

PUBLIC NOTICE
FRANKLIN BOARD OF ZONING APPEALS
JULY 5, 2018

AGENDA

Notice is hereby given that the Franklin Board of Zoning Appeals will hold a regularly scheduled meeting on Thursday, July 5, 2018, at 6:00 p.m. in the City Hall Board Room, 109 Third Avenue South, Franklin, Tennessee. Additional information can be found at www.franklintn.gov/planning. The purpose of the meeting will be to consider matters brought to the attention of the Board and will include the following:

Call to Order

Review and approval of Minutes from April 5, 2018 BZA Meeting

Items to be heard by the Board

1. **Zoning Map Interpretation Request** by Michael Story of HFR Design, Inc., for the BZA to make an interpretation that the location of the boundaries of the Floodway Fringe Overlay (FFO) District on the City of Franklin Zoning Map for the properties located along Memorial Drive, in the Highlands at Ladd Park PUD Subdivision, Section 36 (Lots 805-813), be based on the Letter of Map Revision Based on Fill (LOMR-F) Determination issued by FEMA on May 16, 2018 (FEMA Case No. 18-04-4096A) (F.Z.O. § 2.2.4(1)(a) and F.Z.O. § 5.8.5(5)(c)(i)).
2. **Zoning Map Interpretation Request** by Michael Story of HFR Design, Inc., for the BZA to make an interpretation that the location of the boundaries of the Floodway Fringe Overlay (FFO) District on the City of Franklin Zoning Map for the properties located along Memorial Drive, in the Highlands at Ladd Park PUD Subdivision, Section 41 (Lots 830-831, 832-840, & 844), be based on the Letter of Map Revision Based on Fill (LOMR-F) Determination issued by FEMA on May 23, 2018 (FEMA Case No. 18-04-4314A) (F.Z.O. § 2.2.4(1)(a) and F.Z.O. § 5.8.5(5)(c)(i)).
3. **Variance Request** by Ed Michael Puckett, for a 10-foot encroachment into the required 30-foot rear yard setback to construct a screened porch located at the rear of the existing dwelling at 372 Sims Lane (F.Z.O §3.3.3, Table 3-6).

Other Business

Adjourn

Anyone requesting accommodations due to disabilities should contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

**MEETING MINUTES OF THE
FRANKLIN BOARD OF ZONING APPEALS
April 5, 2018**

The Franklin Board of Zoning Appeals held a regular meeting on Thursday, April 5, 2018, at 6:00 p.m. in the City Hall Boardroom.

Members present: Jonathan Langley
Gillian Fischbach
Frank Jones (arrived at 6:02 pm)
Greg Caesar

Staff present: James Svoboda, Planning & Sustainability
Joseph Bryan, Planning & Sustainability
Tiffani Pope, Law Department

The agenda read as follows:

Review and approval of Minutes from March 1, 2018, BZA Meeting

Zoning Map Interpretation Request by the City of Franklin and Highwoods Realty, LP, for the BZA to make an interpretation of the location of the boundaries of the Floodway Overlay (FWO) District and Floodway Fringe Overlay (FFO) District on the City of Franklin Zoning Map for the properties located along South Prong Creek (including the lots located in the Ovation Subdivision, Final Plat, Revision 2) based on the Letter of Map Revision Determination issued by FEMA on November 27, 2017, with an effective date of April 13, 2018 (FEMA Case No. 17-04-8021P) (FEMA Firm Maps 47187C0220F and 47187C0212F) (F.Z.O. § 2.2.4(1)(a) and F.Z.O. § 5.8.5(5)(c)1.).

Vice-Chair Caesar called the April 5, 2018, meeting to order.

Minutes from March 1, 2018 BZA Meeting

Ms. Fischbach moved to approve the March 1, 2018, BZA meeting minutes. Mr. Langley seconded the motion and the motion carried 3-0.

Vice-Chair Caesar requested to know if there were any non-agenda items.

Mr. Bryan stated no.

Mr. Jones arrived 6:02pm.

Zoning Map Interpretation Request by the City of Franklin and Highwoods Realty, LP, for the BZA to make an interpretation of the location of the boundaries of the Floodway Overlay (FWO) District and Floodway Fringe Overlay (FFO) District on the City of Franklin Zoning Map for the properties located along South Prong Creek (including the lots located in the Ovation Subdivision, Final Plat, Revision 2) based on the Letter of Map Revision

Determination issued by FEMA on November 27, 2017, with an effective date of April 13, 2018 (FEMA Case No. 17-04-8021P) (FEMA Firm Maps 47187C0220F and 47187C0212F) (F.Z.O. § 2.2.4(1)(a) and F.Z.O. § 5.8.5(5)(c)1.).

Mr. Bryan stated this is a Zoning Map Interpretation Request by the City of Franklin and Highwoods Realty, LP, for the BZA to make an interpretation of the location of the boundaries of the Floodway Overlay (FWO) District and Floodway Fringe Overlay (FFO) District on the City of Franklin Zoning Map for the properties located along South Prong Creek (including the lots located in the Ovation Subdivision, Final Plat, Revision 2) based on the Letter of Map Revision Determination issued by FEMA on November 27, 2017, with an effective date of April 13, 2018 (FEMA Case No. 17-04-8021P) (FEMA Firm Maps 47187C0220F and 47187C0212F) (F.Z.O. § 2.2.4(1)(a) and F.Z.O. § 5.8.5(5)(c)1.).

Mr. Bryan stated the Floodway Overlay (FWO) District and the Floodway Fringe Overlay (FFO) District boundaries coincide with floodway and 100-year floodplain areas designated by FEMA on the adopted Flood Insurance Rate Maps (FIRMs). Mr. Bryan stated the current FFO boundaries are based on the adopted FIRM Map Numbers 47187C0220F and 47187C0212F, effective December 22, 2016. Mr. Bryan stated the Franklin Zoning Ordinance prohibits the creation of new buildable lots in the FFO District. Mr. Bryan stated FEMA issued a Letter of Map Revision (LOMR) Determination on November 27, 2017, updating the flood zone information, floodway, and 100-year floodplain boundaries for the portion of South Prong Creek that runs through the subject properties and also on the north side of E. McEwen Drive. Mr. Bryan stated the LOMR approved by FEMA will become effective on April 13, 2018 (FEMA Case No. 17-04-8021P). Mr. Bryan stated pursuant to the provisions of the Franklin Zoning Ordinance in § 2.2.4(1)(a), § 3.1.2, and § 5.8.5(5)(c)1, the applicant is requesting the BZA to interpret that the location of the boundaries of the FWO and FFO Overlay Districts on the City of Franklin Zoning Map be based on the LOMR Determination issued by FEMA. Mr. Bryan stated the applicant has provided the necessary information to satisfy the Zoning Ordinance standards required for the BZA to interpret the location of the FFO based on the approved LOMR and therefore, staff recommends approval of the request to interpret that the location of the Floodway Overlay (FWO) District and Floodway Fringe Overlay (FFO) Zoning District boundaries on the City of Franklin Zoning Map be based on the Letter of Map Revision Determination issued by FEMA on November 27, 2017 (Case Number 17-04-8021P), with an effective date of April 13, 2018.

Vice-Chair Caesar requested to know if anyone would like to speak on this item and no one requested to speak. Vice-Chair Caesar requested to know if Staff had been contacted by anyone else.

Mr. Bryan stated no.

Ms. Fischbach moved to approve the request to interpret the location of the boundaries of the FWO Overlay District and FFO Overlay District on the City of Franklin Zoning Map for the properties located along South Prong Creek be based on the LOMR Determination issued by FEMA on November 27, 2017 (Case Number 17-04-0821P), with an effective date of April 13, 2018, because the applicant has satisfied the Zoning Ordinance Standards for making the boundary line interpretations. Mr. Langley seconded the motion and the motion carried 4-0.

Other Business.

No other business.

Adjourn.

With there being no further business, the meeting was adjourned at 6:07 pm.

Chair

Item 1
Zoning Map Interpretation Request
BZA 7/5/18
COF 6726

Zoning Map Interpretation Request by Michael Story of HFR Design, Inc., for the BZA to make an interpretation that the location of the boundaries of the Floodway Fringe Overlay (FFO) District on the City of Franklin Zoning Map for the properties located along Memorial Drive, in the Highlands at Ladd Park PUD Subdivision, Section 36 (Lots 830-831, 832-840, & 844), be based on the Letter of Map Revision Based on Fill (LOMR-F) Determination issued by FEMA on May 16, 2018 (FEMA Case No. 18-04-4096A) (F.Z.O. § 2.2.4(1)(a) and F.Z.O. § 5.8.5(5)(c)(i)).

Summary of Action Taken (To be completed after item is heard)

The Board of Zoning Appeals has reviewed and discussed this item, and has taken the following action:

- Granted the variance because the statutory standards for granting a variance were established.
- Denied the variance because one or more of the statutory standards to be granted a variance were not established.
- Upheld staff's decision in the administrative review process.
- Overturned staff's decision in the administrative review process.
- Approved/Interpreted the FFO boundary on the City of Franklin Zoning Map, based on a Letter of Map Revision Based on Fill Determination issued by FEMA on May 16, 2018 (FEMA Case No. 18-04-4096A) (F.Z.O. § 2.2.4(1)(a) and F.Z.O. § 5.8.5(5)(c)(i))
- Deferred the item.

BZA Chair

Recording Secretary

Applicant Acknowledgement

Date

Exhibits

1. Staff Report and Analysis
2. BZA Application, letter, and Supporting documentation
3. Location Map

Vicinity Base Zoning District

Site: R-2 – Specific Development -Mixed Use
North: County Zoning
South: R-2 – Specific Development -Mixed Use
East: County Zoning
West: R-2 – Specific Development -Mixed Use

Vicinity Land Use

Site: Single Family
North: Vacant
South: Single Family
East: Vacant
West: Open Space

Applicable Zoning Ordinance Regulations

CHAPTER 2

Subsection 2.2.4 BOARD OF ZONING APPEALS (BZA)

* * *

(1) Membership, Powers, and Duties

Pursuant to the provisions of the Tennessee Code Annotated, Sections 13-7-205 through 13-7-

207, there is hereby created the Franklin Board of Zoning Appeals, hereinafter referred to as the BZA. The Board shall consist of five (5) members and shall be appointed by the Mayor and confirmed by a majority vote of the Board of Mayor and Aldermen. The terms of membership shall be five (5) years. Terms shall be arranged so that the term of one (1) member shall expire each year. Vacancies shall be filled for an unexpired term in the same manner as the original appointment.

The BZA shall have the following powers and duties under this ordinance:

(a) Appeal of Administrative Decisions

To hear and decide appeals of administrative decisions where it is alleged by the appellant that there is error in any order, requirement, permit, decision, or refusal made by the Department of Building and Neighborhood Services or other administrative official in carrying out or enforcing any provision of this ordinance, and for interpretation of the zoning map pursuant to Subsection 2.4.6, Appeal of Administrative Decisions.

* * *

CHAPTER 3

Subsection 3.1.2 District Boundaries

- (1) The boundaries of the districts are established as shown on the zoning map. Unless otherwise indicated on the zoning map, the district boundaries are parcel lines or the corporate limit lines, as they existed at the time of the enactment of this ordinance. Questions concerning the exact location of the district boundary lines shall be determined by the BZA at a regular public meeting.

Subsection 3.4.5 FFO—FLOODWAY FRINGE OVERLAY DISTRICT

* * *

(1) Purpose

The purpose of the Floodway Fringe Overlay District, hereinafter referred to as the “FFO District”, is defined as that which is intended to preserve the holding capacity of the floodplain. Encroachments into the FFO District that would impede the holding capacity of the floodplain shall be strictly limited, as follows.

* * *

(5) Undesignated Tributaries and Drainage Areas Within or Affecting the City

The FFO District shall coincide with the 100-year floodplain or floodway fringe boundary as designated in the Flood Insurance Study or on the FIRMs, adopted in Subsection 5.8.5 (2) (b), or as subsequently amended by either a Letter of Map Amendment or a Letter of Map Revision. The FFO District width for tributaries and drainage areas within or affecting the city that do not have designated floodway fringe areas depicted on the zoning map or are not delimited in the Flood Insurance Studies or FIRMs shall be established in accordance with the stormwater management ordinance.

Chapter 5

Subsection 5.8.5 Floodplain Protection

* * *

(5) Appeals to Board of Zoning Appeals

* * *

(c) Zoning District Boundary Interpretations

- (i) The BZA may review questions relating to the district boundaries for the FWO and the FFO, delimited according the Zoning Map, as specified in Section 3.1.2 of the ordinance.

Staff Report and Analysis

The subject property is located on Memorial Drive and Sandlin Court in the Highlands at Ladd Park PUD Subdivision, Section 36, Lots 830-831, 832-840, & 844. The Floodway Fringe Overlay (FFO) District boundaries coincide with the 100-year floodplain areas designated by FEMA on the adopted Flood Insurance Rate Maps (FIRMs). The current FFO boundaries are based on the adopted FIRM Map Number 47187C0360F, effective September 29, 2006. FEMA issued a Letter of Map Revision Based on Fill (LOMR-

F) Determination on May 16, 2018, updating the flood zone information and the location of the 100-year floodplain boundaries on the subject property. The LOMR-F approved by FEMA became effective on May 16, 2019 (FEMA Case No. 18-04-4096A). Pursuant to the provisions of the Franklin Zoning Ordinance in § 2.2.4(1)(a), § 3.1.2, and § 5.8.5(5)(c)(i), the applicant is requesting the BZA to interpret the location of the boundary of the FFO Overlay District on the City of Franklin Zoning Map be based on the LOMR-F Determination issued by FEMA.

The applicant has provided the necessary information to satisfy the Zoning Ordinance standards required for the BZA to interpret the location of the FFO based on the approved LOMR-F. Therefore, staff recommends approval of the request to interpret the location of the Floodway Fringe Overlay (FFO) Zoning District boundary be based on the Letter of Map Revision Based on Fill Determination (LOMR-F) issued by FEMA on May 16, 2018 (FEMA Case No. 18-04-4096A), effective May 16, 2018.

Staff Recommended Motion for Administrative Appeal/Zoning District Boundary Interpretation

Move to approve the request to interpret that the location of the boundary of the FFO Overlay District on the subject properties located in the Highlands at Ladd Park PUD Subdivision, Section 36 (Lots 830-831, 832-840, & 844), be based on the LOMR-F Determination approved by FEMA on May 16, 2018 (FEMA Case No. 18-04-4096A), effective May 16, 2018, because the applicant has satisfied the Zoning Ordinance requirements for making the boundary line interpretation.

HFR DESIGN

214 Centerview Dr.
Suite 300
Brentwood, TN 37027
615-370-8500
hfrdesign.com

May 17, 2018

Board of Zoning Appeals
Department of Planning and Sustainability
City of Franklin
109 Third Avenue South, P.O. Box 305
Franklin, TN 37065-0305

**RE: The Highlands at Ladd Park, Future Section 36 Lots 830-831, 832-840, & 844
FFO Amendment Request
Ladd Park Subdivision
HFR Project No: 2017040**

Dear Board:

A Letter of Map Revision Based on Fill was approved by FEMA on May 16th, 2018 and is referenced as Case Number 18-04-4096A. It is for the Future Lots 830-831, 832-840, & 844, Section 29, The Highlands at Ladd Park and has an address of Memorial Drive, Franklin, TN. It is part of tax map 106, parcel 181.47.

The applicant and owner of said Future Lots 830-831, 832-840 & 844, Propst Realty Nashville, LLC, a Tennessee Limited Liability Company, requests that the City of Franklin Board of Zoning Appeals amend the Floodway Fringe Overlay (FFO) line to reflect the approved LOMRF.

Sincerely,



Michael K. Story
RLS

pc:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027

615.370.8500 615.370.8530 hfrdesign.com



PREPARED FOR:

SIGNATURE HOMES
381 MALLORY STATION RD.
SUITE 210
FRANKLIN, TN 37067
MR. BRETT OWENS
629-215-5750

NOTES:

- DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- THIS SURVEY WAS PREPARED USING RADIAL TRIGONOMETRIC SURVEY AND ELECTRONIC DATA COLLECTION METHODS.
- REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL APPEARS ON THIS SURVEY. COPYRIGHT 2018.
- SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THOSE NOTED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SURVEY.
- HORIZONTAL DATUM TIED TO TENNESSEE STATE PLANE COORDINATE SYSTEM (S.P.C.S.) NAD 83 (1995) BY GLOBAL POSITIONING SYSTEM (G.P.S.). THE ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- DEED AND PLAT BOOK REFERENCES ARE OF RECORD IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.
- THE FUTURE SECTION 36 LOTS SHOWN ARE PART OF TAX MAP 106, PARCEL 181.47. RECORD OWNER OF THE SUBJECT PROPERTY IS PROPST REALTY NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS EVIDENCED BY DEED OF RECORD IN DEED BOOK T093, PAGE 343.

TEDEAN L.P.
A TENNESSEE LIMITED PARTNERSHIP
MAP 106, PARCEL 181.30
D.B.6296, PG.979

PROPST REALTY NASHVILLE, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY
MAP 106, PARCEL 181.47
D.B.7093, PG.343

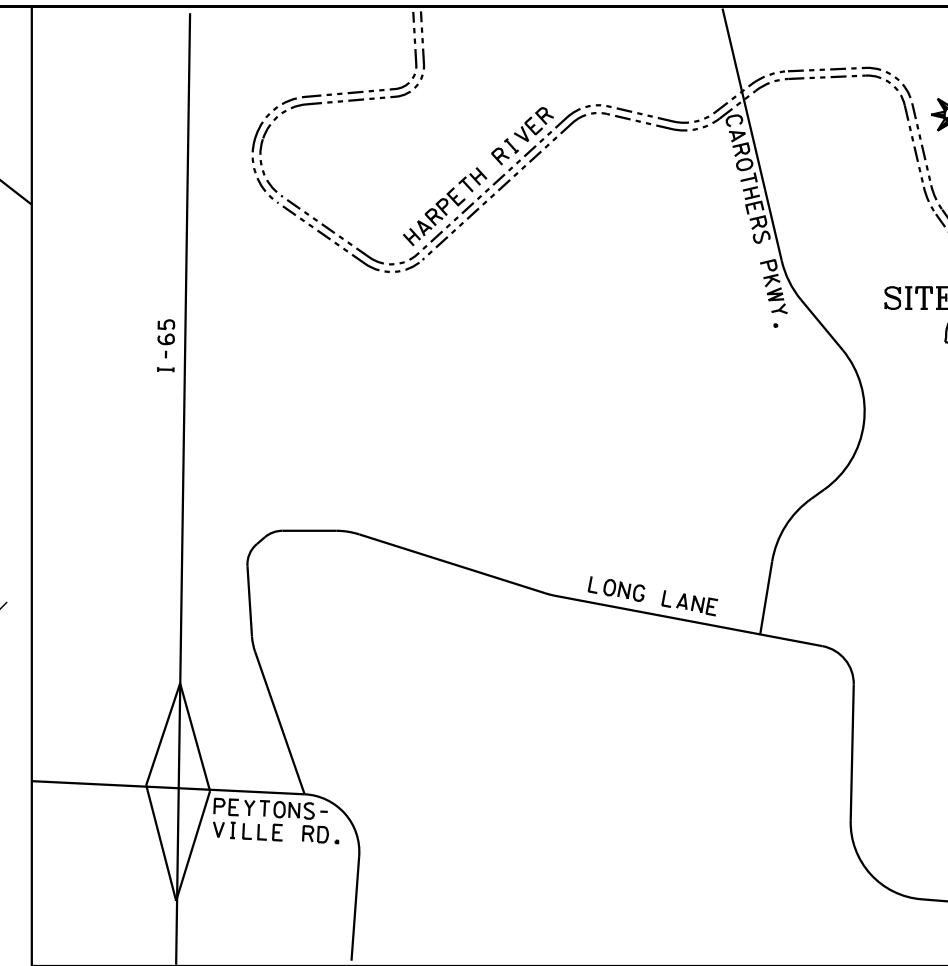
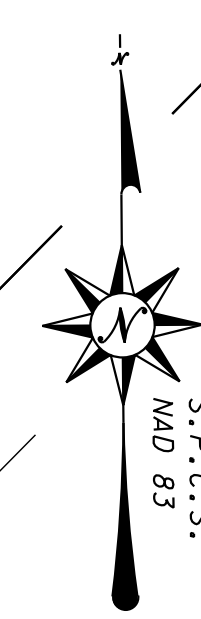
TRILLIUM FARMS, L.P.,
A TENNESSEE LIMITED PARTNERSHIP
MAP 106, PARCEL 181.36
D.B.6337, PG.680

AREA SUMMARY

LOT/S	SO.FT.	ACRES
830-831	23,553	0.541
832-839	100,921	2.317
840	13,723	0.315
844	13,756	0.316

LEGEND

- PLAT BOUNDARY LINE
- LOT LINE
- PARCEL LINE
- ORIGINAL 658.8 CONTOUR LINE
- POINT OF BEGINNING
- LOT NUMBER



VICINITY MAP
(NOT TO SCALE)

