



Meeting Agenda

Work Session

Tuesday, January 11, 2022

5:00 PM

Board Room

CALL TO ORDER

CITIZEN COMMENTS

Comments on agenda items may be made in person at City Hall or by emailing recorder@franklintn.gov before noon on the day of the meeting. Comments will be submitted for the record.

WORK SESSION DISCUSSION ITEMS

1. *Consideration Of Resolution 2021-181, A Resolution To Affirm Compliance With Federal Title VI Regulations For 2022.
Sponsors: Eric Stuckey
2. Discussion Regarding Private And Regional Stormwater Management Facilities.
Sponsors: Paul Holzen
3. Consideration Of Resolution 2021-178, A Resolution To Quitclaim Portion Of Veterans' Park Located At 501 West Main Street, Franklin, Tennessee 37064 (Map 078C, Parcel 1.00) To Williamson County, Tennessee
Sponsors: Eric Stuckey, Shauna Billingsley
4. Consideration Of COF Contract No. 2021-0320, A License Agreement Between The Tennessee Department Of Transportation (TDOT) And The City Of Franklin (COF) For The Purpose Of Defining Landscape Maintenance Responsibilities Along State Routes Located Within The City Of Franklin.
Sponsors: Vernon Gerth, Jerry Hatcher
5. Consideration Of COF Contract No. 2021-0327 Between The City Of Franklin (COF) And The Tennessee Department Of Transportation (TDOT) For The Purpose Of Delineating Certain Roadway Maintenance Requirements For The New Northwest Quadrant Of Mack Hatcher Parkway.
Sponsors: Vernon Gerth, Jerry Hatcher
6. Consideration Of Resolution 2021-161, A Resolution Amending The Colletta Park PUD Subdivision To Extend The Vested Rights, For The Property Located Northeast Of South Carothers Road And South Of Murfreesboro Road. Establishing A Public Hearing On February 8, 2022.
FMPC 12/9/21, 8-0
Sponsors: Emily Wright, Amy Diaz-Barriga
7. Consideration Of Resolution 2021-167, A Resolution Amending The Refuge Center For Counseling PUD Subdivision To Extend The Vested Rights, For The Property Located South Of Long Lane And East Of

Williamson County Agricultural Center. Establishing A Public Hearing On February 8, 2022.
FMPC 12/9/21, 8-0

Sponsors: Emily Wright, Amy Diaz-Barriga

8. *Consideration Of Ordinance 2021-45, An Ordinance To Rezone 0.78 Acres From Office Residential (OR) District To Planned (PD 1.28/6,500) District For The Property Located North Of West Main Street And West Of Downs Boulevard, Located At 1624 West Main Street (1624 West Main PUD Subdivision). Establishing A Public Hearing For February 8, 2022.
FMPC 12/9/21, 8-0

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

9. Consideration Of Resolution 2021-152, A Resolution Approving A Development Plan For 1624 West Main PUD Subdivision With 2 Modifications Of Development Standards (Transitional Buffer And Sidewalks), For The Property Located North Of West Main Street And West Of Downs Boulevard, Located At 1624 West Main Street. Establishing A Public Hearing On February 8, 2022.
FMPC 12/9/21, 8-0

MOS 1 to Approve, 8-0

MOS 2 to Approve, 8-0

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

10. *Consideration Of Ordinance 2021-47, An Ordinance To Rezone 2.24 Acres From Planned (PD) District To Planned (PD 11.61) District For The Property Located South Of North Petway Street And East Of Shawnee Drive, At 1101 Shawnee Drive (Shawnee PUD Subdivision). Establishing A Public Hearing On February 8, 2022.
FMPC 12/9/21, 8-0

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

11. Consideration Of Resolution 2021-163, A Resolution Approving A Development Plan For Shawnee PUD Subdivision With 3 Modifications Of Development Standards (Parking, Foundation Heights, Transitional Buffers), For The Property Located South Of North Petway Street And East Of Shawnee Drive, Located At 1101 Shawnee Drive. Establishing A Public Hearing On February 8, 2022.
FMPC 12/9/21, 8-0

MOS 1 to Approve, 8-0

MOS 2 to Approve, 8-0

MOS 3 to Approve, 8-0

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

12. Consideration Of COF Contract No. 2021-0284, Parkland Impact Fee (PAYMENT OF FEE ONLY) Agreement For Shawnee PUD Subdivision Between The City Of Franklin And Franklin Housing Authority.

Sponsors: Lisa Clayton

13. Consideration Of Resolution 2021-164, A Resolution Approving A Revised Development Plan For The Gateway Village PUD Subdivision, For The Property Located South Of Lynwood Way And West Of Franklin Road, At 120 Davenport Boulevard. Establishing A Public Hearing On February 8, 2022.
FMPC 12/9/21, 8-0

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

14. *Consideration Of Resolution 2021-185, A Resolution Approving The Continuation Of COVID Pay For City Employees January 1, 2022 Through February 28, 2022.

Sponsors: Kevin Townsel, Eric Stuckey

15. Consideration Of Resolution No. 2021-186, A Resolution To Reject All Bids For Improvements To The Event Facility At Eastern Flank Battlefield Park (Purchasing Office Procurement Solicitation No. 2022-013).

Sponsors: Lisa Clayton

16. Presentation On Cost Estimates And Options For The New City Hall Master Plan.
FMPC/BOMA JCW 12/9/21

Sponsors: Eric Stuckey, Vernon Gerth, Joe Marlo, Michael Walters Young

OTHER BUSINESS

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.



File #: 21-02740

DATE: December 20, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator

SUBJECT:

*Consideration Of Resolution 2021-181, A Resolution To Affirm Compliance With Federal Title VI Regulations For 2022.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2021-181, A Resolution to affirm compliance with Federal Title VI regulations for the City of Franklin, TN.

BACKGROUND/STAFF COMMENTS:

Title VI of the 1964 Civil Rights Act states that, "No person in the United States shall, on the grounds of race, color, or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance."

If the City of Franklin is non-compliant with Title VI regulations, this could prohibit federal funding for City projects. Currently, the Risk Manager is the Title VI Coordinator and must periodically complete Title VI self-surveys that either the Department of the Military or the Department of Justice send to the City of Franklin. Through these self-surveys, we prove that we are compliant with Title VI regulations. This allows the City of Franklin to receive federal grant money. Some examples of compliance are, putting Title VI language in all our bid documents and contracts, Title VI training for new employees, having a LEP (Limited English Person) policy in place in case one of our customers or citizens doesn't speak English, and putting Title VI language on our applications, etc.

FINANCIAL IMPACT:

As stated above, non-compliance with Title VI could inhibit the City's ability to use federal funding for city projects and programs.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-181.

RESOLUTION 2021-181
A RESOLUTION TO AFFIRM COMPLIANCE WITH
FEDERAL TITLE VI REGULATIONS

WHEREAS, both Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987 provide that no person in the United States shall, on the ground of race, color or national origin be excluded from participation in, be denied the benefits of or be subjected to discrimination under any program or activity receiving federal financial assistance; and

WHEREAS, the Tennessee Attorney General opined in Opinion No. 92.47 that state and local governments are required to comply with Title VI of the Civil Rights Act in administering federally funded programs; and

WHEREAS, the City of Franklin receives federal funds for various projects through several state agencies such as the Tennessee Department of Transportation (TDOT) the Tennessee Department of Environment and Conservation (TDEC) and others, as well as some federal agencies directly; and

WHEREAS, by virtue receiving the federal funds through the state agencies, the Board of Mayor and Aldermen need to confirm that the City is in compliance with the regulations of Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987.

NOW THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee:

SECTION 1. The Board of Mayor and Aldermen of the City of Franklin declares that the City is in compliance with the federal Title VI regulations.

SECTION 2. Any state agency providing pass through federal funds to the City, or any federal agency providing funds directly to the City may from time to time monitor the City's compliance with federal Title VI regulations.

SECTION 3. This Resolution shall take effect upon adoption, the public welfare requiring it.

Adopted this 11th day of January, 2022.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

By: _____
ERIC S. STUCKEY
City Administrator

By: _____
DR. KEN MOORE
Mayor



File #: 21-01977

DATE: November 22, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering

SUBJECT:

Discussion Regarding Private And Regional Stormwater Management Facilities.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning private and regional stormwater management facilities.

BACKGROUND/STAFF COMMENTS:

On March 8, 2004, the Board of Mayor and Aldermen approved a "Resolution Approving The Agreement For Establishment Of A Regional Stormwater Detention Facility In Various Subdivision and Easement Agreement". This resolution included an attachment that listed ponds that could "possibly qualify as regional basins". Current City staff is unable to find any technical studies showing that these ponds qualify as regional basins. On July 7, 2021, the Board of Mayor and Aldermen directed City staff to evaluate numerous private and regional stormwater management facilities across the City. As part of this evaluation, City staff reviewed our current policies in City of Franklin Municipal Code. The goal was to provide a high level evaluation of the ponds and to determine if they would qualify as regional basins. In addition, City staff wants to ensure we have full Board support on current City policies regarding private vs. regional stormwater management facilities.

FINANCIAL IMPACT:

No impact at this time.

RECOMMENDATION:

No recommendations at this time. Staff is seeking feedback from the Board of Mayor and Aldermen.

CITY OF FRANKLIN, TENNESSEE

Private and Regional Stormwater Management Facilities Evaluation

BOMA Worksession | January 11, 2022



Background

BOMA approved a resolution on March 8, 2004 that states:

Under certain circumstances the City may maintain (pursuant to the stormwater management ordinance) a stormwater management facility located on a homeowners' association property if it is, in fact, operating as a regional detention facility

For the City to maintain such a facility it would require

1. Acceptance by the City Engineer
2. Be functioning as a regional detention/retention facility
3. Approved by BOMA

HOA or property owner would still retain responsibility for routine maintenance such as mowing grass, removing limbs, pruning, etc

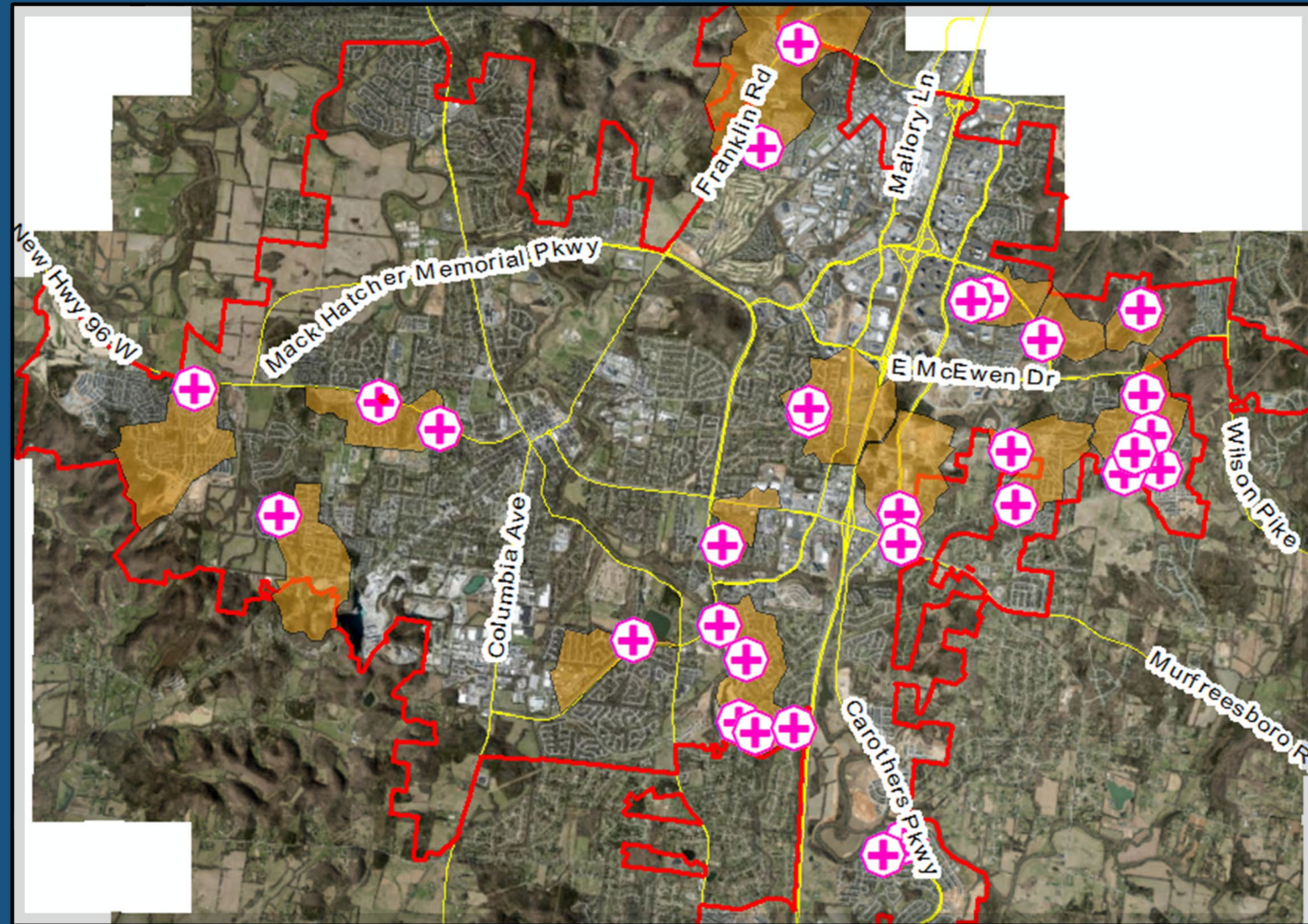
What is a “Regional Stormwater Management Facility???”

