

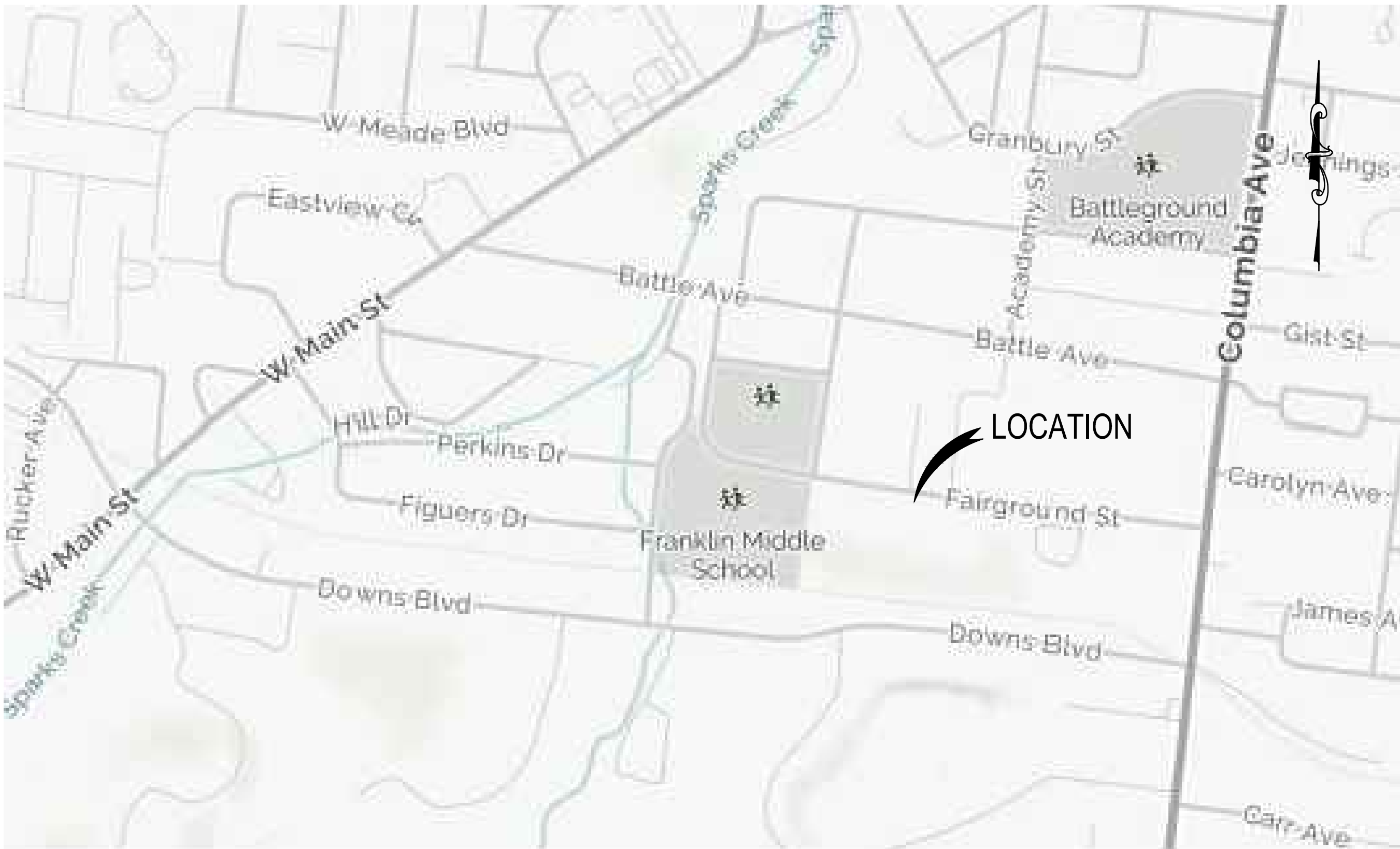
FRANKLIN SPECIAL SCHOOL DISTRICT

REZONING REQUEST

221 FAIRGROUND STREET
FRANKLIN, TENNESSEE

CITY OF FRANKLIN PROJECT #6540

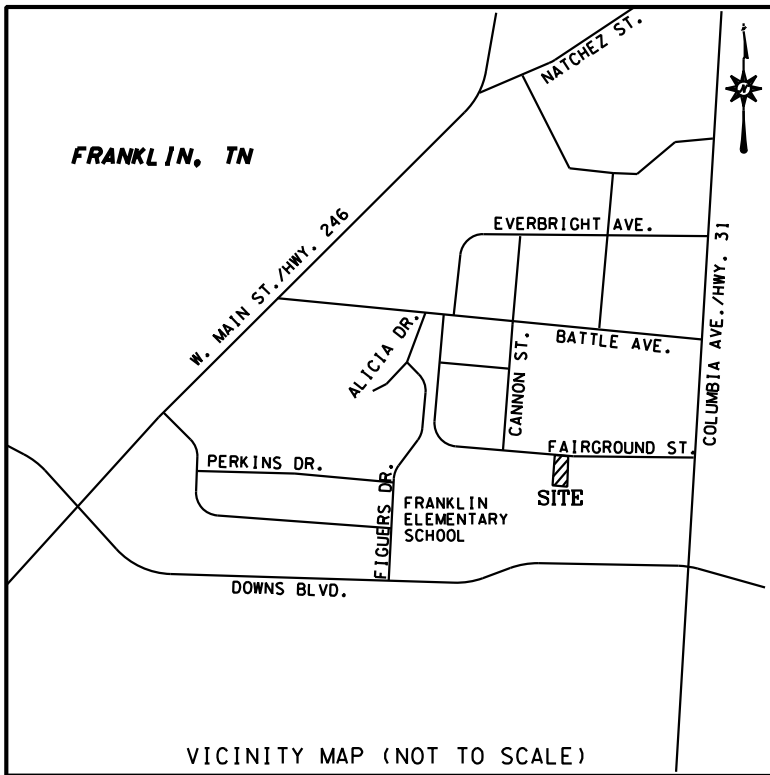
Dated: 10/05/2017



VICINITY MAP
N.T.S.

<p>ARCHITECTURE ENGINEERING PLANNING INTERIORS</p> <p>HFR, Inc. 214 Centerview Drive Suite 300 Brentwood, TN 37027</p> <p>615.370.8500 615.370.8530 www.HFRdesign.com</p> <p>Nashville, Tennessee Jackson, Tennessee Kansas City, Missouri</p>	<p>SITE INFORMATION</p> <p><small>OWNER</small> FRANKLIN SPECIAL SCHOOL DISTRICT Owners Address: 507 New Highway 96 West Franklin, TN 37064 CONTACT NAME: CHIP STERNENBERG (PHO): (615) 790-4704 email: sternenbergchi@fssd.org</p>	<p>APPLICANT</p> <p>Ashley T. Smith, P.E. HFR Design, Inc. 214 Centerview Drive, Suite 300 Brentwood, TN 37027 OFFICE: (615) 370-8850 email: asmith@hfrdesign.com</p>	
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VICINITY MAP (NOT TO SCALE)

SURVEYOR'S NOTES:

- THE PURPOSE OF THE PLAT IS TO CREATE A SINGLE LOT, AND DEDICATE RIGHT-OF-WAY AND EASEMENTS FROM THE FRANKLIN SPECIAL SCHOOL DISTRICT BOARD OF EDUCATION PROPERTY, A 23.6 ACRE TRACT.
- ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- THIS SURVEY WAS PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. FURTHERMORE, SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL.
- THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "OTHER AREAS ZONE X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 47187C0192F, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- 1/4" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- THIS PROPERTY IS PART OF WILLIAMSON COUNTY TAX MAP 0780, GROUP A, PARCEL 1.
- SUBJECT PROPERTY OWNED BY "FRANKLIN SPECIAL SCHOOL DISTRICT BOARD OF EDUCATION" AS RECORDED IN BOOK 94, PAGE 157 IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- THE PROPERTY IS CURRENTLY ZONED "CI" (CIVIC AND INSTITUTIONAL DISTRICT), IT IS WITHIN THE 3-8 SITE DEVELOPMENT STANDARDS, ALL ZONING AND SETBACK INFORMATION MUST BE VERIFIED WITH THE CITY OF FRANKLIN PLANNING AND CODES DEPARTMENT.
- CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