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD
C1	01°01'09"	400.00'	7.11'	N54°44'48"E 7.11'
C2	257°36'09"	52.00'	233.79'	N73°32'42"W 81.05'
C3	65°02'02"	40.00'	45.40'	S10°10'15"W 43.00'
C4	06°22'44"	580.00'	64.57'	S45°52'38"W 64.54'
C5	04°58'46"	620.00'	53.88'	N46°34'37"E 53.87'
C6	93°46'59"	20.00'	32.74'	S89°01'17"E 29.20'
C7	84°49'03"	20.00'	29.61'	N00°16'44"E 26.98'
C8	08°38'22"	400.00'	60.31'	N47°00'27"E 60.26'
C9	53°17'14"	56.00'	52.08'	N66°48'15"W 50.23'
C10	51°19'04"	40.00'	35.83'	N67°47'19"W 34.64'
C11	51°19'04"	40.00'	35.83'	S16°28'15"E 34.64'
C12	57°23'46"	56.00'	56.10'	N19°30'36"W 53.78'
C13	17°17'27"	170.00'	51.30'	S40°25'16"W 51.11'
C14	24°10'37"	170.00'	71.73'	S14°24'57"W 71.20'

BRAXTON R. RICHARDSON, JR.
MAP 117, PARCEL 36
D.B.1295, PG.879

POINT OF COMMENCEMENT
(ALL TRACTS)
TN S.P.C.S. (NAD83)
N 559889.3667
E 1729975.5492
LAT 35 52 07.58550 N
LONG 86 48 18.20454 W

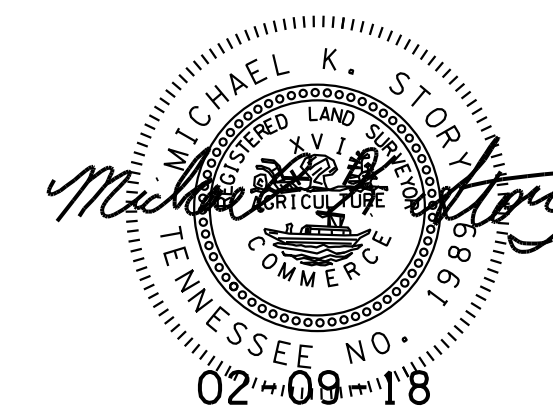


EXHIBIT "A"
DRAWING SHOWING AREA TO BE REMOVED FROM
THE SPECIAL FLOOD HAZARD AREA OF THE
PROPST REALTY NASHVILLE, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY
PROPERTY
(THE HIGHLANDS AT LADD PARK PUD
SUBDIVISION SECTION 36-FUTURE)

10TH CIVIL DISTRICT
OF FRANKLIN, WILLIAMSON CO., TN



Federal Emergency Management Agency

Washington, D.C. 20472

May 16, 2018

THE HONORABLE KEN MOORE
MAYOR, CITY OF FRANKLIN
109 THIRD AVENUE SOUTH

FRANKLIN, TN 37064

CASE NO.: 18-04-4096A

COMMUNITY: CITY OF FRANKLIN, WILLIAMSON
COUNTY, TENNESSEE

COMMUNITY NO.: 470206

DEAR MR. MOORE:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. Michael Story



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	A portion of Ladd Park Section 36, Highlands at Ladd Park PUD Subdivision Development Plan Revision 7, as described in the Special Warranty Deed recorded as Document No. 17022324, in Book 7093, Pages 343 through 348, in the Office of the Register of Deeds, Williamson County, Tennessee The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 470206	
AFFECTED MAP PANEL	NUMBER: 47187C0360F DATE: 9/29/2006	
FLOODING SOURCE: HARPETH RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 35.869824, -86.804625 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	-/36	Highlands at Ladd Park	--	Portion of Property (Area 1)	X (shaded)	--	--	659.3 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION ANNEXATION
DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE FLOODWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Area 1 (Future Lots 830-831):

Commencing from the northeast corner of Lot 828 of the plan entitled "The Highlands at Ladd Park PUD Subdivision, Final Plat Section 35", of record in plat book P68, page 12, and being at Tennessee State Plane Coordinate System (NAD83) value of North 559889.3667, East 1729975.5492; thence North 04°46'51" East 97.75 feet to the future westerly right-of-way line of Memorial Drive at the southeast corner of Future Lot 830 and the Point of Beginning of the herein described; thence with the southerly line of Future Lot 830, North 87°40'21" West 125.00 feet to the southwest corner of Future Lot 830; thence with the west line of Future Lot 830, North 02°19'39" East 90.00 feet to the southwest corner of Future Lot 831; thence with said Future Lot 831, North 09°20'36" East 60.71 feet; thence North 17°52'02" East 64.48 feet; thence South 64°25'50" East 125.40 feet to said future westerly right-of-way line of Memorial Drive; thence with the future westerly right-of-way line of Memorial Drive and a curve to the left having a central angle of 24°10'37", a radius of 170.00 feet, an arc length of 71.73 feet, and a chord bearing and distance of South 14°24'57" West 71.20 feet; thence South 02°19'39" West 93.27 feet to the point of beginning.

Area 2 (Future Lots 832-839):

Commencing from the northeast corner of Lot 828 of the plan entitled "The Highlands at Ladd Park PUD Subdivision, Final Plat Section 35", of record in plat book P68, page 12, and being at Tennessee State Plane Coordinate System (NAD83) value of North 559889.3667, East 1729975.5492; thence North 07°46'08" East 275.75 feet to the future westerly right-of-way line of Memorial Drive at the southeast corner of Future Lot 832 and the Point of Beginning of the herein described; thence with said future Lot 832 and continuing with future Lots 833-839 the following calls: North 58°13'27" West 125.00 feet North 42°26'41" East 115.61 feet North 49°04'00" East 90.00 feet North 44°26'01" East 87.18 feet North 38°40'26" East 90.22 feet North 47°18'44" West 26.72 feet North 23°44'33" East 52.23 feet North 48°35'38" East 77.56 feet North 75°51'03" East 87.79 feet South 74°46'45" East 88.77 feet South 46°18'45" East 83.76 feet South 17°58'40" East 88.31 feet South 04°53'39" West 80.15 feet South 35°31'38" West 81.40 feet North 47°18'44" West 131.81 feet to the future right-of-way line of Memorial Drive; thence with the future right-of-way line of Memorial Drive and a curve to the right, having a central angle of 01°01'09", a radius of 400.00 feet, an arc length of 7.11 feet, and a chord bearing and distance of North 54°44'48" East 7.11 feet; thence with a curve to the left having a central angle of 257°36'09", a radius of 52.00 feet, an arc length of 233.79 feet, and a chord bearing and distance of North 73°32'42" West 81.05 feet; thence with a curve to the right having a central angle of 65°02'02", a radius of 40.00 feet, an arc length of 45.40 feet, and a chord bearing and distance of South 10°10'15" West 43.00 feet; thence North 42°41'16" East 116.29 feet; thence with a curve to the right having a central angle of 06°22'44", a radius of 580.00 feet, an arc length of 64.57 feet, and a chord bearing and distance of South 45°52'38" West 64.54 feet; thence South 49°04'00" West 114.46 feet; thence with a curve to the left, having a central angle of 17°17'27", a radius of 170.00 feet, an arc length of 51.30 feet, and a chord bearing and distance of South 40°25'16" West 51.11 feet to the point of beginning.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

Area 3 (Future Lot 840):

Commencing from the northeast corner of Lot 828 of the plan entitled "The Highlands at Ladd Park PUD Subdivision, Final Plat Section 35", of record in plat book P68, page 12, and being at Tennessee State Plane Coordinate System (NAD83) value of North 559889.3667, East 1729975.5492; thence North 33°34'03" East 624.68 feet to the future easterly right-of-way line of Memorial Drive at the northmost corner of Future Lot 840 and the Point of Beginning of the herein described; thence with the line of Future Lot 840, South 47°18'44" East 130.62 feet; thence South 49°50'23" West 90.83 feet to a future cul-de-sac right-of-way line; thence with the future cul-de-sac right-of-way line and a curve to the left, having a central angle of 53°17'14", a radius of 56.00 feet, an arc length of 52.08 feet, and a chord bearing and distance of North 66°48'15" West 50.23 feet; thence with a curve to the right, having a central angle of 51°19'04", a radius of 40.00 feet, an arc length of 35.83 feet, and a chord bearing and distance of North 67°47'19" West 34.64 feet; thence North 42°07'47" West 25.96 feet; thence with a curve to the right having a central angle of 84°49'03", a radius of 20.00 feet, an arc length of 29.61 feet, and a chord bearing and distance of North 00°16'44" East 26.98 feet to the future right-of-way line of Memorial Drive; thence with the future right-of-way line of Memorial Drive, North 42°41'16" East 36.65 feet; thence with a curve to the right having a central angle of 08°38'22", a radius of 400.00 feet, an arc length of 60.31 feet, and a chord bearing and distance of North 47°00'27" East 60.26 feet to the point of beginning.


Area 4 (Future Lot 844):

Commencing from the northeast corner of Lot 828 of the plan entitled "The Highlands at Ladd Park PUD Subdivision, Final Plat Section 35", of record in plat book P68, page 12, and being at Tennessee State Plane Coordinate System (NAD83) value of North 559889.3667, East 1729975.5492; thence North 24°09'03" East 355.26 feet to the future southeasterly right-of-way line of Memorial Drive at the westmost corner of future Lot 844; thence with the future right-of-way line of Memorial Drive, North 49°04'00" East 49.96 feet; thence with a curve to the left having a central angle of 04°58'46", a radius of 620.00 feet, an arc length of 53.88 feet, and a chord bearing and distance of North 46°34'37" East 53.87 feet; thence with a curve to the right having a central angle of 93°46'59", a radius of 20.00 feet, an arc length of 32.74 feet, and a chord bearing and distance of South 89°01'17" East 29.20 feet to the future right-of-way line of a cul-de-sac; thence with the future right-of-way line of a cul-de-sac and a curve to the right, having a central angle of 51°19'04", a radius of 40.00 feet, an arc length of 35.83 feet, and a chord bearing and distance of South 16°28'15" East 34.64 feet; thence with a curve to the left, having a central angle of 57°23'46", a radius of 56.00 feet, an arc length of 56.10 feet, and a chord bearing and distance of North 19°30'36" West 53.78 feet to the point of beginning.

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.


 Luis V. Rodriguez, P.E., Director
 Engineering and Modeling Division
 Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANGE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	-/36	Highlands at Ladd Park	--	Portion of Property (Area 2)	X (shaded)	--	--	658.9 feet
--	-/36	Highlands at Ladd Park	--	Portion of Property (Area 3)	X (shaded)	--	--	663.7 feet
--	-/36	Highlands at Ladd Park	--	Portion of Property (Area 4)	X (shaded)	--	--	663.2 feet

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 4 Properties.)

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

ANNEXATION (This Additional Consideration applies to the preceding 4 Properties.)

Although the subject of this determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination/Comment Document, it has been annexed by the community referenced therein.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP REVISION BASED ON FILL

When making determinations on requests for Letters of Map Revision based on the placement of fill (LOMR-Fs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMR-F is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMR-F *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMR-F provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMR-F is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMR-F must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures.

Additional information on the PRP and how a property owner can qualify for this type of policy may be obtained by contacting the Flood Insurance Information Hotline, toll free, at 1-800-427-4661. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

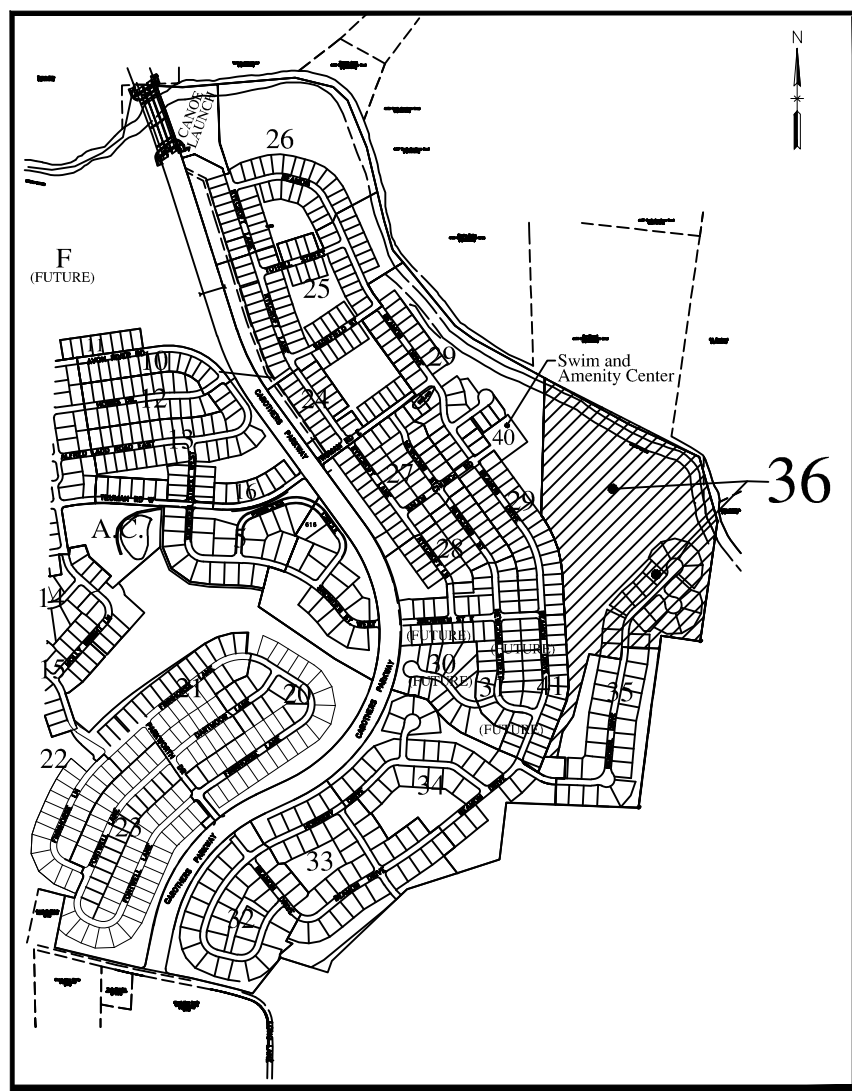
The revisions made effective by a LOMR-F are made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448) 42 U.S.C. 4001-4128, and 44 CFR Part 65.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to revise an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

To ensure continued eligibility to participate in the NFIP, the community must enforce its floodplain management regulations using, at a minimum, the flood elevations and zone designations shown on the NFIP map, including the revisions made effective by LOMR-Fs. LOMR-Fs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

FEMA does not print and distribute LOMR-Fs to primary map users, such as local insurance agents and mortgage lenders; therefore, the community serves as the repository for LOMR-Fs. FEMA encourages communities to disseminate LOMR-Fs so that interested persons, such as property owners, insurance agents, and mortgage lenders, may benefit from the information. FEMA also encourages communities to prepare articles for publication in the local newspaper that describe the changes made and the assistance community officials will provide in serving as a clearinghouse for LOMR-Fs and interpreting NFIP maps.

When a restudy is undertaken, or when a sufficient number of revisions occur on particular map panels, FEMA initiates the printing and distribution process for the panels and incorporates the changes made effective by LOMR-Fs. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. If the results of particular LOMR-Fs cannot be reflected on the new map panels because of scale limitations, FEMA notifies the community in writing and revalidates the LOMR-Fs in that letter. LOMR-Fs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



VICINITY MAP
NOT TO SCALE

- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 18 NEW RESIDENTIAL LOTS, 2 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 36.
 - ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
 - BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING PORTIONS OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "AE" AREAS DETERMINED TO BE IN THE SPECIAL FLOOD HAZARD AREA AND THE 100 YEAR FLOOD LINE IS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0355F & 47187C0360F, BOTH DATED: 9-29-06. PORTIONS OF THE OPEN SPACE MAY STILL BE WITHIN THE 100 YEAR FLOOD, BUT ALL OF THE LOT AREAS HAVE BEEN REMOVED PER LOMAR CASE #18-04-4096A APPROVED ON 05-11-2018 AS SHOWN HEREON.
 - 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
 - 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
 - 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.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
 - STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
 - THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106 AND BEING PARCELS 181.30, 181.36 & 181.47.
 - THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL. MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
 - ALL MICROFLOUT UTILITY DISTRICT (MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. MUD HAS THE RIGHT TO DISBURG OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.
 - THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
 - ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
 - THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
 - CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
 - THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MICROFLOUT UTILITY DISTRICT WATERLINE (SEE NOTE 12).
 - ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
 - 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.
 - NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
 - 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 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.
 - 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.

PREPARED BY:

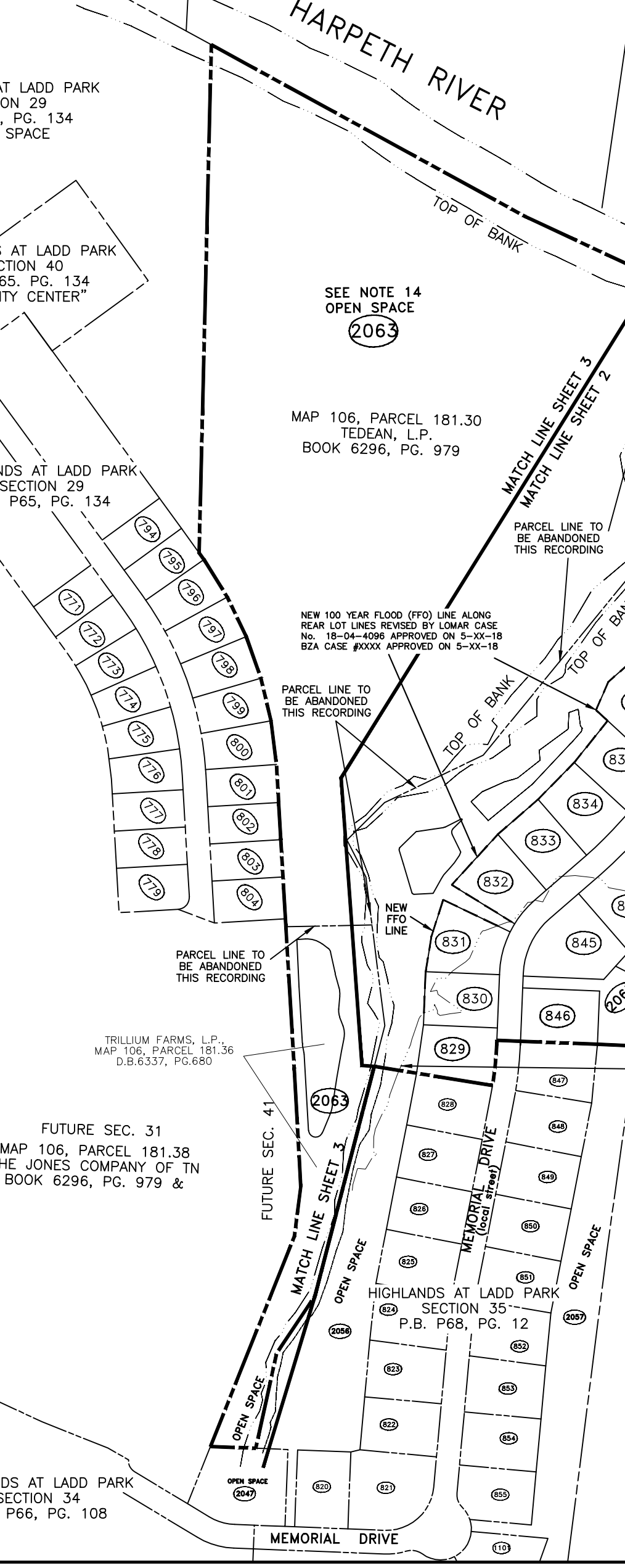
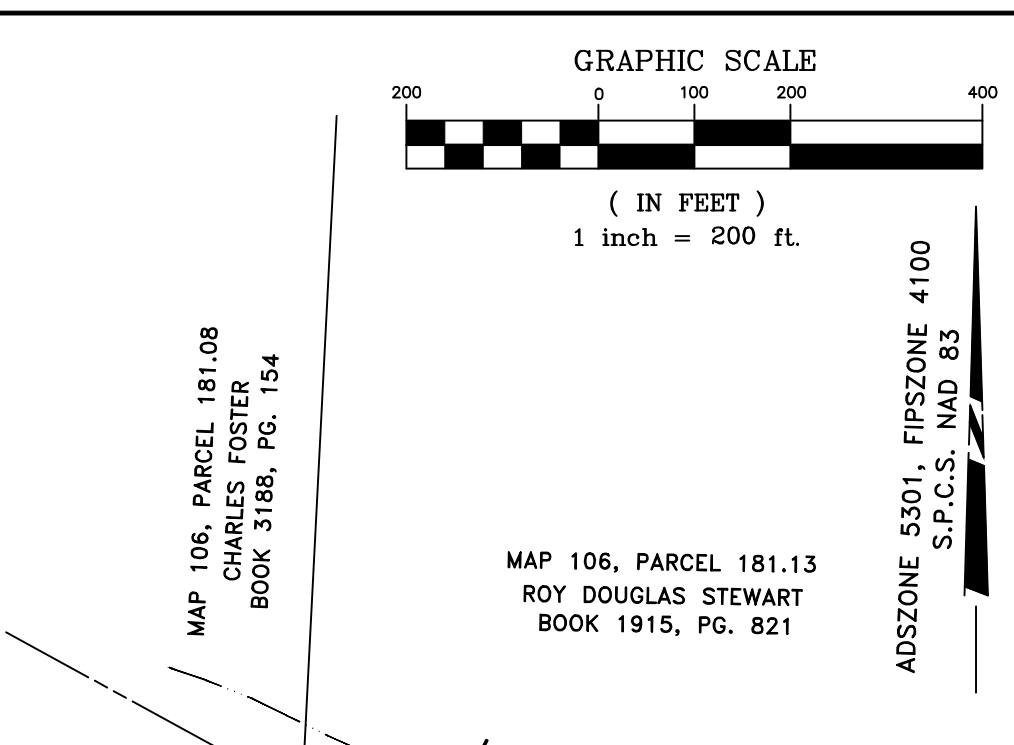
HFR DESIGN

214 Centerville Drive Suite 300
Brentwood, TN 37027
615.370.8500

615.370.8530
hfrdesign.com

SURVEY DIVISION mwilliams@hfrdesign.com

- LEGEND**
- PROPOSED FIRE-HYDRANT
 - PROPOSED LIGHT-POLE
 - CURB INLET
 - PROPOSED MANHOLE
 - 5/8" IRON PIN SET THIS PLAT
 - UTILITY STUB OUT
 - STREET ADDRESS
 - PROPERTY/R.O.W. LINE
 - PUBLIC UTILITY & DRAINAGE EASEMENT
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED 18" STORM LINE
 - SANITARY SEWER-EASEMENT 20' SSE
 - MILCROFLOUT EASEMENT- 15' MUDEE
 - ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT 5' AE & PUDE
 - MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE NOTES 12 & 17 15' MTE
 - MANHOLE DEPTH TAKEN FROM PLANS D=11.2'
 - DRAINAGE EASEMENT TYPICAL 20' DE



CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW 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 circumstances 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: BENJAMIN W. HUGHEY, MEMBER PROPST REALTY NASHVILLE, LLC
Date: _____
TAX MAP 106, PARCEL 181.47 BOOK 7093, PG. 339

By: PAUL ARNOLD, OWNER TEDEAN, LP AND TRILLIUM FARMS, LP TAX MAP 106 PARCELS 181.30 BOOK 6296, PG. 979 & PARCEL 181.36 BOOK 6337, PG. 680
Date: _____

CERTIFICATE OF SURVEY

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

Michael R. Williams TN RLS # 1906
HFR Design, Inc.



