

Christ Community Church PUD Subdivision

PUD Development Plan

COF Project # 6751

1215 Hillsboro Road

Being Parcel 7 on Tax Map 52

Franklin, Williamson County, Tennessee

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

Date: June 8, 2018

Sheet Schedule

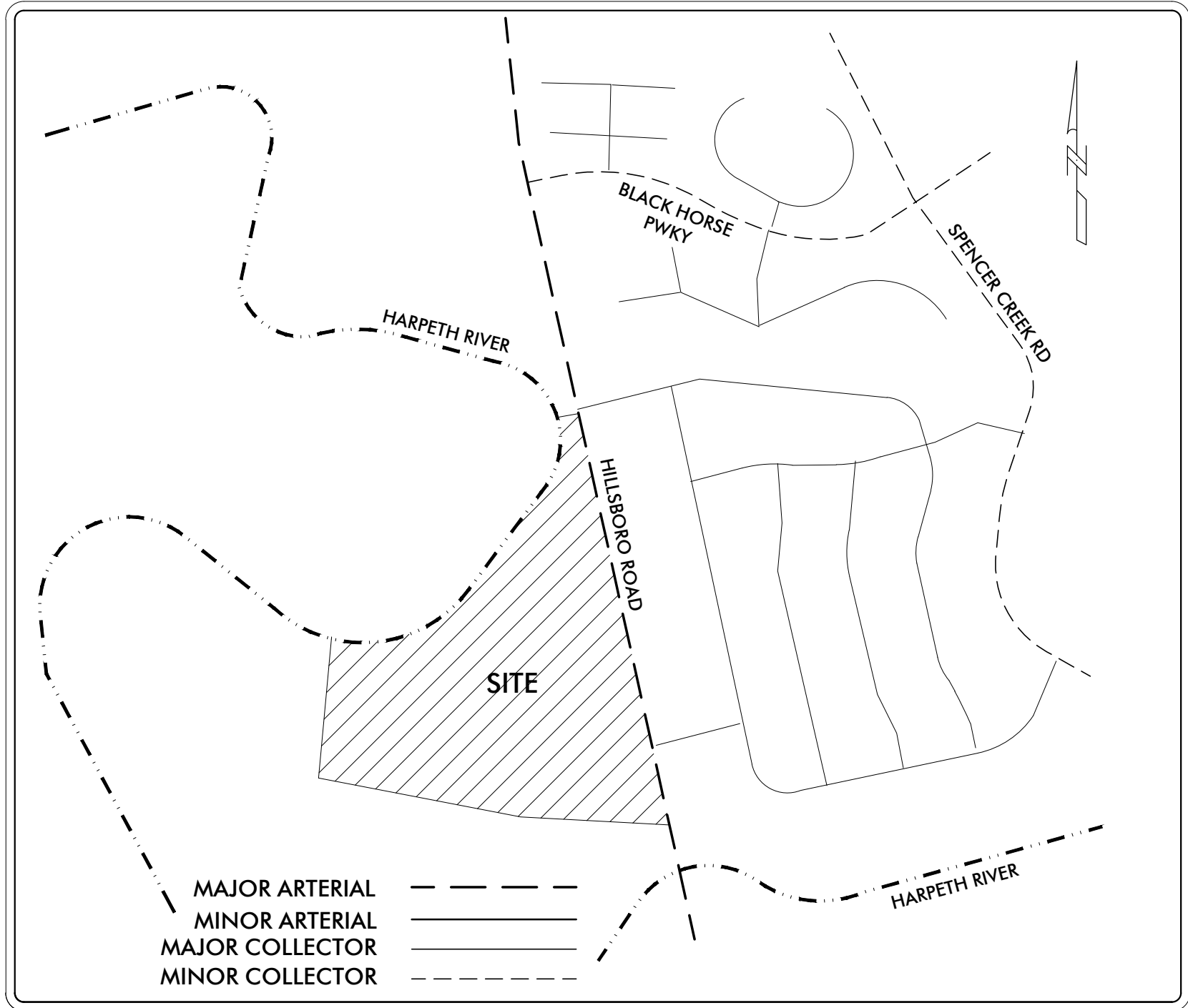
C0.0 Cover Sheet

C1.0 Existing Conditions Plan

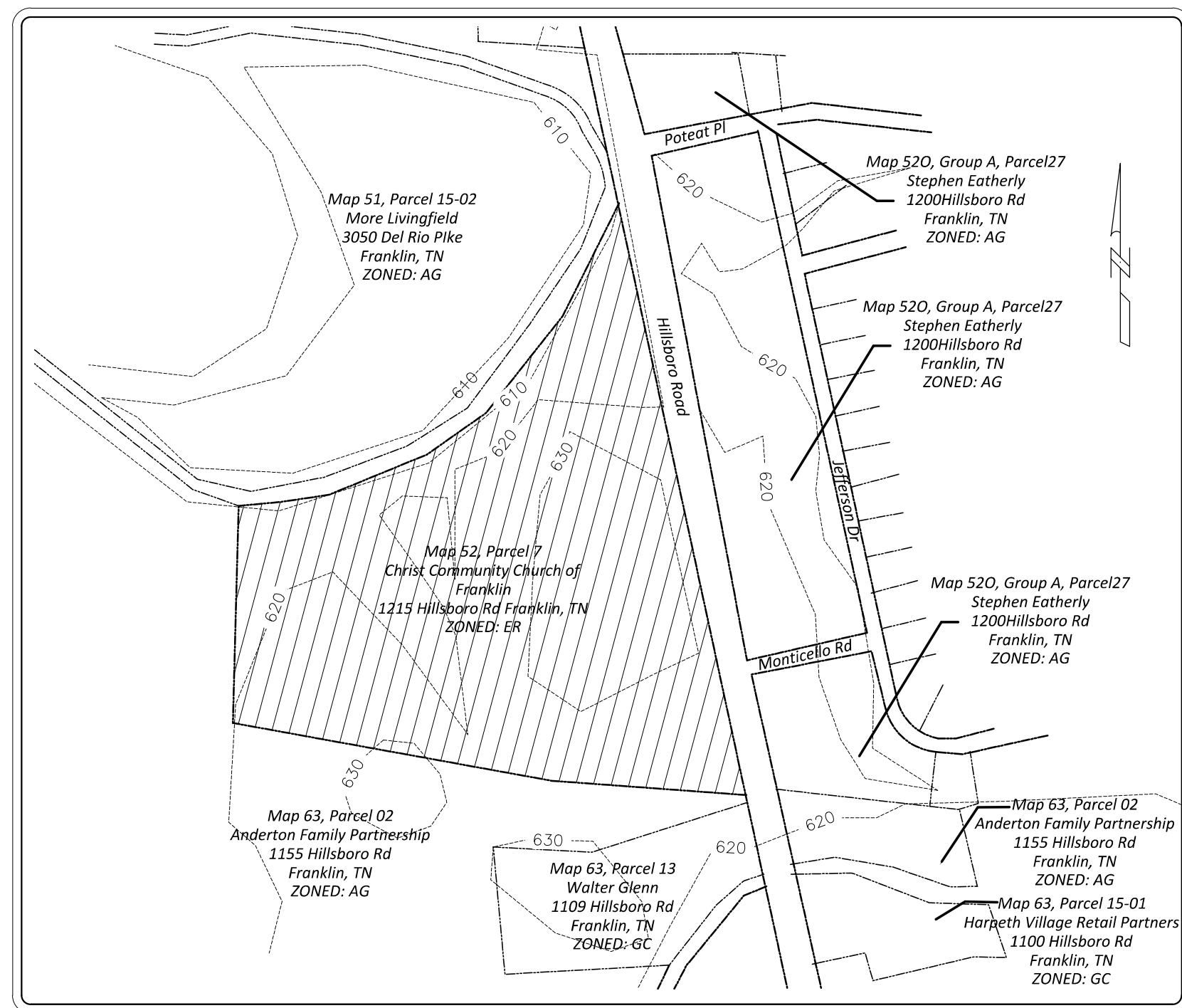
C2.0 Development Plan

C3.0 Overall Grading Plan

C4.0 Overall Utility Plan



LOCATION MAP
N.T.S.



VICINITY MAP
SCALE: 1" = 500'

Site Data

PROJECT NAME:	Christ Community Church PUD Subdivision		
CITY OF FRANKLIN PROJECT #	6751		
SUBDIVISION:	-----		
LOT NUMBER:	-----		
ADDRESS:	1215 Hillsboro Rd		
CITY:	Franklin		
COUNTY:	Williamson County		
STATE:	Tennessee		
ALDERMANIC WARD:	2		
EXISTING ZONING & CHARACTER OV:	ER	(BCCO-5)	
PROPOSED ZONING:	CI		
OTHER APPLICABLE OVERLAYS:	FWO and FFO		
APPLICABLE DEVELOPMENT 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 (Total) - 62,000 SF
	Proposed (Total) - 141,000 SF
BUILDING SQUARE FOOTAGE:	Existing (Main Building) - 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 and PUD is to do two things. One, the property is being rezoned to CI (Civic Institution) to change the underlying zoning to a more appropriate zoning for these uses. Two, the church intends to add on to the facilities, and a new overall Master Plan is being proposed for full future build-out, and a PUD is being introduced on the property to outline this new Master Plan. The new Master Plan is not intended to be an exact build-out, but is intended to show the approximate areas of new buildings and building additions and parking additions. The uses of the property shall remain predominantly the same and will all be covered under the new CI zoning.

