA Conceptual Project Workshop Application for a Planned Unit Development (PUD) Development Plan Franklin Planning and Sustainability Department

Applicant Information:

This is the individual who has the responsibility of becoming familiar with the regulations, policies, and procedures of the city. This individual shall represent the applicant at all public meetings and this shall be the person responsible for the quality and accuracy of the submitted plans.

Contact Information:

The applicant shall designate one contact person to work with the Planning Department for the duration of the project including after Planning Commission approval. This shall be the person responsible for meeting any conditions of Planning Commission approval.

Name:	Johnson B Bullard			
	<input type="checkbox"/> On File	<input type="checkbox"/> On File	<input checked="" type="checkbox"/> Same as Applicant	
Title:	Project Manager			
Organization:	Kiser + Vogrin Design			
Phone:	615.696.7707	Fax:		Fax:
Email:	johnson@kiservogrin.com			
Street:	5005 Meridian Blvd., Suite 100			
State:	TN	ZIP:	37067	ZIP:

Project Information:

Applicant's Proposed Name of Project:	The Cottages at 509 Hill Drive	Address of Property:	509 Hill Drive Franklin, TN 37064	
Site Acreage:	+/- .56	Map, Group, and Parcel:	MAP 78 I, GROUP E, PARCEL 2 (T-CARD 001 & 002, PLAT BOOK 1, PAGE 87, BLOCK C, LOTS 13 & 14)	Proposed # of Units
				4
Conceptual Overview of Project:	This project will provide 4 detached, single-family homes on a site that is currently vacant. The site previously housed 2 mobile home units and is a blight on a residential street in Franklin that, otherwise, has tremendous potential to become a thriving neighborhood south of the city's historic downtown. The homes, and surrounding grounds, will feature a high level of architectural detail and premium finishes. This project has a unique opportunity to act as a catalyst for residential development in the adjacent areas that will be achieved through the exemplary design and quality of the homes.			

Required Elements for Conceptual Workshop:

All submittals are **required** to have the basic information as follows, unless otherwise noted by staff.

- A Pre-application conference must have been held with the staff.
- Pay Conceptual Project Workshop Fee of \$50.00
- Application must be completed by applicant and submitted to Project Planner by, by 12:00 p.m., 9 days prior to the meeting.
- Provide overview of project and comments from staff per the Administrative Manual. An electronic version (PDF or PowerPoint) of the presentation that will be presented must accompany the application for proofing by staff.
- Contact Project Planner to Set Up Neighborhood Meeting (if a required step and applicants wish to proceed)

Proposed Use(s) (check all that apply):

- Detached Dwelling
- Attached Dwelling (duplexes, condos, apartments, townhouses)
- Group Homes
- Nonresidential:
 - Retail
 - Office
 - Institutional (church, school)
 - Industrial
- Other: _____

Development Standard:

- Conventional
- Traditional

Character Area Overlay:

CFCO - 3

Other Applicable Overlays:

Intended Workshop Date:

11/20/2014



HISTORIC
FRANKLIN
TENNESSEE

Neighborhood Meeting Notice Application

Department of Planning and Sustainability

APPLICANT INFORMATION:

Name:	Johnson B Bullard		
Organization:	Kiser + Vogrin Design		
Phone:	615.696.7707	Fax:	
Email:	johnson@kiservogrin.com		
Street:	5005 Meridian Blvd, Suite 100		
State:	TN	ZIP:	37067

PROJECT INFORMATION:

Proposed Name of Project:	The Cottages at 509 Hill Drive		Address of Property:	509 Hill Drive Franklin, TN 37064
Describe the nature, scope, and purpose of application or proposal:	This project will provide 4 detached, single-family homes on a site that is currently vacant. The site previously housed 2 mobile home units and is a blight on a residential street in Franklin that, otherwise, has tremendous potential to become a thriving neighborhood south of the city's historic downtown. The homes, and surrounding grounds, will feature a high level of architectural detail and premium finishes. This project has a unique opportunity to act as a catalyst for residential development in the adjacent areas that will be achieved through the exemplary design and quality of the homes.			
Base Zoning District Classification:	SD-R	Proposed Base Zoning Classification (if applicable):	SD-R-4	
Character Area Overlay District:	CFCO-3	Other Overlay District(s):		
Pre-application Meeting Date:	11-20-2014	FMPC Date (anticipated):	12-18-2014	