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 APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 36, Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department Date _____
City of Franklin, Tennessee (Where applicable)

(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Microflood Utility District to assure completion of such systems.

General Manger Milcroflood Utility District Date _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 36 have been installed in accordance with City specifications, or
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 Date _____
City of Franklin, Tennessee

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 _____

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following canopy trees are required for each single-family lot: There shall be a total of 48 trees required in Section 25.

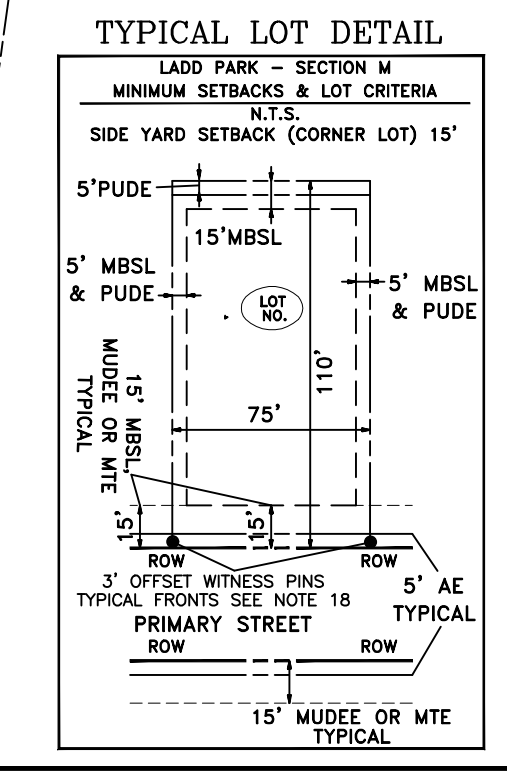
Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the "Requirements". No electric service will be provided until MTEMC's Requirements defined in the rules and regulations, bylaws, 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 and other regulations contained on the Requirements.

Middle Tennessee Electric Membership Corporation Date _____

LOT AREA TABLE			LOT AREA TABLE		
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
829	11,571.33	0.266	840	13,723.24	0.315
830	11,250.00	0.258	841	13,597.46	0.312
831	12,303.26	0.282	842	14,218.96	0.326
832	11,785.77	0.271	843	14,633.68	0.336
833	11,249.99	0.258	844	13,756.53	0.316
834	11,837.04	0.272	845	16,052.25	0.369
835	11,512.47	0.264	846	11,700.00	0.269
836	13,909.15	0.319	TOTAL ROW	44,351.16	1.018
837	13,571.12	0.312	OPEN SPACE 2063	1,151,507.11	26.435
838	13,248.90	0.304	TOTAL	1,429,586.43	32.819
839	13,807.00	0.317			



COF PROJECT # (_____)

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT SECTION 36

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 32.819 TOTAL LOTS: 20

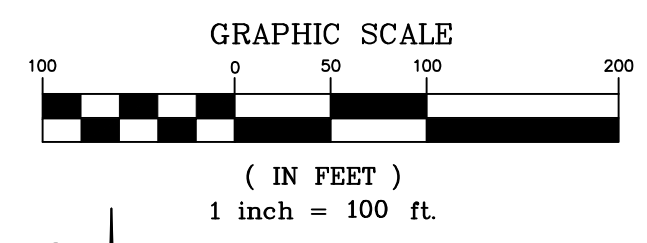
ACRES NEW STREETS: 1.018 FEET NEW STREETS: 859±

CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+

SHEET 1 OF 3 DATE: 05-14-18

LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- CURB INLET / CATCH BASIN
- PROPOSED MANHOLE
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT
- STREET ADDRESS
- PROPERTY/R.O.W. LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED 18" STORM LINE
- SANITARY SEWER EASEMENT 20' SSE
- MILLCROFTON EASEMENT 15' MUDEE
- SEE NOTES 12 & 17
- ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT 10' AE/PUDE
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE NOTES 12 & 17
- MANHOLE DEPTH TAKEN FROM PLANS D=11.2'
- DRAINAGE EASEMENT TYPICAL 20' DE



LINE TABLE

NO.	BEARING	DIST.
1	S07-56-22W	79.84'
2	N87-40-21W	64.44'
3	N87-40-21W	40.00'
4	S02-19-39W	7.22'
5	N80-47-10W	72.43'
6	N87-46-26W	76.60'
7	N07-16-28E	84.64'
8	N03-17-57W	84.19'
9	N03-17-57W	63.00'
10	N03-17-04W	63.00'
11	N03-21-53W	64.23'
12	N07-07-17W	74.27'
13	N13-17-30W	74.27'
14	N19-27-43W	74.27'
15	N25-37-56W	74.27'
16	N31-53-37W	74.27'
17	N35-51-14W	14.24'
18	S07-56-22W	79.84'
19	S71-57-33E	55.11'
20	S16-26-46E	55.70'
21	N23-44-33E	52.23'
22	S41-47-31W	33.34'
23	S41-47-31W	29.88'

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	06-53-11	580.00'	34.90'	69.71'	69.67'	N05-46-14E
C2	24-10-37	170.00'	36.41'	71.73'	71.20'	N14-24-57E
C3	05-16-17	170.00'	7.83'	15.64'	15.64'	N29-08-24E
C4	17-17-27	170.00'	25.86'	51.30'	51.11'	N40-25-16E
C5	02-06-48	580.00'	30.97'	61.88'	61.85'	N45-44-39E
C6	00-15-58	580.00'	1.35'	2.69'	2.69'	N48-56-10E
C7	18-56-01	40.00'	5.67'	13.22'	13.16'	N53-13-15E
C8	46-08-01	40.00'	17.02'	32.18'	31.32'	N00-42-14E
C9	83-44-38	52.00'	46.61'	76.00'	69.42'	N19-31-33E
C10	58-28-12	52.00'	29.08'	53.04'	50.77'	S89-23-02E
C11	56-55-29	52.00'	28.11'	51.68'	49.56'	S31-42-12E
C12	58-29-50	52.00'	29.12'	53.09'	50.81'	S26-00-28W
C13	01-01-09	400.00'	3.56'	7.11'	7.11'	S54-44-48W
C14	02-54-37	400.00'	10.16'	20.32'	20.31'	S52-46-58W
C15	08-38-22	400.00'	30.21'	60.31'	60.26'	S47-00-27W
C16	84-49-03	20.00'	18.27'	29.61'	26.96'	S00-16-44W
C17	51-19-04	40.00'	19.22'	38.81'	34.64'	S67-47-92E
C18	53-17-14	56.00'	28.10'	52.08'	50.23'	S66-48-15E
C19	56-20-56	56.00'	29.99'	55.07'	52.88'	S11-59-10E
C20	56-52-59	56.00'	30.53'	58.60'	53.34'	S44-37-48W
C21	58-43-14	56.00'	31.50'	57.39'	54.91'	N77-34-06W
C22	57-23-46	56.00'	30.66'	56.10'	53.78'	N19-30-36W
C23	51-19-04	40.00'	19.22'	38.83'	34.64'	N16-28-15W
C24	93-46-59	20.00'	21.37'	32.74'	29.20'	N89-01-17W
C25	04-58-46	620.00'	26.96'	53.88'	53.87'	S46-34-37W
C26	46-44-22	130.00'	56.17'	106.05'	103.15'	S25-41-49W

Owner/Subdivider BLOCK:
PROPST REALTY NASHVILLE, LLC ATT.
BENJAMIN W. HUGHEY MEMBER 305
CHURCH STREET, SUITE 715
HUNTSVILLE, AL 35801
PH. 256-319-7818

Owner/Subdivider:
TRILLIUM FARMS LP &
TEDEAN LP
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com

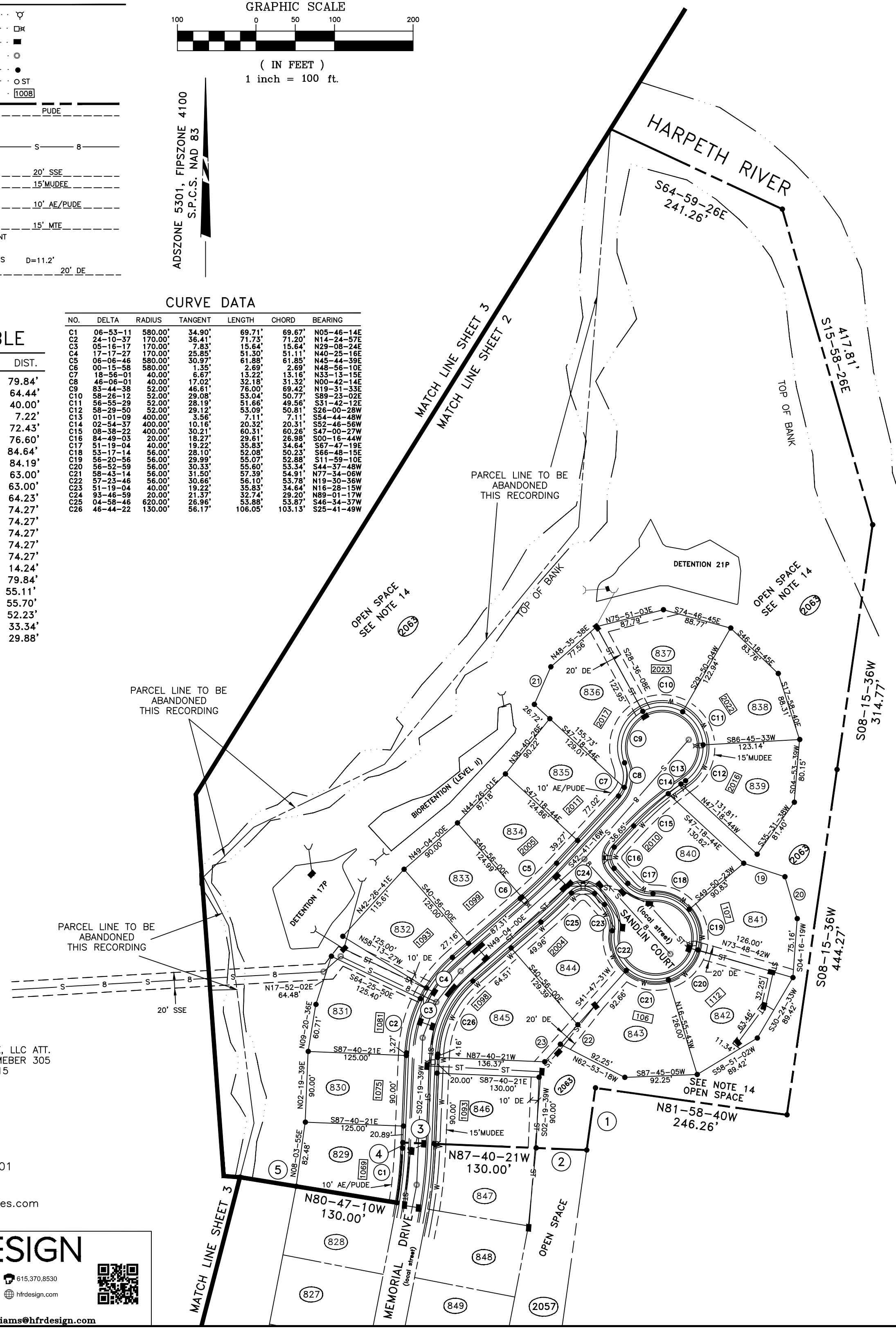
PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500

615.370.8530
hfrdesign.com

SURVEY DIVISION mwilliams@hfrdesign.com



CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW 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: BENJAMIN W. HUGHEY, MEMBER PROPST REALTY NASHVILLE, LLC
Date: _____
TAX MAP 106, PARCEL 181.47 BOOK 7093, PG. 339

By: PAUL ARNOLD, OWNER TEDEAN, LP AND TRILLIUM FARMS, LP TAX MAP 106 PARCELS
Date: _____
181.30 BOOK 6296, PG. 979 & PARCEL 181.36 BOOK 6337, PG. 680

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 APPROVAL OF WATER AND SEWER SYSTEMS
I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 36, Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ 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
(Where applicable)
(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

Michael R. Williams TN RLS # 1906
HFR Design, Inc.

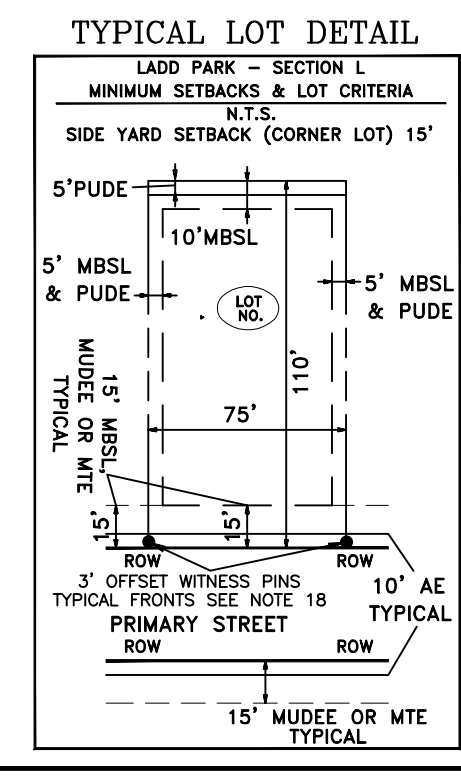
CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS
I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 36 have been installed in accordance with City specifications, or
amount of \$_____ for drainage and \$_____ for 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 plan has been approved for recording in the Register's Office of Williamson County.
Secretary: Franklin Municipal Planning Commission Date



LOT AREA TABLE			LOT AREA TABLE		
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
829	11,571.33	0.266	840	13,723.24	0.315
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835	11,512.47	0.264	846	11,700.00	0.269
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837	13,571.12	0.312	OPEN SPACE 2063	1,151,507.11	26.435
838	13,248.90	0.304	TOTAL	1,429,586.43	32.819
839	13,807.00	0.317			



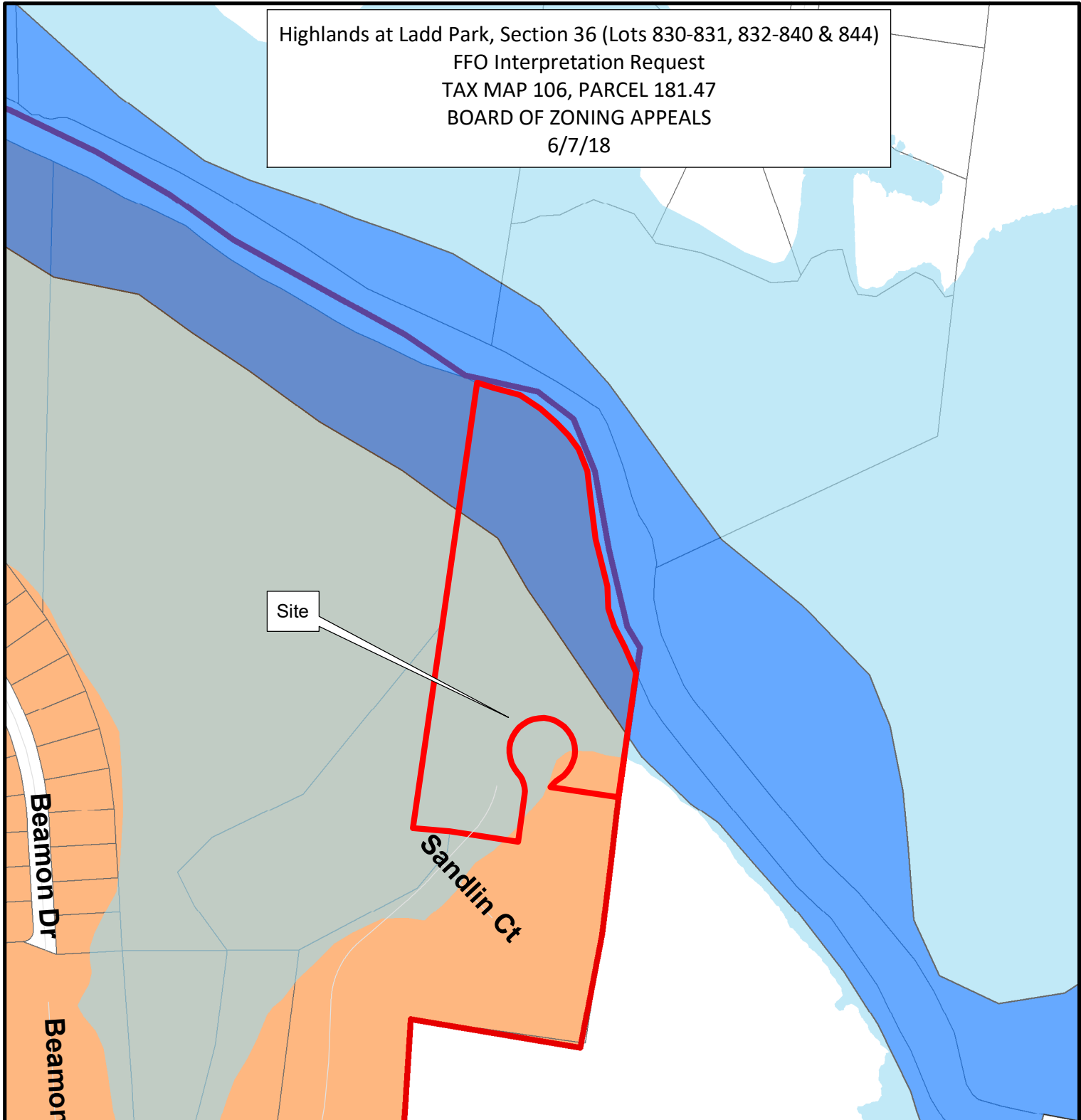
COF PROJECT # (_____)

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT SECTION 36

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 32.819 TOTAL LOTS: 20
ACRES NEW STREETS: 1.018 FEET NEW STREETS: XXXX
CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+
SHEET 2 OF 3 DATE: 05-14-18

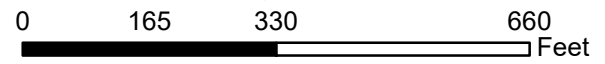
Highlands at Ladd Park, Section 36 (Lots 830-831, 832-840 & 844)
 FFO Interpretation Request
 TAX MAP 106, PARCEL 181.47
 BOARD OF ZONING APPEALS
 6/7/18



Site

Stream Valley, Section 13 Appeal of Administrative Decision

- Highlands at Ladd, Sec 36
- Zoning Class**
- FFO
- FWO
- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District
- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.

Item 2
Zoning Map Interpretation Request
 BZA 7/5/18
 COF 6726

Zoning Map Interpretation Request by Michael Story of HFR Design, Inc., for the BZA to make an interpretation that the location of the boundaries of the Floodway Fringe Overlay (FFO) District on the City of Franklin Zoning Map for the properties located along Memorial Drive, in the Highlands at Ladd Park PUD Subdivision, Section 41 (Lots 805-813), be based on the Letter of Map Revision Based on Fill (LOMR-F) Determination issued by FEMA on May 23, 2018 (FEMA Case No. 18-04-4314A) (F.Z.O. § 2.2.4(1)(a) and F.Z.O. § 5.8.5(5)(c)(i)).