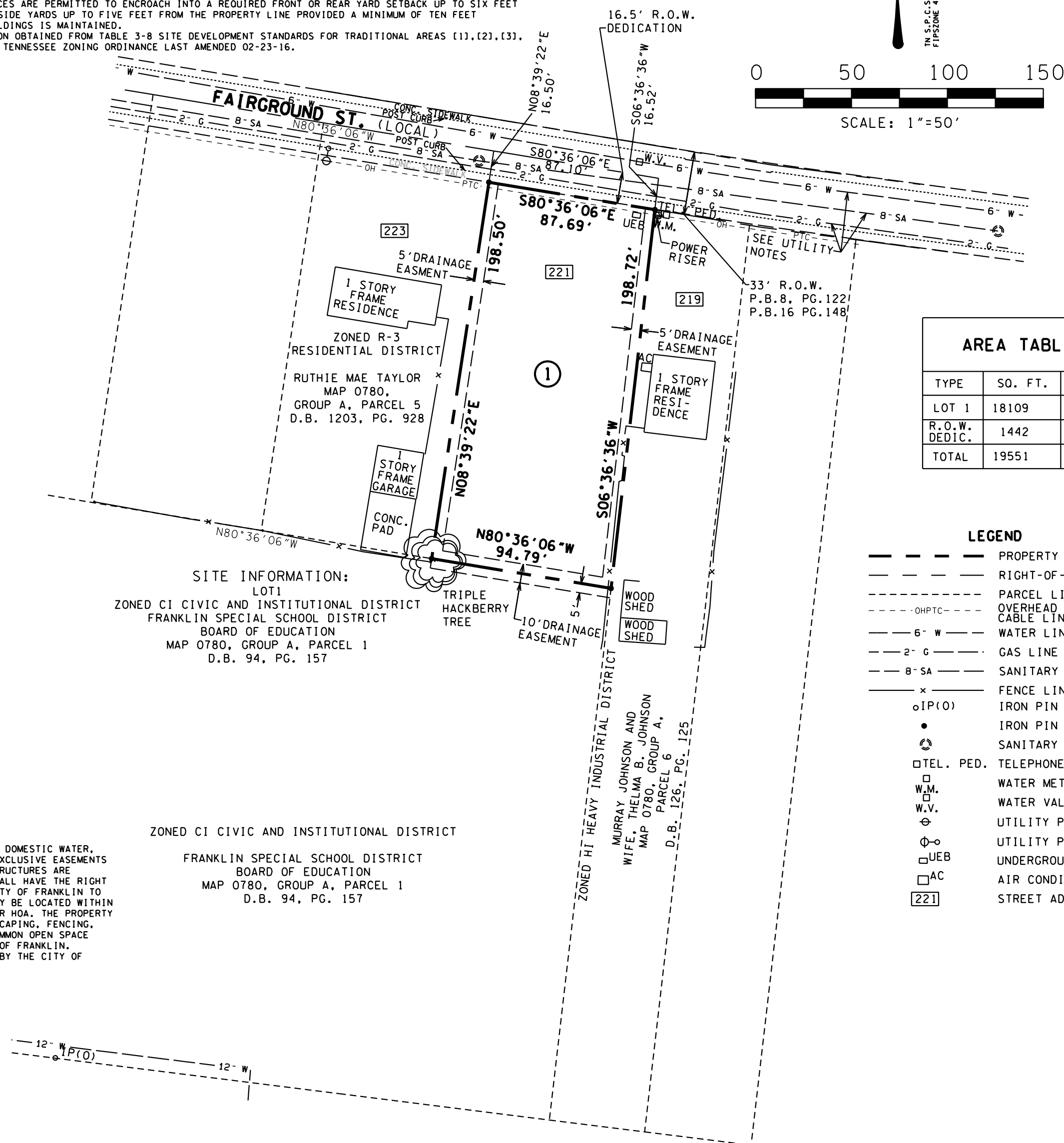
UTILITY NOTES:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS, PLANS, ORAL REPORT, OR FIELD MARKINGS PREPARED BY OTHERS; THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN (3) OR NO MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111.

THERE MAY BE UTILITIES IN WHICH THIS SURVEYOR IS NOT AWARE. THIS LAND SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND OBVIOUS BY INSPECTION OF THE PREMISES, INCLUDING BUT NOT LIMITED TO SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND FACILITIES, TANKS, PIPELINES, OR BURIED CABLES. ALTHOUGH SOME UNDERGROUND UTILITIES MAY BE SHOWN AS PART OF THIS SURVEY, THEIR LOCATIONS ARE APPROXIMATE AND CANNOT BE RELIED UPON WITHOUT A COMPLETE EXCAVATION AND SURVEY LOCATION OF THE UTILITY. THIS SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION.

MINIMUM REQUIRED SETBACK LINES FOR ZONING OF CI CIVIC AND INSTITUTIONAL DISTRICT:
FRONT YARD AND SIDE STREET SETBACK (4)(5)(6)(7)----- 20 FEET
SIDE YARD SETBACK (8)(12)----- 0 FEET
REAR YARD SETBACK (8)----- 0 FEET