Per COF ordinance “typically a detention/retention pond”



Potential Regional Stormwater Management Facilities as noted in 2004 Resolution

*Dry Branch
Liberty Hills
Williamson Medical Center
Quail Hollow
Jackson Lake
Spencer Hall
Forrest Crossing
McKay's Mill
Maplewood
Willow Springs
Westhaven
Avalon
Carronbridge
Cheswicke Farms
Polk Place
Inman Lake



City of Franklin – Code of Ordinances

Title 23 – Stormwater Management; Sec. 23-103. – Definitions

- (66) Regional stormwater management facility – A device or management practice, typically but not always a detention or retention pond, with a tributary area with more than one development site. This may be multiple homogeneous land use areas or an area of various land uses.

Title 23 – Stormwater Management; Sec. 23-106. – Objectives and policy; (2) implementation; (i) General stormwater regulations

- (i) The city encourages regional stormwater management practices, serving 40 to 300 acres of tributary area, which may be consistently and efficiently managed and maintained. These types of practices will be encouraged to replace or reduce the implementation of on-site stormwater management practices redevelopment of properties containing on-site stormwater management practices may be permitted, at the discretion of the city engineer, provided the property and downstream public and private properties, infrastructure or waters of the state are adequately protected by a regional facility(s) from stormwater quantity or quality impacts.

Title 23 – Stormwater Management; Sec. 23-106. – Objectives and policy; (2) implementation; (j) Maintenance Responsibility

- (i) Any stormwater management facility or BMP which services individual property owners or subdivisions shall be privately owned with general routine maintenance (controlling vegetative growth and removing debris) provided for by the owner(s). The owner shall maintain a perpetual, non-exclusive easement, which allows for access for inspection and other maintenance by the city.
- (ii) Any stormwater management facility or BMP which services an individual subdivision in which the facility or BMP is within designated open areas or an amenity with an established homeowners' association shall be privately owned and maintained consistent with provisions of this title. The owner shall maintain a perpetual, nonexclusive easement, which allows for access for inspection and emergency maintenance by the city.
- (iv) All Regional stormwater management facilities proposed by the owners, if accepted by the city engineer and approved by the board of mayor and aldermen for dedication as a public regional facility shall be publicly owned and maintained.

Regional Stormwater Management Facilities Criteria

Two-part test to determine if a stormwater management facility is truly regional. BOTH parts of the test must be satisfied.

Part 1 - Clearly provides a regional benefit (water quality and/or quantity)

- Does the facility provide a regional benefit outside a single development? I.e. [Was the pond originally designed to detain and treat runoff from other development sites?](#)
- Did the regional facility replace or reduce the implementation of upstream stormwater management practices?

Part 2 - Regional facility is publicly owned and maintained

- Is the regional facility owned by the City of Franklin, TN or is it within a Public Drainage and Access Easement?
- Does the plat assign maintenance responsibility?
- Is there an official Long Term Maintenance Plan approved by the City of Franklin, TN?

Dry Branch

First Test

Regional Benefit-*Passed*

- Facility Provides both a Regional Water Quality and Quantity Benefit

Second Test

Publicly Owned and Maintained-*Passed*

- Facility is owned and maintained by the City of Franklin



Liberty Hills

First Test

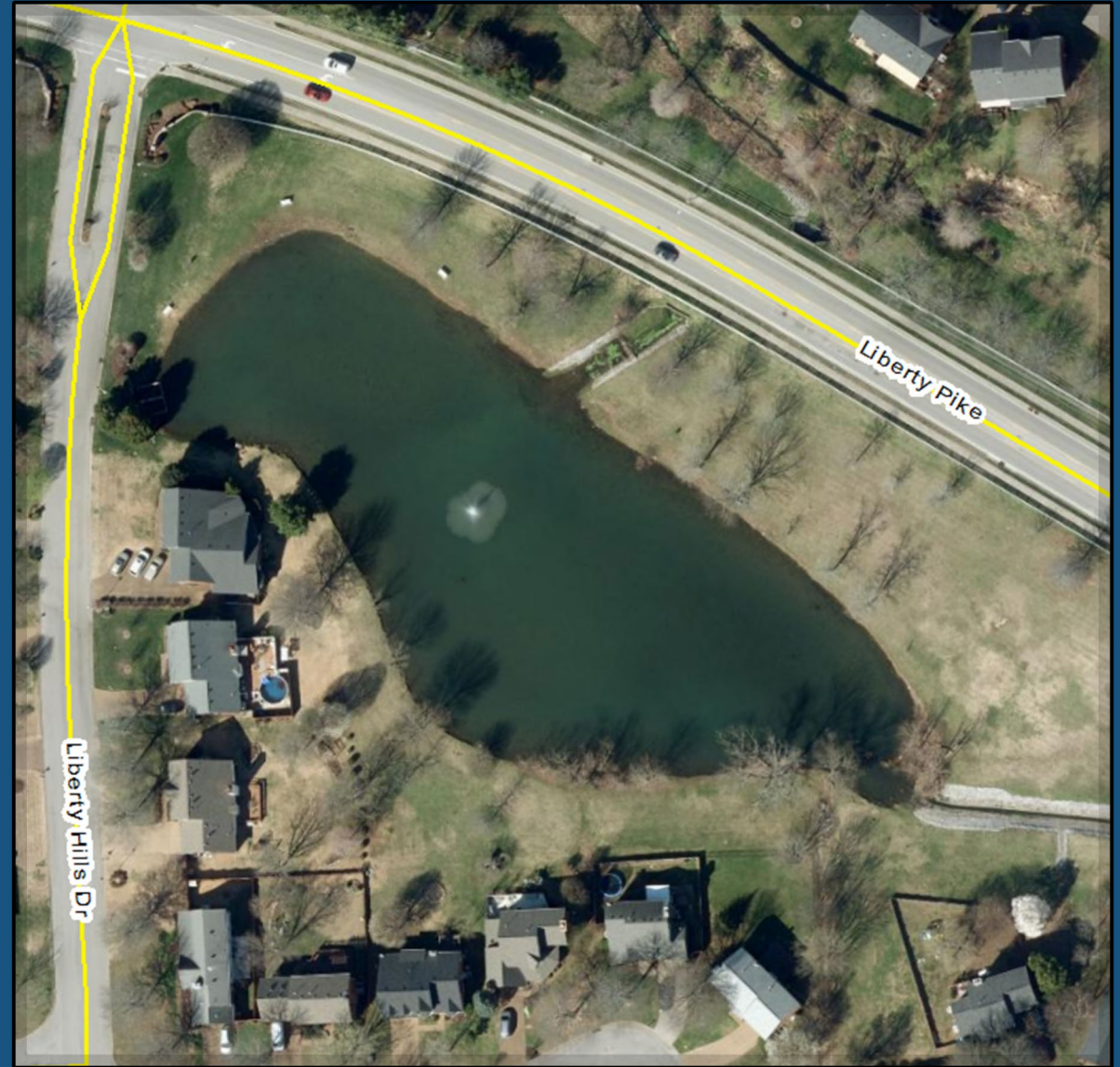
Regional Benefit-**Failed**

- Facility Provides No Regional Water Quality or Quantity Benefit (Based on CEC study)

Second Test

Publicly Owned and Maintained-**Failed**

- Facility is owned by the HOA and no PUDA easement is in place
- The City of Franklin has a maintenance agreement that allows access for maintenance only as determined and directed by the Board of Mayor and Aldermen. HOA must approve all maintenance activities with the exception of emergency maintenance
- Pond is jurisdictional



Williamson Medical Center

First Test

Regional Benefit-**Failed**

- Facility Provides No Regional Water Quality or Quantity Benefit based on site plan review.

Second Test

Publicly Owned and Maintained -**Failed**

- Facility is owned by Williamson Medical Center
- Property owner is responsible for maintenance based on LTMP
- Plat states the property owner is responsible for all maintenance
- Pond is jurisdictional



Quail Hollow

First Test

Regional Benefit-**Failed**

- Based on best available information, City staff's professional opinion is that it is highly unlikely that this facility was designed to provide regional water quality or quantity benefits.

Second Test

Publicly Owned and Maintained-**Failed**

- Facility is owned by the HOA and no PUDA easement is in place
- HOA is responsible for maintenance based on LTMP
- Plat states the HOA is responsible for all maintenance
- Pond is jurisdictional



Jackson Lake

First Test

Regional Benefit-**Failed**

- Based on best available information, City staff's professional opinion is that it is highly unlikely that this facility was designed to provide regional water quality or quantity benefits.

Second Test

Publicly Owned and Maintained-**Failed**

- Facility is owned by HOA
- Plat states the HOA is responsible for all maintenance
- Pond is jurisdictional



Spencer Hall

First Test

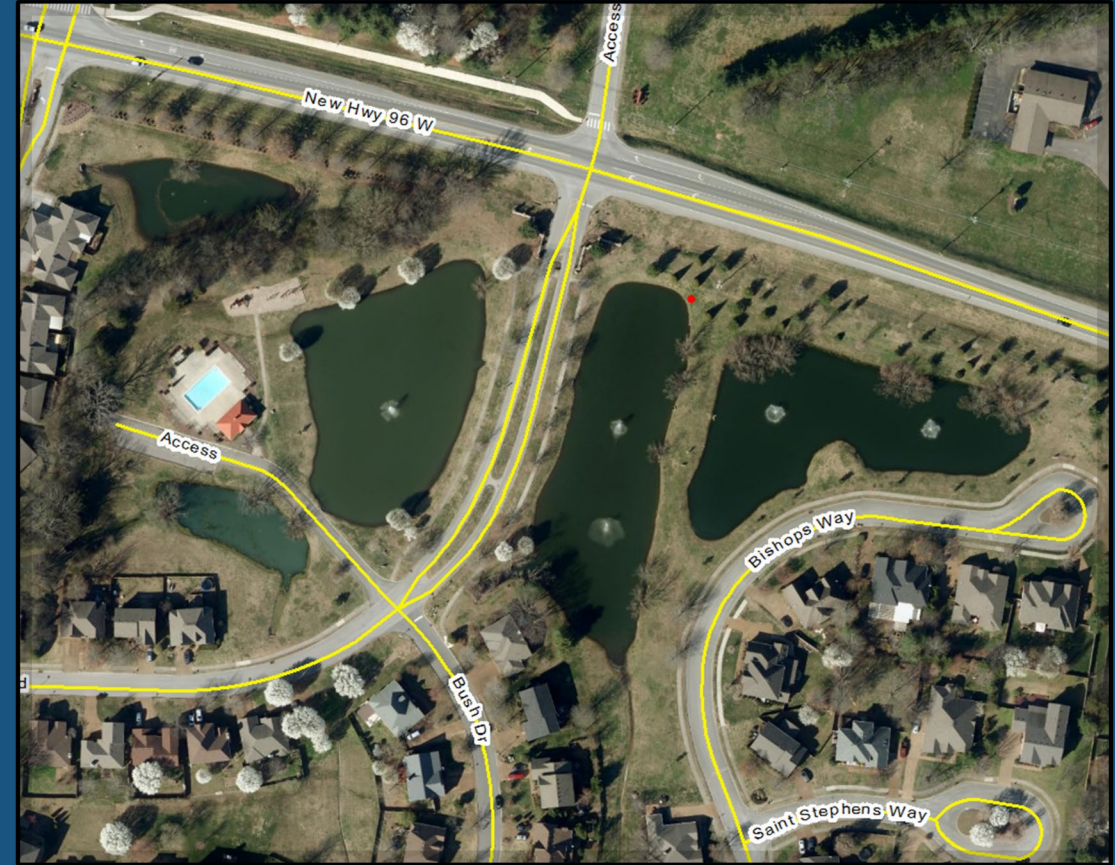
Regional Benefit-**Failed**

- Based on best available information, City staff's professional opinion is that it is highly unlikely that this facility was designed to provide regional water quality or quantity benefits.

