

# Christ Community Church

1215 Hillsboro Road

Re-Zone to CI & PUD Development Plan



## Property Data

### Existing:

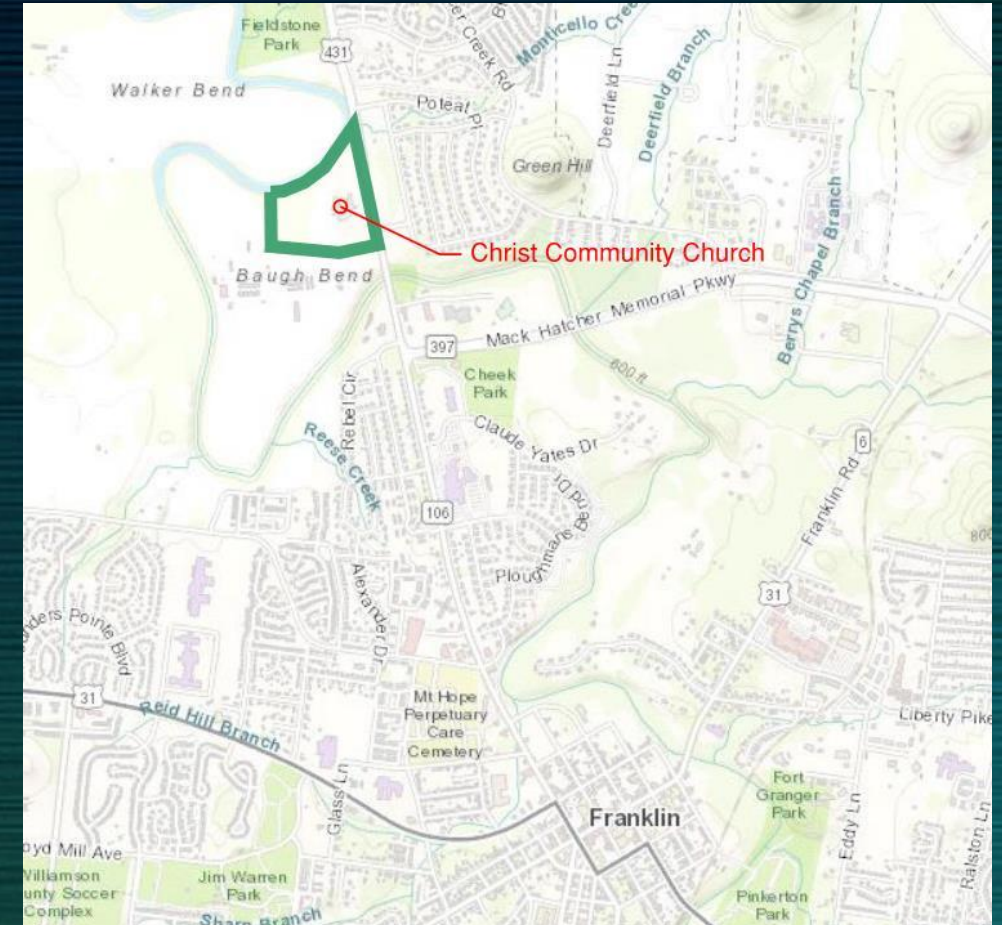
- ❖ Total Area: 48.99 Acres
- ❖ Zoned: Estate Residential (ER)
- ❖ Total Area of Building: 83,000 Sq Ft
- ❖ Uses: Religious Institution, Assembly, Day Care, Recreation, Community Garden, Counseling

### Proposed:

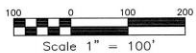
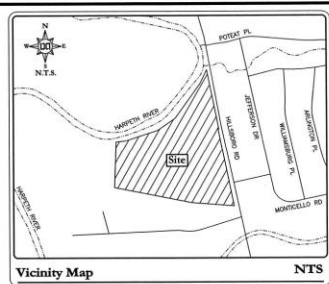
- ❖ Rezone to Civic Institution (CI)
- ❖ Total Area of Buildings: 164,000 Sq Ft
- ❖ Uses: Religious Institution, Assembly, Day Care, Recreation, Community Garden, Counseling

### Purpose:

The purpose of this filing is to bring the property up to the appropriate zoning, and also establish a new overall Master Plan for the Church Campus.







TOTAL AREA = 48.996 ACRES  
= 2,134,257.987 S.F.