NEIGHBORHOOD MEETING INFORMATION:

Location of the Neighborhood Meeting:	City Hall Training Room City Hall 109 3rd Avenue South Franklin, TN 37064		
Date & Time of the Neighborhood Meeting:	11-12-2014 at 6:00 pm	Address of Property:	509 Hill Drive Franklin, TN 37064
Project Type:	Aldermanic Ward:	City of Franklin Neighborhood Meeting Project Number:	
<input type="checkbox"/> Site Plan: Bed and Breakfast <input checked="" type="checkbox"/> Development Plan & Rezoning <input type="checkbox"/> Development Plan only <input type="checkbox"/> Other	<input type="checkbox"/> Ward 1 <input type="checkbox"/> Ward 2 <input checked="" type="checkbox"/> Ward 3 <input type="checkbox"/> Ward 4	<hr/>	

Policies for Required Neighborhood Meetings

A meeting not conducted in accordance with the following policies shall be considered to not have satisfied the requirements of Section 2.4.2(6)(d) of the Franklin Zoning Ordinance.

- The neighborhood meeting location shall be in proximity of the development. If that is not possible, the meeting shall be held in a nearby, convenient location.
- The neighborhood meeting shall be in an enclosed or otherwise weather-proofed and hospitable building that has adequate restroom facilities; seating provided for a majority of the participants; and is Handicapped Accessible.
- The neighborhood meeting shall only take place on a week-day at a specified time between the hours of 5pm and 8pm.
- The neighborhood meeting shall not conflict with a regular or special called meeting of the BOMA or FMPC.
- The applicant shall notify the Planning Department of the time, date, and location of the neighborhood meeting at least 10 days prior to the date of the neighborhood meeting.
- The applicant shall notify the surrounding property owners and Homeowners Association(s) about the time, date, and location of the neighborhood meeting at least 7 days prior to the neighborhood meeting via 1st class mail. A sample notification letter has been included with this form.
- The applicant shall notify, via first class mail or e-mail, the members of the Planning Commission and the Board of Mayor and Alderman about the time, date, and location of the neighborhood meeting at least 7 days prior the neighborhood meeting.
- The applicant shall present sketches, renderings, and/or conceptual plans of the proposed development at the meeting. Images shall be either projected on a screen or shown on display boards; regardless of the display method chosen by the applicant, all images must be of sufficient size to be clearly viewable by attendees. Handouts may be used as supplements, but may not take the place of images projected on a screen or shown on a display board.
- Following the presentation of the proposed development by the applicant, attendees shall be given the opportunity to ask questions and offer feedback. City staff will be present, but only to observe. The neighborhood meeting is required to allow the applicant to interact with the surrounding neighbors and interested stakeholders to hear their thoughts and concerns about the proposed development.
- The applicant shall provide a written summary or transcript of the meeting as a part of the FMPC Application.
- The applicant shall identify, in writing, the concerns raised at the meeting, as part of the FMPC Application.

Example Notification Letter

August 8, 2012

PUBLIC NOTICE

This letter is written to provide public notice for a Neighborhood Meeting regarding a proposed Development Plan for the property located at 123 Anystreet, Franklin, TN. The meeting will be held on August 20, 2012 at 6 p.m. in the City Hall Board Room. Please see the information below for more details.

Applicant:

Jane and Joe Citizen, 123 Anystreet, Franklin, Tennessee, 37064, (615) 123-4567, janeandjoe@someplace.com

Application Type:

PUD Development Plan to be submitted to the City of Franklin on September 10, 2012 for the October 25, 2012 Franklin Municipal Planning Commission meeting.

Date, Time, and Place of Public Meeting:

August 20, 2012 at 6 p.m. in the City Hall Board Room, 109 3rd Avenue South, Franklin, Tennessee, 37064.

Subject Property:

123 Anystreet, Franklin, Tennessee, 37064 in the Whispering Willows Subdivision

Nature and Scope of the Application Request:

This submittal is a PUD Development Plan, which proposes 123 attached dwelling units (or a 123,000 square foot church, 234,000 square feet of retail, etc). More details can be given here...

Where to View the Proposed Plan:

The public may contact the applicant to view the plan prior to the Neighborhood Meeting.

