

UTILITY CONTACTS:

SANITARY SEWER
CITY OF FRANKLIN (COF)
109 3RD AVE S
FRANKLIN, TN 37064
CONTACT: BRAD FURLINE
BRAD.FURLINE@FRANKLINTN.GOV
615-202-2288

COF WATER MANAGEMENT INSPECTIONS
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: BOBBY O'NEAL
BOBBY.O'NEAL@MTMTC.COM
615-595-4683

GAS SERVICE
ATMOS ENERGY
220 NOAH DRIVE
FRANKLIN, TN 37064
CONTACT: RON MYATT
RON.MYATT@ATMOSENERGY.COM
615-566-3073

COMMUNICATION SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
CONTACT: DAVID TUTTEROW
DT8243@ATT.COM
615-595-7816

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
CONTACT: MARLON FRIZZELL
MARLON.FRIZZELL@CABLE.COMCAST.COM
615-244-7462X1115647



VICINITY MAP
N.T.S.

SITE DATA

SUBDIVISION DEVELOPMENT: HIGHLAND GARDENS PB 1, PG 57
LOT NUMBER: MAP 78N GROUP A, PARCEL 1.00
ADDRESS: 1475 COLUMBIA AVENUE (MAJOR ARTERIAL)
CITY: FRANKLIN
COUNTY: WILLIAMSON COUNTY
STATE: TENNESSEE
CIVIL DISTRICT: 8TH
EXISTING ZONING AND AREA DESIGNATION: DETACHED RESIDENTIAL (R-3)
PROPOSED ZONING AND AREA DESIGNATION: OFFICE RESIDENTIAL (OR)
ACREAGE OF SITE: 0.43+/- AC
SQUARE FOOTAGE OF SITE: +/- 18,750 SF
MINIMUM REQUIRED SETBACK LINES:
Yard fronting on Columbia (arterial): 60'
25'
Side yard: 5'
Rear yard: 30'
OWNER: Michael C Gentry & Anita G. Gentry
Address: 1475 Columbia Avenue, Franklin, TN 37064
Phone No.: 615-568-4204
patricia.hood800@gmail.com
Contact Name: Michael C. Gentry

APPLICANT: Consortium, G.P.
c/o M2 Group, LLC
Address: P.O. Box 848 Franklin Tn 37065
Phone No.: 615-406-3415
matt@m2groupllc.com
Contact Name: Matt Bryant, PE

BUILDING SQUARE FOOTAGE:
Building A 1,410± SF
Building B 299± SF
Total SF 1,709± SF

BUILDING HEIGHT:
Building A 20± FT
Building B 16± FT

MAXIMUM FLOOR AREA RATIO: N/A

FLOOR AREA RATIO OF SITE: N/A

MINIMUM PARKING REQUIREMENT:
Office use +/-1,410 SF (1 space per 300 sf)
Total Minimum Parking Required 5 spaces

PARKING PROVIDED: 7 spaces (including 1-carport & 1-existing in existing loop driveway)

PROPOSED IMPERVIOUS SURFACE: 3,835± S.F. (CONCRETE & ASPHALT)

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE FMPC & BOMA. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE FMPC/BOMA.

NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 47187C0211G EFFECTIVE DATE DECEMBER 21, 2016.

NO TITLE REPORT WAS PROVIDED OR REVIEWED FOR THIS SITE PLAN.

THE LOCATIONS OF THE UNDERGROUND UTILITIES ARE BASED ON ABOVE GROUND STRUCTURES AND LOCATION BY THE RESPECTIVE UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATION SHOWN, AND THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THE ORIGINAL SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR INDIVIDUAL DIGGING IN THIS AREA TO FIELD VERIFY THE LOCATIONS OF THE UTILITIES SHOWN HEREON WITH THE RESPECTIVE UTILITY OWNERS.

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES WILL BE ACCOMMODATED BY AN EXISTING ROLLING GARBAGE CAN PROVIDED BY THE CITY OF FRANKLIN TO BE LOCATED AT THE REAR OF THE EXISTING BUILDING. USERS WILL WHEEL GARBAGE CAN OUT TO CURB FOR CITY PICKUP WEEKLY. NO DUMPSTER ENCLOSURE IS PROPOSED AT THIS TIME.