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

Utility Location

Tennessee One-Call
800.351.1111

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

Architect

Matheny Goldmon Architecture + Interiors
108 Woodson Street
Huntsville, Alabama 35801
265.532.0909

Drawing Date:
June 8, 2018

Revisions:

Christ Community Church PUD Subdivision

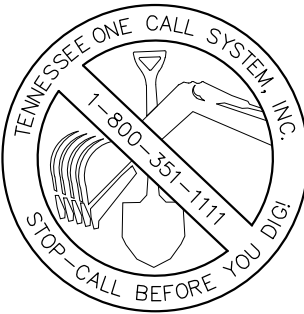
Being Parcel 7 on Tax Map 52

1215 Hillsboro Road

Franklin, Williamson County, Tennessee



PERMITS:



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

D&A Project #17084
Christ Community Church

C0.0

Sheet 1 of 5

Cover Sheet

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

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Tax Map 52, Parcel 7
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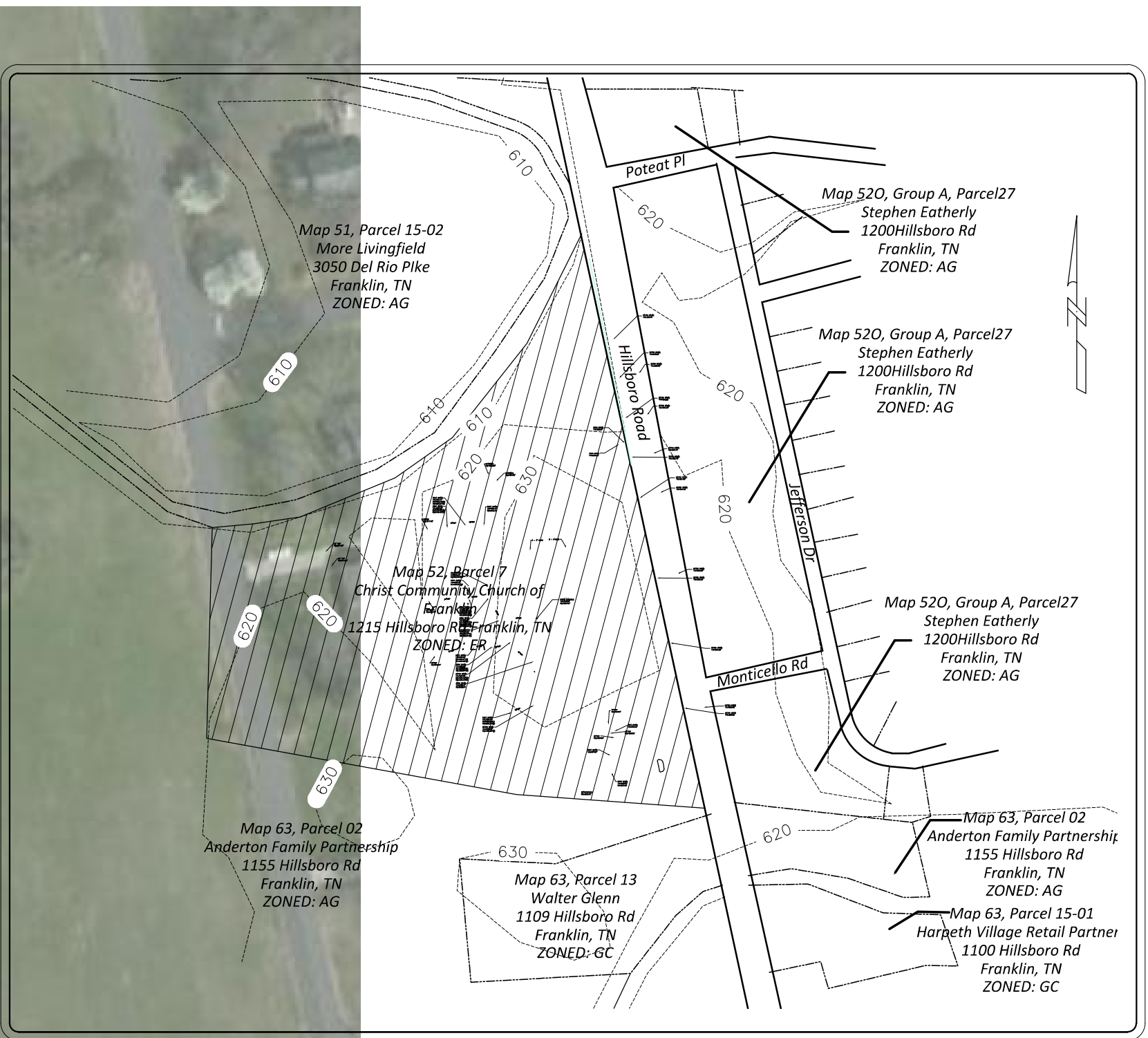
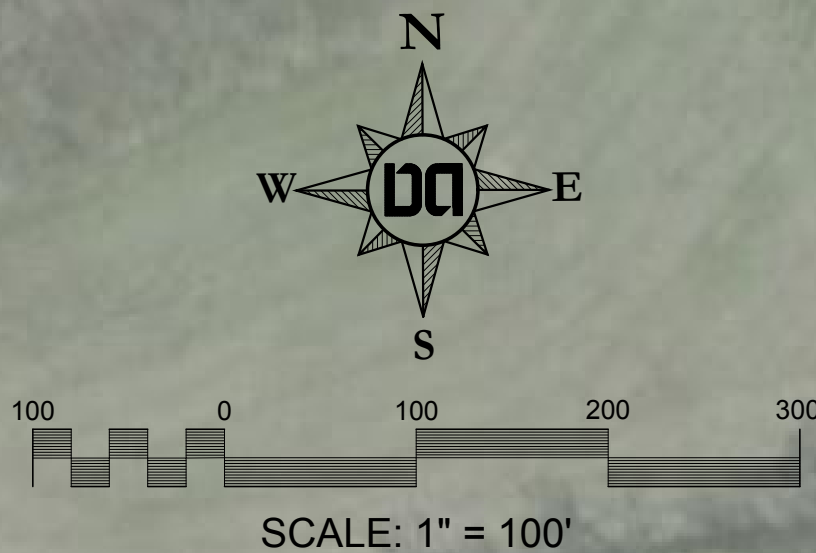
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Developer
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Survey Provided by
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516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Civil Engineer
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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