Summary of Action Taken (To be completed after item is heard)

The Board of Zoning Appeals has reviewed and discussed this item, and has taken the following action:

- Granted the variance because the statutory standards for granting a variance were established.
- Denied the variance because one or more of the statutory standards to be granted a variance were not established.
- Upheld staff’s decision in the administrative review process.
- Overturned staff’s decision in the administrative review process.
- Approved/Interpreted the FFO boundary on the City of Franklin Zoning Map, based on a Letter of Map Revision Based on Fill Determination issued by FEMA on May 23, 2018 (FEMA Case No. 18-04-4314A) (F.Z.O. § 2.2.4(1)(a) and F.Z.O. § 5.8.5(5)(c)(i))
- Deferred the item.

BZA Chair

Recording Secretary

Applicant Acknowledgement

Date

Exhibits

1. Staff Report and Analysis
2. BZA Application, letter, and Supporting documentation
3. Location Map

Vicinity Base Zoning District

Site: R-2 – Specific Development -Mixed Use
 North: County Zoning
 South: R-2 – Specific Development -Mixed Use
 East: County Zoning
 West: R-2 – Specific Development -Mixed Use

Vicinity Land Use

Site: Single Family
 North: Vacant
 South: Single Family
 East: Vacant
 West: Open Space

Applicable Zoning Ordinance Regulations

CHAPTER 2

Subsection 2.2.4 BOARD OF ZONING APPEALS (BZA)

* * *

(1) Membership, Powers, and Duties

Pursuant to the provisions of the Tennessee Code Annotated, Sections 13-7-205 through 13-7-

207, there is hereby created the Franklin Board of Zoning Appeals, hereinafter referred to as the BZA. The Board shall consist of five (5) members and shall be appointed by the Mayor and confirmed by a majority vote of the Board of Mayor and Aldermen. The terms of membership shall be five (5) years. Terms shall be arranged so that the term of one (1) member shall expire each year. Vacancies shall be filled for an unexpired term in the same manner as the original appointment.

The BZA shall have the following powers and duties under this ordinance:

(a) Appeal of Administrative Decisions

To hear and decide appeals of administrative decisions where it is alleged by the appellant that there is error in any order, requirement, permit, decision, or refusal made by the Department of Building and Neighborhood Services or other administrative official in carrying out or enforcing any provision of this ordinance, and for interpretation of the zoning map pursuant to Subsection 2.4.6, Appeal of Administrative Decisions.

* * *

CHAPTER 3

Subsection 3.1.2 District Boundaries

- (1) The boundaries of the districts are established as shown on the zoning map. Unless otherwise indicated on the zoning map, the district boundaries are parcel lines or the corporate limit lines, as they existed at the time of the enactment of this ordinance. Questions concerning the exact location of the district boundary lines shall be determined by the BZA at a regular public meeting.

Subsection 3.4.5 FFO—FLOODWAY FRINGE OVERLAY DISTRICT

* * *

(1) Purpose

The purpose of the Floodway Fringe Overlay District, hereinafter referred to as the “FFO District”, is defined as that which is intended to preserve the holding capacity of the floodplain. Encroachments into the FFO District that would impede the holding capacity of the floodplain shall be strictly limited, as follows.

* * *

(5) Undesignated Tributaries and Drainage Areas Within or Affecting the City

The FFO District shall coincide with the 100-year floodplain or floodway fringe boundary as designated in the Flood Insurance Study or on the FIRMs, adopted in Subsection 5.8.5 (2) (b), or as subsequently amended by either a Letter of Map Amendment or a Letter of Map Revision. The FFO District width for tributaries and drainage areas within or affecting the city that do not have designated floodway fringe areas depicted on the zoning map or are not delimited in the Flood Insurance Studies or FIRMs shall be established in accordance with the stormwater management ordinance.

Chapter 5

Subsection 5.8.5 Floodplain Protection

* * *

(5) Appeals to Board of Zoning Appeals

* * *

(c) Zoning District Boundary Interpretations

- (i) The BZA may review questions relating to the district boundaries for the FWO and the FFO, delimited according the Zoning Map, as specified in Section 3.1.2 of the ordinance.

Staff Report and Analysis

The subject property is located on Memorial Drive and Sandlin Court in the Highlands at Ladd Park PUD Subdivision, Section 41, Lots 805-813. The Floodway Fringe Overlay (FFO) District boundaries coincide with the 100-year floodplain areas designated by FEMA on the adopted Flood Insurance Rate Maps (FIRMs). The current FFO boundaries are based on the adopted FIRM Map Number 47187C0360F, effective September 29, 2006. FEMA issued a Letter of Map Revision Based on Fill (LOMR-F) Determination

on May 23, 2018, updating the flood zone information and the location of the 100-year floodplain boundaries on the subject property. The LOMR-F approved by FEMA became effective on May 23, 2019 (FEMA Case No. 18-04-4314A). Pursuant to the provisions of the Franklin Zoning Ordinance in § 2.2.4(1)(a), § 3.1.2, and § 5.8.5(5)(c)(i), the applicant is requesting the BZA to interpret the location of the boundary of the FFO Overlay District on the City of Franklin Zoning Map be based on the LOMR-F Determination issued by FEMA.

The applicant has provided the necessary information to satisfy the Zoning Ordinance standards required for the BZA to interpret the location of the FFO based on the approved LOMR-F. Therefore, staff recommends approval of the request to interpret the location of the Floodway Fringe Overlay (FFO) Zoning District boundary be based on the Letter of Map Revision Based on Fill Determination (LOMR-F) issued by FEMA on May 23, 2018 (FEMA Case No. 18-04-4314A), effective May 23, 2018.

Staff Recommended Motion for Administrative Appeal/Zoning District Boundary Interpretation

Move to approve the request to interpret that the location of the boundary of the FFO Overlay District on the subject properties located in the Highlands at Ladd Park PUD Subdivision, Section 41 (Lots 805-813), be based on the LOMR-F Determination approved by FEMA on May 23, 2018 (FEMA Case No. 18-04-4314A), effective May 23, 2018, because the applicant has satisfied the Zoning Ordinance requirements for making the boundary line interpretation.

HFR DESIGN

214 Centerview Dr.
Suite 300
Brentwood, TN 37027
615-370-8500
hfrdesign.com

May 29, 2018

Board of Zoning Appeals
Department of Planning and Sustainability
City of Franklin
109 Third Avenue South, P.O. Box 305
Franklin, TN 37065-0305

**RE: The Highlands at Ladd Park, Future Lots 805-812, Section 41
FFO Amendment Request
Ladd Park Subdivision
HFR Project No: 2016041**

Dear Board:

A Letter of Map Revision Based on Fill was approved by FEMA on May 23, 2018 and is referenced as Case Number 18-04-4314A. It is for the Future Lots 805-812, Section 41, The Highlands at Ladd Park and has an address of Beamon Drive, Franklin, TN. It is part of tax map 106, parcel 181.38.

The applicant and owner of said Future Lots 805-812, The Jones Company of Tennessee, LLC, a Missouri Limited Liability Company, requests that the City of Franklin Board of Zoning Appeals amend the Floodway Fringe Overlay (FFO) line to reflect the approved LOMRF.

Sincerely,

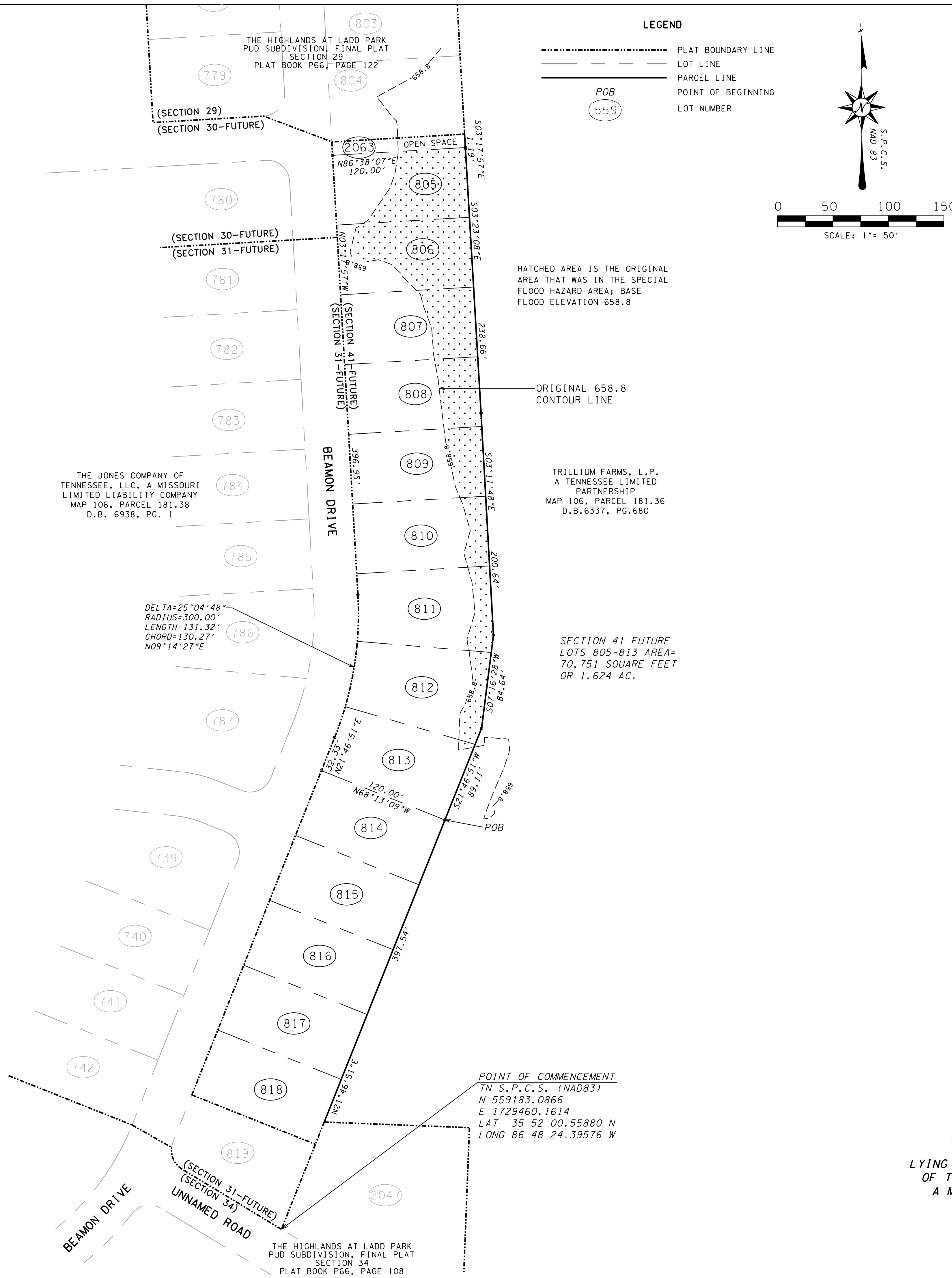


Michael K. Story
RLS

pc:

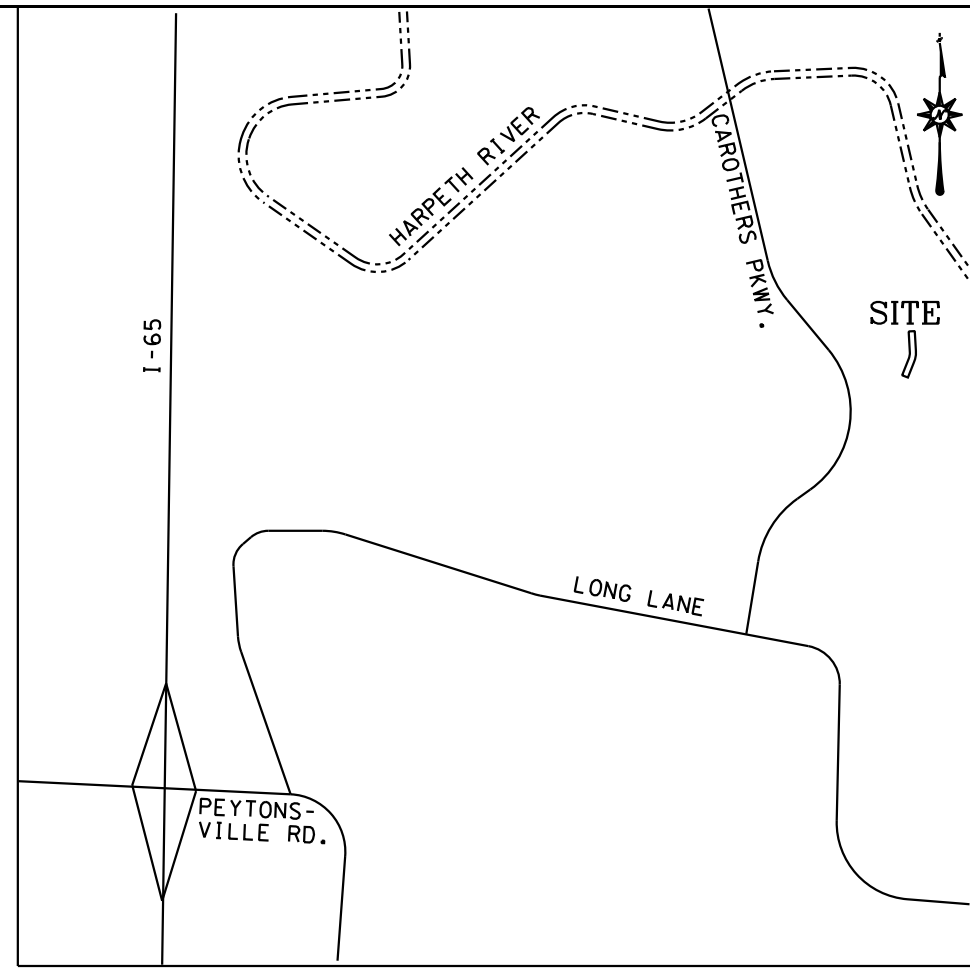
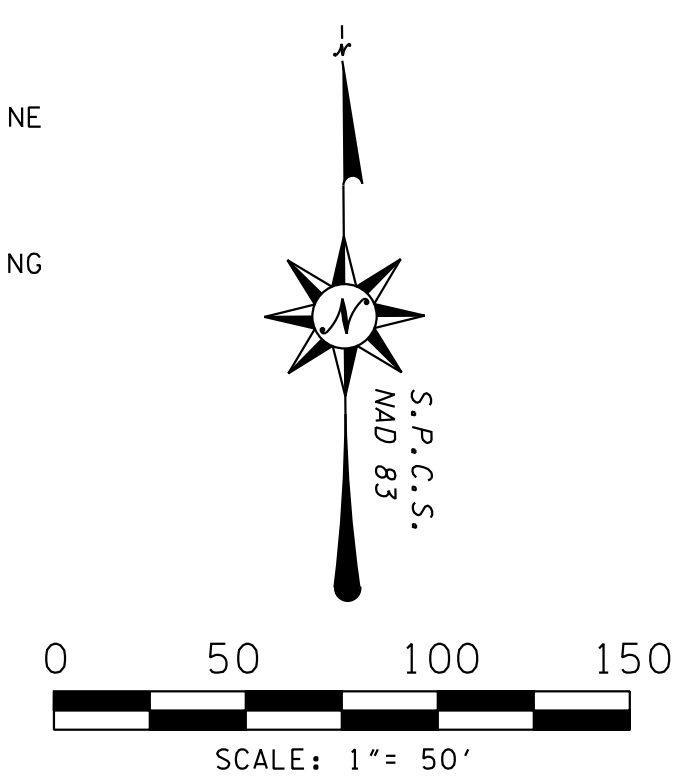


PREPARED FOR:
THE JONES COMPANY
OF TENNESSEE, LLC
1221 LIBERTY PIKE
FRANKLIN, TN 37067
MR. DAVID PITTA
615-804-4724



LEGEND

- PLAT BOUNDARY LINE
- LOT LINE
- PARCEL LINE
- POINT OF BEGINNING
- LOT NUMBER



VICINITY MAP
(NOT TO SCALE)

NOTES:

1. THE DISTANCES SHOWN ARE BASED ON THE FUTURE PLAN FOR THE HIGHLANDS AT LADD PARK SECTION 41.
2. THIS ORIGINAL 658.7 CONTOUR LINE WAS PREPARED USING RADIAL TRIGONOMETRIC SURVEY AND ELECTRONIC DATA COLLECTION METHODS.
3. REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL APPEARS ON THIS SURVEY. COPYRIGHT 2017.
4. SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THOSE NOTED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SURVEY.
5. HORIZONTAL DATUM TIED TO TENNESSEE STATE PLANE COORDINATE SYSTEM (S.P.C.S.) NAD 83 (1995) BY GLOBAL POSITIONING SYSTEM (G.P.S.). THE ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. DEED AND PLAT BOOK REFERENCES ARE OF RECORD IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.
7. THE FUTURE SECTION 41 LOTS SHOWN ARE PART OF TAX MAP 106, PARCEL 181.38. RECORD OWNER OF THE SUBJECT PROPERTY IS THE JONES COMPANY OF TENNESSEE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AS EVIDENCED BY DEED OF RECORD IN DEED BOOK 6938, PAGE 1.



EXHIBIT "A"
DRAWING SHOWING THE FUTURE LOTS
THAT WERE ORIGINALLY PARTIALLY
LYING WITHIN THE SPECIAL FLOOD HAZARD AREA
OF THE JONES COMPANY OF TENNESSEE, LLC,
A MISSOURI LIMITED LIABILITY COMPANY
PROPERTY,
TAX MAP 106, PARCEL 181.38
10TH CIVIL DISTRICT
OF FRANKLIN, WILLIAMSON CO., TN



Federal Emergency Management Agency

Washington, D.C. 20472

May 23, 2018

THE HONORABLE KEN MOORE
MAYOR, CITY OF FRANKLIN
109 3RD AVENUE SOUTH

FRANKLIN, TN 37064

CASE NO.: 18-04-4314A

COMMUNITY: CITY OF FRANKLIN, WILLIAMSON
COUNTY, TENNESSEE

COMMUNITY NO.: 470206

DEAR MR. MOORE:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. Michael Story



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	A portion of Ladd Park Section I-3, Highlands at Ladd Park PUD Subdivision Development Plan Revision 7, as described in the Special Warranty Deed recorded as Document No. 16051755, in Book 6938, Pages 1 through 7, in the Office of the Register of Deeds, Williamson County, Tennessee The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 470206	
AFFECTED MAP PANEL	NUMBER: 47187C0360F DATE: 9/29/2006	
FLOODING SOURCE: HARPETH RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 35.868872, -86.806359 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	Carothers Parkway	Portion of Property	X (shaded)	--	--	658.8 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE SFHA
ANNEXATION
SUPERSEDES PREVIOUS DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Commencing from the southwest corner of Lot 2047 of the plan entitled "The Highlands at Ladd Park PUD Subdivision, Final Plat Section 34", of record in plat book P66, page 108, and being at Tennessee State Plane Coordinate System (NAD83) value of North 559183.0866, East 1729460.1614; thence with the west line of Lot 2047 and continuing with Trillium Farms, L.P. a Tennessee Limited Partnership, of record in deed book 6337, page 680, North 21°46'51" East 397.54 feet to the southeast corner of Future Lot 813 and the Point of Beginning of the herein described; thence with the southerly line of Future Lot 813, North 68°13'09" West 120.00 feet to the Future right-of-way line of Beamon Drive; thence with the Future right-of-way line of Beamon Drive, North 21°46'51" East 32.33 feet; thence with a curve to the left, having a central angle of 25°04'48", a radius of 300.00 feet, and arc length 131.32 feet, and a chord bearing and distance of North 09°14'27" East 130.27 feet; thence North 03°17'57" West 396.95 feet to the northwest corner of Future Lot 805; thence with the northerly line of Future Lot 805, North 86°38'07" East 120.00 feet to the westerly line of said Trillium Farms, L.P.; thence with the westerly line Trillium Farms, L.P., South 03°17'57" East 1.19 feet; thence South 03°23'08" East 238.66 feet; thence South 03°11'48" East 200.64 feet; thence South 07°16'28" West 84.64 feet; thence South 21°46'51" West 89.11 feet to the point of beginning.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ANNEXATION (This Additional Consideration applies to the preceding 1 Property.)

Although the subject of this determination is shown on the National Flood Insurance Program map as being located in a community other than the community indicated on the Determination/Comment Document, it has been annexed by the community referenced therein.

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 4/5/2018, for the subject property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP REVISION BASED ON FILL

When making determinations on requests for Letters of Map Revision based on the placement of fill (LOMR-Fs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMR-F is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMR-F *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMR-F provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMR-F is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMR-F must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures.