Second Test

Publicly Owned and Maintained-**Failed**

- Facility is owned by the HOA and no PUDA easement is in place
- Pond in not jurisdictional



Forest Crossing

First Test

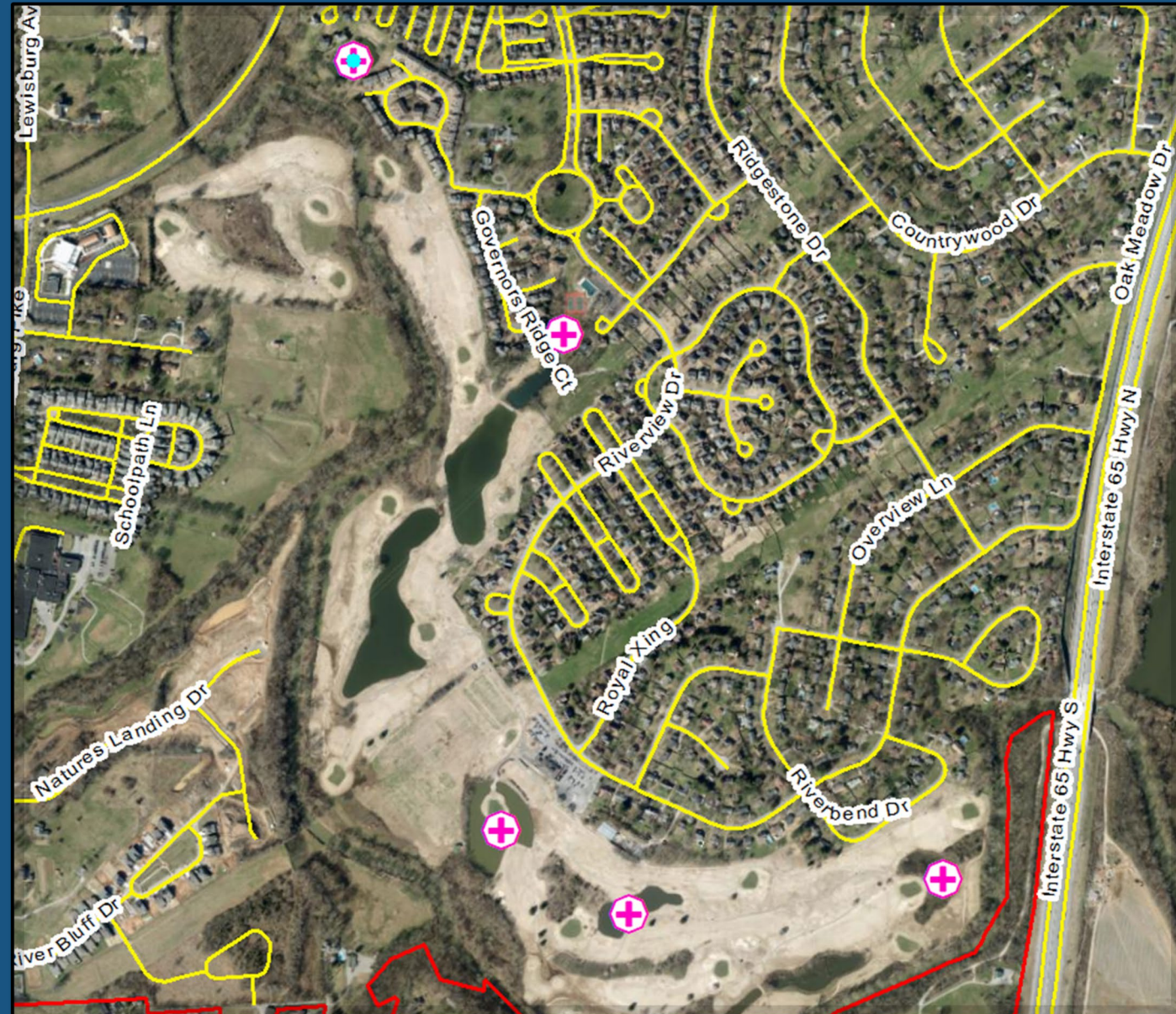
Regional Benefit-**Failed**

- Based on best available information, City staff's professional opinion is that it is highly unlikely that this facility was designed to provide regional water quality or quantity benefits.

Second Test

Publicly Owned and Maintained-**Failed**

- Facilities are both privately and HOA owned
- Plat states the HOA is responsible for all maintenance on it's facilities
- Pond in not jurisdictional



McKays Mill

First Test

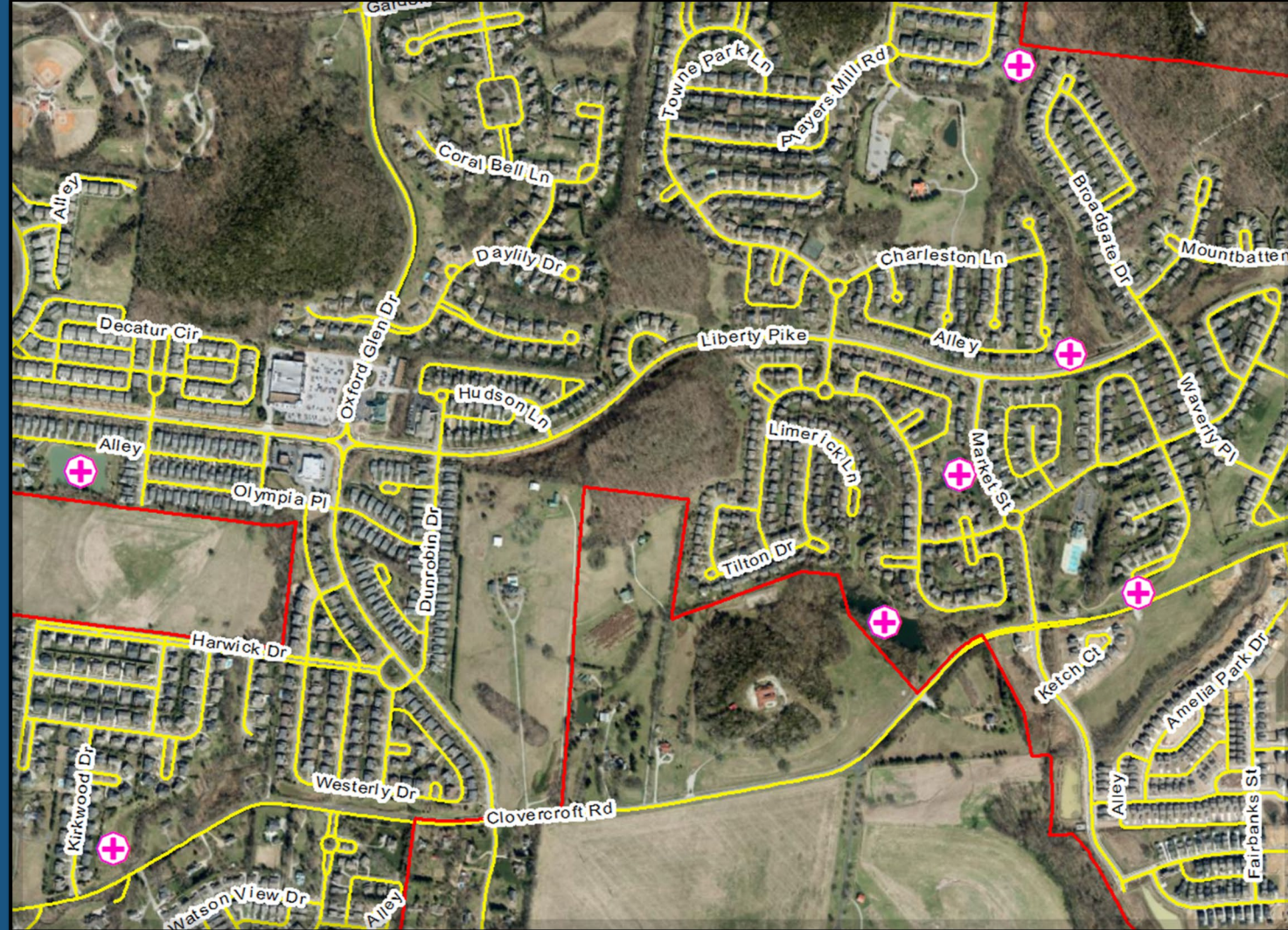
Regional Benefit-**Failed**

- Based on best available information, City staff's professional opinion is that it is highly unlikely that this facility was designed to provide regional water quality or quantity benefits.

Second Test

Publicly Owned and Maintained-**Failed**

- Facility is owned by HOA. No PUDA in place
- Plat states the HOA is responsible for all maintenance
- HOA is responsible for maintenance based on LTMP
- Pond in not jurisdictional



Maplewood

First Test

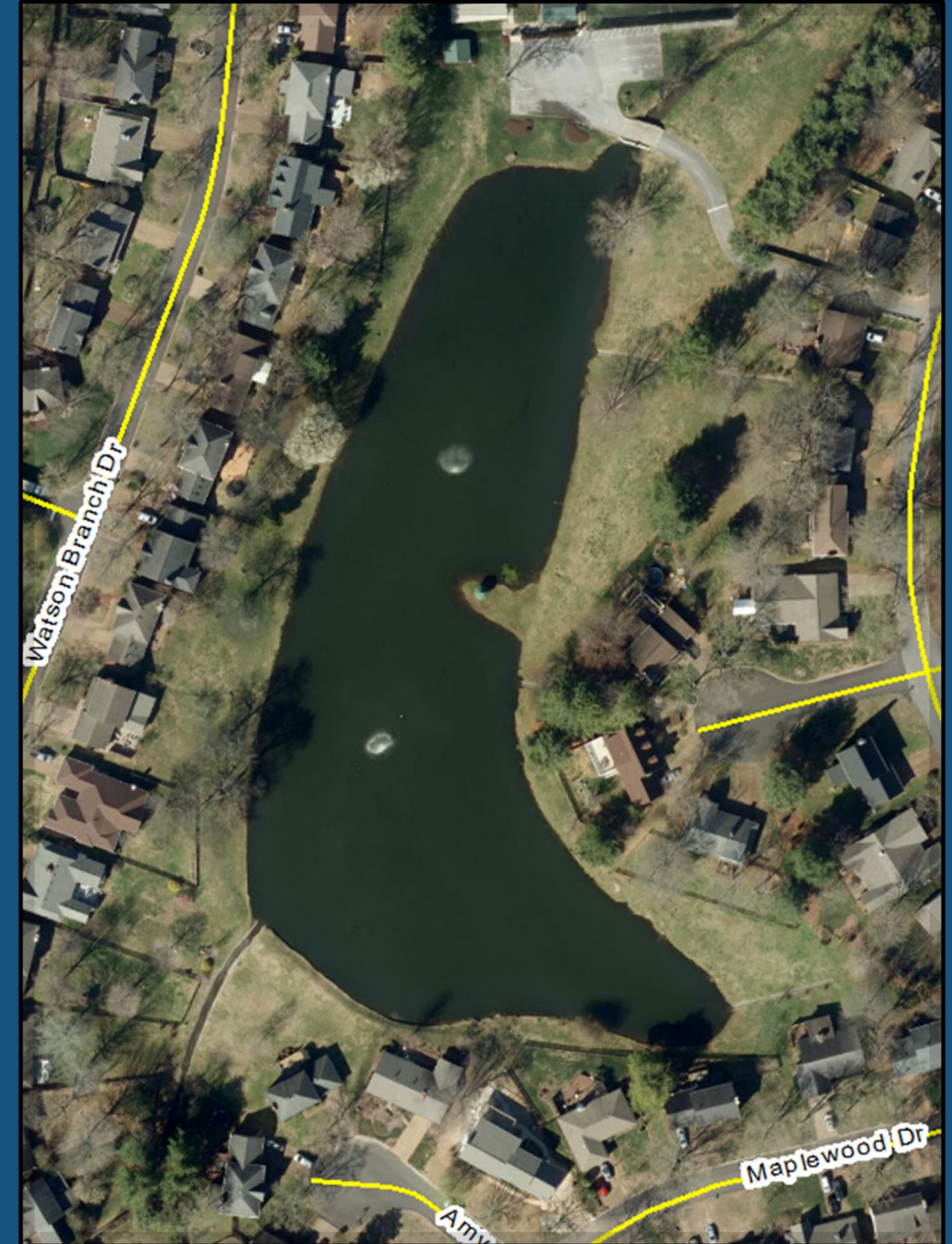
Regional Benefit-**Failed**

- Based on best available information, City staff's professional opinion is that it is highly unlikely that this facility was designed to provide regional water quality or quantity benefits.

Second Test

Publicly Owned and Maintained-**Failed**

- Facility is owned by the HOA and no PUDA easement is in place
- Pond is jurisdictional



Willow Springs

First Test

Regional Benefit-**Failed**

- Based on best available information, City staff's professional opinion is that it is highly unlikely that this facility was designed to provide regional water quality or quantity benefits.

