

HEIGHT OVERLAY ZONING REQUEST
FOR
FRANKLIN SUMMIT



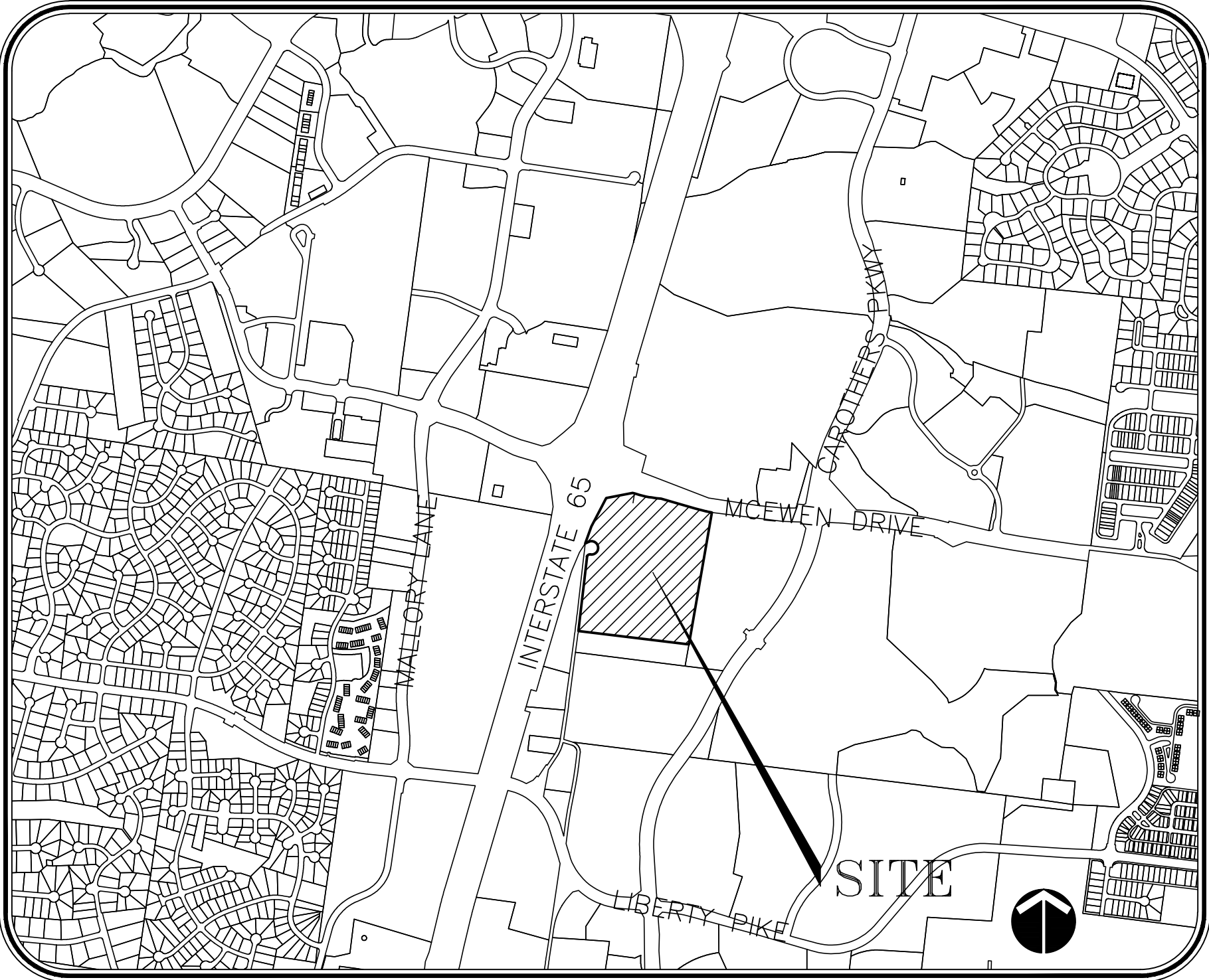
CONTACTS

OWNER/DEVELOPER

RALPH KNAUSS
SS MCEWEN 65 LLC
SOUTHSTAR LLC
501 CORPORATE CENTRE DR., SUITE 315
FRANKLIN, TN 37067
(615) 472-8916

LANDSCAPE ARCHITECTURE

ALAN THOMPSON
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
ATHOMPSON@RAGANSMITH.COM



LOCATION MAP
N.T.S.

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
<u>REZONING PLANS</u>	
C1.0	REZONING PLAN

RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE
100 BOND STREET
SUITE 200
FRANKLIN, TN 37067
(615) 244-8591

CHATTANOOGA
1000 N. BRIDGE STREET
SUITE 200
CHATTANOOGA, TN 37405
(423) 894-8400

www.ragansmith.com



FRANKLIN SUMMIT



CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	12049	WK. ORDER	9713
DESIGNED:	K. JACOBSON		
DRAWN:	K. JACOBSON		
SCALE:	NTS		
DATE:	APRIL 13, 2015		
REVISIONS			
05.07.2015 (KJ) Rev. Per City Comments.			