VICINITY MAP
SCALE: 1" = 500'

Site Data

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SUBDIVISION:	-----
LOT NUMBER:	-----
ADDRESS:	1215 Hillsboro Rd
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
ALDERMANIC WARD:	2
EXISTING ZONING & CHARACTER OV:	ER (BCCO-5)
OTHER APPLICABLE OVERLAYS:	FWD and FFO
APPLICABLE DEVELOPMENT STANDARDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	2,134,257.987 S.F. / 48.99 ACRES
EXISTING USE:	Church, assembly hall, daycare, community garden, park/recreational, counseling center
EXISTING REQUIRED SETBACK LINES (based on ER Zoning):	
FRONT SETBACK:	100'
SIDE YARD:	35'
REAR YARD:	65'
BUILDING FOOTPRINT:	Existing - 62,000 SF
BUILDING SQUARE FOOTAGE:	Existing - 77,960 SF

Survey Note:

Field run Survey completed on
5/23/2018 by Dale & Associates.

Existing Grading and Drainage Data Chart

- Site Area: 48.99 Acres
- Impervious Area: 8 Acres Existing
- Soil Type: 80% Type B, 20% Type A
- Wooded Area: 2 Acres
- Site Outfall: Site Drains Directly into the Harpeth River
- Stormwater Infrastructure: An Existing Detention Pond currently treats the site for detention by routing a portion of the impervious infrastructure on Site, as well as approximately 10 Acres of offsite runoff. The pond provides approximately 550,000 Cubic Feet in Storage, and was designed to treat the development at full build out.

Buffer Note:

There shall be no mowing, clearing, grading, construction, storage or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

Existing Conditions Plan

Drawing Date:
June 8, 2018

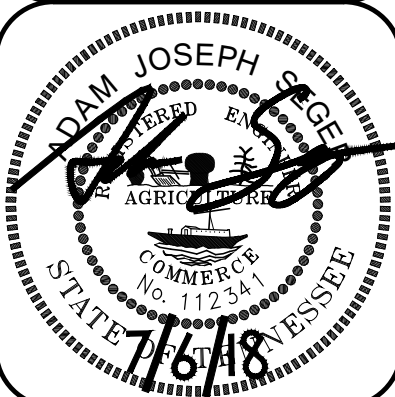
Revisions:

Christ Community Church PUD Subdivision

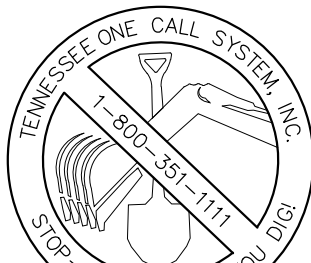
Being Parcel 7 on Tax Map 52

1215 Hillsboro Road

Franklin, Williamson County, Tennessee



PERMITS:



Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #17084
Christ Community Church

C1.0

Sheet 2 of 5

Development Plan

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

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Tax Map 52, Parcel 7
Zoned: ER