Where the Public Can Be Heard:

The applicant will provide a brief presentation of the proposed Development Plan at the Neighborhood Meeting. The public will be given the opportunity to ask questions and provide feedback following the presentation. There will also be an opportunity for public comment at the scheduled Franklin Municipal Planning Commission meeting.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Kelvin Pennington
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

0781 E 002.00 Lot 13 ; Lot 14
(Property Parcel/Tax ID Number)

and located at:
509 Hill Drive
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Kiser Vogrin Design (Please
print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

[Signature]
Signature

629 Post Oak Circle
Property Owner Mailing Address

Brentwood, TN 37027
City, State & Zip

Subscribed and sworn to before me this

20 day of Oct., 2014.

Leah D. Bean
Notary Public

My Commission Expires: Commission Expires May 8, 2017



PUBLIC NOTICE AFFIDAVIT
City of Franklin, Tennessee

We/I JOHNSON & BULLARD - KISER + JOHNSON DESIGN
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

0781 E 002.00 LOT 13 & LOT 14
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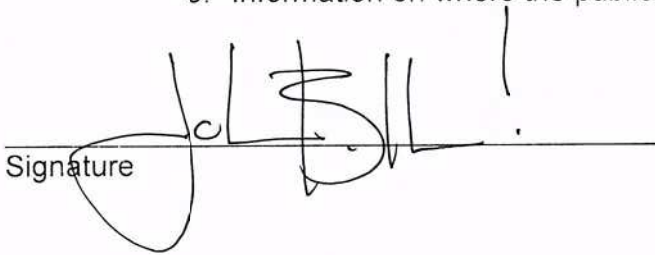
and located at:

509 HILL DRIVE - FRANKLIN, TN
(Street Address)

have/has provided a mailed notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, which included the following:

1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing; Nature, scope, and purpose of submittal;
4. Information on where the public can view the application and where they may be heard;
5. Information on where the public can submit written comments.

Signature



Subscribed and sworn to before me this

31 day of Oct, 2014.

Joan Elaine Hatch
Notary Public

My Commission Expires: 9/17/17



My Commission Expires SEPT. 17, 2017

preapplication meeting notes - held 10.17/2014

- Floorplans are to be updated to match footprint shown on submittal documents.
- No zero lot lines are to be used for this project.
- Dripline of trees if garages are to be on within them.
- Since traditional streetscape standards apply, all parallel parking on street must be inset. (if applicable)
- Street improvements on Hill Drive are to be from centerline of street to Eastern site boundary.
- All structures and driveways are to be setback from property line a minimum of 5'.
- Driveways are to be a minimum of 20' tangent length from those on adjacent properties.
- Parkland dedication will not be required for this project, given it is less than 10 dwelling units.
- Fire hydrant flow test must be done.
- "Landscape Buffer" note should be removed.
- Additional architectural imagery should be provided.

NEIGHBORHOOD MEETING NOTES - HELD 11.12/2014

- Every neighbor who spoke was in favor of this project and excited about what it is going to bring to the neighborhood in terms of property value and quality of construction and home style.
- Neighbors who spoke felt that architecture and density were attractive and appropriate.

ALL RENDERINGS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO REVISION.

NOVEMBER 20, 2014

PROPOSED SD-R-4 DISTRICT WITH PUD OVERLAY

THE COTTAGES AT 509 HILL DRIVE

Franklin, Williamson County, Tennessee

The Cottages at 509 Hill Drive

FMPC/BOMA Joint Conceptual Workshop Notes

Held 11.20/2014

- Plans for the proposed development were met with general support and enthusiasm.
- Planning director brought up the unanimous support that was demonstrated by neighbors at the project neighborhood meeting.
- This project is in line with the City of Franklin's urban infill policies.
- The design/development team for this project is committed to establishing a precedent for future infill development in Franklin.
- The buffer averaging being requested for this project is justified, given its urbanized condition, but will require submittal of a buffer management plan and buffer averaging request (submittal to Stormwater Appeals Board is not required)
- Driveway has been relocated from original submittal, at pre-app stage, and is now between the buildings, rather than along the northern boundary of the site. This is a result of driveway proximity requirements, per City of Franklin.
- Our design for this driveway is being driven by engineering comments and their request for an expanded section but it is our contention that a narrower section would be more appropriate for this site and its scale.
- Architectural elevations were received with enthusiasm, but the importance of not overbuilding the site was mentioned
- Buffer Management Plan and Buffer Averaging Request were strongly supported by Stormwater Appeals Board director, who communicated the importance of enhancing buffers on infill sites.

