Electric Service
Middle Tennessee Electric
Membership Corporation
2156 Edward Curd Lane
Franklin, Tennessee 37067
615.794.1102

Gas Service
Piedmont Natural Gas
www.piedmontng.com

Water Service
City of Franklin Water and Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Sewer Service
City of Franklin Water and Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Property Information
1215 Hillsboro Road
Franklin, TN 37069
Tax Map 52, Parcel 7
Zoned: ER

Owner
Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

Developer
Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

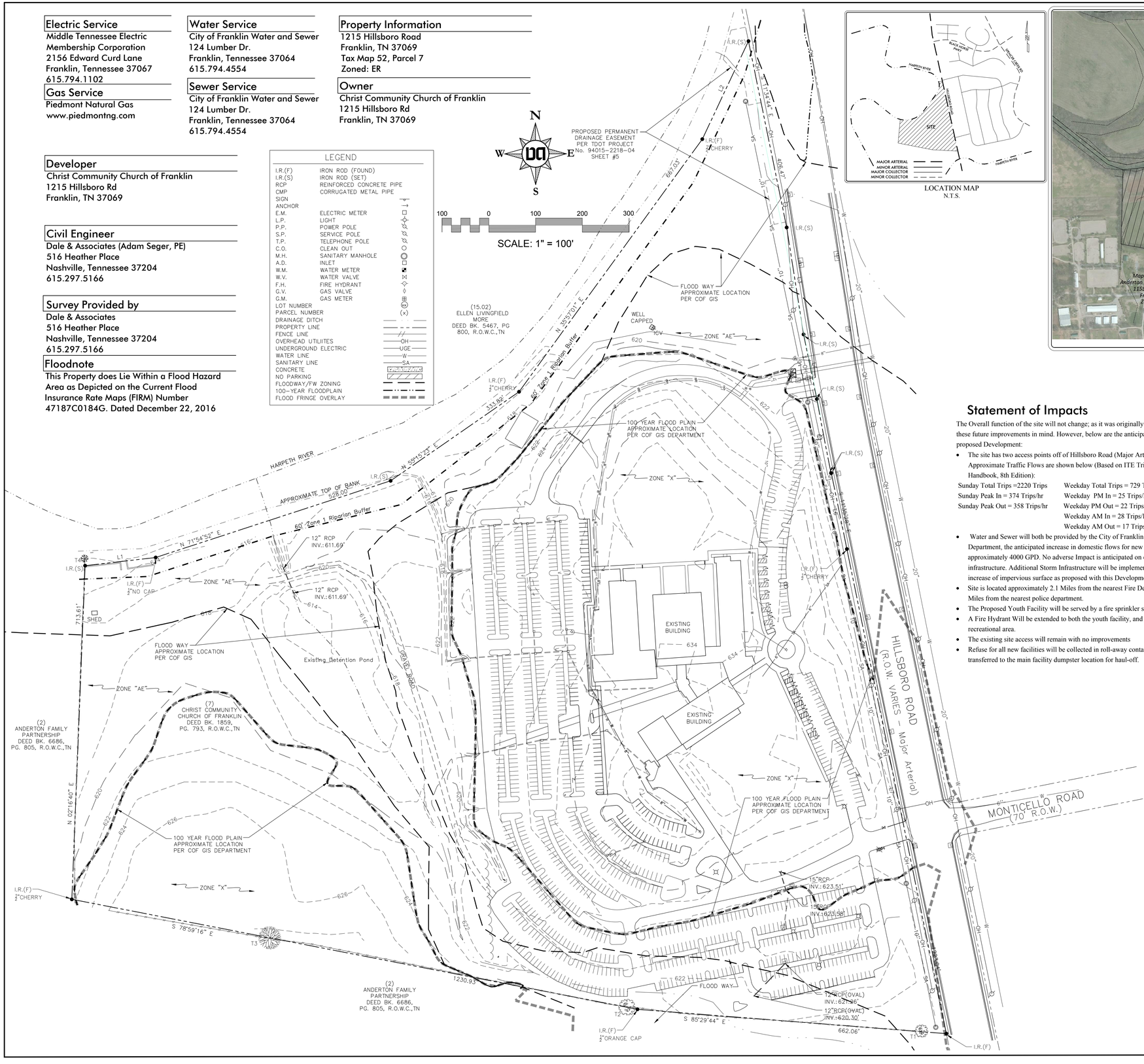
Civil Engineer
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Survey Provided by
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

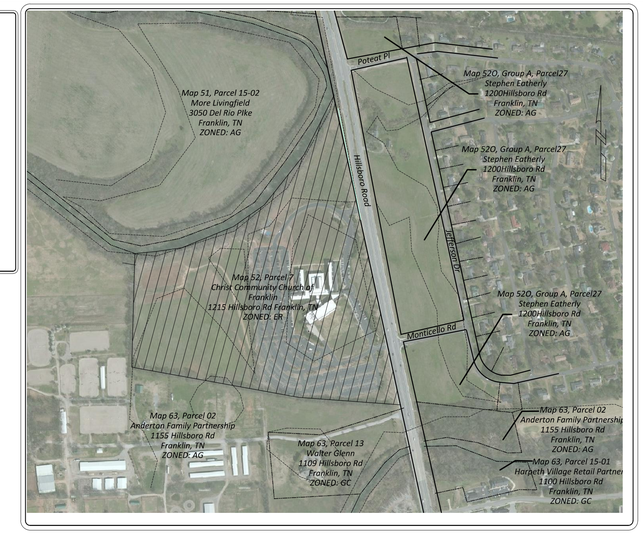
Floodnote
This Property does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0184G. Dated December 22, 2016