Additional information on the PRP and how a property owner can qualify for this type of policy may be obtained by contacting the Flood Insurance Information Hotline, toll free, at 1-800-427-4661. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

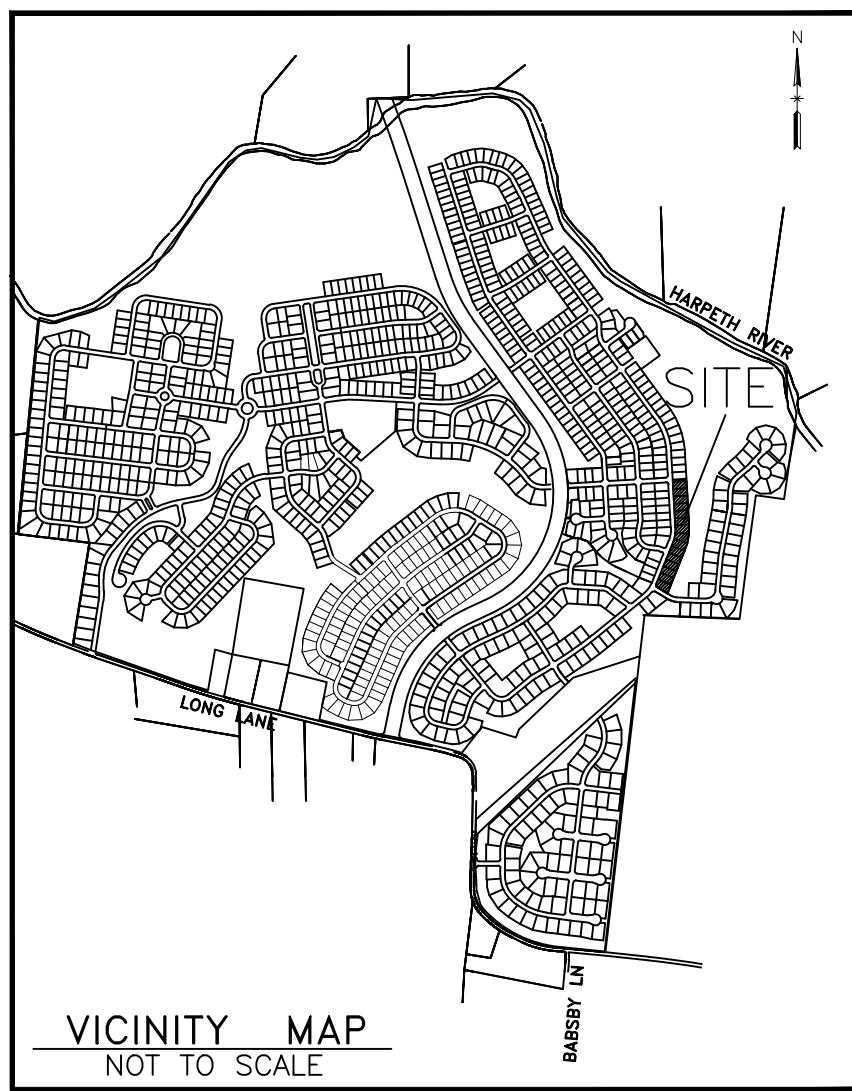
The revisions made effective by a LOMR-F are made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448) 42 U.S.C. 4001-4128, and 44 CFR Part 65.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to revise an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

To ensure continued eligibility to participate in the NFIP, the community must enforce its floodplain management regulations using, at a minimum, the flood elevations and zone designations shown on the NFIP map, including the revisions made effective by LOMR-Fs. LOMR-Fs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

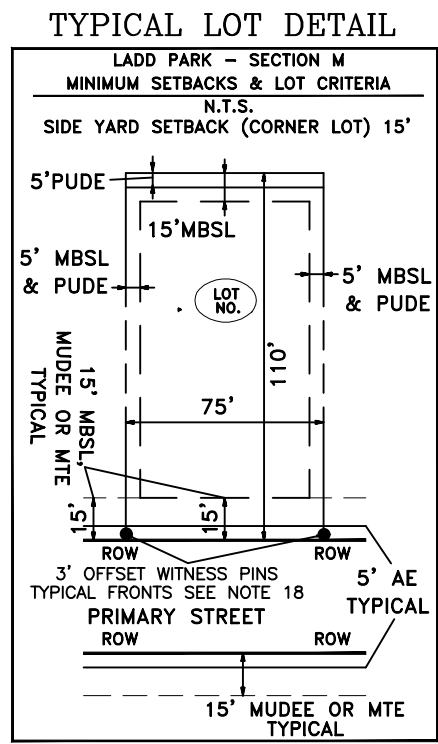
FEMA does not print and distribute LOMR-Fs to primary map users, such as local insurance agents and mortgage lenders; therefore, the community serves as the repository for LOMR-Fs. FEMA encourages communities to disseminate LOMR-Fs so that interested persons, such as property owners, insurance agents, and mortgage lenders, may benefit from the information. FEMA also encourages communities to prepare articles for publication in the local newspaper that describe the changes made and the assistance community officials will provide in serving as a clearinghouse for LOMR-Fs and interpreting NFIP maps.

When a restudy is undertaken, or when a sufficient number of revisions occur on particular map panels, FEMA initiates the printing and distribution process for the panels and incorporates the changes made effective by LOMR-Fs. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. If the results of particular LOMR-Fs cannot be reflected on the new map panels because of scale limitations, FEMA notifies the community in writing and revalidates the LOMR-Fs in that letter. LOMR-Fs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



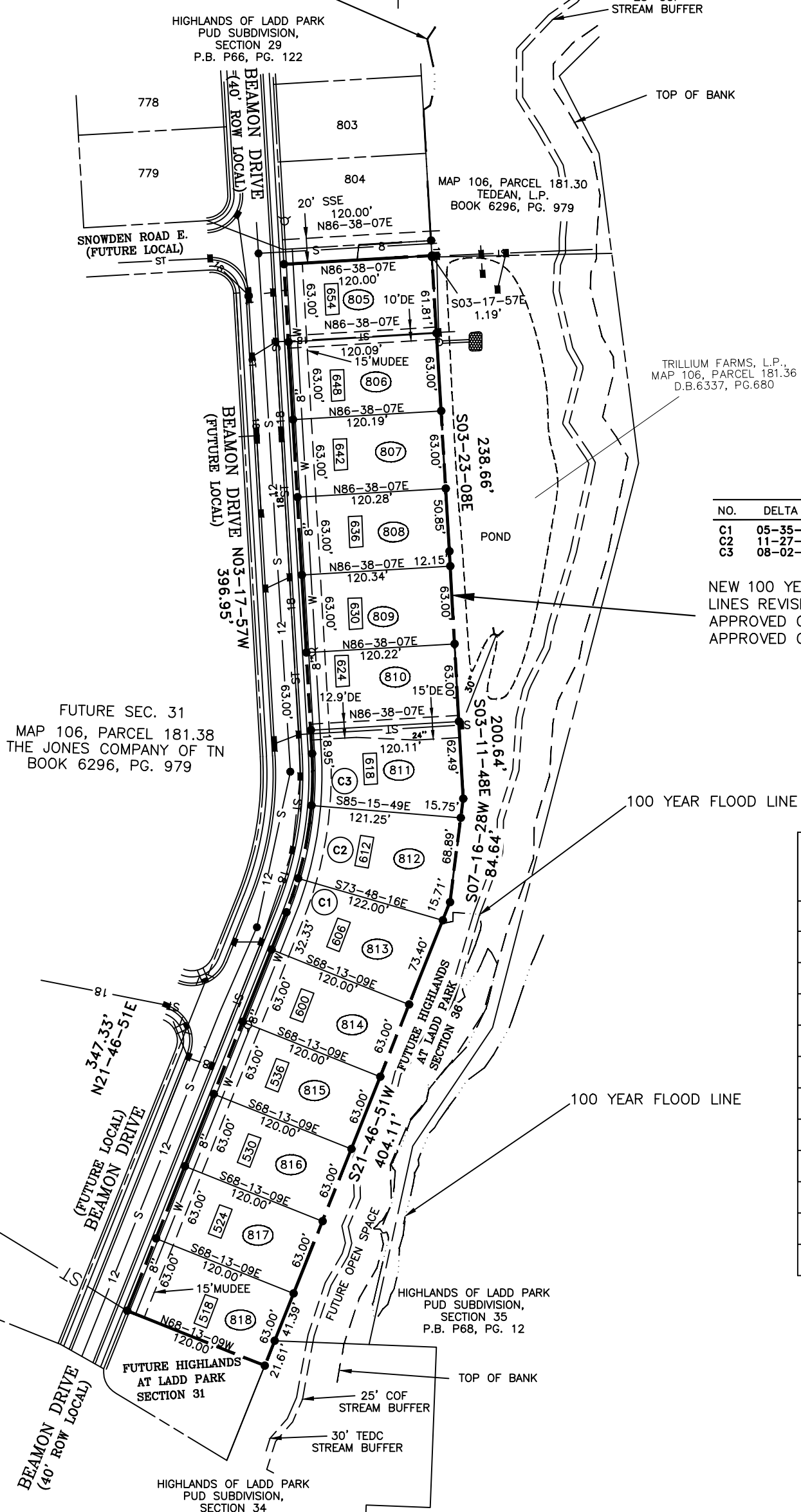
LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- CURB INLET
- EXISTING MANHOLE
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT
- SIGN POST
- STREET ADDRESS
- PROPERTY/R.O.W. LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- PROPOSED 8" WATER LINE
- PROPOSED 8" SEWER LINE
- PROPOSED 18" STORM LINE
- SANITARY SEWER EASEMENT
- MILCROFTON EASEMENT
- SEE NOTES 12 & 17
- PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT
- SEE NOTES 12 & 17
- MANHOLE DEPTH TAKEN FROM PLANS D=11.2'
- UTILITY POLE
- DRAINAGE EASEMENT TYPICAL



- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 14 NEW RESIDENTIAL LOTS, AND DEDICATE EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 41.
 - ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
 - BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING PORTIONS OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "AE" AREAS DETERMINED TO BE IN THE SPECIAL FLOOD HAZARD AREA AND THE 100 YEAR FLOOD LINE IS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0355F & 47187C0360F, BOTH DATED: 9-29-06. PORTIONS OF THE OPEN SPACE MAY STILL BE WITHIN THE 100 YEAR FLOOD, BUT ALL OF THE LOT AREAS HAVE BEEN REMOVED PER LOMAR CASE #18-04-4314A APPROVED ON 05-20-18 AS SHOWN HEREON.
 - 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
 - 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
 - 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.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
 - STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
 - THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106 AND BEING PORTION OF PARCEL 181.38.
 - THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
 - ALL MILCROFTON UTILITY DISTRICT (MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. MUD HAS THE RIGHT TO DISTURB OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.
 - THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
 - ALL OPEN SPACE IS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
 - THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
 - CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
 - THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
 - ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
 - 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.
 - NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
 - 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.
 - 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.

NEW 100 YEAR FLOOD (FFO) LINE
REVISED BY LOMAR CASE NO.
16-04-1919A-470206 APPROVED 2-21-17
BZA CASE #6095 APPROVED ON 4-6-17



CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW 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, redivided, 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.

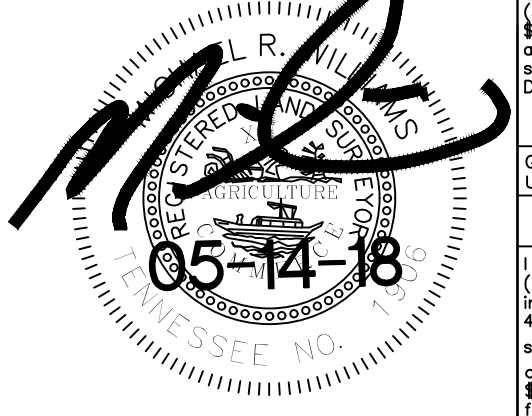
By: _____ Date: _____

JULIE ELLIS, CFO THE JONES COMPANY OF TENNESSEE, LLC
OWNER OF MAP 106, PORTION OF PARCEL 181.38 BOOK 6999, PG. 523

CERTIFICATE OF SURVEY

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

Michael R. Williams TN RLS # 1906
HFR Design, Inc.



CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	05-35-07	300.00'	14.63'	29.24'	29.23'	S18-59-18W
C2	11-27-33	300.00'	30.10'	60.00'	59.90'	S10-27-58W
C3	08-02-09	300.00'	21.07'	42.08'	42.04'	S0-43-7W

NEW 100 YEAR FLOOD (FFO) LINE ALONG REAR LOT LINES REVISED BY LOMAR CASE NO. 18-04-4314A APPROVED ON 5-23-18 AND BZA CASE #XXXX APPROVED ON 5-XX-18

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following canopy trees are required for each single-family lot:
There shall be a total of 48 trees required in Section 25.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501-20,000	4

LOT AREA TABLE			LOT AREA TABLE		
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
805	7,562.88	0.174	816	7,560.00	0.174
806	7,526.86	0.174	817	7,560.00	0.174
807	7,574.83	0.174	818	7,560.00	0.174
808	7,580.57	0.174	TOTAL	108,550.78	2.492
809	7,577.72	0.174			
810	7,570.61	0.174			
811	8,403.59	0.193			
812	8,793.98	0.202			
813	8,117.74	0.186			
814	7,560.00	0.174			
815	7,560.00	0.174			

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 APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 41, Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ 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 (Where applicable)
Date _____

(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manger Milcrofton Utility District Date _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD, SECTION 41 have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ for streets, sidewalks 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 _____

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 _____

COF PROJECT # (6715)
THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT
SECTION 41
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 2.492 TOTAL LOTS: 14
ACRES NEW STREETS: 0 FEET NEW STREETS: 0
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' DATE: 05-14-18

PREPARED BY:

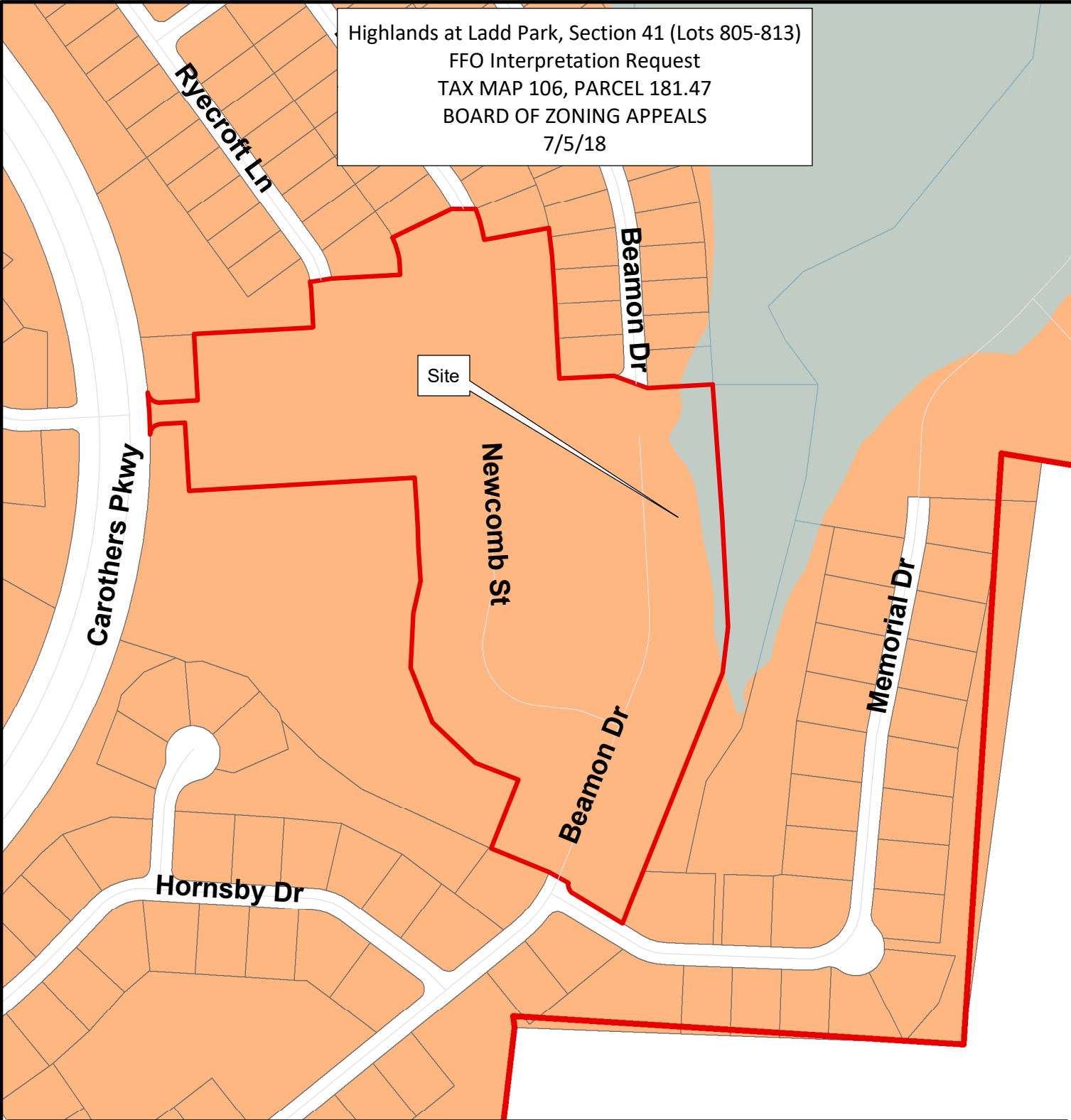
HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500

615.370.8530
hfrdesign.com

Owner/Subdivider:
THE JONES COMPANY OF TENNESSEE, LLC
ATT. JULIE ELLIS, CFO 1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439
jellis@livejones.com

Highlands at Ladd Park, Section 41 (Lots 805-813)
 FFO Interpretation Request
 TAX MAP 106, PARCEL 181.47
 BOARD OF ZONING APPEALS
 7/5/18



Highlands at Ladd Park, Section 41 Appeal of Administrative Decision

- | | |
|--|--|
| Highlands at Ladd Park, Sec 41 | RM-20 Attached 20 Residential District |
| Zoning Class | SD-R Specific Development-Residential |
| FFO | SD-X Specific Development-Variety |
| FWO | OR Office Residential District |
| AG Agricultural District | GO General Office District |
| ER Estate Residential | CC Central Commercial District |
| R-1 Residential District | NC Neighborhood Commercial District |
| R-2 Residential District | GC General Commercial District |
| R-3 Residential District | LI Light Industrial District |
| R-6 Residential District | HI Heavy Industrial District |
| RM-10 Attached 10 Residential District | CI Civic and Institutional District |
| RM-15 Attached 15 Residential District | |



0 165 330 660 Feet

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.

(a) Appeal of Administrative Decisions

To hear and decide appeals of administrative decisions where it is alleged by the appellant that there is error in any order, requirement, permit, decision, or refusal made by the Codes Department or other administrative official in carrying out or enforcing any provision of this ordinance, and for interpretation of the zoning map pursuant to Subsection 2.4.6, Appeal of Administrative Decisions.

(b) Variances

To hear and decide applications for variance from the terms of this ordinance where:

- (i) By reason of exceptional narrowness, shallowness, or shape of a specific piece of property which, at the time of adoption of this ordinance, was a lot of record, or where, by reason of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property; and
- (ii) The strict application of the provisions of this ordinance would result in practical difficulties to, or undue hardship upon, the owner of a piece of property; and
- (iii) Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this ordinance.

In granting a Variance, the BZA may attach conditions regarding the location, character, and other features of the proposed building, structure, or use as it may deem advisable in furtherance of the purposes of this ordinance pursuant to Subsection 2.4.5, Variances.

**CHAPTER 2.4.5
VARIANCES**

(1) Purpose and Scope

The Variance process is intended to provide limited relief from the requirements of this ordinance in those cases where strict application of a particular requirement will create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this ordinance. It is not intended that Variances be granted merely to remove inconveniences or financial burdens that the requirements of this ordinance may impose of property owners in general. Variances are intended to address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.

* * *

(4) Approval Criteria

The BZA may authorize, upon an appeal relating to the property, a Variance from such strict application so as to relieve such difficulties or hardship only in accordance with the following criteria:

- (a) Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property is not able to accommodate development as required under this ordinance; and
- (b) The strict application of any provision enacted under this ordinance would result in peculiar and exceptional practical difficulties to or exception or undue hardship upon the owner of such property; and
- (c) Such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning map and this ordinance.
- (d) In granting Variances, the BZA shall have no power to take action that has the effect of allowing a use in contravention of the applicable base or overlay district or which in any other way changes the applicable district. Any action that has in effect changed the district shall be deemed to be a violation of powers of this subsection and shall be of no force and effect.
- (e) The fact that a site or development does not conform to this ordinance prior to the consideration of a Variance application may not be used as a basis for the granting of a Variance.

(5) Effect of a Variance

- (a) The issuance of a Variance shall authorize only the particular variation that is approved in the Variance.
- (b) A Variance, including any conditions, shall run with the land and shall not be affected by a change in ownership.

(6) Subsequent Development

Development authorized by the Variance shall not be carried out until the applicant has secured all other approvals required by this ordinance or any other applicable ordinances or regulations. A Variance shall not ensure that the development feature approved as a Variance shall receive subsequent approval for other applications for

development approval unless the relevant and applicable portions of this ordinance or other applicable provisions are met.

(7) Time Limit

- (a) Unless otherwise specified in the Variance, an application for a Building Permit shall be applied for and approved within one year of the date of the Variance approval; otherwise the Variance shall become invalid. Permitted timeframes do not change with successive owners.
- (b) Upon written request, one extension of six months may be granted by the Codes Department if the applicant can show good cause.
- (c) The decision of the Codes Department as to what constitutes substantial compliance with the time limit or applicable conditions for a Variance shall be final.

(8) Amendment

A Variance may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval. A request for a change in the conditions of approval of a Variance shall be considered an amendment and subject to the full review procedure set forth in this subsection.

**CHAPTER 3.3
SITE DEVELOPMENT STANDARDS**

3.3.1 Measurements, Computations, and Exceptions

(1) Distance Measurements

Unless otherwise expressly stated, distances specified in this ordinance are to be measured as the length of an imaginary straight line joining those points.