Second Test

Publicly Owned and Maintained-**Failed**

- Facility is owned by the HOA and no PUDA easement is in place
- HOA is responsible for maintenance based on LTMP
- Plat states the HOA is responsible for all maintenance
- Pond is jurisdictional



Westhaven

First Test

Regional Benefit-**Failed**

- Facility Provides No Regional Water Quality or Quantity benefit based on site plans.

Second Test

Publicly Owned and Maintained-**Failed**

- Facility is owned by the HOA and no PUDA easement is in place
- HOA is responsible for maintenance based on LTMP
- Plat states the HOA is responsible for all maintenance
- Pond is not jurisdictional



Avalon

First Test

Regional Benefit-**Failed**

- Based on best available information, City staff's professional opinion is that it is highly unlikely that this facility was designed to provide regional water quality or quantity benefits.

Second Test

Publicly Owned and Maintained-**Failed**

- Facility is owned by the HOA and no PUDA easement is in place
- HOA is responsible for maintenance based on LTMP
- Plat states the HOA is responsible for all maintenance
- Pond in not jurisdictional



Carronbridge

First Test

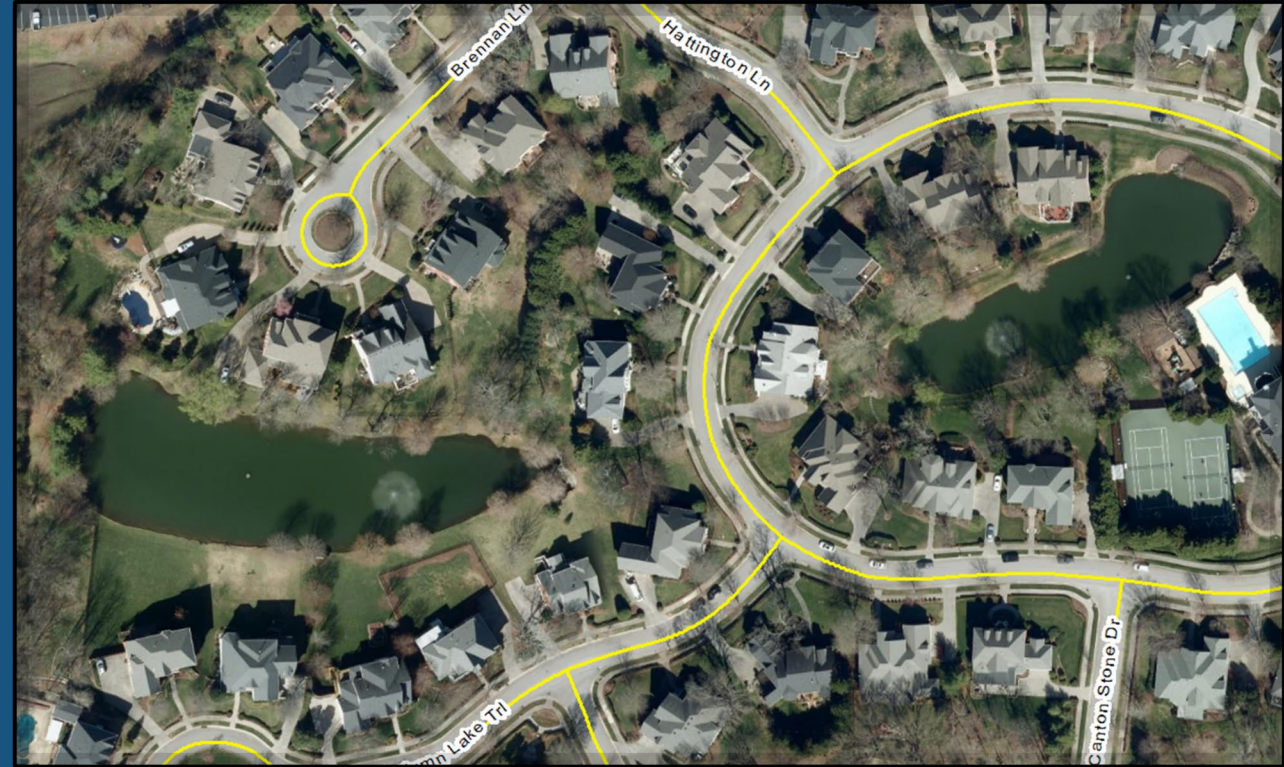
Regional Benefit-**Failed**

- Based on best available information, City staff's professional opinion is that it is highly unlikely that this facility was designed to provide regional water quality or quantity benefits.

Second Test

Publicly Owned and Maintained-**Failed**

- Facility is owned by the HOA and no PUDA easement is in place
- Plat states the HOA is responsible for all maintenance



Cheswicke Farm

First Test

Regional Benefit-**Failed**

- Based on best available information, City staff's professional opinion is that it is highly unlikely that this facility was designed to provide regional water quality or quantity benefits.

Second Test

Publicly Owned and Maintained-**Failed**

- Facility is owned by the HOA and no PUDA easement is in place
- **Plat states the HOA is responsible for all maintenance**
- Pond is jurisdictional



Polk Place

First Test

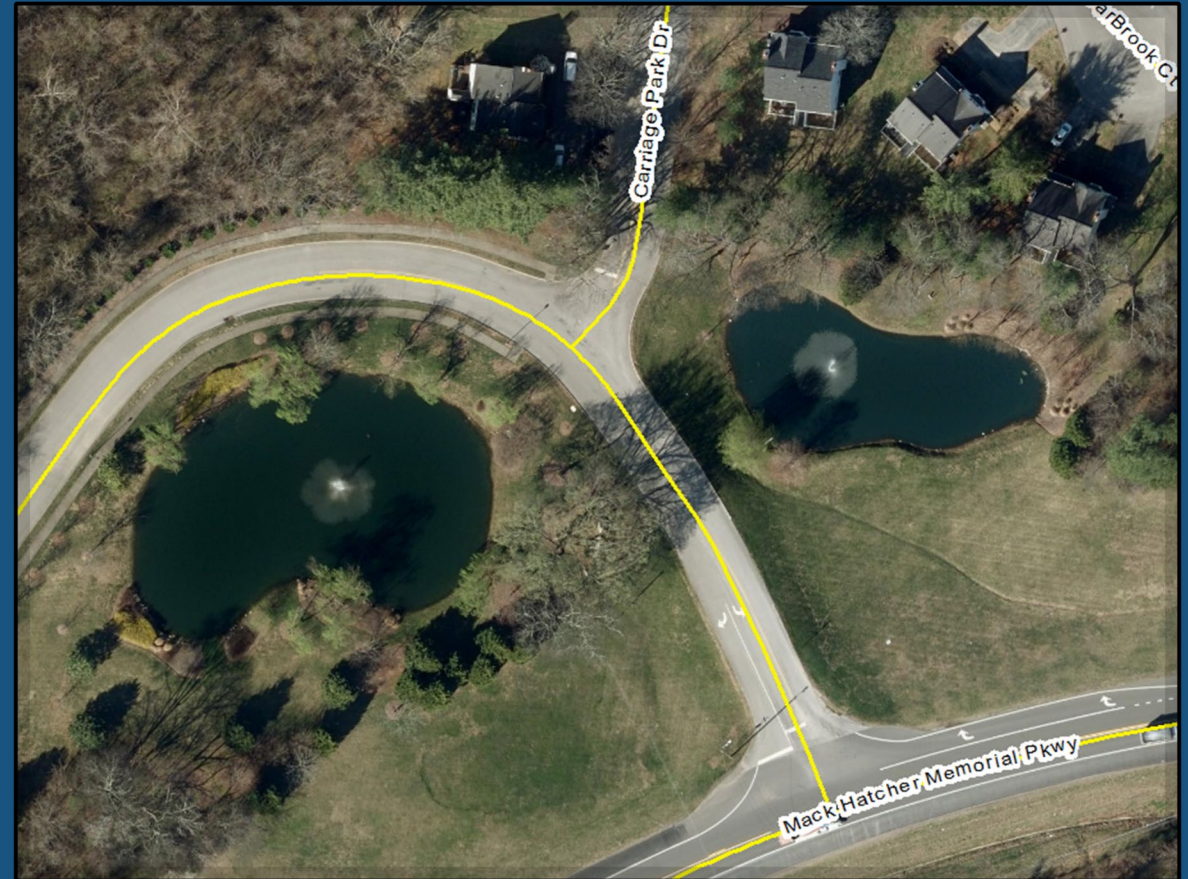
Regional Benefit-**Failed**

- Based on best available information, City staff's professional opinion is that it is highly unlikely that this facility was designed to provide regional water quality or quantity benefits.

Second Test

Publicly Owned and Maintained-**Failed**

- Facility is owned by the HOA and no PUDA easement is in place
- Plat states the HOA is responsible for all maintenance
- Pond is not jurisdictional



Inman Lake

First Test

Regional Benefit-**Failed**

- Based on best available information, City staff's professional opinion is that it is highly unlikely that this facility was designed to provide regional water quality or quantity benefits.

Second Test

Publicly Owned and Maintained-**Failed**

- Facility is owned by the property owner and no PUDA is in place
- Pond is jurisdictional



**RESOLUTION APPROVING THE AGREEMENT FOR
ESTABLISHMENT OF A REGIONAL STORMWATER
DETENTION FACILITY IN VARIOUS SUBDIVISIONS AND
EASEMENT AGREEMENT**

WHEREAS, various subdivision properties encompass a lake or lakes that acts as a stormwater retention facility for the subdivision as well as a regional stormwater retention facility for a substantial portion of the drainage basin in which it is located (hereinafter "the retention pond");

WHEREAS, the retention pond(s) serves as an important component of the Grantee's public, city-wide stormwater management system and the regular dredging, maintenance and repair of regional retention pond(s) is in the public interest; and

WHEREAS, the retention pond(s) has been found by the Director of Engineering to be a functioning regional detention facility that may, in the future, need cleaning, construction, repair and on-going maintenance so that it will continue to function properly for the purposes for which it was created; and

WHEREAS, Franklin Municipal Code Section 16-706(2) authorizes the City to maintain such a facility after acceptance by the Director of Engineering of a functioning regional detention facility approved by the Board of Mayor and Aldermen.

NOW THEREFORE, BE IT RESOLVED that the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that, based upon the findings of the Director of Engineering that the retention pond(s) meets city standards as a functioning regional detention facility, the Board of Mayor and Aldermen

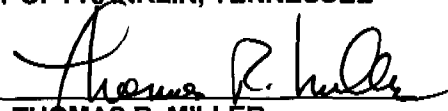
approves its acceptance. The City Administrator and Mayor are authorized to execute any documents entering into a stormwater facility maintenance and access easement agreement with various subdivisions as attached hereto and incorporated herein by reference and to take all steps necessary to implement this resolution.

IT IS SO RESOLVED AND DONE on this the 8th day of March, 2004.

ATTEST:

By: 
JAMES R. JOHNSON
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE

By: 
THOMAS R. MILLER
Mayor

This Instrument Prepared By:
Karen Beyke
HUBBARD, BERRY, DOUGHTY, BARRICK & HARRIS, PLLC
Suntrust Bank
201 Fourth Avenue North, Suite 1402
Nashville, Tennessee 37219
(615) 251-5444

EASEMENT AGREEMENT

THIS AGREEMENT, made this the ____ day of _____, _____, by
and between **VARIOUS HOMEOWNERS ASSOCIATION**, a Tennessee, not-for-
profit corporation, hereinafter called the "**Grantor**" and **THE CITY OF FRANKLIN,**
TENNESSEE, a municipal corporation organized and existing under the laws of the
State of Tennessee, hereinafter called the "**Grantee**"

WITNESSETH:

WHEREAS the Grantor owns certain real property in the 9th Civil District of
Williamson County, Tennessee, more particularly described as Lot _____
NAME Subdivision, Section _____, and as recorded in Book _____ Page _____
_____, Register's Office of Williamson County, Tennessee ("ROWC"), and Plat
Book __ Page _____
(ROWC) (hereinafter referred to as "the property") and

WHEREAS, the property encompasses a lake that acts as a stormwater
retention facility for the NAME Subdivision as well as a regional stormwater
retention facility for a substantial portion of the drainage basin in which it is located
(hereinafter "the retention pond");

WHEREAS, the retention pond serves as an important component of the Grantee's public, city-wide stormwater management system and the regular dredging, maintenance and repair of this retention pond is in the public interest; and

WHEREAS, the retention pond has been found by the Director of Engineering and approved by the Board of Mayor and Aldermen to be a functioning regional detention facility that may, in the future, need cleaning, construction, repair and on-going maintenance so that it will continue to function properly for the purposes for which it was created; and

WHEREAS the Grantor wishes to grant and the Grantee wishes to receive, pursuant to the terms and conditions provided herein, and subject to the rights reserved below, an easement for access, repair, maintenance and drainage improvements of the retention pond.