**LEGAL DESCRIPTION
OF
LOT 13 AND LOT 14 OF BLOCK C
OF GREENACRES SUBDIVISION (PB 1 PAGE 87)
BEING PART OF MAP 0781, BLOCK E, PARCEL 002.00
WILLIAMSON COUNTY, TENNESSEE**

ALL THAT TRACT OR PARCEL OF LAND, situated in Williamson County, Tennessee, being known as of Lot 13 and Lot 14, Block C, Greenacres Subdivision, as recorded in Plat Book 1, Page 87, filed in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.) and being more particularly described as follows:

BEGINNING at the Southeast corner said Lot 13, at a point on the southwesterly right-of-way line of Hill Drive;

Thence, S68°11'53"W, along the lines of said Lot 13 and Lot 14, passing through an iron pin found on line, a distance of 3.28;

Thence, S68°11'53"W, continuing along said lines, for a total distance of 141.21 feet to a point;

Thence, N27°56'22"W, continuing along said lines, for a distance of 172.70 feet to a point

Thence, N56°44'38"E, continuing along said lines, for a distance of 122.40 feet to a point on the southwesterly right-of-way line of Hill Drive;

Thence, S33°15'22"E, continuing along said line, for a distance of 200.00 to the POINT OF BEGINNING and containing 24,364 square feet or 0.56 acres, more or less;

October 28, 2014

Re: **Neighborhood Meeting Invitation**
The Cottages at 509 Hill Drive Project PUD Development/Rezoning Plan
KVD Project No.: 14055

Dear Neighbors:

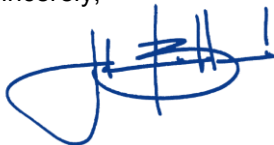
On behalf of our clients, KP Properties, Inc., we have submitted a rezoning application to the Franklin Planning Department requesting Rezoning and PUD Development Plan approval for the planning and design of the residential property located at 509 Hill Drive in Franklin, TN. Currently, the project site is a vacant residential lot that falls within the SD-R zoning district. The zoning requested is PUD SD-R-4 overlay, entitling the property to a maximum allowable density of 4 units. This project will provide 4 detached, single-family homes on a site that is currently vacant. The site previously housed 2 mobile home units and now has tremendous potential to support a thriving neighborhood south of the city's historic downtown. The homes, and surrounding grounds, will feature a high level of architectural detail, premium finishes, and quality construction. The project will also include roadway improvements and sidewalk installation along the section of the property that borders Hill Drive.

We would like to welcome you to a Neighborhood Meeting that has been scheduled on **November 12th, 2014 at 6:00 p.m.** to present an overview of the development, master plan, and architectural renderings.

Meeting location:
Franklin City Hall
City Training Room
109 Third Ave South
Franklin, Tennessee 37064

This Neighborhood Meeting is required by the City of Franklin Zoning Ordinance and we would welcome your thoughts/comments on the proposed development. Plans are also available at the City of Franklin Planning & Sustainability Department located at City Hall. If you cannot make this meeting date, please feel free to forward any written comments to my email address at johnson@kiservogrin.com or you may contact me to view the plans at your convenience. Please do not hesitate to call with any questions.

Sincerely,



Johnson B Bullard, ASLA
Project Manager
Kiser + Vogrin Design, LLC

cc: Mr. Tyler Pennington - KP Properties, Inc.
Mr. Josh King, Planner - City of Franklin