(2) Lot-Area Measurements

(a) Lot-Area Measurements

The area of a lot includes the total horizontal surface area within the lot's boundaries.

(b) Reductions in Lot Area Prohibited

No lot shall be reduced in area so that lot area per dwelling unit, lot width, required yards, building area, setbacks, or other requirements of this ordinance are not maintained. Actions by governmental agencies, such as road widening, shall not be considered as reductions.

(3) Lot Measurements

(a) Lot Width

Lot width is the distance between the side lot lines measured at the point of the Front Yard Setback line.

(b) Lot Frontage

Lot frontage is the length of the front lot line measured at the street.

(4) Setbacks, Yards, and Height

(a) Measurements

Setbacks refer to the unobstructed, unoccupied open area between the furthestmost projection of a structure and the property line of the lot on which the structure is located. Setbacks shall be unobstructed from the ground to the sky except as otherwise expressly allowed in Subsection 3.3.1(4)(b), Permitted Encroachments into Required Setbacks.

(b) Permitted Encroachments into Required Setbacks

(i) The following features may be located within required setbacks to the extent indicated:

- A.) Sidewalks and landscape;
- B.) Accessory uses and structures as allowed in Section 4.1, Accessory Uses and Structures;
- C.) Fences and walls as allowed in Section 5.6, Fences and Walls; and
- D.) Off-Street Parking, as allowed in Section 5.9, Off-Street Parking and Loading.

(ii) 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.

(c) Yards Required for Buildings

A yard or other open area required about a building shall not be included as part of a yard or other open space for another building.

(d) Front Yard Setback

(i) Front Yard Setback and Streets

The yard fronting a street shall be considered to be a front yard and shall meet the minimum front yard setback.

(ii) Measurement

The front yard setback shall extend the full width of the lot and shall be measured from the street right-of-way line.

(iii) Double Frontage Lot

A double frontage lot shall provide a front yard setback on both streets. The remaining yards shall meet the side yard setback requirements.

(iv) Corner Lot

A corner lot shall provide a front yard setback on all streets. The remaining yards shall meet the side yard setback requirements.

(v) Cul-de-Sac or Curved-Street Lot

For a cul-de-sac lot or a lot abutting a curved street, the front yard setback shall follow the curve of the front property line.

(e) Side Yard Setback

The side yard setback shall extend from the required front yard setback line to the required rear yard setback line and shall be measured from the side lot line. If no street or rear yard setback is required, the setback shall extend the full depth of the lot.

(f) Rear Yard Setback

The rear yard setback shall extend the full width of the lot and shall be measured from the rear lot line.

3.3.3 Site Development Standards for Conventional Areas

- (1) Tables 3-6 and 3-7 establish the site development standards, by building type, for development within conventional areas established pursuant to Section 5.1, Traditional and Conventional Area Standards Distinguished.
- (2) All applicable development shall comply with the standards established within this subsection unless otherwise expressly stated, or unless a different standard is required by an applicable overlay district.

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [10]

Standard		AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	
Residential Detached (Street Loaded)	Front Yard and Side Street Setback (feet) [4] [5]	Local	100	75	60	40	25	25	30[9]	30[9]			
		Collector	150	100	90	75	60	35	40[9]	40[9]			
		Arterial/ Mack Hatcher	225	150	125	100	80	45	50[9]	50[9]			
	Side Yard Setback (feet) [6] [11]		50	35	25	[7]	[8]	[8]	[8][9]	[8][9]			
	Rear Yard Setback (feet)[6]		100	65	50	40	30	25	30[9]	30[9]			
	Minimum Lot Size (square feet)		1 per 15 acres	45,000	30,000	15,000	9,000	5,000	5,000[9]	5,000[9]			
	Minimum Lot Width (feet)		200	150	100	75	60	50	50[9]	50[9]			
	Minimum Lot Frontage (feet) [12]		160	120	80	60	48	40	40[9]	40[9]			

NOTES:

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks, lot sizes, and maximum densities shown in this table shall not apply, and the requirements shown on the Final Plat or approved PUD shall govern.
- [2] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements along the outer boundaries of the development shall be retained as specified in this table.
- [3] Shaded cells indicate that no requirement exists.
- [4] Where the average front yard for existing buildings on the same block face is more than or less than the minimum required front yard, the minimum front yard shall instead be within 25 percent of the average front yard for existing buildings on the same block face.
- [5] In cases where a transitional feature is required, the minimum setback shall be in accordance with Subsection 5.3.4, Transitional Features.
- [6] 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.
- [7] Minimum of eight feet each side, minimum of 20 feet between dwellings.
- [8] Minimum of five feet each side, minimum 12 feet between dwellings.
- [9] 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.
- [10] Appurtenances may encroach into a side-yard provided they maintain a minimum setback of five feet from the property line and ten feet from principal structures on adjacent lots.
- [11] For unified developments, internal side setback shall be determined by the applicable Building and Fire Codes as adopted by the City of Franklin.
- [12] The minimum lot frontage width shall be required to be maintained to the front yard setback line, at which point the minimum lot width shall apply. However, the minimum lot frontage requirement shall not apply to lots located on the turning radius of a cul-de-sac.

CHAPTER 8.3
DEFINITIONS AND USE CLASSIFICATIONS

Addition (to an existing building)

Any walled and roofed expansion to the perimeter of a building that is connected by a common load-bearing wall other than a firewall. Any walled and roofed addition that is connected by a firewall or is separated by an independent perimeter load-bearing wall shall be considered “new construction”.

Appurtenance

The visible, functional, or ornamental objects accessory to, and part of a building, such as chimneys, decks, stoops, steps, porches, bay windows, roof overhangs, awnings, and similar features.

Porch

A projection from an outside wall of a dwelling that is covered by a roof and/or sidewalls (other than the sides of the building to which the porch is attached) for the purpose of providing shade or shelter from the elements.

Yard

An open space that lies between the principal or accessory structure and the nearest property line and which is unoccupied and unobstructed from the ground upward except as permitted in this ordinance.

Yard, Rear

An open, unoccupied space on a lot, except for accessory structures as herein permitted, extending across the rear of the lot from one side lot line to the other side lot line.

Yard, Required

The space between a lot line and the principal building within which no structure shall be permitted, except as authorized in this ordinance.

Background Information/Description of Variance Request

The applicant is requesting a 10-foot encroachment into the required 30-foot rear yard setback to construct a porch addition at the rear of the dwelling located at 372 Sims Ln. The subject property is Lot 528 in the Fieldstone Farms PUD Subdivision, Section B, and is a lot of record that was created prior to the adoption of the current Zoning Ordinance. The property was originally platted with a 30-foot rear yard setback in 1993. The property is currently zoned SD-R – Specific Development -- Residential, Berry’s Chapel Character Area Overlay District - Special Area 5 (BCCO-5), and designated for Conventional Development Standards.

Table 3-6 establishes the Site Development Standards for Conventional Areas and has a footnote that stipulates that “for lots in recorded subdivisions or approved PUDs, the setbacks and lot sizes, maximum densities, and primary façade widths shown in this table shall not apply, and the requirements shown on the final plat, the approved PUD, or conditions on existing lots shall govern.” The required 30-foot rear yard setback requirement established on the recorded plat is consistent with the rear yard setback stipulated in Tables 3-6.

The applicant is proposing to construct a 16’ x 22’ covered porch addition the rear of the existing dwelling. The lot also contains an existing PUDE that cannot be built on. The proposed roof cover would encroach into the rear setback approximately 10’. The shallowness of the lot as well as the location of an existing PUDE, restricts the areas where additions and/or accessory structures can be constructed on the property. Additionally, the lot backs up to formal open space.

Approval Criteria for Variances

The Variance process is intended to provide limited relief from the requirements of the Zoning Ordinance in those cases where the strict application of a particular requirement will create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under the Ordinance. It is not intended that Variances be granted merely to remove inconveniences or financial burdens that the requirements of the Zoning

Ordinance may impose of property owners in general. Variances are intended to address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.

The BZA may authorize, upon an appeal relating to the property, a Variance from such strict application of the Zoning Ordinance so as to relieve such difficulties or hardship only in accordance with the following three standards (FZA §§ 2.2.4 (b) and 2.4.5):

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property is not able to accommodate development as required under this ordinance; and
2. The strict application of any provision enacted under this ordinance would result in peculiar and exceptional practical difficulties to or exception or undue hardship upon the owner of such property; and
3. Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning map and this ordinance.

In order to grant the Variance Request, the BZA must determine that the applicant has demonstrated that all three standards required to grant the variance have been satisfied.

Analysis of Approval Criteria for Variances

The following is an analysis of the requested variances as they relate to the variance standards and approval criteria described above:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property is not able to accommodate development as required under this ordinance.
 - The subject property is an existing lot of record that was created prior to the adoption of the current Zoning Ordinance. The property was originally platted as part of Section B of the Fieldstone Farms PUD Subdivision in 1993. The curvature of the cul-de-sac pushed back the buildable space for the lot. The proposed roof will be constructed along the rear wall of the existing dwelling and the applicant is requesting a 10-foot encroachment into the required 30-foot rear yard setback.
 - The shallowness of the lot as well as the location of an existing PUDE, restricts the areas where additions and/or accessory structures can be constructed on the property. Additionally, the curvature of the lot limits the buildable space at the rear of the property. The subject property backs up to defined open space and would not encroach into the public viewshed.
 - Staff finds that the conditions on the lot as described by the applicant, create a unique, exceptional, or extraordinary situations about the subject property that would prevent the applicant from complying with the requirements of the Zoning Ordinance if Conventional Development Standards were applied.
2. The strict application of any provision enacted under this ordinance would result in peculiar and exceptional practical difficulties to or exception or undue hardship upon the owner of such property.
 - Due to the shallowness of the buildable space as a result of the cul-de-sac and location of the PUDE, the only place where the proposed roof cover can be located is to the rear of the existing dwelling within the rear setback. The strict application of the Zoning Ordinance provisions requiring conformance with the platted setback would result in an exceptional hardship on the owner of the property. Ultimately, the Board must determine whether the inability to construct the proposed roof cover encroaching into the required rear yard is a hardship or practical difficulty.
3. Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning map and this ordinance.
 - The final standard the Board must consider is whether the requested relief granted would be a detriment to the public good or impair the intent and purpose of the Zoning Ordinance. Based on similar variance

requests granted by the BZA, the proposed location of the addition proximity to the open space, staff believes that granting the proposed variance would not be detrimental to the public good and would not impair the intent or purpose of the Zoning Ordinance.

Staff Recommendation

In order for the BZA to grant a variance, the applicant must have demonstrated that all three of the standards required to grant a variance have been satisfied. Based on the analysis presented above, staff recommends approval of the variance requested by the applicant because the applicant has met all three of the standards required for granting a variance.

Motion for Variance Requests

Move to approve the variance request to vary the required 30-foot rear yard setback by 10 feet to construct a roof over a portion of an existing concrete patio located at the rear of the existing dwelling located at 372 Sims Lane because the applicant has demonstrated that the standards for granting a variance have been satisfied as described in the staff report.

Justification Letter
372 Sims Lane
Franklin, TN 37069

June 8, 2018

Board of Zoning Appeals, Franklin TN

I hereby request a hearing by the Board of Zoning Appeals for a variance of 10 feet from the 30 feet rear-yard setback. This is for the construction of a 16' x 22' screened porch attached to the rear of the house on the south end. This porch will be attached to the property at 372 Sims Lane in Fieldstone Farms, lot 0528; parcel 052B-B03000. The grounds on which I make this request are as follows:

1. This lot sits on a cul-de-sac creating an exceptionally shallow lot which all but eliminates available improvement space. (See plot plan) The front yard 30 ft. setback combined with the 30 ft. rear yard setback and 26 ft house depth creates a shallow window for improvements. The proposed screened porch addition will encroach 10 ft. into the required 30 ft. rear yard setback with no negative impact on sightlines for surrounding properties. (See Photos 1 & 2)
2. The rear of the house is approximately 36 ft. from the rear fence leaving only 6 ft of available space to add improvements across the rear of the property without a variance to the Zoning Ordinance. (See dimensions on enlarged plot plan view) This shallow window across the rear of the property makes adding the screened porch, or any other improvement, impossible without encroaching into the rear yard setback. Strict application of this Zoning Ordinance setback creates a hardship to make any addition to the existing structure.
3. Granting of this variance and subsequent construction of screened porch should have no negative impact to this property, the neighboring properties, or to the intent/purpose of the Zoning Ordinance for the following reasons. First, 20 feet of the rear yard will remain unencumbered with this screened porch addition. Secondly, this property backs up to an easement/drainage area and a neighborhood walking trail. (Photo 3) Thirdly, Fieldstone Farms HOA has already reviewed the building request and approved the construction of the structure. The approval notice is included. This addition should add value to this property and enhance neighboring property values.

In light of the facts stated above, I respectfully request that you consider allowing this variance to encroach into the rear yard setback area by 10 feet and allow for the construction of a screened porch.

Thank you for taking time to review this request.

Mike Puckett
372 Sims Lane
Franklin, TN 37069

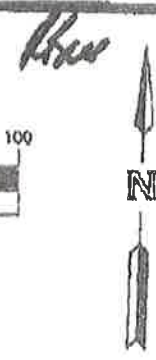
MINIMUM BLDG. SETBACKS

FRONT YARD..... 30
 SIDE YARD..... 10
 REAR YARD..... 30

GRAPHIC SCALE

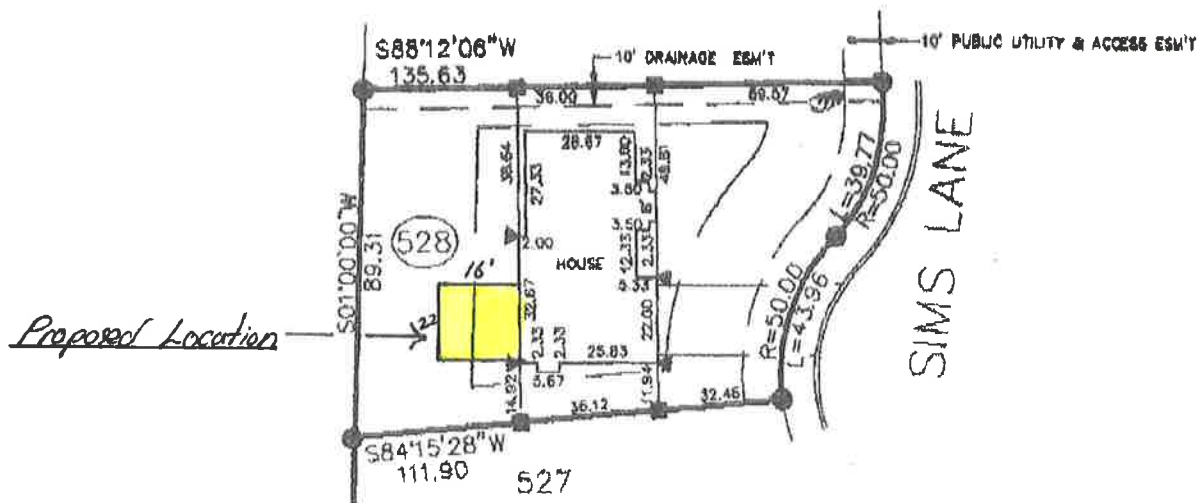


(IN FEET)
 1 inch = 50 ft.



■ STAKE ON R

527



HOUSE - 2850/C/LHFE
 LOT AREA: 10501 SQ. FT.
 OR 0.241 ACRES

PLOT PLAN

DRAWN BY: DBN	SUBDIVISION: FIELDSTONE FARMS "B"		E. ROBERTS ALLEY & ASSOC., INC. Consulting Engineers Brentwood Tennessee
CHECKED BY: ERA	LOT NUMBER: 528		
DATE: 5/17/94	STREET: SIMS LANE		

Request for Setback Variance – 372 Sims Lane - Parcel 052B-BO3000

Photo 1



Black Flexible Hose indicates location of back wall of structure. Photo 1 was taken from doorway, photo 2 from back fence. Please notice common area beyond back fence.

Photo 2



Common Area beyond fence

Photo 3



Fieldstone Farms HOA
c/o CMA, Inc.
1530 Lexington Parkway
Franklin TN 37069
Telephone: 615-905-9168 Fax: 404-835-9200
www.cmacommunities.com

April 29, 2018

Michael & Carol Puckett
372 Sims Lane
Franklin TN 37069

Project Ref: [95402461] 372 Sims Lane

Dear Michael & Carol Puckett,

I am pleased to inform you that the Fieldstone Farms HOA Architectural Review Committee has approved your application for the following project item(s):

House Addition

The approval is contingent upon compliance with the specifications set forth in the approved application. Please note that any changes from the application must be submitted again for approval. If your change or addition requires a county, city or state permit, it must be obtained before construction.

Please retain this letter in your files. If you have any questions regarding this matter, please do not hesitate to contact us.

Sincerely,

Ellen Higgs
Community Manager

To: The Fieldstone Farms Architectural Control Advisory Committee

FIELDSTONE FARMS HOMEOWNER'S ASSOCIATION
C/O Community Management Associates, Inc.
1530 Lexington Parkway Franklin, TN 37069
Phone: 615-905-9168 Fax: 866-737-5318
Email: PM@Fieldstone-Farms.com

REQUEST FOR ARCHITECTURAL APPROVAL
UPON RECEIPT, THE BOARD HAS 30 DAYS TO ACT ON THIS REQUEST

Scan all your documents and email them to pm@fieldstone-farms.com or mail to the above listed address.

Puckett, Mike
*Homeowner Name (s)

4/5/18
*Date of Request

372 Sims Lane
*Street Address of Property

615-516-2099
*Phone

WYNDHAM HILL
Section

Email address (for communication of Request Status): Mpuckett58@bellsouth.net

PLEASE READ THESE INSTRUCTIONS CAREFULLY. IN MOST CIRCUMSTANCES REQUESTS THAT DO NOT COMPLY WITH THE INSTRUCTIONS ARE DISAPPROVED.

1. **Description of the proposed home and / or landscape improvement, change or addition, size, and detailed information about material to be used (including similarity to existing structures and materials as appropriate). Use a separate piece of paper if necessary.**

• Screened Porch
• Please see attached

2. **Please attach drawings to this request showing all proposed improvements including relationships to existing structures (house), landscaping and lot lines (copies of architects or contractors drawings, if any, are desired). Two drawings or more are needed to clearly show proposed improvements including existing structures:**
- A. **Plat Plan** "Top-down map" (May be drawn on copy of your lot survey.) **Plat Plan should be a single map of your lot only from the City of Franklin records's department.**
 - B. **Elevation(s)** "Side views (one or more as necessary.)"
 - C. **Pictures** Include .jpeg pictures, if possible, to help clarify request
3. ***For FENCES: It is important that the fence NOT be placed on common area or easement, and we suggest you obtain a copy of the plat plan and/or a survey prior to placing a fence.** As a reminder, if it is subsequently determined that a fence is on the common area or easement, the fence is likely to be removed without notice.

Note: A permit and inspection by the City of Franklin may be required and is the homeowner's responsibility to obtain. ACAC Approval does not imply and is subject to compliance with City Codes.

Mike Puckett
Homeowner(s) Signature

Thirty (30) days
Days to complete upon approval

Approved Yes _____ No _____

Remarks: _____

*Applicable to all fence requests:
Fence cannot obstruct the flow of surface water or the flow of water in any drainage easement.
Property pin markers and property lines must be established before construction begins.
Fences cannot be built enclosing an easement; consult plat drawings in the city records.
Maintenance of homeowner's property outside the fence (i.e. easements) is the responsibility of the homeowner unless maintained by the HOA, as some sections are. Consult Property Management for details.

372 Sims Ln. Franklin, TN 37069

Overview

Project: Screened Porch (16' x 22') with gabled roof.

Location: Left, rear elevation of house, in line with existing exterior wall.

Primary framing material: Select pressure treated pine.

Decking material: Azek composite in "Autumn Chestnut" (comparable to Trex.)