NOW THEREFORE:

For and in consideration of the foregoing and the sum of **TEN DOLLARS (\$10.00)**, cash in hand, paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, which consideration represents full and adequate compensation for the rights being conveyed herein, the Grantor has this day bargained and sold and by these presents does bargain, sell, convey, transfer and deliver unto the Grantee, its successors and assigns, an easement as hereinafter described and subject to the following conditions:

1. The above recitals are incorporated herein by reference.
2. The Grantor hereby grants, conveys, and gives to the Grantee, an easement for access to the retention pond for the sole purpose of

Grantee, its agents, employees, or contractors, performing repair, maintenance, dredging, drainage, construction, or other necessary work on the retention pond. This access easement shall begin at the _____ boundary of the Grantor's property and extend to the _____ boundary, as more particularly described in Exhibit 1 and shown in the shaded area on the map attached hereto as Exhibit

2. Access shall be granted to Grantee, its agents, employees, or contractors, during daylight hours, except during those times requiring emergency response.

3. The Grantee shall have the right during the term of this easement, to inspect, construct, maintain, grade, level, replace and repair temporary and permanent improvements made within the easement area hereinbefore described, together with the right to remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of said easement. The Homeowners' Association of Name Subdivision shall retain all other responsibility for regular, routine maintenance, on and about the retention pond, including but not limited to mowing grass, raking, pruning, debris removal, etc. The design and construction of any such improvements shall be done in consultation with and subject to the approval of the Grantor, and shall be in compliance with all applicable codes and regulations of general application.

Deleted: and the sole responsibility,

4. All contractors, subcontractors, materialmen and suppliers engaged by the Grantee to construct or maintain improvements within the easement, shall be required by the Grantee, prior to commencing any work, to agree in writing that they will look solely to the Grantee for payment and will not seek to impose or impose upon the Grantor any lien or claim for payment of any kind.
5. The Grantor assumes sole and entire responsibility for, and further agrees to indemnify and hold harmless the Grantee from, any liability, loss, claims, demands, or damages, including costs and attorney's fees, from any injury, loss of life, or damage to any persons or property, due to the activities, operations, or use of the easements by any person for any reason, or which is due to the construction, maintenance, repair, or renovation of the easements by Grantee, its agents, contractors, or any persons acting in its behalf.
7. The Grantor reserves the right to continue to use the property for any valid purpose, and to grant other easements within the same area, so long as such use, or such grant of additional easements, does not interfere with the Grantee's rights under this agreement.

TO HAVE AND TO HOLD, said property unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Parties hereunto set their hands on the day and date first above written.

STATE OF TENNESSEE)
)ss:
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared before me JAMES R. JOHNSON, CITY ADMINISTRATOR, AND THOMAS R. MILLER, MAYOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the City Administrator and Mayor respectively, and as such, being authorized so to do executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, on this the ____ day of _____,
200____.

Notary Public
My Commission expires:

**EXHIBIT 1
(INSERT DESCRIPTIONS)**

PUBLIC ACCESS EASEMENT

MAINTENANCE AND REPAIR EASEMENT

**EXHIBIT 2
(INSERT MAP)**

Franklin Municipal Code § 16-706(2)

(aa) Any stormwater management facility or BMP which services individual property owners or subdivisions shall be privately owned with general routine maintenance (controlling vegetative growth and removing debris) provided for by the owner(s). The owner shall maintain a perpetual, non-exclusive easement, which allows for access for inspection and other maintenance by the City of Franklin.

(bb) Any stormwater management facility or BMP which services an individual subdivision in which the facility or BMP is within designated open areas or an amenity with an established home owners association shall be privately owned and maintained consistent with provisions of this ordinance.

The owner shall maintain a perpetual, nonexclusive easement which allows for access for inspection and emergency maintenance by the City of Franklin.

...

(dd) All regional stormwater management control facilities proposed by the owners, if accepted by the director of engineering and approved by the board of mayor for dedication as a public regional facility, shall be publicly owned and/or maintained.

(ee) All other stormwater management control facilities and BMP's shall be publicly owned and/or maintained only if accepted for maintenance by the city.

(ff) The director of engineering may require dedication of privately owned stormwater facilities, which discharge to the city's stormwater system.

TO: The Board of Mayor and Aldermen
FROM: Karen Beyke, Assistant City Attorney
DATE: December 8, 2004
RE: Stormwater regional retention facility maintenance and access agreements

Pursuant to our stormwater maintenance ordinance the city may, under certain circumstances, maintain a stormwater management facility located on a homeowners' association property if it is, in fact, operating as a regional detention facility.

The ordinance and standards are contained in Franklin Municipal Code § 16-706(2).

For the City to maintain such a facility would require

- 1) acceptance by the Director of Engineering
- 2) of a functioning regional detention facility
- 3) approved by the Board of Mayor and Aldermen.

We have attached a form Resolution and form easement deed for your consideration. The Public Transportation and Parks Committee recommended approval, suggesting changes that have been incorporated herein. Specifically, they suggested reiterating that the Homeowners Association retains responsibility for routine maintenance such as mowing grass, removing limbs, pruning, etc.

**RETENTION/DETENTION BASINS
IN CITY OF FRANKLIN
THAT POSSIBLY QUALIFY AS REGIONAL BASINS**

<u>Retention/Detention Basin</u>	<u>Watershed Basin</u>
1. Liberty Hills Lake	Ralston Creek
2. Williamson Medical Center Lake	Watson Branch
3. Quail Hollow Lake	Watson Branch
4. Jackson Lake	Dry Branch of Spencer Creek
5. Spencer Hall Lakes (2 Ea.)	Sharp's Branch
6. Forrest Crossing Lake	Harpeth River
7. McKay's Mill Lakes (2 Ea.)	Watson Branch
8. Maplewood Lake	Watson Branch
9. Willow Springs Lake	Hatcher Springs
10. Westhaven Lakes	Unnamed Tributary of West Harpeth River
11. Avalon Lake	South Prong of Spencer Creek
12. Carronbridge Lake	South Prong of Spencer Creek
13. Cheswicke Farms Lake	Ralston Creek
14. Polk Place Lake	McGavock Creek
15. Inman Lake	Sharp's Branch



File #: 21-02729

DATE: December 16, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney

SUBJECT:

Consideration Of Resolution 2021-178, A Resolution To Quitclaim Portion Of Veterans' Park Located At 501 West Main Street, Franklin, Tennessee 37064 (Map 078C, Parcel 1.00) To Williamson County, Tennessee

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2021-178, A Resolution to Quitclaim Portion of Veterans' Park located at 501 West Main Street, Franklin, Tennessee 37064 (Map 078C, Parcel 1.00) to Williamson County, Tennessee

BACKGROUND/STAFF COMMENTS:

On or about July 17, 1996, War Memorial Public Library, Inc. transferred and conveyed the real property located at 611 West Main Street, Franklin, Tennessee 37064 a/k/a Williamson County Veterans' Park and Cannon ("Veterans' Park") which is located on the grounds of the Williamson County Archives to Williamson County, Tennessee by Warranty Deed of record in Book 1423, Page 195, Register's Office for Williamson County, Tennessee.

On or about December 18, 1976, pursuant to a decree of record in Minute Book 33, Page 60 in the cause of War Memorial Public Library, Inc., Complainant, and Franklin Special School District, Defendant, former Williamson County Chancery Court Clerk and Master, Ethel M. Grigsby, sold the adjacent portion of Veterans' Park located at 501 West Main Street, Franklin, Tennessee 37064 to the City of Franklin, Tennessee ("City").

The City, having paid the sum of Two Hundred Fifty-One Thousand Five Hundred and 00-100 Dollars (\$251,500.00) for said portion of Veterans' Park as was required by the aforementioned decree, former Williamson County Chancery Court Clerk and Master, Ethel M. Grigsby, transferred and conveyed the real property located at 501 West Main Street, Franklin, Tennessee 37064 to the City as evidenced by the Clerk and Master's Deed of record in Book 279, Page 752, Register's Office for Williamson County, Tennessee.

Staff believes it is in the best interest of the City to transfer this small parcel (1.67 acres) and convey its portion of Veterans' Park located at 501 West Main Street, Franklin, Tennessee 37064 to

Williamson County, Tennessee. Williamson County has maintained this area for many years and it has long been considered part of the Veterans' Park, which is a County property.

FINANCIAL IMPACT:

Other than the cost to record the Quitclaim Deed, there is no financial impact associated with Resolution 2021-178.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-178.

RESOLUTION 2021-178

RESOLUTION TO QUITCLAIM PORTION OF VETERANS' PARK LOCATED AT 501 WEST MAIN STREET, FRANKLIN, TENNESSEE 37064 (MAP 078C, PARCEL 1.00) TO WILLIAMSON COUNTY, TENNESSEE

WHEREAS, on July 17, 1996, War Memorial Public Library, Inc. transferred and conveyed the real property located at 611 West Main Street, Franklin, Tennessee 37064 a/k/a Williamson County Veterans' Park and Cannon ("Veterans' Park") which is located on the grounds of the Williamson County Archives to Williamson County, Tennessee by Warranty Deed of record in Book 1423, Page 195, Register's Office for Williamson County, Tennessee; and

WHEREAS, on December 18, 1976, pursuant to a decree of record in Minute Book 33, Page 60 in the cause of War Memorial Public Library, Inc., Complainant, and Franklin Special School District, Defendant, former Williamson County Chancery Court Clerk and Master, Ethel M. Grigsby, sold the adjacent portion of Veterans' Park located at 501 West Main Street, Franklin, Tennessee 37064 to the City of Franklin, Tennessee ("City"); and

WHEREAS, the City having paid the sum of Two Hundred Fifty-One Thousand Five Hundred and 00/100 Dollars (\$251,500.00) for said portion of Veterans' Park as was required by the aforementioned decree, former Williamson County Chancery Court Clerk and Master, Ethel M. Grigsby, transferred and conveyed the real property located at 501 West Main Street, Franklin, Tennessee 37064 to the City as evidenced by the Clerk and Master's Deed of record in Book 279, Page 752, Register's Office for Williamson County, Tennessee; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City to transfer and convey its portion of Veterans' Park located at 501 West Main Street, Franklin, Tennessee 37064 to Williamson County, Tennessee.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

1. That the Mayor and City Administrator shall be authorized to execute all documents required for the transfer and conveyance of the City's portion of Veteran's Park located at 501 West Main Street, Franklin, Tennessee 37064 to Williamson County, Tennessee.
2. That the real property located at 501 West Main Street, Franklin, Tennessee 37064 shall be transferred and conveyed to Williamson County, Tennessee immediately upon the recording of a Quitclaim Deed with the Williamson County Register of Deeds.
3. That this Resolution shall take effect immediately upon its passage; the health, welfare, and safety of the residents of the City of Franklin, Tennessee requiring it.

IT IS SO RESOLVED AND DONE this the ____ day of January, 2022.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

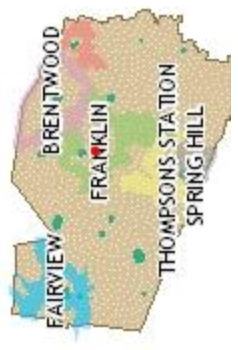
By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