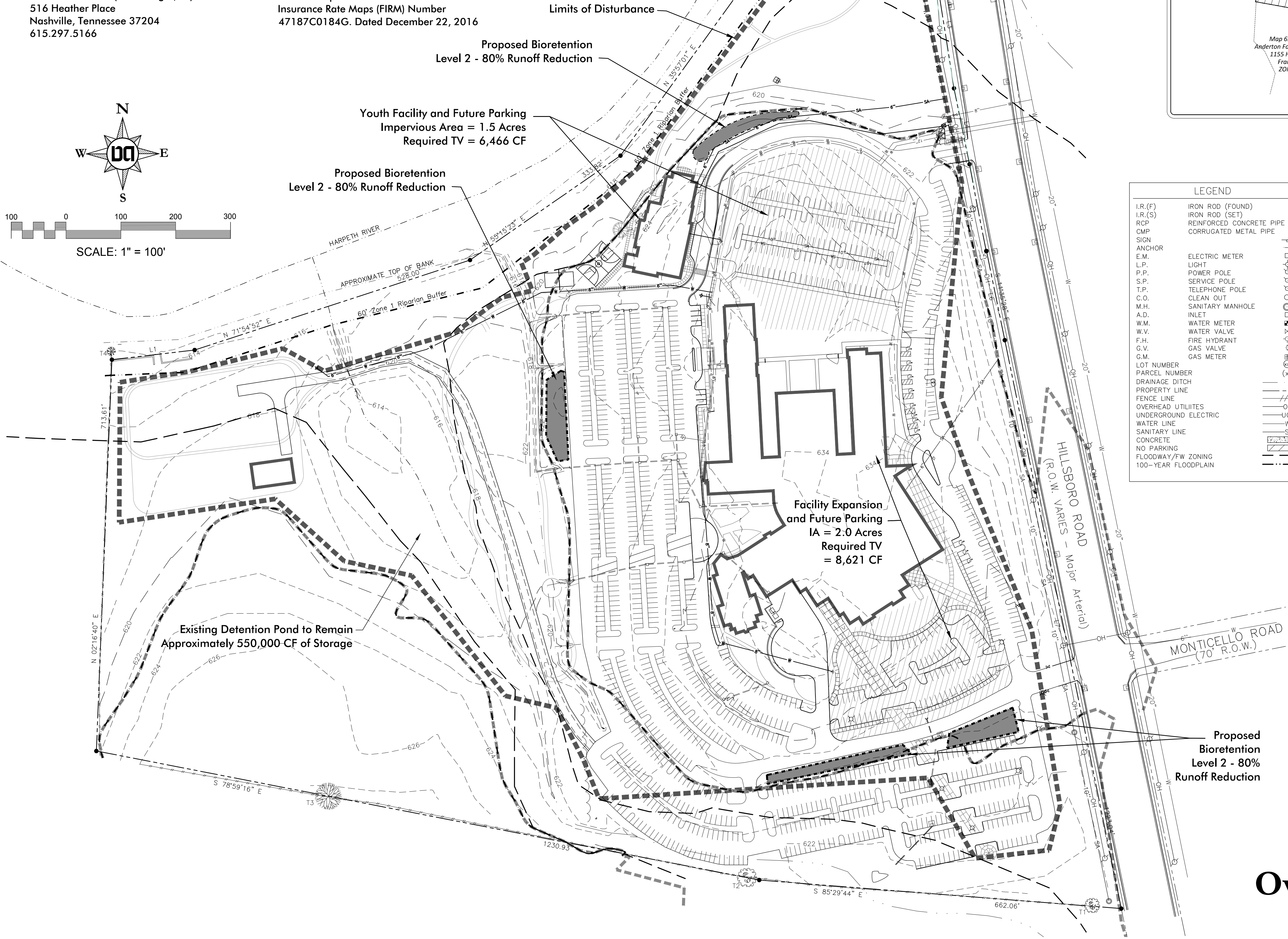
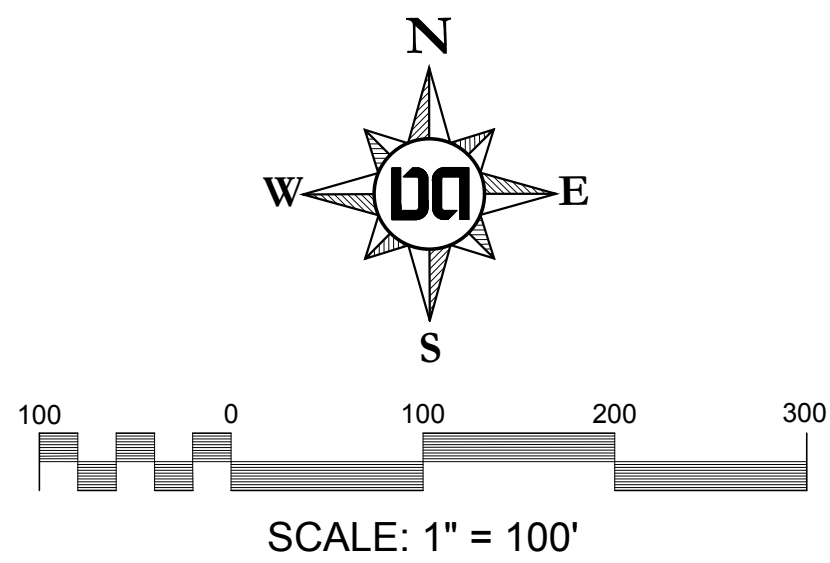
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