Roof material: Match existing profile (architectural shingle) and color (slate)

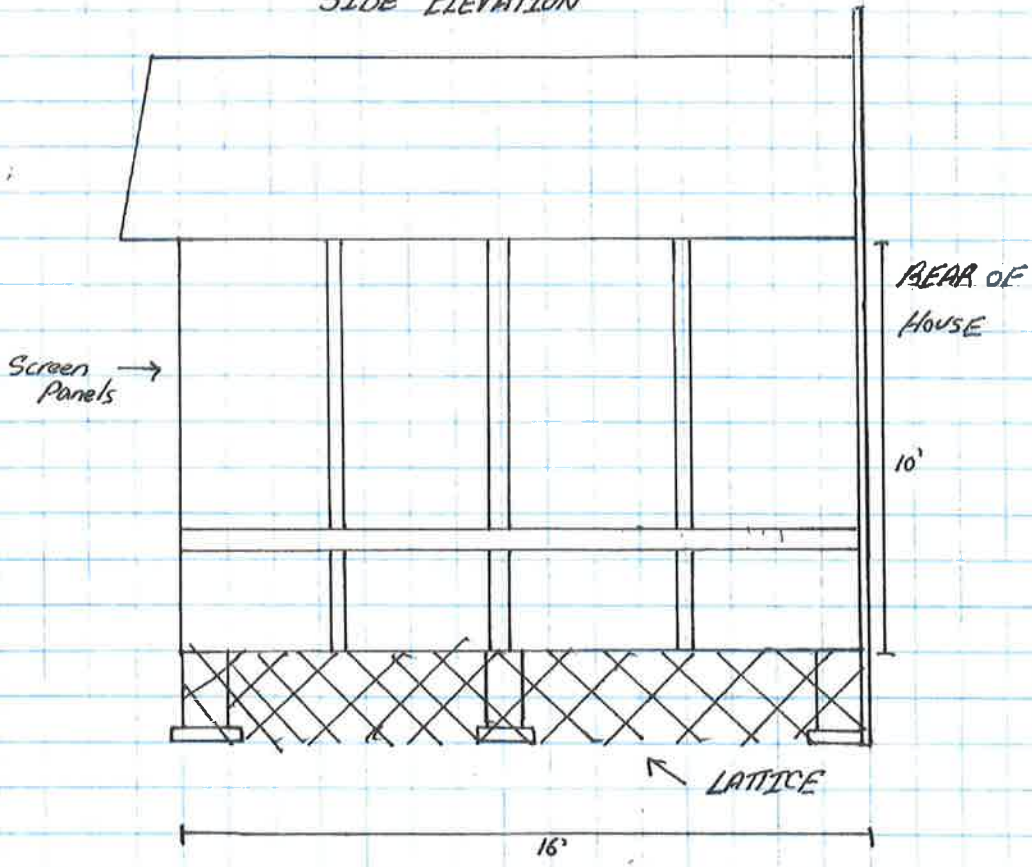
Finish: One of the four (4) Benjamin Moore stains reflected in the ACAC guidelines document. Final selection TBD.

Additional Specs: Tongue and groove finished ceiling and six (6) recessed lights.

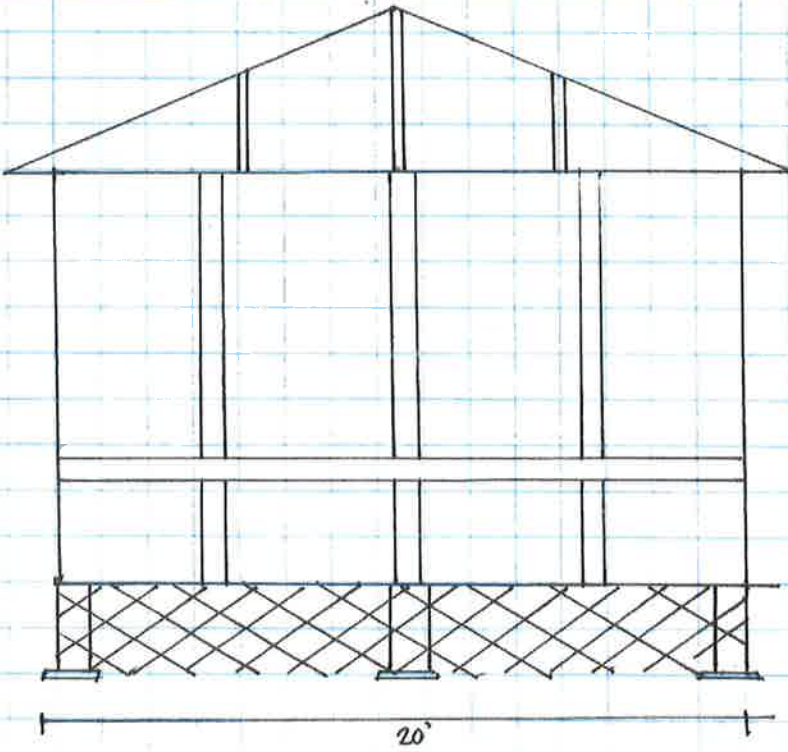
Additional Remarks: Construction will meet or exceed the international codes standard as well as provisions set forth by the city of Franklin and the ACAC. Every effort will be made to provide a finished product that is consistent with style and rhythm of the community which the HOA/ACAC seeks to maintain. All construction activity will be executed by a licensed & insured general contractor.

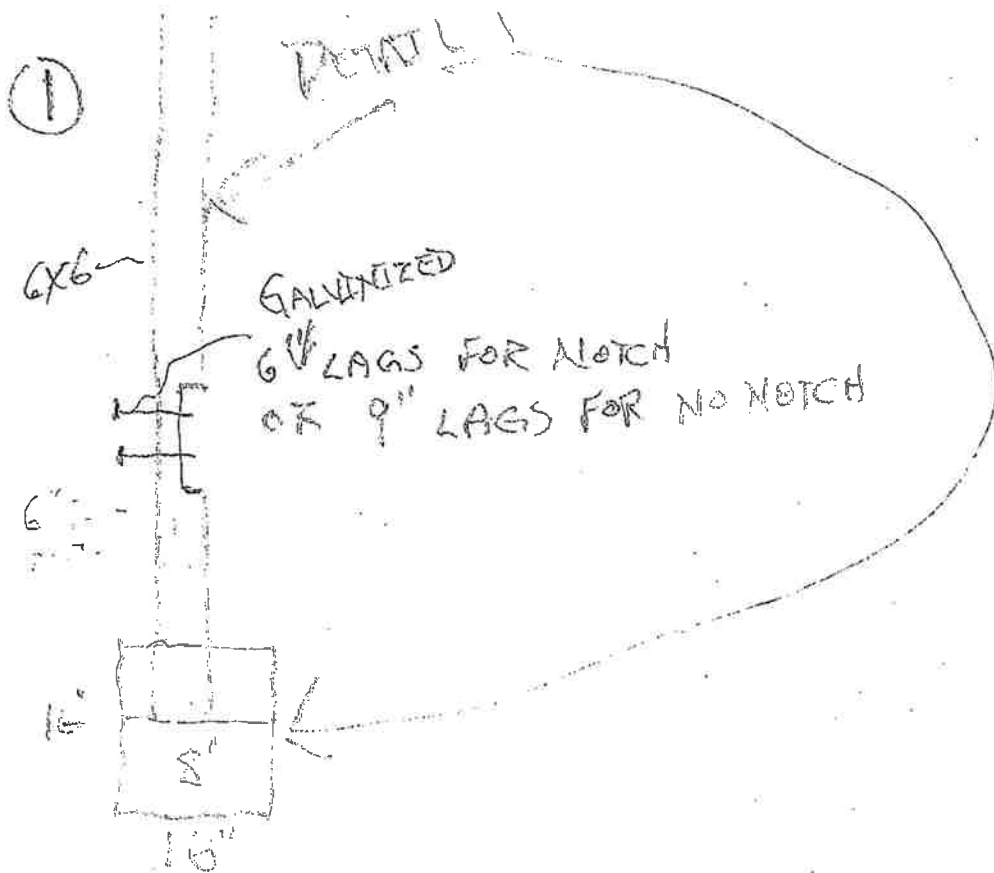
Contractor Contact: Chris Lawson, TriStar Building Services, 445 Metroplex Dr. Nashville 37211, cell: 615.456.6729, office: 615.383.5252

SIDE ELEVATION

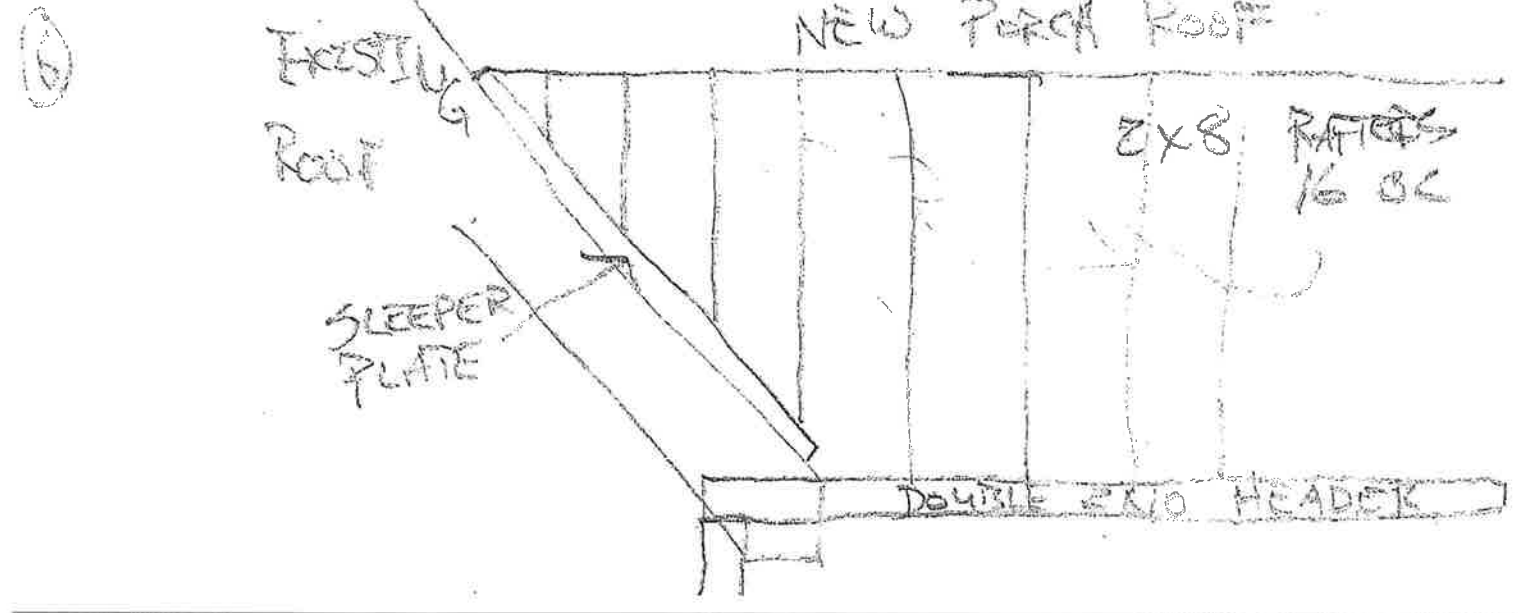
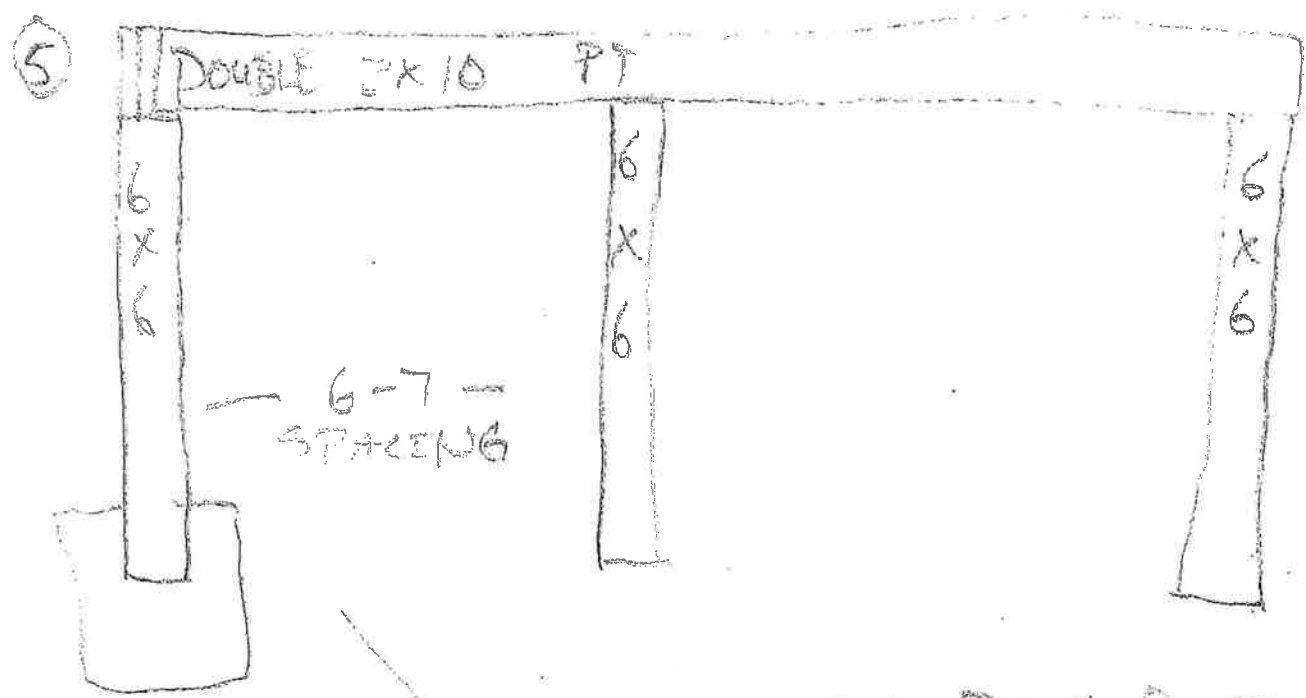
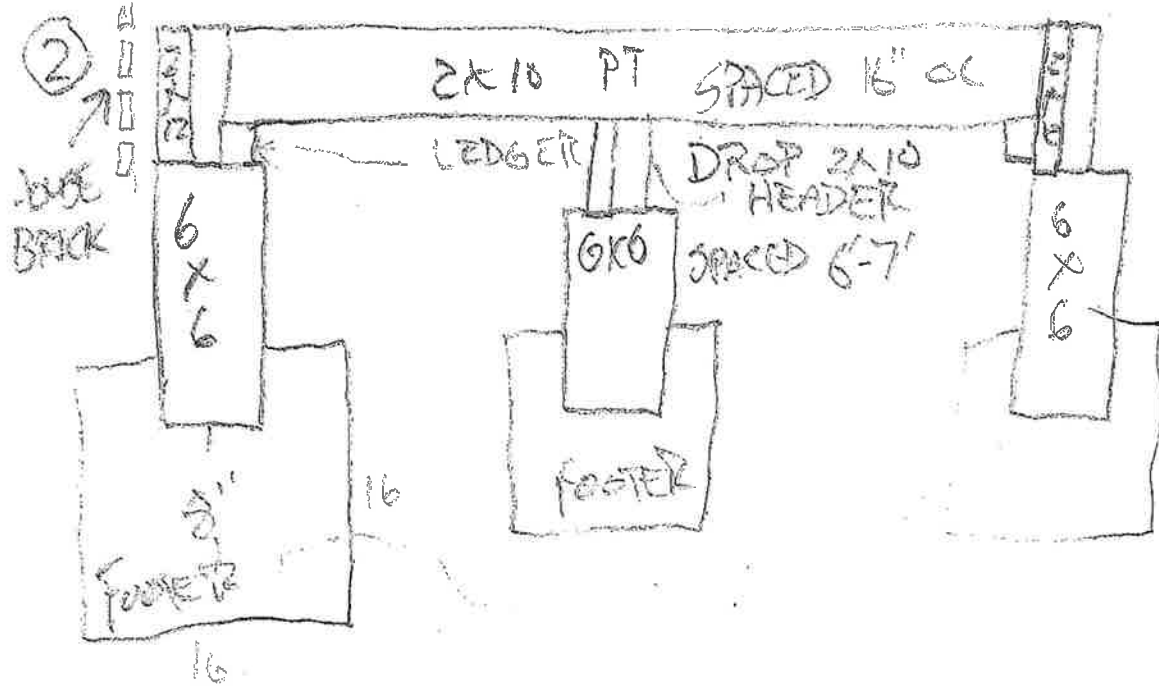


REAR ELEVATION

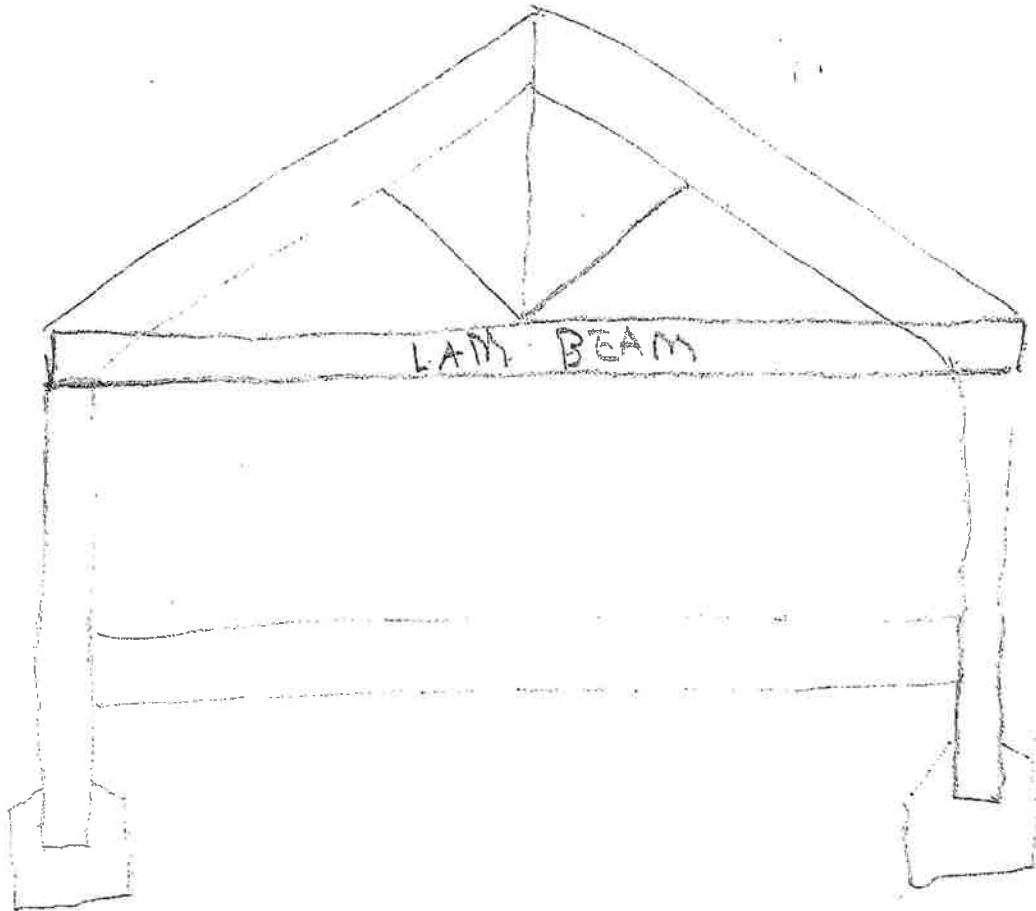




- ② DOUBLE 2X12 DECK BAND @ HOUSE SUPPORTED BY 6X6^{PT} POST SITTING ON APPROVED FOOTERS. 6X6^{PT} SUPPORTS SPACED APPROX 7'
- ④ 2X10X16 PT JOIST RESTING ON 2X2 PT LEDGER. JOIST 16" OC. DROP DOUBLE 2X10 PT HEADER UNDER 2X10 JOIST. DROP HEADER SUPPORTED BY 6X6 PT. POST UNDER DROP HEADER SUPPORTED BY APPROVED FOOTER
- ③ FOOTER APPROX 6'-7' @ EQUAL DISTANCE



TRUSS TO BE BUILT HALFWAY OF PORCH
TO IMMOBILIZE WALLS

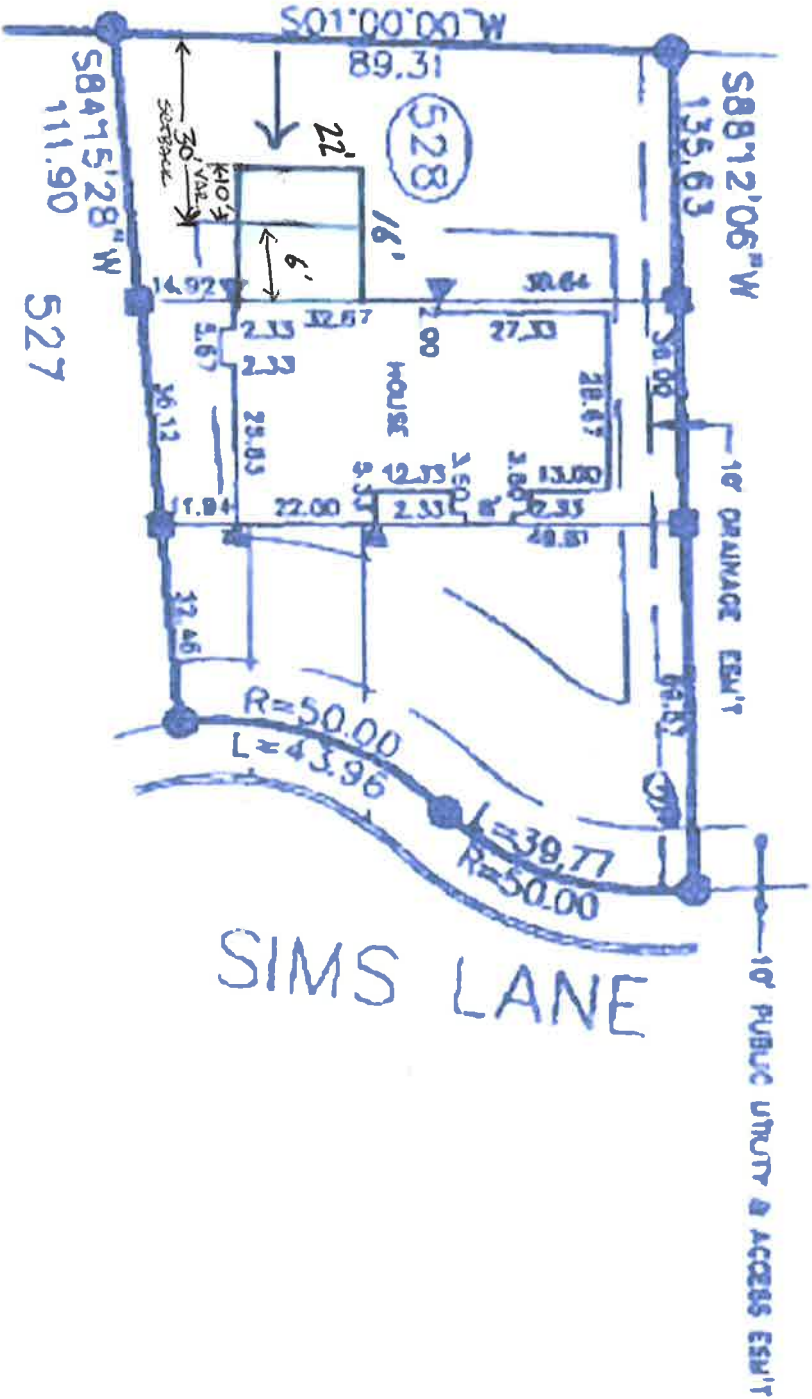


Project Example



527

Proposed Location



PLAT ENLARGEMENT

June 11, 2018

PUBLIC NOTICE

This letter is written to provide public notice for a Variance request for the property located at 372 Sims Lane, Franklin, TN which will be heard by the Board of Zoning Appeals on July 5, 2018, at 6 p.m. in the City Hall Board Room. Please see the information below for more details.