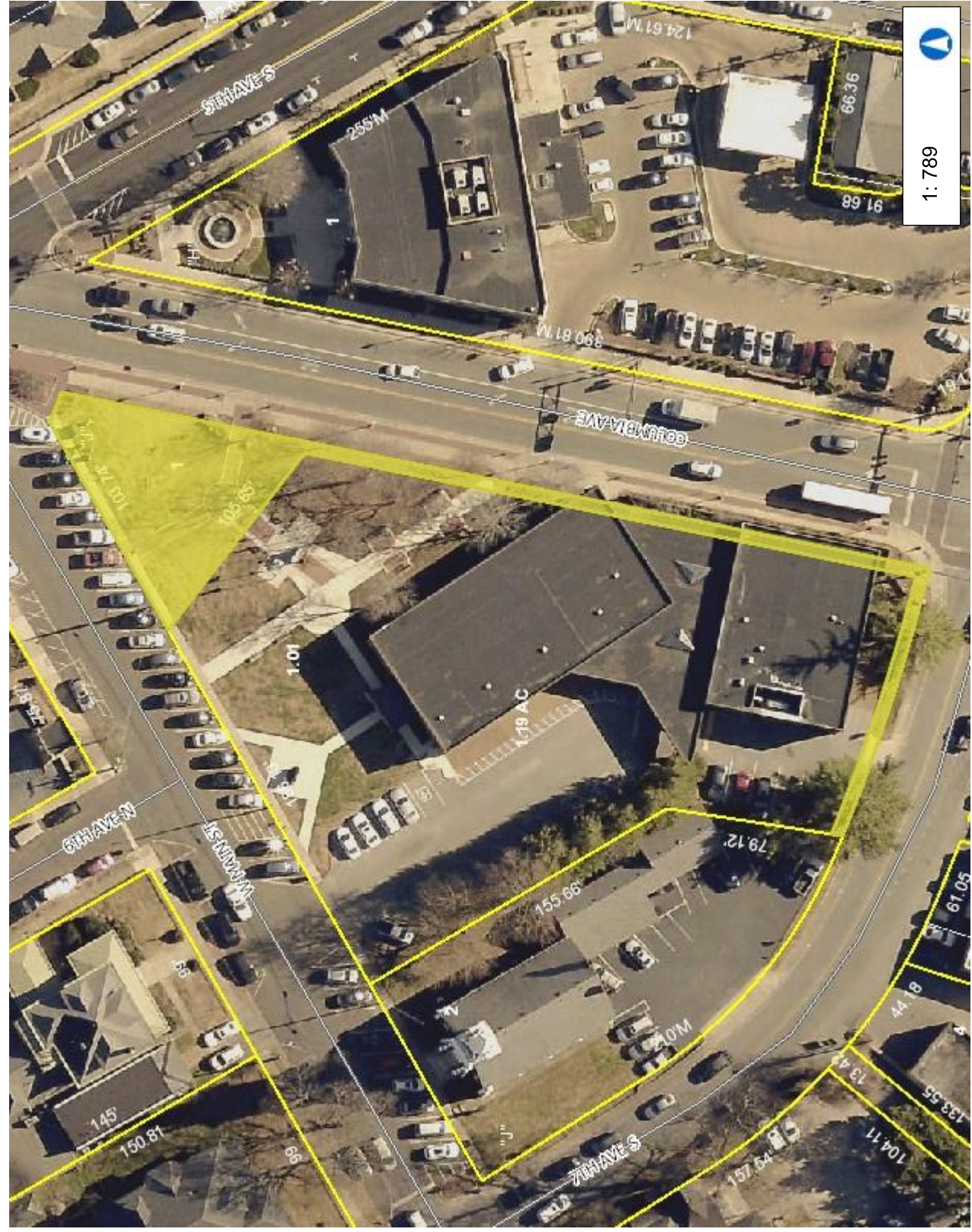
Tools & Features Demonstration Site



Legend

- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Parcel Dimensions
- Lot Numbers
- Lot Acreage
- Group Corner Annotation
- Control Map
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
- BRENTWOOD
- FAIRVIEW
- FRANKLIN
- NOLANSVILLE
- SPRING HILL
- THOMPSONS STATION
- Parks
- Centerlines
- <all other values>
- INTERSTATE

Notes



1: 789

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.0 Miles

0.01

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NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.



Legend

- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Parcel Dimensions
- Lot Numbers
- Lot Acreage
- Group Corner Annotation
- Control Map
- Notes
- Miscellaneous
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- Exemptions
- Conflicts
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- Corporate Limits
- BRENTWOOD
- FAIRVIEW
- FRANKLIN
- NOLDSVILLE
- SPRING HILL
- THOMPSON STATION
- Parks
- Certificates
- all other values
- INTERSTATE
- ACCESS
- LOCAL STREETS
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR ARTERIAL
- MINOR COLLECTOR
- NO NAME
- UNCLASSIFIED
- PRIVATE
- Rivers
- Aerial Photo
- Red Band_1
- Green Band_2

1: 857

0.0 0 0.01 0.0 Miles

NAD 1983 StatePlane Tennessee_FPS_4100_Foot
© Latitude Geographics Group Ltd.

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

This map was automatically generated using Geocortex Essentials.



File #: 21-02601

DATE: December 2, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Jerry Hatcher

SUBJECT:

Consideration Of COF Contract No. 2021-0320, A License Agreement Between The Tennessee Department Of Transportation (TDOT) And The City Of Franklin (COF) For The Purpose Of Defining Landscape Maintenance Responsibilities Along State Routes Located Within The City of Franklin.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF Contract No. 2021-0320, a license agreement between the Tennessee Department Of Transportation (TDOT) and the City Of Franklin (COF) for the purpose of defining landscape maintenance responsibilities along State Routes located within the City of Franklin.

BACKGROUND/STAFF COMMENTS:

On a limited basis, the City has agreed to maintain landscaping (grass) within various sections of State rights-of-way and we recently learned that the Tennessee Department of Transportation (TDOT) requires local jurisdictions to have maintenance agreements where we have mutually agreed to maintain selected sections of state routes. This is an inclusive (city-wide) agreement intended to be amended via an updated exhibit as the City grows and additional state routes are maintained by the City. The maintenance work is typically performed by City staff, but we also have the option of entering into landscape maintenance sub-agreements with Homeowners or Property Owners Association who are willing to take on the responsibility and cost of maintaining the right-of-way adjacent to their neighborhood.

FINANCIAL IMPACT:

While the City does incur a cost for the resources (staff and equipment) where we have accepted the responsibility of maintaining these selected sections of State rights-of-way, the ability to enter into sub-agreements with adjacent Homeowners or Property Owners Associations typically provides for a higher level of maintenance which contributes to the overall quality and character along these roads.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Contract Number 2021-0320.

This Instrument prepared by:
State of Tennessee
Department of Transportation
Region 3, 6601 Centennial Blvd.
Nashville, TN 37243

LICENSE AGREEMENT
(for Specific Maintenance of Certain State Routes within City)
COF CONTRACT 2021-0320

THIS AGREEMENT is made and entered into as of this the _____day of _____, 2021, by and between **THE STATE OF TENNESSEE**, acting by and through its Commissioner of Transportation, (hereinafter referred to as “State” or the “Department”) and the **CITY OF FRANKLIN, TENNESSEE** (hereinafter referred to as “Licensee” or “City”).

WHEREAS, the State, through its Department of Transportation, is responsible for maintaining the interstate highway system (except for lighting) within the Licensee’s jurisdiction, and the paved surface of city streets designated as state routes; and

WHEREAS, Licensee is and remains responsible for maintaining all lighting systems along interstate highways within Licensee’s jurisdiction and for maintaining the rights-of-way of all city streets designated as state routes (excluding the paved surface maintained by the Department) pursuant to Tenn. Code Ann. § 54-5-202; and

WHEREAS, Licensee intends to encourage beautiful streetscapes throughout the City and to promote community use of those rights-of-way where context sensitive elements (such as walkways, benches, trash receptacles, etc.), and ornamental landscaping have been or will be installed; and

WHEREAS, to further this intent, Licensee wishes to assume or supplement, as more specifically provided herein, the Department’s responsibility for maintaining certain portions of certain city streets designated as state routes and three (3) interchanges on the I-65 interstate highway system within the City, in consideration for the Department assuming responsibility for maintaining certain rights-of-way within the City, said interchanges and rights-of-way being more specifically identified in Exhibit A and depicted in Exhibits A(1) and A(2) attached to and made a part of this License (the “Licensed Premises”); and

WHEREAS, the Department is agreeable to grant this License to Licensee and to assist Licensee on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the premises and the execution of this License Agreement, it is mutually agreed between the parties as follows:

1. **LICENSE** – Licensee is hereby granted permission to use the Licensed Premises to perform mowing, litter removal and general maintenance of landscaping and context sensitive elements, where they exist, in accordance with standards that meet or exceed those set out in State of Tennessee Special Provisions Regarding Rights-of-Way Mowing (SP806) and Regarding Removal and Disposal of Litter (SP719A) (hereinafter referred to as the “Licensed Activities”). With respect to the mowing maintenance required hereunder for that section of Mack Hatcher Memorial Pkwy (SR397), listed on Exhibit A as item no. 6 and depicted on Exhibit A(2), the Department will continue to assist Licensee by mowing all areas not licensed to the Licensee hereunder.
2. **USE OF LICENSED PREMISES** - Licensee shall be permitted to use the Licensed Premises for the Licensed Activities. Licensee shall not be permitted to use the Licensed Premises for any other purpose except by prior written permission of the State. Licensee’s use of the Licensed Premises is subject to any easements of record and to the right of any utility owner to operate and maintain any existing utility facilities within the Licensed Premises.
3. **FEE** – Licensee shall pay \$0 per year to the State for the use of the Licensed Premises.
4. **TERM** – The License shall become effective upon execution of this Agreement and shall terminate in accordance with the other provisions of this Agreement.
5. **ACCESS** – The State shall provide Licensee access to the Licensed Premises at all times for the uses authorized herein.
6. **MAINTENANCE** –The Licensee shall be solely responsible for and pay all costs associated with all mowing and landscape maintenance activities within the Licensed Premises and any other costs associated with the Licensed Activities. The Department shall be solely responsible for and pay all costs associated with mowing and landscape maintenance activities to be performed by the Department pursuant to this License Agreement.
7. **TRAFFIC CONTROL** - At no time will work authorized by this License Agreement interfere with the normal flow of traffic on roadways adjoining the Licensed Premises. Licensee is responsible for providing traffic control for this work zone in accordance with the requirements of the current *Manual on Uniform Traffic Control Devices*. If proper traffic control is not in place, TDOT may order Licensee to stop work until proper traffic control is put in place.
8. **FIRE HAZARD** - The Licensed Premises shall not be used for the manufacture or storage of flammable material or for any other purpose deemed by the State or the Federal Highway Administration to be a potential fire hazard or other hazard to the Licensed Premises. The determination as to whether or not a use constitutes such a hazard shall be in the sole discretion of the State or the Federal Highway Administration. The operation and maintenance of the Licensed Premises will be subject to regulation by the State to protect against fire or other hazard which could impair the use, safety or appearance of same. Licensee shall provide access, at all times, for firefighters and accompanying equipment.
9. **DAMAGE TO STATE PROPERTY** - Licensee shall be liable for any damage to state property resulting from Licensee’s use of the Licensed Premises and/or

performance and operation of the Licensed Activities, including but not limited to, the roadway, shoulders, guardrail, drainage, landscaping, signs and controlled-access fences. All repair or replacement of such damage shall be made in accordance with the current TDOT Standard Specifications for Road and Bridge Construction, TDOT Standard Drawings and any other applicable design and/or construction standards or guidelines.

10. **LIABILITY** - Licensee shall assume all liability for claims arising out of conduct on the part of the Licensee for which it would be liable under the Tennessee Governmental Tort Liability Act, Tenn. Code Ann. § 29-20-101, et seq., up to the limits for which it can be held liable for such conduct under that act, arising from its use of the Licensed Premises. In addition, Licensee shall require that any contractor of Licensee that performs any work on the Licensed Premises, including any maintenance or operation of the Licensed Activities, shall indemnify and hold harmless the State and all of its officers, agents and employees from all suits, actions or claims of any character arising from the contractor's acts or omissions in the prosecution of the work.
11. **INSURANCE** - The Licensee, its successors and assigns, agrees to maintain adequate public liability insurance, which may include self-insurance, and will provide satisfactory evidence of such insurance to the State. Further, the liability limits of this insurance must not be less than the exposure and limits of the Licensee's liability under the Tennessee Governmental Tort Liability Act, Tenn. Code Ann. § 29-20-101, et seq. The insurance policy shall include a provision for the insurance company to notify the State in writing of any cancellation or changes of the policy at least 30 days in advance of the cancellation or change. In addition, Licensee shall require that any contractor of Licensee that performs any work on the Licensed Premises, including any maintenance or operation of the Licensed Activities, shall provide proof of adequate and appropriate general liability insurance providing liability coverage in an amount not less than \$1 million dollars per occurrence and \$300,000 per claimant, naming the State of Tennessee as an additional insured.
12. **PERMITS** – Licensee is responsible for obtaining and paying the costs of all permits, licenses or other approvals by any regulatory body having jurisdiction over the uses authorized herein. Prior to commencing the work authorized herein, Licensee shall notify Tennessee One Call regarding any excavation(s) and shall ensure that the provisions of TCA 65-31-101 et seq. are met.
13. **COMPLIANCE** – All work on the Licensed Premises shall be performed in compliance with current TDOT Landscape Design Guidelines in addition to applicable federal, state and local laws and regulations. Should Licensee fail or neglect to comply with any term or condition of this License Agreement or to comply with written notice and demand, this License shall be subject to termination. In the event of such termination, Licensee shall immediately remove any equipment or improvements from the Licensed Premises and surrender all rights and privileges under this License Agreement; otherwise, on written notification by the State, all such equipment and improvements may be removed by the State at the expense of the Licensee.
14. **TITLE VI ASSURANCES** – The Licensee for itself, its successors in interest and assigns, as part of the consideration hereof does hereby covenant and agree that in the event existing facilities are constructed, maintained, or otherwise operated on the Licensed Premises as of the date hereof, for a purpose for which the State or a State program or activity is extended or for another purpose involving the provision of similar services or benefits, the Licensee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as said regulations shall be amended.