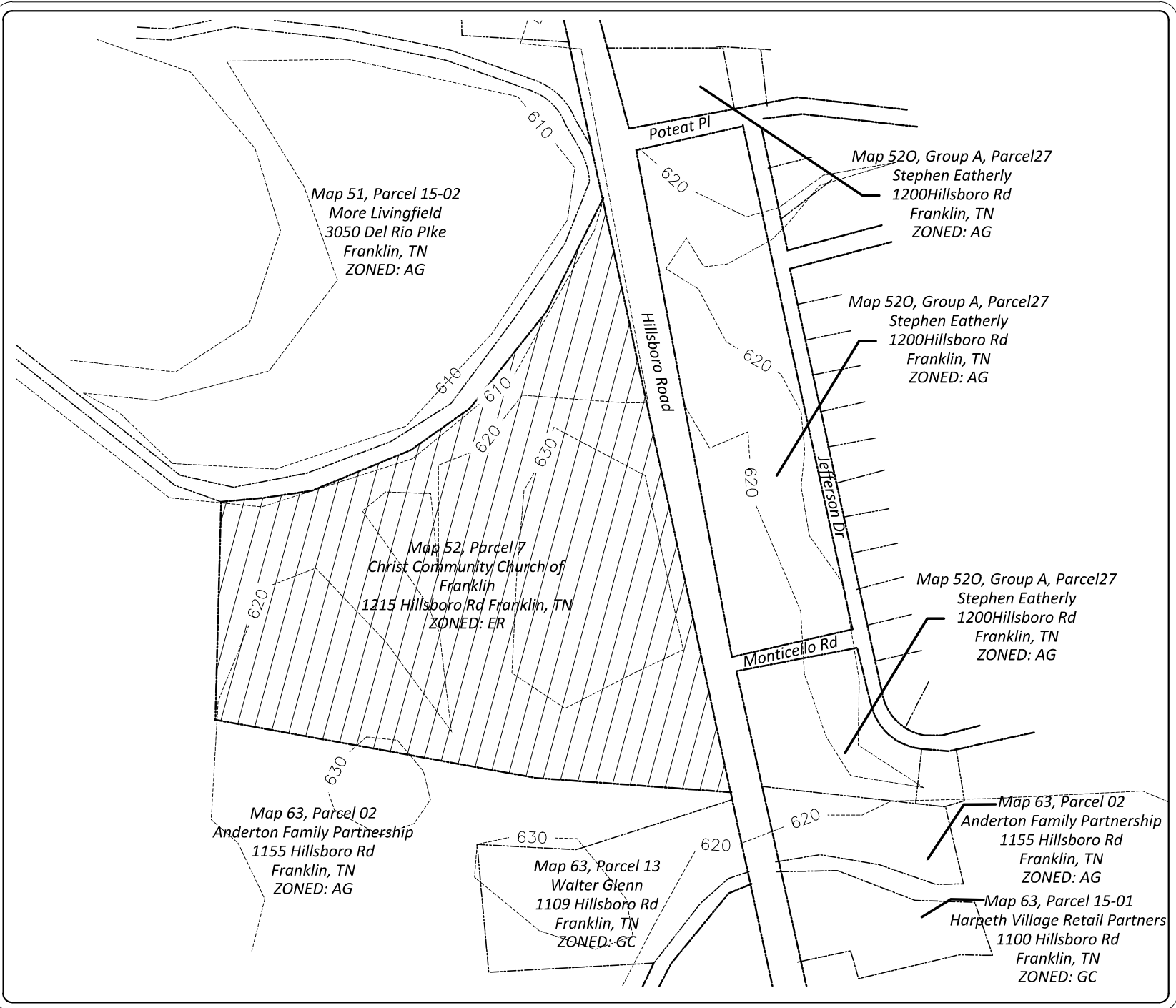
Civil Engineer
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