Applicant:

Mike Puckett, 372 Sims Lane, Franklin, Tennessee, 37069, (615) 790-3573

Application Type:

Variance request – 10 foot encroachment into the required 30 foot rear-yard setback.

Date, Time, and Place of Public Meeting:

July 5, 2018 at 6 p.m. in the City Hall Board Room, 109 3rd Avenue South, Franklin, Tennessee, 37064.

Subject Property:

372 Sims Lane, Franklin, Tennessee, 37069 in the Fieldstone Farms Subdivision

Nature and Scope of the Application Request:

This is a Variance request to allow for the construction of a 16' x 22' screened porch (HOA approved) which would encroach 10 feet into the 30 foot rear setback.

Where to View the Application:

This application may be viewed in the Planning and Sustainability Department, 109 3rd Avenue South, Franklin, Tennessee, 37064.

Where the Public Can Be Heard:

The public may appear at the public meeting on July 5, 2018 at 6 p.m. to be heard, or submit written comments with respect to the application. Written comments may be directed to the City of Franklin Planning and Sustainability Department, 109 3rd Avenue South, Franklin, TN, 37064.

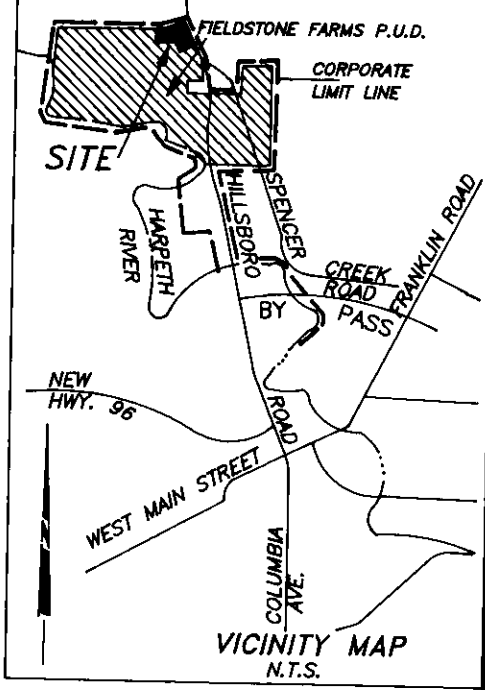
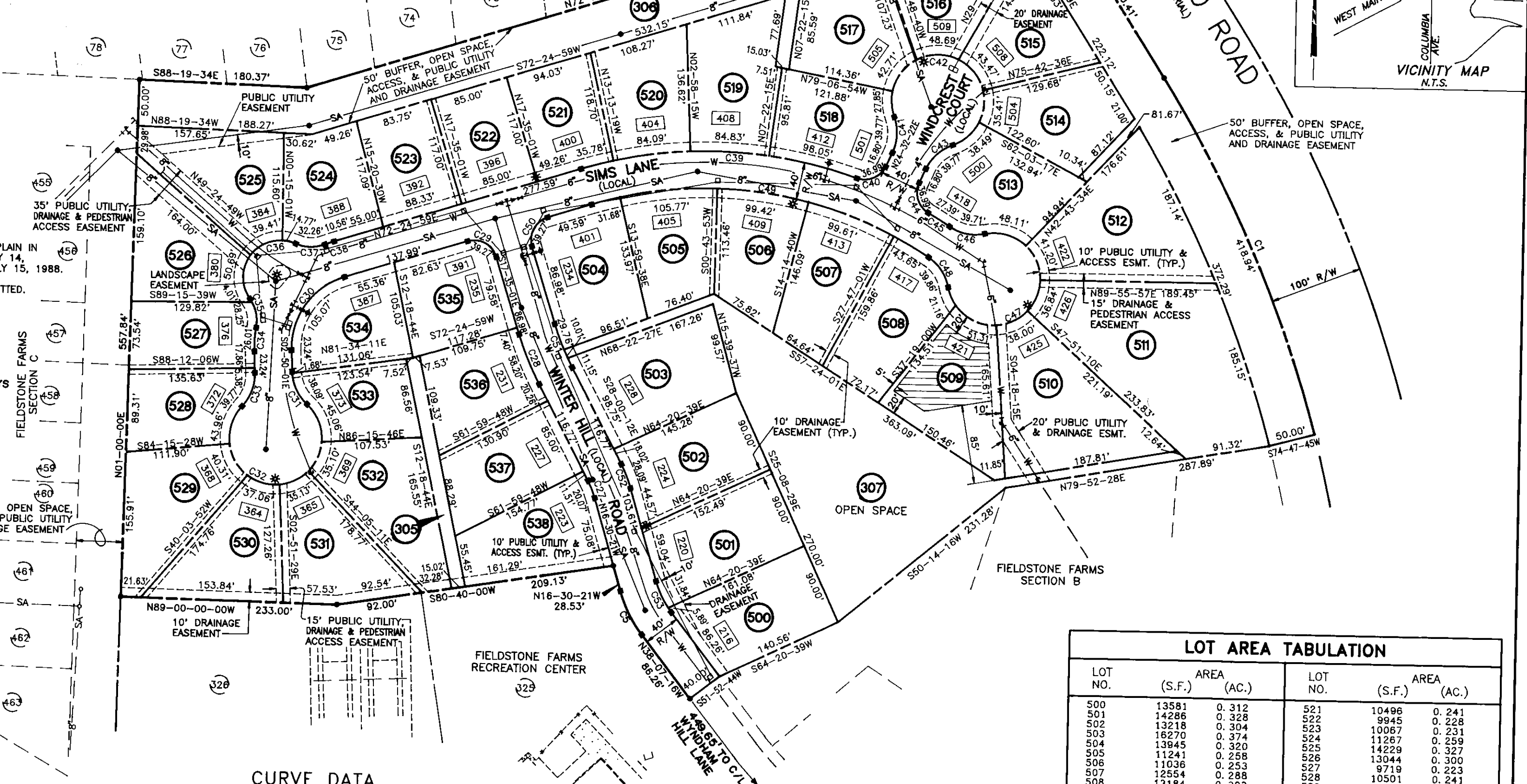
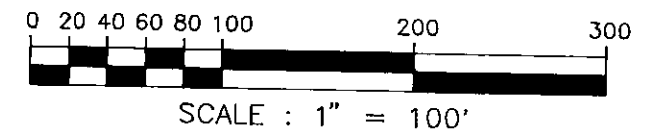
NOTES:

- Existing Zoning: PLANNED RESIDENTIAL (P.R. 2.9)
- General Setbacks are:
 - Yard Fronting on any street: 30'
 - Side yard, one-(1) or two-(2) story buildings: 10'
 - Side yard, three-(3) story buildings: N/A
 - Rear yard: 30'
 - Minimum distance between buildings: 20'
 Setbacks may be varied to:
 - Yard Fronting on any street: 20'
 - Side yard, one-(1) or two-(2) story buildings: 5'
 - Side yard, three-(3) story buildings: N/A
 - Rear yard: 20'
 - Minimum distance between buildings: 20'
 * WHERE NECESSARY TO SAVE TREES OR AVOID STEEP SLOPES.
- Concrete Monument
- Iron Pin
- Owner/ Subdivider: AMERICAN GENERAL REALTY INVESTMENT CORP.
 Address: 2111 FIELDSTONE PARKWAY
FRANKLIN, TENNESSEE 37064
 Tel. No.: (615) 791-0999
- Surveyor: CHERRY LAND SURVEYING
 Address: 700 CRAIGHEAD ST.
NASHVILLE, TENNESSEE 37204
 Tel. No.: (615) 269-3972

- PROPERTY DOES NOT LIE WITHIN AREA AS CONTAINING THE 100 YEAR FLOODPLAIN IN ACCORDANCE WITH FEMA "LETTER OF MAP REVISION" (LOMR) DATED FEBRUARY 14, 1989. REFERENCE FEMA/FIRM PANEL 470206-0001 D, LATEST REVISION JULY 15, 1988.
- NO DRIVEWAY ACCESS TO LEXINGTON PARKWAY OR HILLSBORO ROAD IS PERMITTED.
- NO BUILDINGS ARE PERMITTED IN LANDSCAPE BUFFER OR EASEMENT AREAS.
- MAINTENANCE OF NON-BUILDING LOTS (NUMBERS 305, 306, & 307) AND LANDSCAPE MEDIAN/EASEMENT AREAS IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- ON LOT 509, ALL FINISHINGS, INCLUDING PATIOS AND DECKS AND SIMILAR STRUCTURES SHALL BE WITHIN THE BUILDING ENVELOPE. DRIVEWAYS SHALL BE WITHIN THE BUILDING ENVELOPE EXCEPT WHERE CROSSING THE FRONT YARD SETBACK.

LEGEND

STORM LINE	ST	□
SANITARY SEWER LINE	SA	□
WATER LINE	W	□
EASEMENT		□
BOUNDARY LINE		□
STREET LIGHT	*	□
FIRE HYDRANT	⊕	□
EXISTING STORM LINE	ST	□
EXISTING SANITARY SEWER LINE	SA	□
EXISTING WATER LINE	W	□
LOT NUMBER	(366)	□
STREET NUMBER	000	□
RESTRICTED BUILDING ENVELOPE		□



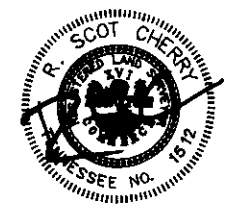
CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	17-29-24	1372.40'	211.11'	418.94'	417.31'	S23-56-57E
C5	21-36-56	140.00'	26.73'	52.50'	52.50'	N27-18-49W
C27	11-29-52	100.00'	10.07'	20.07'	20.03'	N22-15-17W
C28	10-25-11	320.00'	29.18'	58.20'	58.12'	N22-47-37W
C30	90-00-00	25.00'	25.00'	39.27'	35.36'	N62-35-01W
C31	45-34-23	50.00'	105.77'	97.68'	97.68'	S34-47-29W
C32	271-08-46	50.00'	21.00'	236.62'	70.00'	S87-09-59W
C33	45-34-23	50.00'	21.00'	39.77'	38.73'	N19-57-10E
C34	12-25-12	120.00'	13.06'	26.01'	25.96'	N03-22-35E
C35	46-12-39	40.00'	17.07'	32.26'	31.39'	N13-31-09W
C36	150-12-39	40.00'	17.07'	104.87'	77.31'	N38-28-51E
C37	46-12-39	40.00'	17.07'	32.26'	31.39'	S89-31-09E
C38	05-02-27	120.00'	5.28'	10.56'	10.55'	N69-53-45E
C39	36-54-26	470.00'	156.84'	362.99'	362.99'	S89-07-48E
C40	84-47-03	25.00'	22.82'	302.75'	297.54'	N66-55-53E
C41	45-34-23	50.00'	21.00'	39.77'	38.73'	N01-45-11E
C42	271-08-46	50.00'	21.00'	236.62'	70.00'	S65-27-38E
C44	84-47-03	25.00'	22.82'	39.77'	38.73'	S47-19-33W
C45	03-20-19	470.00'	13.70'	27.39'	33.71'	S17-51-09E
C46	45-29-58	50.00'	20.97'	39.71'	38.67'	S79-39-21E
C47	271-08-46	50.00'	21.06'	236.62'	70.00'	S33-10-06W
C48	45-34-23	50.00'	21.06'	39.98'	38.81'	N34-05-47W
C49	50-39-01	430.00'	203.49'	387.57'	387.57'	N82-15-30W
C50	90-00-00	25.00'	25.00'	39.27'	35.36'	S27-24-59W
C51	10-25-11	280.00'	25.53'	50.92'	50.85'	S22-47-37E
C52	11-29-52	140.00'	14.09'	28.09'	28.05'	N22-15-17W
C53	21-36-56	100.00'	19.09'	37.73'	37.50'	S27-18-49E

MINIMUM FIRST FLOOR ELEVATIONS FOR GRAVITY SEWER SERVICE

LOT NO.	MIN. F.F.E.
536	661.3
537	668.4
538	675.8
512	689.0
513	669.0
514	668.5
515	640.8
516	641.3
517	643.0
519	643.0
520	643.3

1915



10/06/92 REVISE SETBACKS

LITTLEJOHN ENGINEERING
 1935 Twenty-First Avenue South Nashville, Tennessee 37212 Phone 615-385-4144

LOT AREA TABULATION

LOT NO.	AREA (S.F.)	AREA (AC.)	LOT NO.	AREA (S.F.)	AREA (AC.)
500	13581	0.312	521	10496	0.241
501	14286	0.328	522	9945	0.228
502	13218	0.304	523	10067	0.231
503	16270	0.374	524	11267	0.259
504	13945	0.320	525	14229	0.327
505	11241	0.258	526	13044	0.300
506	11036	0.253	527	9719	0.223
507	12554	0.288	528	10501	0.241
508	13184	0.303	529	13622	0.313
509	14556	0.334	530	12549	0.288
510	19192	0.441	531	12841	0.295
511	30653	0.704	532	14406	0.331
512	19292	0.443	533	9279	0.213
513	14217	0.326	534	11037	0.253
514	12354	0.284	535	11627	0.267
515	12039	0.276	536	11427	0.262
516	12458	0.286	537	12141	0.279
517	12746	0.293	538	12772	0.293
518	12325	0.283	305	3784	0.087
519	14720	0.338	306	84241	1.934
520	12016	0.276	307	48509	1.114

DATE	REVISION	BY
09/22/92	REVISED PER CITY COMMENTS	
08/31/92	REVISED PER CITY COMMENTS	
07/07/92	REVISED PER CITY COMMENTS	

FINAL PLAT OF Fieldstone Farms
 Franklin, Williamson County, Tennessee
 A P.U.D. SUBDIVISION
SECTION B
 A RESUBDIVISION OF LOT 500

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
TOTAL ACRES: 16.987	TOTAL LOTS: 42
ACRES NEW STREETS: 1.987	FEET NEW STREETS: 1,787
CIVIL DISTRICT: 8	CLOSURE ERROR: 1:10000
SCALE: 1" = 100'	DATE: JUNE 16, 1992

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES

Addresses and street names approved by the Williamson County Planning Department.

Perry Peritt ASST. Director for Planning
 May 22, 1993
 Williamson County Planning Dept.

REGISTERS OFFICE (STATE OF TENNESSEE) WILLIAMSON COUNTY

Received for record the 12 day of Oct 1993 at 11:00 clock A.M. Noted in Note Book 51 page 49 and recorded in Plat Book no. 19 page 6 Fee: \$10.00 Rec# 70591

WITNESS MY HAND
 SADIE G. WADE, Register
Sadie Wade

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 106, Page 302, R.O.W.C., Tennessee, and adopt the plan of subdivision of 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 106, Page 311, R.O.W.C., Tennessee, running with the title to the property. (We) further certify that there are no liens on this property, except as follows: Book 106, Page 311, R.O.W.C.

Owner(s): American General Realty Investment Corporation
 By: *John A. Nicholson* Date: 6/23/93
 Surveyor: *John A. Nicholson* Date: 6/23/93
 Tenn. License No. 1512

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plat as shown hereon is correct and that all placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 2 day of May, 1992.

Surveyor: *John A. Nicholson* Date: 7-7-92
 Tenn. License No. 1512

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in this Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$12,250 for the water system and \$12,250 for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Sup't. Water and Sewer: *Daniel* Date: 10-9-93
 Franklin, Tenn. CITY ENGINEER

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: (1) the streets and drainage designated in this Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$140,000 for streets and \$125,000 for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements. \$5,400 for sidewalks, \$23,400 for pathways.

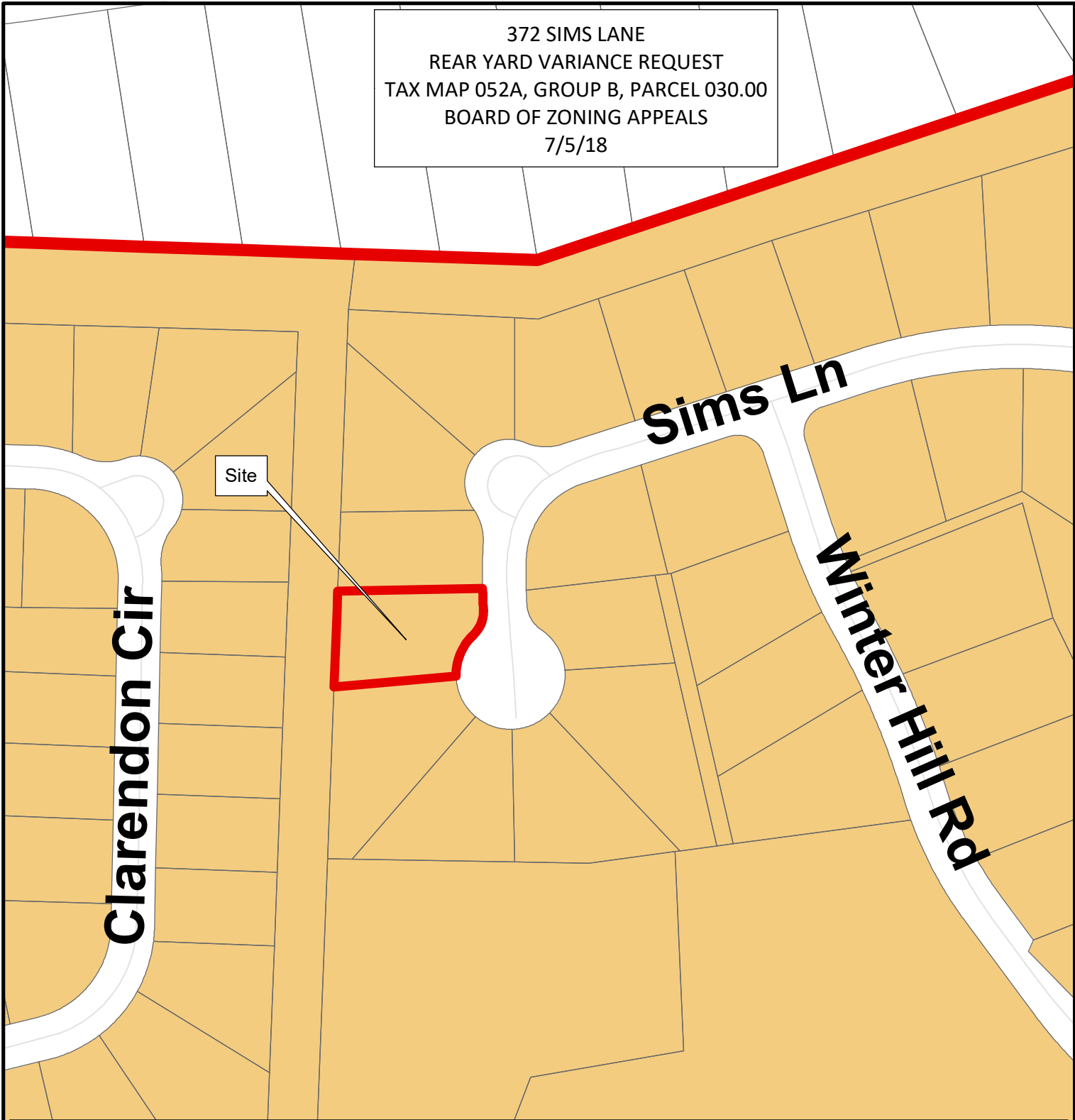
Sup't. Streets: *Wilson Vada* Date: 10-6-93
 Franklin, Tenn.

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the 28 day of September 1993, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary: *Bob Rantz* Date: 10/6/93
 Franklin Municipal Planning Commission

372 SIMS LANE
 REAR YARD VARIANCE REQUEST
 TAX MAP 052A, GROUP B, PARCEL 030.00
 BOARD OF ZONING APPEALS
 7/5/18



372 Sims Lane Variance Request

- | | |
|--|---------------------------------------|
| 372 Sims Lane | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 80 160 320 Feet

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