15. **AMERICANS WITH DISABILITIES ACT ASSURANCES** – The Licensee for itself, its successors in interest and assigns, as part of the consideration hereof does hereby covenant and agree that in the event facilities are constructed, maintained, or otherwise operated on the Licensed Premises as of the date hereof, for a purpose for which the State or a State program or activity is extended or for another purpose involving the provision of similar services or benefits, the Licensee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 28, Code of Federal Regulations, Parts 35 and 36, Nondiscrimination on the Basis of Disability in State and Local Government Services and Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities, and as said regulations shall be amended. The Licensee further agrees that if any pedestrian facilities are constructed, maintained, or operated on the Licensed Premises, the Licensee shall construct, maintain, and operate such facilities in compliance with the Architectural and Transportation Barriers Compliance Board’s “Accessibility Guidelines for Pedestrian Facilities in Public Rights-of-Way” (proposed 36 CFR Part 1190; published in the Federal Register, July 26, 2011).
16. **REVERSION** – In the event that the Licensed Premises is needed for a transportation project, Licensee shall remove any and all of its equipment and improvements from the Licensed Premises and surrender all rights and privileges under this License Agreement within 60 days of receiving written notice from the State. In the event that the Licensed Premises is needed for a highway maintenance project, the use of the Licensed Premises will cease temporarily until the maintenance project is completed. In the event that a utility owner needs to maintain an existing utility facility, the Licensee’s use of the Licensed Premises may cease or be impaired until the utility maintenance activity is completed.
17. **ADJACENT PROPERTY** – Licensee states and affirms that any improvements now or hereafter constructed and maintained on the Licensed Premises are not relevant to any adjacent property’s activities, features, or attributes that qualify the adjacent property for protection under Section 4(f) of the Department of Transportation Act of 1966 (Pub. L. 89—670, 80 Stat. 931) now codified at 23 U.S.C. § 138, 49 U.S.C. § 303, and 23 CFR Part 774 (hereinafter referred to as “Section 4(f)”). Therefore, neither the act of reversion nor termination of this Agreement, nor any transportation related activities occurring on the Licensed Premises (including, but not limited to, maintenance activities, construction activities, etc.), would result in a substantial impairment to the activities, features, or attributes that may qualify Licensee’s adjacent or nearby property for protection under Section 4(f).
18. **NO PERMANENT OWNERSHIP** – Licensee does not currently possess, nor through this Agreement acquire, permanent ownership or control over the Licensed Premises.
19. **TERMINATION** – The parties may terminate this License at will with 60 days written notice.
20. **ASSIGNMENT** – The License granted herein shall not be transferred, conveyed or assigned to another party without prior written approval from the State.

TO THE LICENSEE:

The City of Franklin, Tennessee
Attn:
109 3rd Avenue South
Franklin, Tennessee 37064

TO THE STATE:

State of Tennessee
Department of Transportation
Attn:
Suite 700, James K. Polk Building
505 Deaderick Street
Nashville, Tennessee 37243-0337

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

LICENSEE:

CITY OF FRANKLIN, TENNESSEE

Ken Moore, Mayor
109 3rd Avenue South
Franklin, TN 37064
kenmoore@franklintn.gov
(615) 791-3217

DATE:_____

APPROVED AS TO FORM
AND LEGALITY:

Maricruz R. Fincher
Staff Attorney

DATE:_____

STATE OF TENNESSEE

Joel Galbato, III, Interim Commissioner
Tennessee Department of Transportation

DATE:_____

APPROVED AS TO FORM
AND LEGALITY:

John Reinbold, General Counsel
Tennessee Department of Transportation

DATE:_____

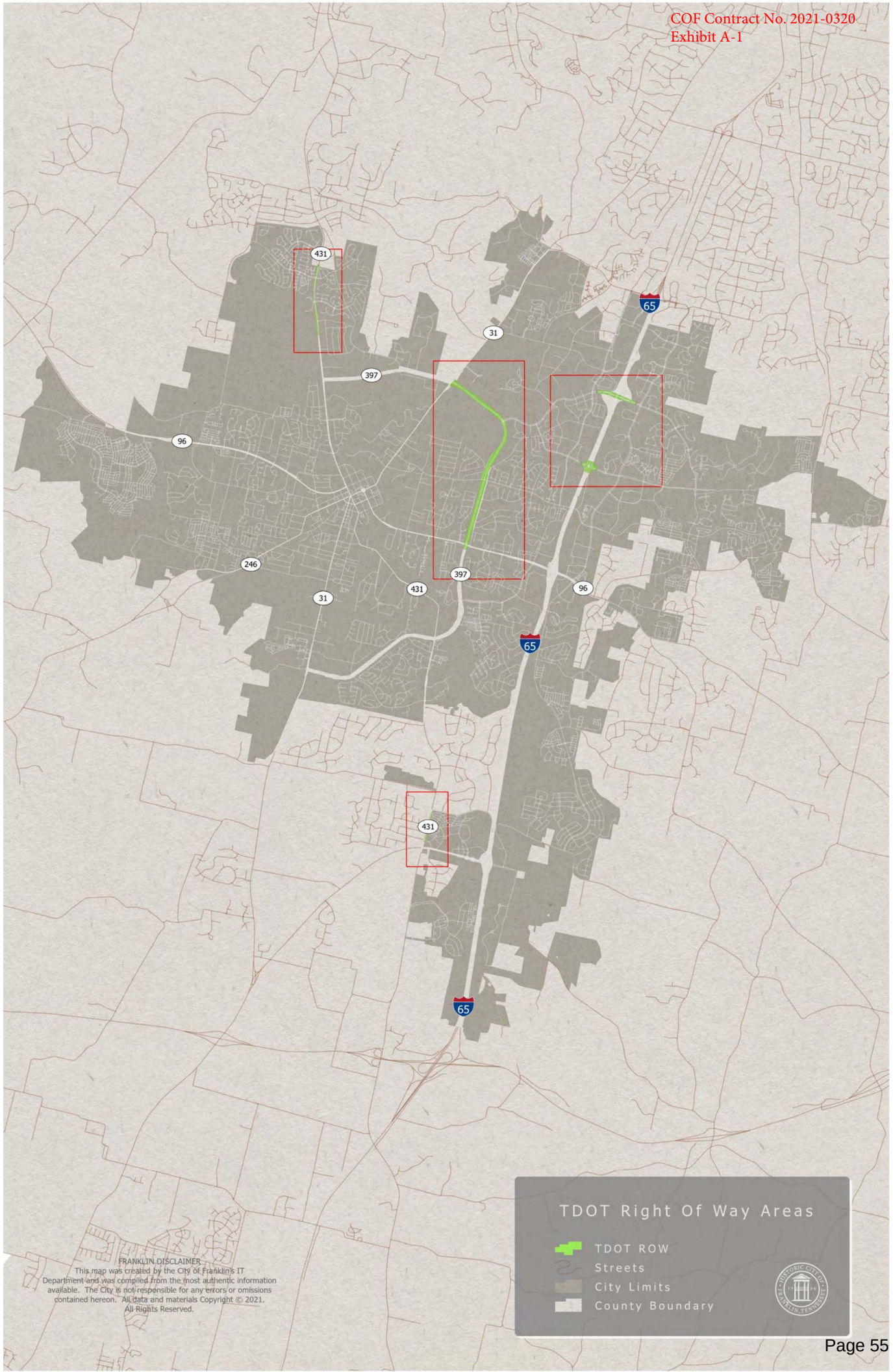
EXHIBIT “A”

IDENTIFICATION OF LICENSED PREMISES

GENERAL DESCRIPTION AND DEPICTION OF LICENSES PREMISES.

The Licensed Premises include the following sections of the designated state routes, as depicted on Exhibits A(1) and A(2) attached hereto and incorporated herein by reference:

1. **Hillsboro Rd.:** SR106 (U.S. 431) from Licensee’s municipal limits on the north to the end of the divided travel lanes on the south, including highway medians where they exist. See Exhibit A(1), page 2.
2. **Mack Hatcher Memorial Pkwy.:** SR397 (U.S. 31-431) from SR96 on the south, north and west to SR6 (U.S. 31) on the north, to be mowed exclusively by Licensee, including highway medians where they exist, as is the current practice. See Exhibit A(1), page 3.
3. **Intersection of I-65 and Cool Springs Blvd.** and **Intersection of I-65 and E. McEwen Dr.:** See Exhibit A(1), page 4.
4. **Intersection of I-65 and Murfreesboro Road:** SR96 (Murfreesboro Road) from the east approach to the bridge over I-65 to the west side of that bridge and including the ramps off of SR96 onto I-65. Licensee will supplement the Department’s current mowing, litter control and maintenance activities by providing extra cycles and enhancements, as desired by the public. See Exhibit A(1), page 5.
5. **Lewisburg Pike:** SR106 (U.S. 431) from just south of Old Peytonsville Road to just north of SR248 (Goose Creek Bypass), including highway medians where they exist. See Exhibit A(1), page 6.
6. **Mack Hatcher Memorial Pkwy. (New Extension):** SR397 (U.S. 31-431) from SR106 (Hillsboro Rd.) on the north/east to SR96 on the south/west See Exhibit A(2) – Licensed Premises includes all areas depicted on Exhibit A(2) in green and labeled as “grass shoulder” and “additional mowing.” The Department will continue to assist Licensee by mowing all areas depicted on Exhibit A(2) in light blue and labeled as “TDOT Mowing Area,” in accordance with paragraph 1 hereof.

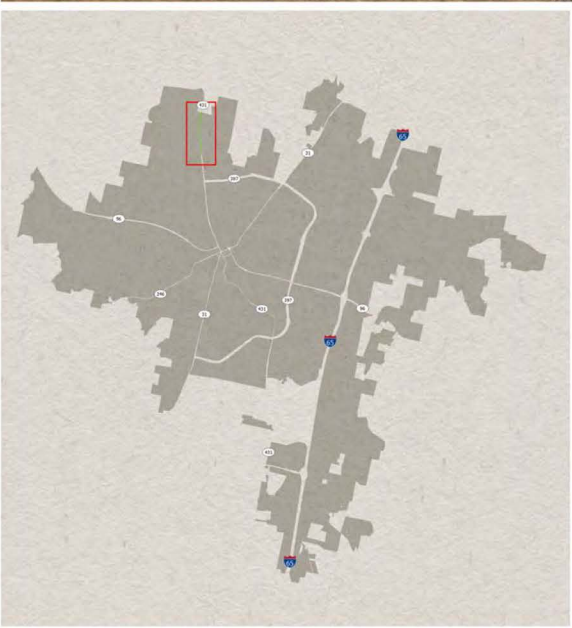


FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2021. All Rights Reserved.