THERE ARE NO RESTRICTIVE COVENANTS, ARCHITECTURAL CONTROLS, EASEMENTS FOR UTILITIES OR OTHERWISE AT THIS TIME, OTHER THAN THE REQUIREMENT TO COMPLY WITH CITY OF FRANKLIN REGULATIONS.

THERE IS NO ANTICIPATED IMPACT ON WILLIAMSON COUNTY AND/OR FRANKLIN SPECIAL SCHOOL DISTRICT AS THE PROPOSED USE WILL BE OFFICE RESIDENTIAL AND NO CHILDREN ARE ANTICIPATED TO BE PRESENT AND/OR ADDED TO THE SCHOOL SYSTEM.

THE CITY OF FRANKLIN POLICE HEADQUARTERS IS LOCATED APPROX. 0.7± MILES TO THE NORTH OF THE SITE ON COLUMBIA AVENUE. THE PROPERTY IS LOCATED IN FIRE RESPONSE ZONE 1. THE NEAREST FIRE STATION IS LOCATED ON S.R. 96 APPROX. 1.2± MILES FROM THE SUBJECT PARCEL. FIRE STATION 5 IS LOCATED APPROX. 1.2± MILES TO THE SOUTH ON NOAH DRIVE.

THERE ARE NUMEROUS CITY PARKS/RECREATIONAL FACILITIES ALL WITHIN 1.0± MILES OF THE SUBJECT PARCEL.

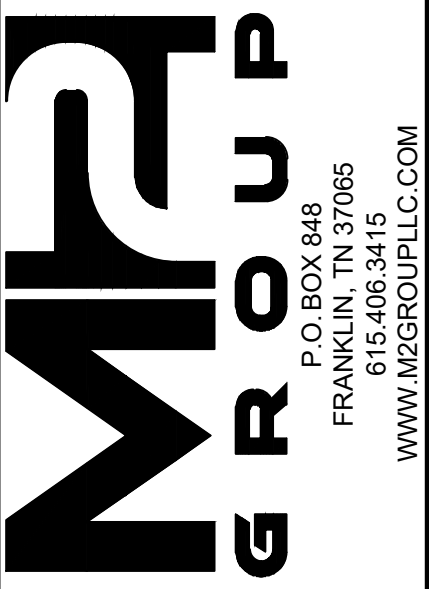


NOTE
DRAWING BASED ON AERIAL PHOTOGRAPHY AND FIELD MEASUREMENTS BY ENGINEER. NO FIELD SURVEY WORK WAS PERFORMED TO VERIFY EXISTING CONDITIONS.

REVISION #	DATE	DESCRIPTION



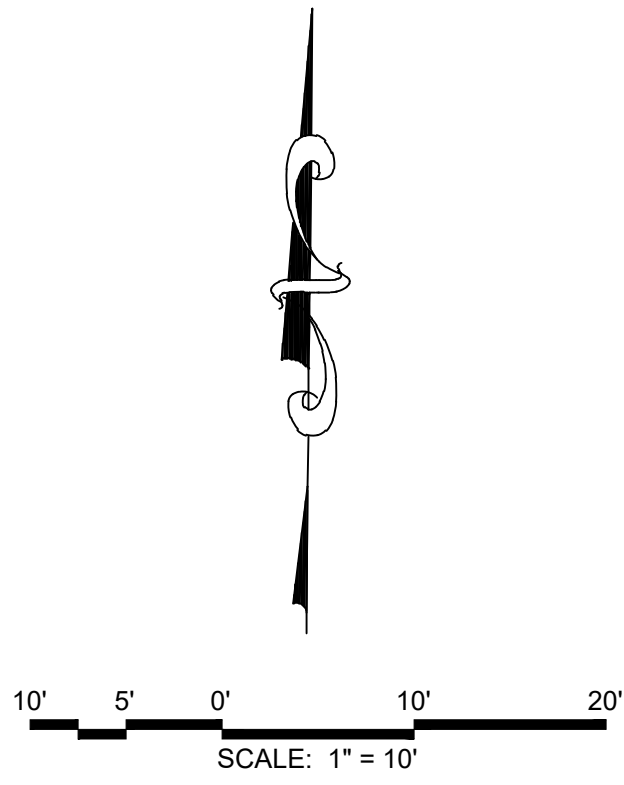
HIGHLAND GARDENS SUBDIVISION
REZONING, BLOCK A, P/O 2&3
1475 COLUMBIA AVENUE
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE