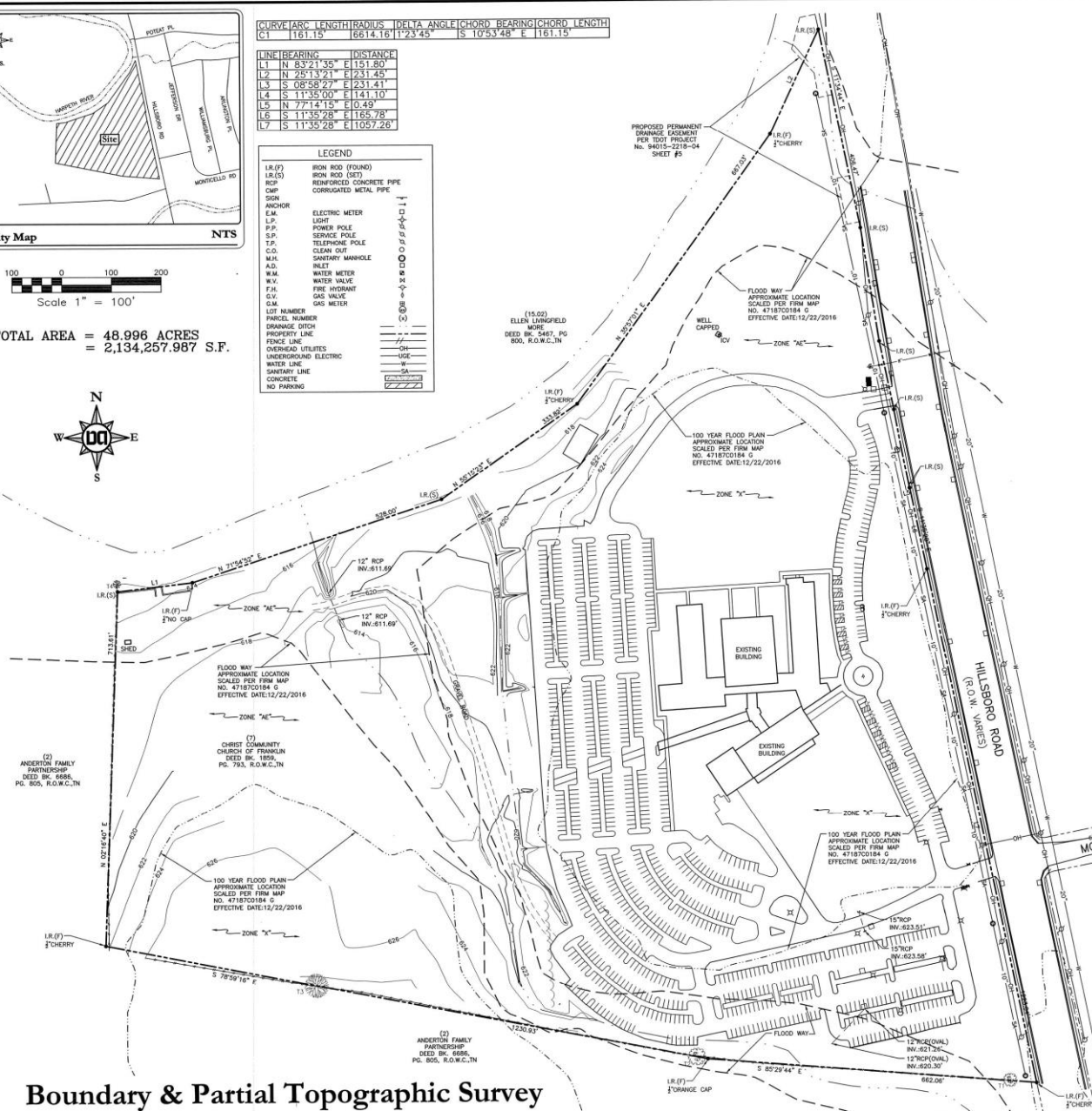


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	161.15'	6614.16'	1723.45"	S 10°53'48" E	161.15'

LINE BEARING	DISTANCE
L1 N 83°21'35" E	151.80'
L2 N 25°13'21" E	1231.45'
L3 S 08°58'27" E	1231.41'
L4 S 11°33'00" E	1141.10'
L5 N 77°14'15" E	10.49'
L6 S 11°35'28" E	165.78'
L7 S 11°35'28" E	1057.28'

LEGEND	
IR.(F)	IRON ROD (FOUND)
IR.(S)	IRON ROD (SET)
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
ANCHOR	
E.M.	ELECTRIC METER
L.P.	LIGHT
P.P.	POWER POLE
T.P.	TELEPHONE POLE
C.O.	CLEAN OUT
M.H.	SANITARY MANHOLE
A.D.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
G.V.	GAS VALVE
G.M.	GAS METER
LOT NUMBER	
PARCELS NUMBER	
DRAINAGE DITCH	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILITIES	
UNDERGROUND ELECTRIC	
WATER LINE	
SANITARY LINE	
CONCRETE	
NO PARKING	



#### GENERAL NOTES

- THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 9800-3-25 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
- DISTANCES SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- THE SOUTHEAST PROPERTY CORNER IS 450' FROM THE INTERSECTION OF HILLSBORO ROAD AT MONTICELLO ROAD IN A NORTHEAST DIRECTION.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED RESIDENTIAL.
- A PORTION OF THE PROPERTY SHOWN IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47187C0184 G, EFFECTIVE DATE: DEC. 22, 2016.
- UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN.
- BEARINGS SHOWN ARE RELATIVE TO TENNESSEE STATE PLANE COORDINATES NAD83.
- ELEVATIONS SHOWN ARE RELATIVE TO NAVD 1988.
- CONTOURS ARE SHOWN ON A 2 FOOT INTERVAL DERIVED FROM GROUND SHOTS.
- PROPERTY SHOWN HEREON IS SUBJECT TO ANY FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO THIS SURVEYOR IN CONJUNCTION WITH THIS SURVEY.

#### DEED REFERENCE

TO: CHRIST COMMUNITY CHURCH OF FRANKLIN  
RECORD: DEED 1809, PG. 793, R.O.W.C.IN

#### TAX MAP REFERENCE

BING PARCEL 7 ON TAX MAP 52

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION USING THE LATEST RECORDED DEEDS AVAILABLE THAT REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF THIS SURVEY, AND THAT IT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR AN URBAN CATEGORY 1 SURVEY.

DATE: 9/14/2017  
STEVEN C. MATTHEWS, TN, RLS #2352



#### REVISIONS:

DATE: September 14, 2017

## 1215 HILLSBORO ROAD

BEING PARCEL 7 ON TAX MAP 52  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

**Dale & Associates**  
316 Taylor Place  
Franklin, Tennessee 37068  
(615) 591-5166

PROJECT #1704  
SHEET NUMBER:

1

1 OF 1

## Boundary & Partial Topographic Survey









MATHENY  
GOLDMAN

ARCHITECTURE + INTERIORS



