- NOTES:
- FOR MIXED-USE AND SINGLE-USE NONRESIDENTIAL BUILDING TYPES DEVELOPED ACCORDING TO THE TRADITIONAL STANDARDS, THE FRONT BUILDING SETBACK SHALL BE MEASURED FROM THE BACK EDGE OF THE SIDEWALK, NOT THE RIGHT-OF-WAY LINE.
 - LARGER OR SMALLER SETBACKS, LOT WIDTHS, LOT FRONTAGES AND LOT SIZES, BEYOND THE RANGE PRESENTED IN THIS TABLE, ARE PERMITTED IN CASES WHERE TOPOGRAPHICAL OR NATURAL CONSTRAINTS EXIST, OR WHERE A PARTICULAR DESIGN APPROACH WARRANTS A DIFFERENT SETBACK, SUBJECT TO SUBSECTION 2.4.2, PLANNED UNIT DEVELOPMENTS.
 - IN CASES WHERE A TRANSITIONAL FEATURE IS REQUIRED, THE MINIMUM SETBACK AND LOT WIDTH SHALL BE IN ACCORDANCE WITH SUBSECTION 5.3.4, TRANSITIONAL FEATURES.
 - THE MINIMUM SETBACK FROM MACK HATCHER PARKWAY SHALL BE 80 FEET, AND THE MINIMUM SETBACK FROM INTERSTATE 65 SHALL BE 100 FEET.
 - WHERE AN IMMEDIATELY ADJACENT EXISTING BUILDING IS SET BACK LESS THAN THE MINIMUM REQUIRED SIDE OR REAR YARD, THE MINIMUM SIDE OR REAR YARD REQUIREMENT SHALL INSTEAD BE THE SAME AS THE IMMEDIATELY ADJACENT DEVELOPED BUILDING, BUT NOT LESS THAN FIVE FEET. BUILDINGS SHALL MAINTAIN A MINIMUM SPACING OF TEN FEET.
 - APPURTENANCES ARE PERMITTED TO ENCROACH INTO A REQUIRED FRONT OR REAR YARD SETBACK UP TO SIX FEET AND WITHIN SIDE YARDS UP TO FIVE FEET FROM THE PROPERTY LINE PROVIDED A MINIMUM OF TEN FEET BETWEEN BUILDINGS IS MAINTAINED.
- ABOVE INFORMATION OBTAINED FROM TABLE 3-8 SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS (1),(2),(3), OF THE FRANKLIN TENNESSEE ZONING ORDINANCE LAST AMENDED 02-23-16.



AREA TABLE

TYPE	SO. FT.	ACRES
LOT 1	18109	0.42
R.O.W. DEDIC.	1442	0.03
TOTAL	19551	0.45

LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	PARCEL LINE
---OHPTC---	OVERHEAD POWER, TELEPHONE, CABLE LINE
6" W	WATER LINE
2" G	GAS LINE
8" SA	SANITARY SEWER LINE
x	FENCE LINE
o P (O)	IRON PIN OLD
●	IRON PIN NEW
○	SANITARY SEWER MANHOLE
TEL. PED.	TELEPHONE PEDESTAL
W.M.	WATER METER
W.V.	WATER VALVE
○	UTILITY POLE
○-○	UTILITY POLE W/LIGHT
□UEB	UNDERGROUND ELECTRIC BOX
□AC	AIR CONDITIONING UNIT
[221]	STREET ADDRESS

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency Date

City of Franklin, Tennessee Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 7) and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book----- Page----- R.O.W.C., Tennessee, running with the title to the property. I (We) further certify that there are no liens on this property except as follows: Book----- Page----- R.O.W.C., Tennessee.

By: FRANKLIN SPECIAL SCHOOL DISTRICT, BOOK 94, PAGE 157 Date:

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in PUT PLAT TITLE HERE have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$----- for the water system and \$----- for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department, City of Franklin, Tennessee Date:

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that: (1) the streets, drainage and sidewalks designated and as shown hereon have been installed in accordance with City specifications, or an amount of \$----- for streets, \$----- for drainage, and \$----- for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department City of Franklin, Tennessee Date:

CERTIFICATE OF APPROVAL FOR RECORDING

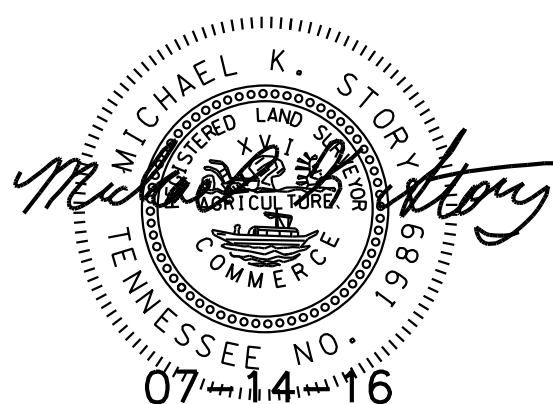
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ----- day of -----, 20-----, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary: Franklin Municipal Planning Commission Date:

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the ----- day of -----, 20-----.

Michael K. Story TN RLS #1989 HFR Design, Inc.



COF PROJECT # 6224

ONE LOT SUBDIVISION OF THE FRANKLIN SPECIAL SCHOOL DISTRICT BOARD OF EDUCATION PROPERTY

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 0.45 TOTAL LOTS: 1
ACRES NEW STREETS: 0 FEET NEW STREETS: 0
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
DATE: 07-14-16 HFR PROJECT NO. 2015197.54

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027

615.370.8500 615.370.8530 hfrdesign.com

PREPARED FOR:
FRANKLIN SPECIAL
SCHOOL DISTRICT
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PHONE: 615-794-6624