DATE:	APRIL, 2017	DRAWN BY:	CCS	M2
PROJECT NO.:		CHECKED BY:		

SHEET NUMBER:
1 of 3

1475 COLUMBIA AVE - ZONING EXHIBIT 04-17-17.DWG (Wednesday, May 24, 2017 8:51:16 AM)

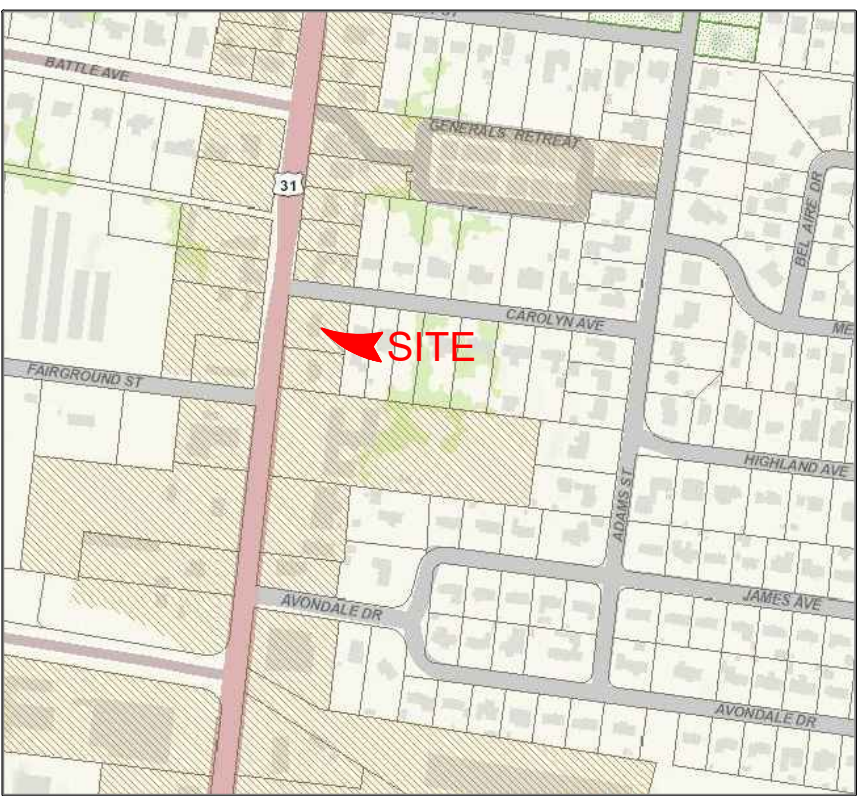
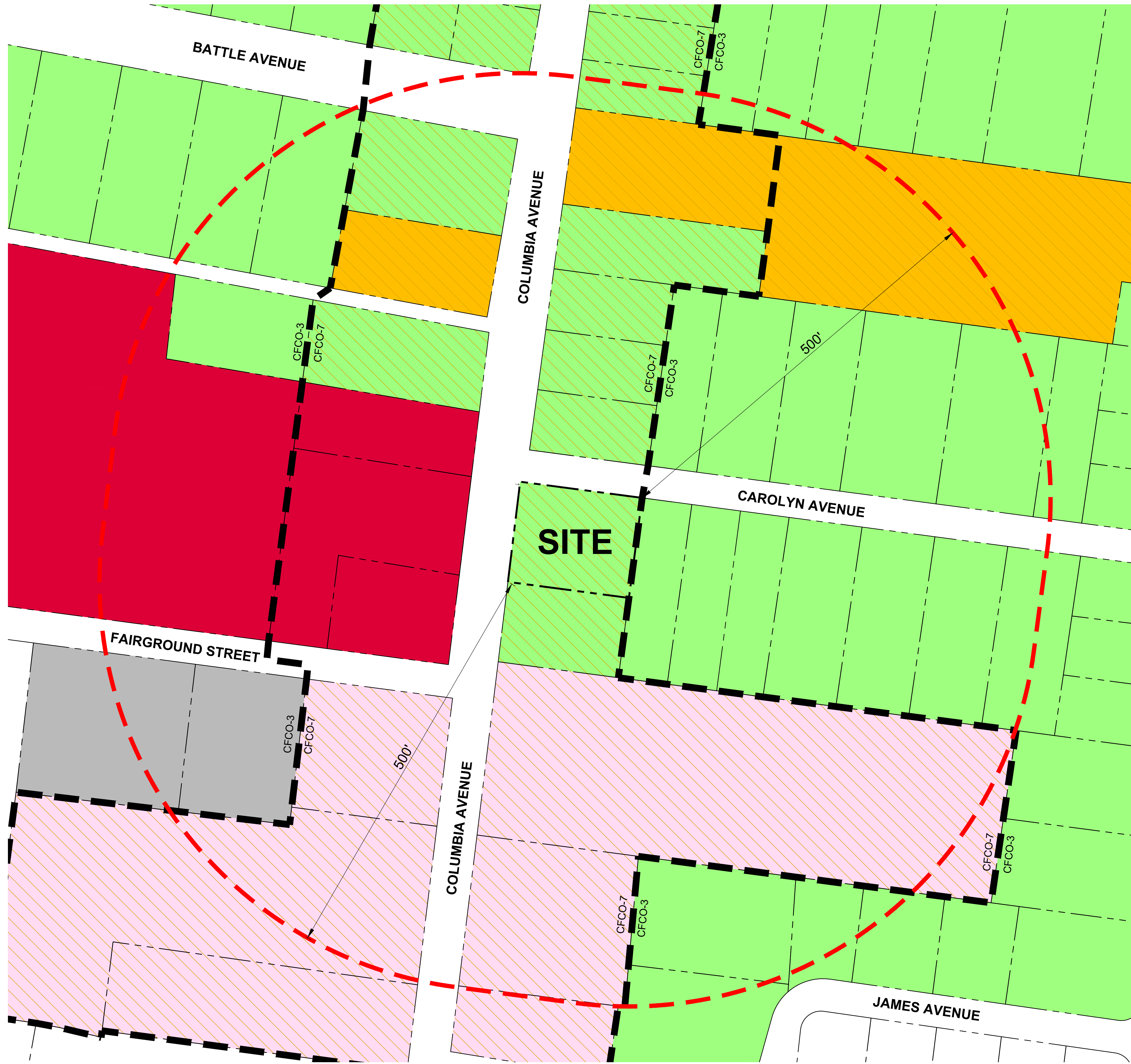