PROP STREET	OWNER 1	OWNER 2	OWNER STREET	OWNER CITY	OWNEF OWN ZIP	
1613 W MAIN ST	CHURCH LIMESTONE BAPTIST TR		700 DOWNS BLVD	FRANKLIN	TN	37064
1607 W MAIN ST	MCLEMORE PEGGY RUTH		1607 W MAIN ST	FRANKLIN	TN	37064
1601 W MAIN ST	STATE OF TENN DEPT OF TRANS		DEADRICK ST	NASHVILLE	TN	37219
1501 W MAIN ST	FRANKLIN EST MOBILE HOME PARK LLC		300 E MAPLE RD #200	BIRMINGHAM	MI	48009
500 DOWNS BLVD	BASS BOB	DEBRAY CHARLES	204 LEWISBURG AVE	FRANKLIN	TN	37064
626 EASTVIEW DR	WILLIAMSON CO YOUTH INC		626 EASTVIEW DR	FRANKLIN	TN	37064
630 EASTVIEW DR	WILLIAMSON CO YOUTH INC		626 EASTVIEW DR	FRANKLIN	TN	37064
632 EASTVIEW DR	WHITE LEYA PETTY		632 EASTVIEW DR	FRANKLIN	TN	37064
700 EASTVIEW DR	JEWELL JOHN W	JEWELL BETTY R	3843 MOBLEYS CUT RD	COLUMBIA	TN	38401
1422 W MAIN ST	CANADA CARTER D	CANADA PEGGY J	3156 SOUTHALL RD	FRANKLIN	TN	37064
701 EASTVIEW DR			701 EASTVIEW CIR	FRANKLIN	TN	37064
1414 W MAIN ST	DAVIS ELIZABETH		1414 W MAIN ST	FRANKLIN	TN	37064
1416 W MAIN ST	TAYLOR EDDIE		PO BOX 680584	FRANKLIN	TN	37068
1418 W MAIN ST	PAGE SEARCY BATTLE JR	PAGE GINA	1418 W MAIN ST	FRANKLIN	TN	37064
1420 W MAIN ST	CANADA CARTER D	CANADA PEGGY J	3156 SOUTHALL RD	FRANKLIN	TN	37064
W MAIN ST	BOOKER PROPERTIES II LLC		100 WATERMILL TRACE	FRANKLIN	TN	37069
1500 W MAIN ST	PATTON THOMAS G	PATTON LOUISE	1100 N FLYING HILL PLACE	DIAMOND BAR	CA	91765
1508 W MAIN ST	BOOKER PROPERTIES II LLC		100 WATERMILL TRACE	FRANKLIN	TN	37069
1600 W MAIN ST	RAMIREZ MIGUEL		1600 W MAIN ST	FRANKLIN	TN	37064
1604 W MAIN ST	BOOKER WILLIAM M		1609 W MAIN ST	FRANKLIN	TN	37064
114 GOOD NEIGHBOR RD	LEACH MARQUITA Q		817 VICTORIA DR	FRANKLIN	TN	37064
GOOD NEIGHBOR RD	BOOKER PROPERTIES II LLC		100 WATERMILL TRACE	FRANKLIN	TN	37069
116 GOOD NEIGHBOR RD	ANDERSON DEBORAH		1480 W MAIN ST #11	FRANKLIN	TN	37064
1421 W MAIN ST	CAMERON DON R	CAMERON TIM L	1503 COLUMBIA AVE	FRANKLIN	TN	37064
HILL DR	JEWELL JOHN W		3843 MOBLEYS CUT RD	COLUMBIA	TN	38401
602 HILL DR	WOOD HOBY A	WOOD RHONDA L	602 HILL DR	FRANKLIN	TN	37064
604 HILL DR	H AND M INTERNATIONAL LLC		604 HILL DR	FRANKLIN	TN	37064
1419 W MAIN ST	CHURCH FRANKLIN PRIMITIVE BAPTIST		1419 W MAIN ST	FRANKLIN	TN	37064
1417 W MAIN ST	FULGHAM FRANK R	AMSOUTH BANK CO-TR	133 IRIS DR	HENDERSONVILLE	TN	37075
1415 W MAIN ST	WAGNER JEFF N	WAGNER LUANNE	4900 WATSON LN	DICKSON	TN	37055
1413 W MAIN ST	BEASLEY & WHITNEY PROP LLC		1902-B COLUMBIA HWY	FRANKLIN	TN	37064
1411 W MAIN ST	GARRETT KAHN B	GARRETT CONNIE B	1411 W MAIN ST	FRANKLIN	TN	37064