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 UTILITIES	
UNDERGROUND ELECTRIC	
WATER LINE	
SANITARY LINE	
CONCRETE	
NO PARKING	
FLOODWAY/FW ZONING	
100-YEAR FLOODPLAIN	



VICINITY MAP
SCALE: 1" = 500'

Survey Note:
Field run Survey completed on
5/23/2018 by Dale & Associates.

Proposed Grading and Drainage Data Chart

- Site Area: 48.99 Acres
- Impervious Area: 11.5 Acres Existing
- Soil Type: 80% Type B, 20% Type A
- Wooded Area: 2 Acres
- Site Outfall: Site Drains Directly into the Harpeth River
- Stormwater Infrastructure: Proposed GIP's / Low Impact Development features will be installed to treat runoff from the increased impervious surface of the proposed improvements. However, Overall detention will still be met by the existing 550,000 CF detention Pond Located on the Western portion of the site.

Stormwater Narrative

The existing stormwater facilities were designed to treat the future improvements shown on this Development Plan (For water quantity). No adjustments to the existing stormwater facilities are proposed. Additional GIP's will be implemented on the site for new impervious surface to treat these features for Water Quality. The proposed GIP's would be in the form of Raingarden's/bioretention. No significant grading within the site is proposed other than that necessary to convey stormwater runoff to the existing and proposed stormwater facilities.

Buffer Note:

There shall be no mowing, clearing, grading, construction, storage or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

Drawing Date:
June 8, 2018

Revisions:

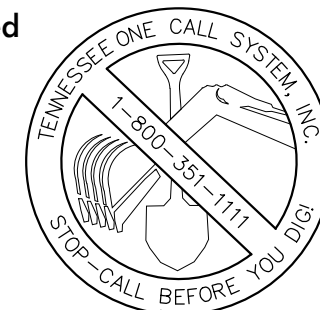
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Franklin, Williamson County, Tennessee



PERMITS:



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

**Overall Grading
and Drainage**

D&A Project #17084
Christ Community Church

C3.0
Sheet 4 of 5

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Connect Proposed Youth Facility
to existing 10" Sewer main, by
Installing new 6" Sewer Service
(With Cleanouts) to Structure

Connect Proposed Youth Facility
to existing 6" Public Water Line,
and Provide New Meter

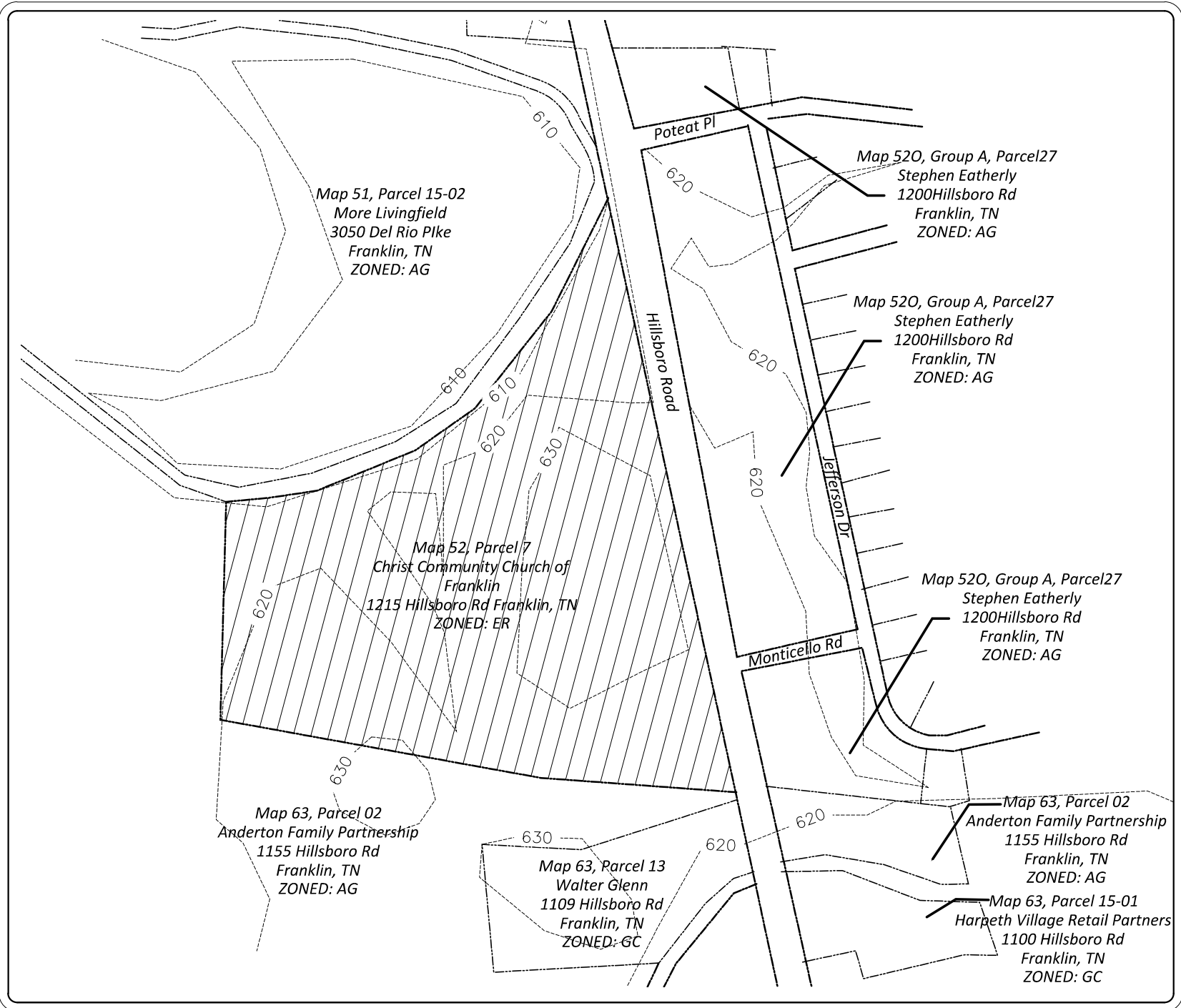
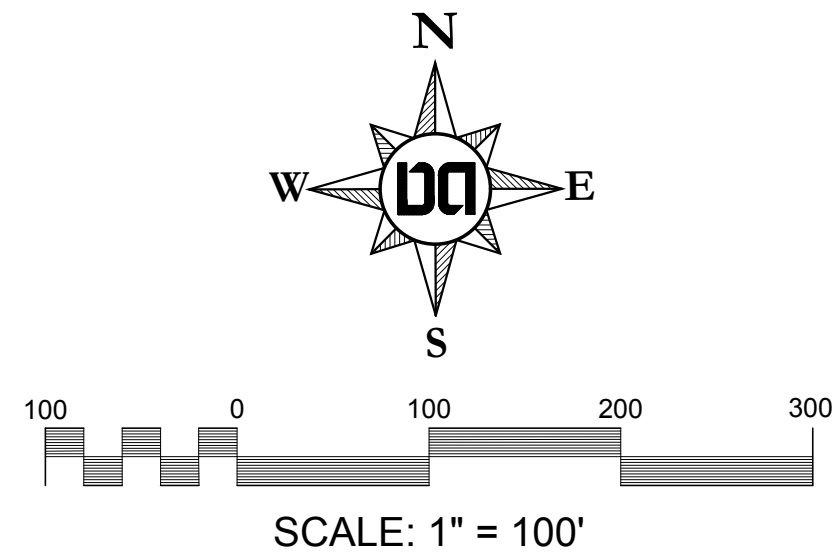
Connect Proposed Youth
Facility to existing 10" Fire for
Sprinkler System.