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C.O.F. PROJECT No. 6429

REVISION #		DATE		DESCRIPTION
				
HIGHLAND GARDENS SUBDIVISION REZONING, BLOCK A, P/O 2&3 1475 COLUMBIA AVENUE CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE				
 P.O. BOX 848 FRANKLIN, TN 37065 615.406.3415 WWW.M2GROUP.LLC.COM				
SITE PLAN EXHIBIT WITH AERIAL		DATE: APRIL 2017	DRAWN BY: CCS	M2
PROJECT NO.:		---	CHECKED BY:	
SHEET NUMBER: 2 of 3				

1475 COLUMBIA AVE - ZONING EXHIBIT 04-17-17.DWG / Wednesday, May 24, 2017 8:54:17 AM



VICINITY MAP
N.T.S.

ZONING & ZONING OVERLAY DISTRICTS

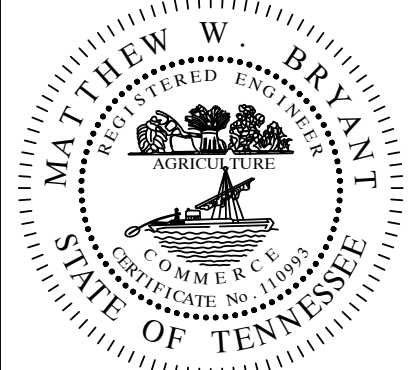
- ER - ESTATE RESIDENTIAL
- R-3 - RESIDENTIAL DISTRICT
- CC - CENTRAL COMMERCIAL DISTRICT
- NC - NEIGHBORHOOD COMMERCIAL
- HI - HEAVY INDUSTRIAL
- CAO - COLUMBIA AVENUE OVERLAY DISTRICT

CHARACTER AREAS

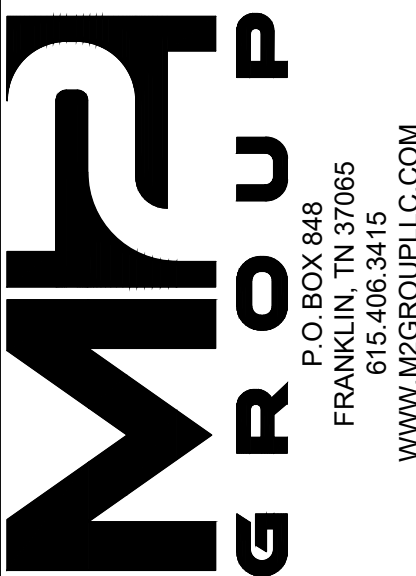
- CFCO-3
- CFCO-7
- CHARACTER AREA BOUNDARY