COVER SHEET

CVR

CITY OF FRANKLIN
WILLIAMSON CO., TN



PROPERTY INFORMATION:

ZONING INFORMATION:

OWNER/DEVELOPER:

PROJECT LANDSCAPE ARCHITECT:

ALAN THOMPSON, R.L.A.
RAGAN-SMITH & ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
athompson@ragansmith.com

SURVEY INFORMATION:

BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES DATED 08/30/2013 AND 10/31/212 AND BY KEVIN A EDMONSON ON 05/10/2007.

MINERAL RIGHTS NOTE:

ACCORDING TO A COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 125839, WITH A REVISED DATE OF AUGUST 24, 2012 AT 1:20 P.M., AND A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-606412-NAS, WITH AN EFFECTIVE DATE OF MAY 22, 2013 AT 7:30 A.M.THE COMPANIES MAKE NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF MINERAL RIGHTS.

1. WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER FOR THE SITE. DOMESTIC, FIRE AND IRRIGATION DEMAND CAN BE MET WITHIN THE DEVELOPMENT WITH PROPOSED EXTENSIONS OF WATER PER THE UTILITY DISTRICTS REQUIREMENTS. THIS WILL INCLUDE AN EXTENSION OF A 12" WATER LINE FROM MCEWEN THROUGH THE PROPOSED DEVELOPMENT TOWARD CAROTHERS PARKWAY.
2. SEWER FACILITIES: THE UTILITY OF FRANKLIN WILL BE THE SERVICE PROVIDER FOR THE DEVELOPMENT. CURRENTLY A 10" PUBLIC SEWER LINE HAS BEEN EXTENDED BY THE PINNACLE COMMONS DEVELOPMENT AT THE INTERSECTION OF CAROTHERS AND MCEWEN TO THE NORTHERN ROW OF MCEWEN. A TRI-PARTY AGREEMENT WILL THEN PROVIDE THE SEWER CROSSING OF MCEWEN WITH SERVICE EXTENSION TO THE DEVELOPMENT.
3. REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO REUSE WATER LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO PROVIDE AN EXTENSION.
4. STREET NETWORK: EAST MCEWEN DRIVE, LOCATED TO THE NORTH OF THE PROPERTY, IS CLASSIFIED AS A MAJOR ARTERIAL ROAD ON THE CURRENT MAJOR THOROUGHFARE PLAN. EAST MCEWEN DRIVE WAS STUDIED AS PART OF THE INTEGRATED GROWTH PLAN IN MARCH OF 2013. HUFFINES RIDGE, LOCATED TO THE WEST OF THE PROPERTY, IS CLASSIFIED AS A LOCAL ROADWAY.
5. DRAINAGE FACILITIES: ONSITE STORM WATER QUANTITY AND QUALITY WILL BE DESIGNED PER THE SURFMAWTER ORDINANCE IN EFFECT AT THE TIME OF DEVELOPMENT. THE SITE DRAINAGE WILL FLOW TOWARD HUFFINES RIDGE AND EAST TOWARD THE INTERSECTION OF CAROTHERS AND EAST MCEWEN.
6. POLICE, FIRE, & RECREATIONAL FACILITIES: THE SITE IS LOCATED AS FOLLOWS FROM POLICE, FIRE AND RECREATIONAL FACILITIES.
 - POLICE: THE SITE IS LOCATED 5 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS.
 - FIRE: THE SITE IS APPROXIMATELY 1.7 MILES FROM FIRE STATION 6 LOCATED AT 1061 COOK SPRINGS BOULEVARD.
 - RECREATION: THE SITE IS LOCATED 1.1 MILES FROM LIBERTY PARK AND ITS ASSOCIATED DOG PARK AND 4.6 MILES FROM KERNERTON PARK.
7. PROJECTED STATION: THE SITE IS TO BE NAMED AFTER THE PROPOSED OFFICE AND RETAIL DEVELOPMENT, THE STUDENT POPULATION WILL NOT BE AFFECTED.
8. REFUSE STORAGE: A CENTRALIZED TRASH COLLECTION, RECYCLING AND STORAGE FACILITY WILL BE DESIGNED ON EACH PARCEL PROPOSED WITHIN THE DEVELOPMENT AND A PRIVATE PICK-UP SERVICE WILL BE UTILIZED.
9. RESTRICTIVE COVENANTS/EASEMENTS: THERE ARE CURRENTLY NO RESTRICTIVE COVENANTS FOR THIS PROPERTY. BASED ON AN ALTA SURVEY OF THE PROPERTY, VARIOUS EASEMENTS EXIST AROUND THE PERIMETER OF THE SITE.



CITY OF FRANKLIN PROJECT #5834

REZONING PLAN

C 1.0