507 HARPETH DR	COOKE GEOFFREY B	COOKE DIANNE C	507 HARPETH DR	FRANKLIN	TN	37064
505 HARPETH DR	BENNETT CRYSTAL A		505 HARPETH DR	FRANKLIN	TN	37064
503 HARPETH DR	JONES KURT R		503 HARPETH DR	FRANKLIN	TN	37064
501 HARPETH DR	TROUPE J LOUISE		501 HARPETH DRIVE	FRANKLIN	TN	37064
GREEN ACRES DR	CITY OF FRANKLIN		P O BOX 305	FRANKLIN	TN	37065-0305
505 GREEN ACRES DR	GOINS JUDY G	GOINS-SULLIVAN CRYSTAL L	505 GREEN ACRES DR	FRANKLIN	TN	37064
503 GREEN ACRES DR	MCBRIDE TERRY	MCBRIDE CATHY	503 GREEN ACRES DR	FRANKLIN	TN	37064
501 GREEN ACRES DR	TOMLIN BILLY CARL		1931 LEWISBURG PK	FRANKLIN	TN	37064
415 HARPETH DR	CITY OF FRANKLIN		P O BOX 305	FRANKLIN	TN	37065-0305
414 HARPETH DR	HASSELL JIMMY		414 HARPETH DR	FRANKLIN	TN	37064
416 HARPETH DR	KELSO STEVEN KEITH	KELSO KARLA C	9027 MEADOWLAWN DR	BRENTWOOD	TN	37027
500 HARPETH DR	MARKOVICH DORIS WALTON	MARKOVICH JOHN MATTHEW	1705 LEWISBURG PK	FRANKLIN	TN	37064
502 HARPETH DR	NESBITT JOHN PAUL	NESBITT TRISHA WIGGINS	118 WINSLOW RD	FRANKLIN	TN	37064
517 FIGUERS DR	WATSON WILLIAM A	WATSON SHERRIE R	517 FIGURES DR	FRANKLIN	TN	37064
515 FIGUERS DR	WILLIAMS MERIDITH A		515 FIGURES DR	FRANKLIN	TN	37064
511 FIGUERS DR	GIARDINA JOHN R		511 FIGURES DR	FRANKLIN	TN	37064
509 FIGUERS DR	JOSLIN FRED A		509 FIGURES DR	FRANKLIN	TN	37064
507 FIGUERS DR	VEACH TIM C	VEACH JULIE J	507 FIGURES DR	FRANKLIN	TN	37064
505 FIGUERS DR	DUGAN JAMES P	DUGAN NELDA	505 FIGURES DR	FRANKLIN	TN	37064
503 FIGUERS DR	THOMAS CHARLES S IV	THOMAS JULIE B	503 FIGURES DR	FRANKLIN	TN	37064
500 FIGUERS DR	JONES ALBERT EDWARD	JONES RUBY JACKSON	500 FIGURES DR	FRANKLIN	TN	37064
502 FIGUERS DR	DAVIS JERRY D	DAVIS BRANDI J	502 FIGURES DR	FRANKLIN	TN	37064
504 FIGUERS DR	LATTA FORREST S JR	LATTA LAURA M	504 FIGURES DR	FRANKLIN	TN	37064
506 FIGUERS DR	LANKFORD PAUL		506 FIGURES DR	FRANKLIN	TN	37064
508 FIGUERS DR	CARTWRIGHT THELMA R		508 FIGURES DR	FRANKLIN	TN	37064
505 PERKINS DR	LITTLE LARRY G TR	LITTLE DEANNA L TR	721 HARROW LN	FRANKLIN	TN	37064
503 PERKINS DR	RAGSDALE DIANA		503 PERKINS DR	FRANKLIN	TN	37064
501 PERKINS DR	ADAIR KEVIN	ADAIR TAMMY	501 PERKINS DR	FRANKLIN	TN	37064
425 PERKINS DR	SWEENEY LAVERNE		3183 BOYD MILL AVE	FRANKLIN	TN	37064
105 PARTNERSHIP CIR	DEMUMBRAN TERESA GAIL		105 PARTNERSHIP CIR	FRANKLIN	TN	37064
107 PARTNERSHIP CIR	HARRIS BARRY	HARRIS IDA	107 PARTNERSHIP CIR	FRANKLIN	TN	37064
106 PARTNERSHIP CIR	JENKINS ARRITA		106 PARTNERSHIP CIR	FRANKLIN	TN	37064
100 PARTNERSHIP CIR	MURDIC DEBORAH	MURDIC THOMAS	100 PARTNERSHIP CIR	FRANKLIN	TN	37064