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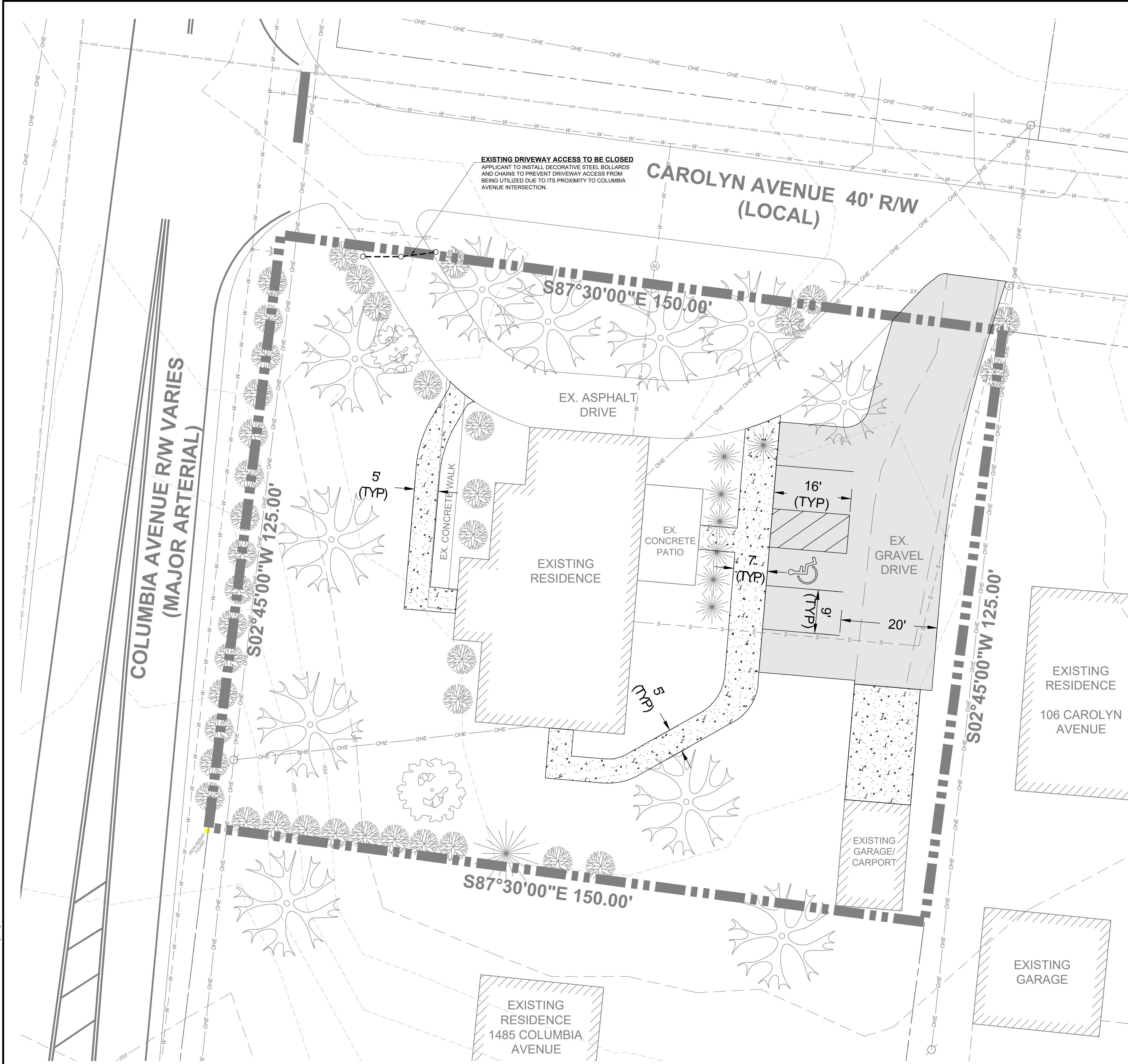