LEGEND

I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET)
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
SIGN	
ANCHOR	
E.M.	ELECTRIC METER
L.P.	LIGHT
P.P.	POWER POLE
S.P.	SERVICE 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	
PARCEL NUMBER	
DRAINAGE DITCH	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILIITES	OH
UNDERGROUND ELECTRIC	UGE
WATER LINE	W
SANITARY LINE	SA
CONCRETE	
NO PARKING	
FLOODWAY/FW ZONING	
100-YEAR FLOODPLAIN	
FLOOD FRINGE OVERLAY	



LOCATION MAP
N.T.S.



VICINITY MAP
SCALE: 1" = 500'

Statement of Impacts

The Overall function of the site will not change; as it was originally constructed with these future improvements in mind. However, below are the anticipated impacts of the proposed Development:

- The site has two access points off of Hillsboro Road (Major Arterial). Approximate Traffic Flows are shown below (Based on ITE Trip Generation Handbook, 8th Edition):

Sunday Total Trips =2220 Trips	Weekday Total Trips = 729 Trips
Sunday Peak In = 374 Trips/hr	Weekday PM In = 25 Trips/hr
Sunday Peak Out = 358 Trips/hr	Weekday PM Out = 22 Trips/hr
	Weekday AM In = 28 Trips/Hr
	Weekday AM Out = 17 Trips/Hr

- Water and Sewer will both be provided by the City of Franklin Water and Sewer Department, the anticipated increase in domestic flows for new structures is approximately 4000 GPD. No adverse Impact is anticipated on existing storm infrastructure. Additional Storm Infrastructure will be implemented to treat the increase of impervious surface as proposed with this Development Plan.
- Site is located approximately 2.1 Miles from the nearest Fire Department, and 2.3 Miles from the nearest police department.
- The Proposed Youth Facility will be served by a fire sprinkler system.
- A Fire Hydrant Will be extended to both the youth facility, and proposed recreational area.
- The existing site access will remain with no improvements
- Refuse for all new facilities will be collected in roll-away containers to be transferred to the main facility dumpster location for haul-off.

Site Data

PROJECT NAME:	Christ Community Church PUD Subdivision	
CITY OF FRANKLIN PROJECT #	6750	
SUBDIVISION:	-----	
LOT NUMBER:	-----	
ADDRESS:	1215 Hillsboro Rd	
CITY:	Franklin	
COUNTY:	Williamson County	
STATE:	Tennessee	
ALDERMANIC WARD:	2	
EXISTING ZONING & CHARACTER OV:	ER	(BCCO-5)
PROPOZED ZONING:	CI	
OTHER APPLICABLE OVERLAYS:	FWO and FFO	
APPLICABLE DEVELPMENT STANDARDS:	Conventional	
EXISTING & PROPOSED USE:	Church, assembly hall, daycare, community garden, park/recreational, counseling center	
ACREAGE OF SITE/PROJECT AREA:	2,134,257.987 S.F. / 48.996 ACRES	
MINIMUM REQUIRED SETBACK LINES (based on CI Zoning):		
FRONT SETBACK:	20'	
SIDE YARD:	10'	
REAR YARD:	25'	
BUILDING HEIGHT:	4 Stories (56' Max Height)	
DEVELOPER:	Christ Community Church of Franklin	
ADDRESS:	1215 Hillsboro Road	
	Franklin, TN 37069	
EMAIL ADDRESS:	steve.kuhn@sevansolutions.com	
CONTACT NAME:	Steve Kuhn	
APPLICANT:	Dale and Associates, Inc.	
ADDRESS:	516 Heather Place, Nashville 37204	
PHONE NUMBER:	297-5166 Ext. 104	
FAX NUMBER:	269-7905	
E-MAIL ADDRESS:	Adam@dalcandassociates.net	
CONTACT NAME:	Adam Seger, PE	
BUILDING FOOTPRINT:	Existing - 62,000 SF	
	Proposed (Total) - 141,000 SF	
BUILDING SQUARE FOOTAGE:	Existing - 77,960 SF	
	Proposed (Main Building) - 128,660 SF	
	Proposed (Youth Building) - 15,415 SF	
	Proposed (Chapel) - 9,800 SF	
	Proposed (Rec. Building) - 4,500 SF	

Site Description/Purpose Note:

Christ Community Church is an existing active religious institution. The church has been in this same location since 2001 and the property is zoned ER (Estate Residential). The property is currently being used as a place of worship, an assembly, a daycare, a community garden, a park/recreational area, a counseling center, and a group meeting place.

The purpose of this rezone to CI (Civic Institution) is to change the underlying zoning to a more appropriate zoning for these uses.

Rezone Plan

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

Drawing Date:
June 8, 2018

Revisions:

Christ Community Church PUD Subdivision

Being Parcel 7 on Tax Map 52
1215 Hillsboro Road
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 112344
STATE OF TENNESSEE
7/6/18

PERMITS:

D&A Project #17084
Christ Community Church

C1.0

Sheet 1 of 1