Install new Fire Hydrant for
Youth Facility (Youth Facility to
be served by Fire Sprinkler
System)

Install new Fire Hydrant for
Recreation Building

Existing Hydrant

Relocate Existing Fire Line
around Proposed Chapel and
keep existing Fire Hydrant
Location



VICINITY MAP
SCALE: 1" = 500'

Existing 6" Domestic Water, and
12" Fire Tap
Existing 6" Sewer Service to
Remain

Existing Hydrant

LEGEND	
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET)
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
SIGN	
ANCHOR	
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DRAINAGE DITCH	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILITIES	
UNDERGROUND ELECTRIC	
WATER LINE	
SANITARY LINE	
CONCRETE	
NO PARKING	
FLOODWAY/FW ZONING	
100-YEAR FLOODPLAIN	

Utility Narrative

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:

- Water and Sewer will both be provided by the City of Franklin Water and Sewer Department.
- There is an existing 6" Sewer service that will remain for the main structure. A new sewer service will be provided for the youth facility, and tap into the existing 10" main.
- The existing 6" private water line will serve the main facility, and a new tap / meter will be installed for the youth facility. The increase in domestic flows for new structure is approximately 4000 GPD.
- A fire line loops the site and provides flow to the existing hydrants around the site, as well as provide water for the fire sprinkler system in the main building.
- Two additional Fire Hydrants will be run from the existing Fire Line located on site. This line is private, and has a meter - therefore no additional meters or taps into the public water main are proposed.

Drawing Date:
June 8, 2018

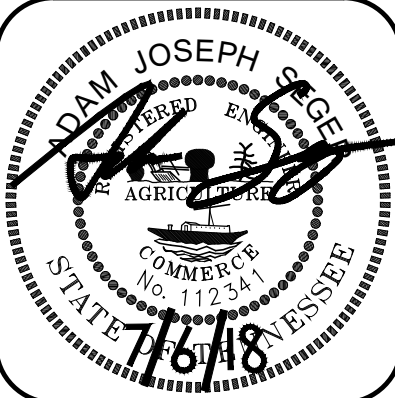
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Franklin, Williamson County, Tennessee



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D&A Project #17084
Christ Community Church

C4.0

Sheet 5 of 5

Overall Utility Plan