HIGHLAND GARDENS SUBDIVISION
REZONING, BLOCK A, P/O 2&3
1475 COLUMBIA AVENUE
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE



AREA ZONING EXHIBIT

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HIGHLAND GARDENS SUBDIVISION
REZONING, BLOCK A, P/O 2&3
1475 COLUMBIA AVENUE
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE



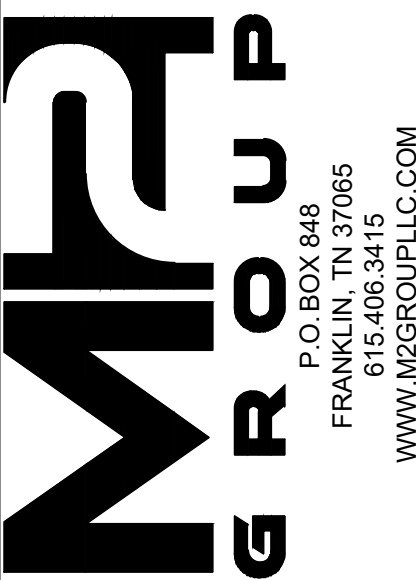
DATE:	APRIL, 2017	DRAWN BY:	CCS	M2
PROJECT NO.:		CHECKED BY:		

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1 of 3





**HIGHLAND GARDENS SUBDIVISION
REZONING, BLOCK A, P/O 2&3
1475 COLUMBIA AVENUE
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE**



SITE PLAN EXHIBIT WITH AERIAL

DATE:	APRIL, 2017	CCS
PROJECT NO.:	-----	M2
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		CHECKED BY:

SHEET NUMBER:

2 of 3

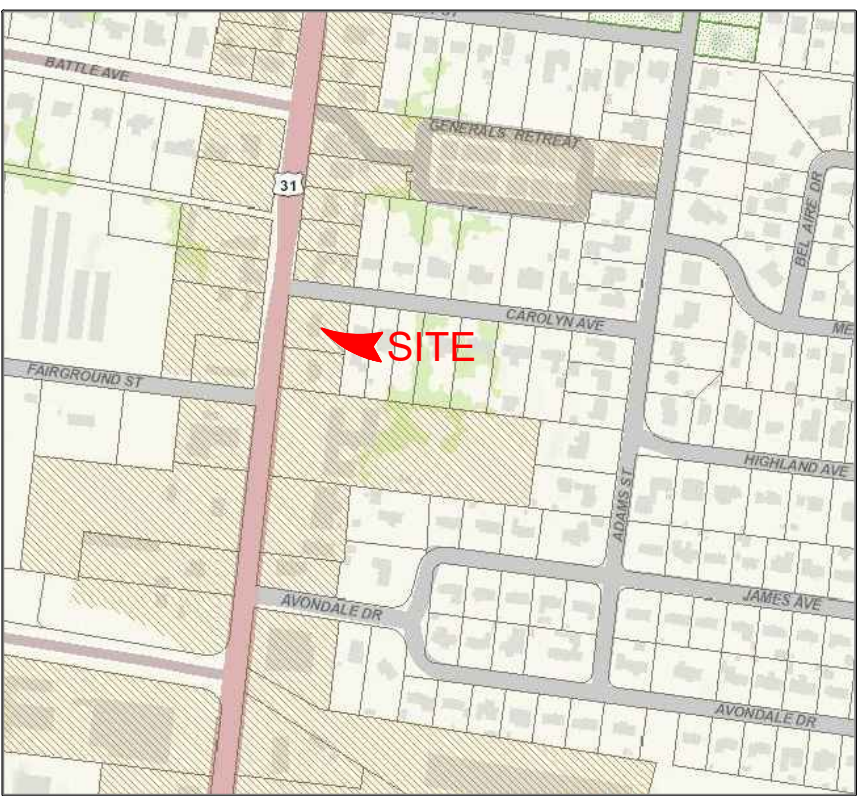
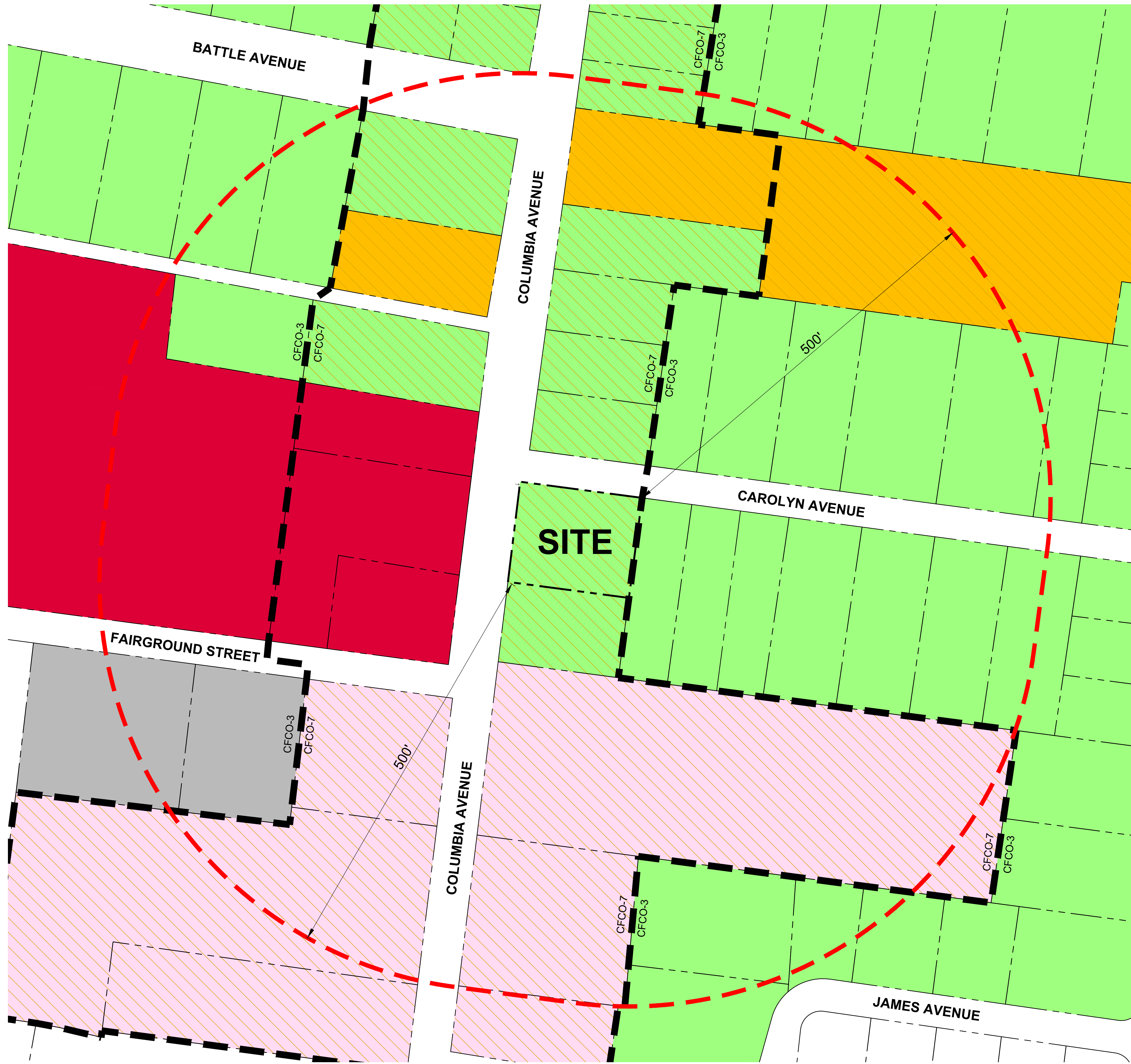
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Know what's below.
Call before you dig.

1475 COLUMBIA AVE - ZONING EXHIBIT 04-17-17.DWG / Wednesday, May 24, 2017 8:54:17 AM

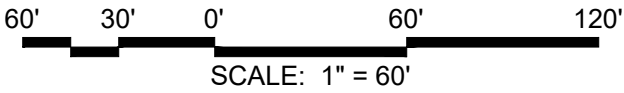


ZONING & ZONING OVERLAY DISTRICTS

- ER - ESTATE RESIDENTIAL
- R-3 - RESIDENTIAL DISTRICT
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CHARACTER AREAS

- CFCO-3
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HIGHLAND GARDENS SUBDIVISION REZONING, BLOCK A, P/O 2&3 1475 COLUMBIA AVENUE CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE			
AREA ZONING EXHIBIT		DATE: APRIL, 2017	CCS
		DRAWN BY: ---	M2
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		3 of 3	