TDOT Right Of Way Areas

- TDOT ROW
- Streets
- City Limits
- County Boundary







Mack Hatcher Memorial Pkwy

TDOT ROW

Franklin Rd

Mack Hatcher Memorial Pkwy

Liberty Pike

Murfreesboro Rd

I-65 & Cool Springs Blvd /
I-65 & McEwen Dr

 TDOT ROW

Cool Springs Blvd

Interstate 65

E McEwen Dr



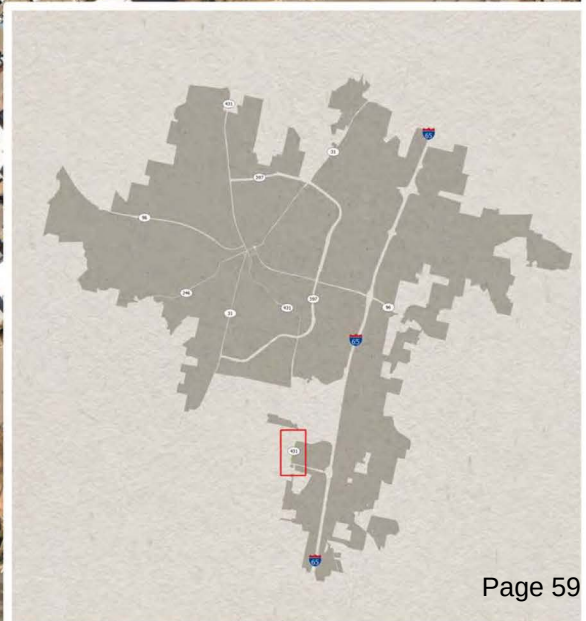
Lewisburg Pike

TDOT ROW

Captain Freeman Pkwy

Lewisburg Pike

Goose Creek Bypass



SEALED BY

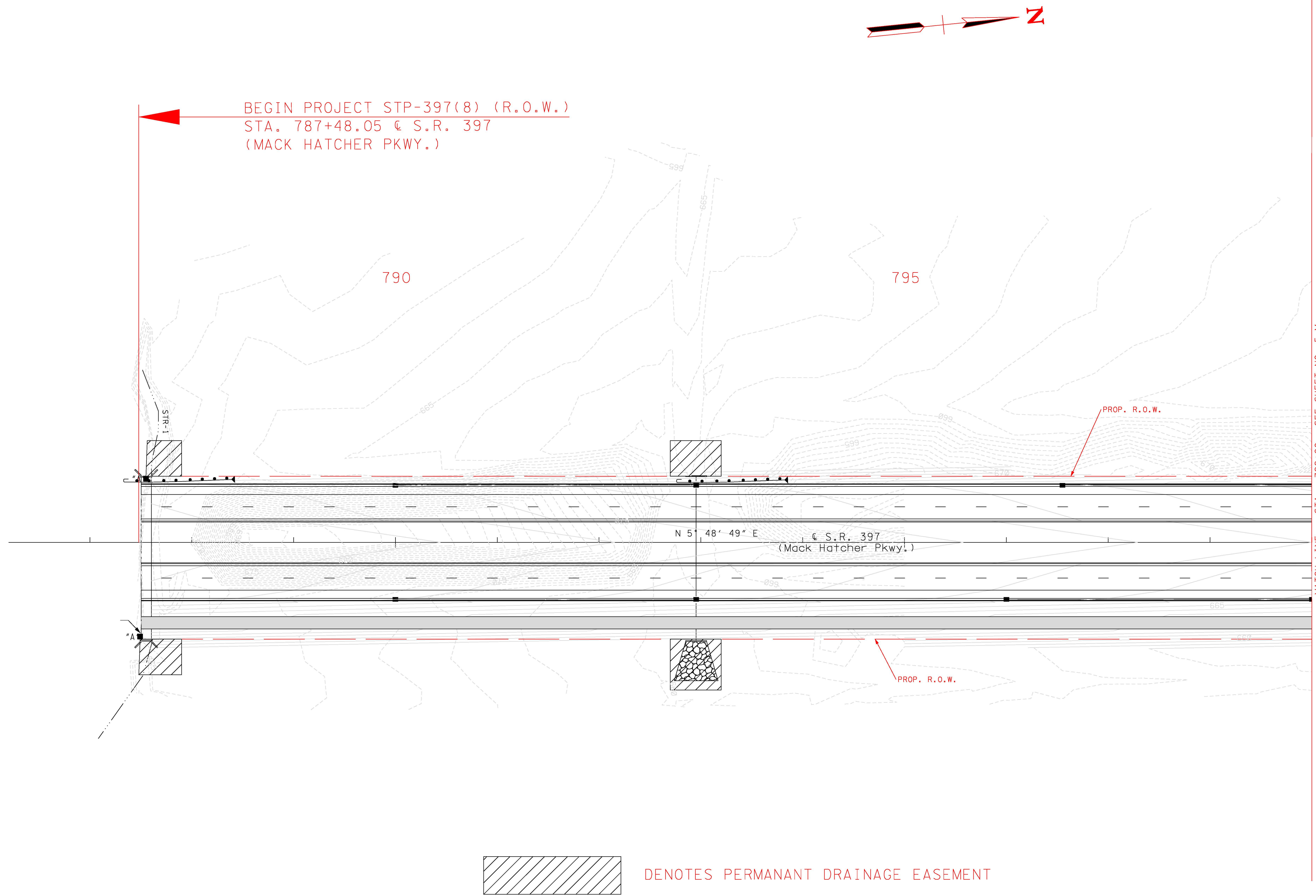
COORDINATES ARE NAD/83(1995),
ARE DATUM ADJUSTED BY THE
FACTOR OF 1.00008 AND TIED TO
THE TGRN. ALL ELEVATIONS ARE
REFERENCE TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

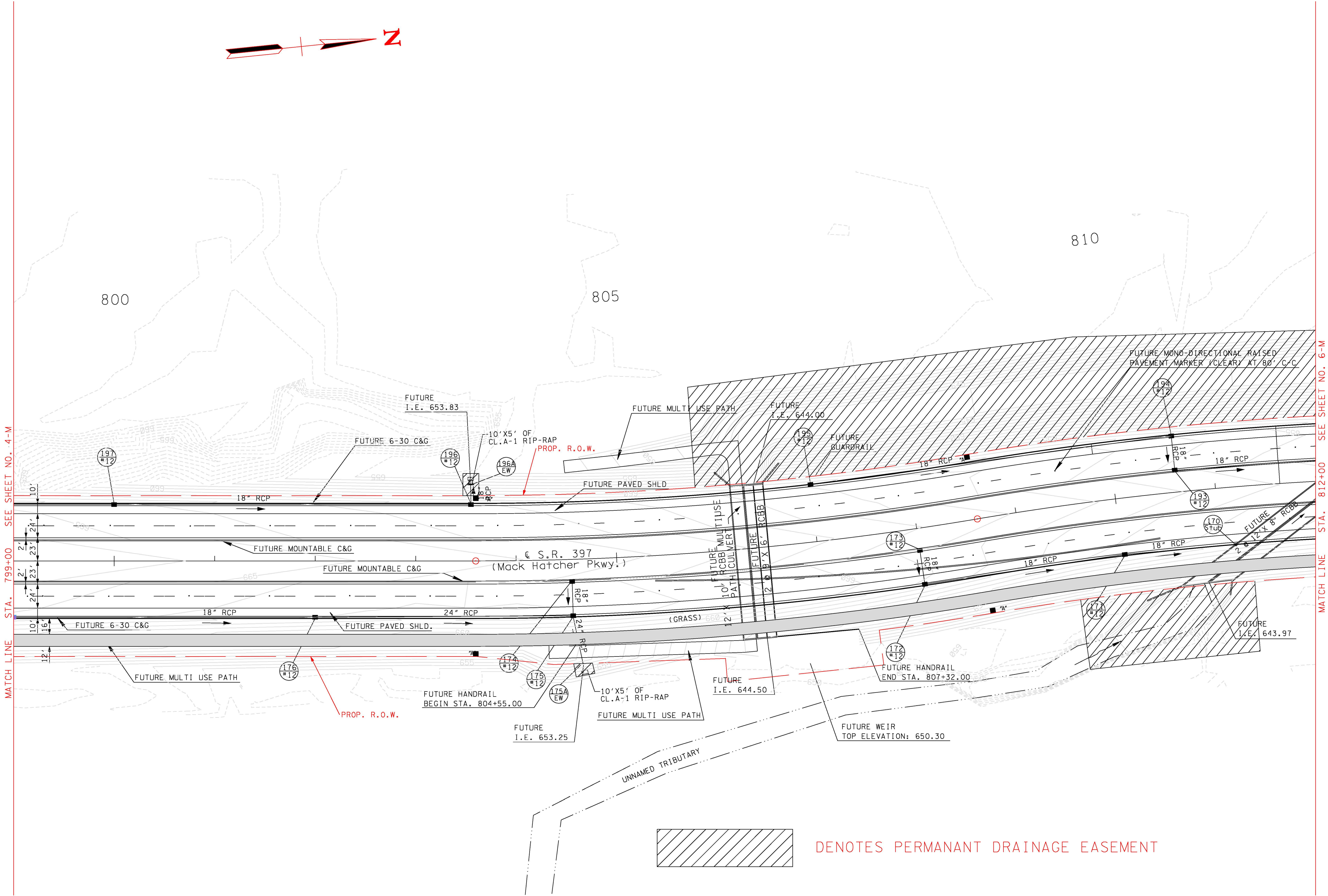
MOVING LAYOUT
S.R. 397
(MACK HATCHER PARKWAY)

BEGIN PROJECT
TO STA. 799+00

SCALE: 1"=50'



TYPE	YEAR	PROJECT NO.	SHEET NO.
			5-M



DENOTES PERMANANT DRAINAGE EASEMENT

SEALED BY

COORDINATES ARE NAD/83(1995),
ARE DATUM ADJUSTED BY THE
FACTOR OF 1.00008 AND TIED TO
THE TGRN. ALL ELEVATIONS ARE
REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

MOWING LAYOUT
S.R. 397
(MACK HATCHER PARKWAY)

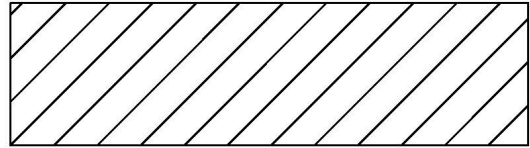
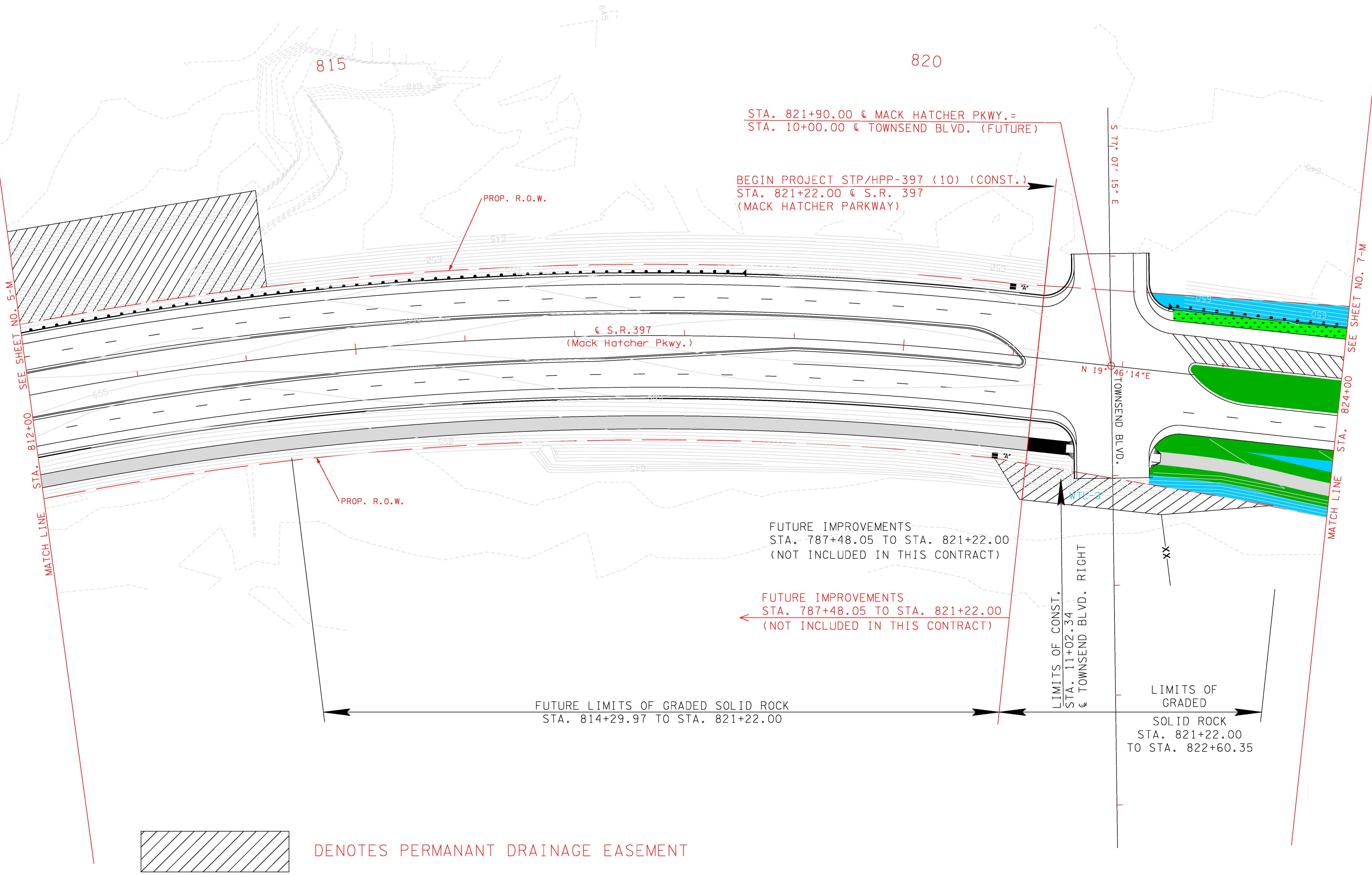
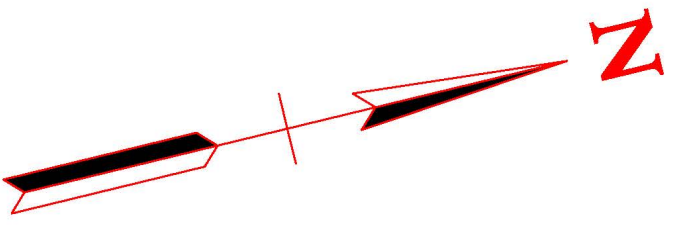
FROM STA. 799+00
TO STA. 812+00

SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
			6-M

LEGEND	
GRASS SHOULDER (CITY OF FRANKLIN)	13.46 AC.
MOWING AREA (CITY OF FRANKLIN)	
TDOT MOWING AREA	40.91 AC.

NOTE:
CONSTRUCTION FOR THIS PROJECT
BEGINS AT STA. 821+22 (MACK
HATCHER PKWY.), AT INTERSECTION
WITH TOWNSEND BLVD.



DENOTES PERMANANT DRAINAGE EASEMENT

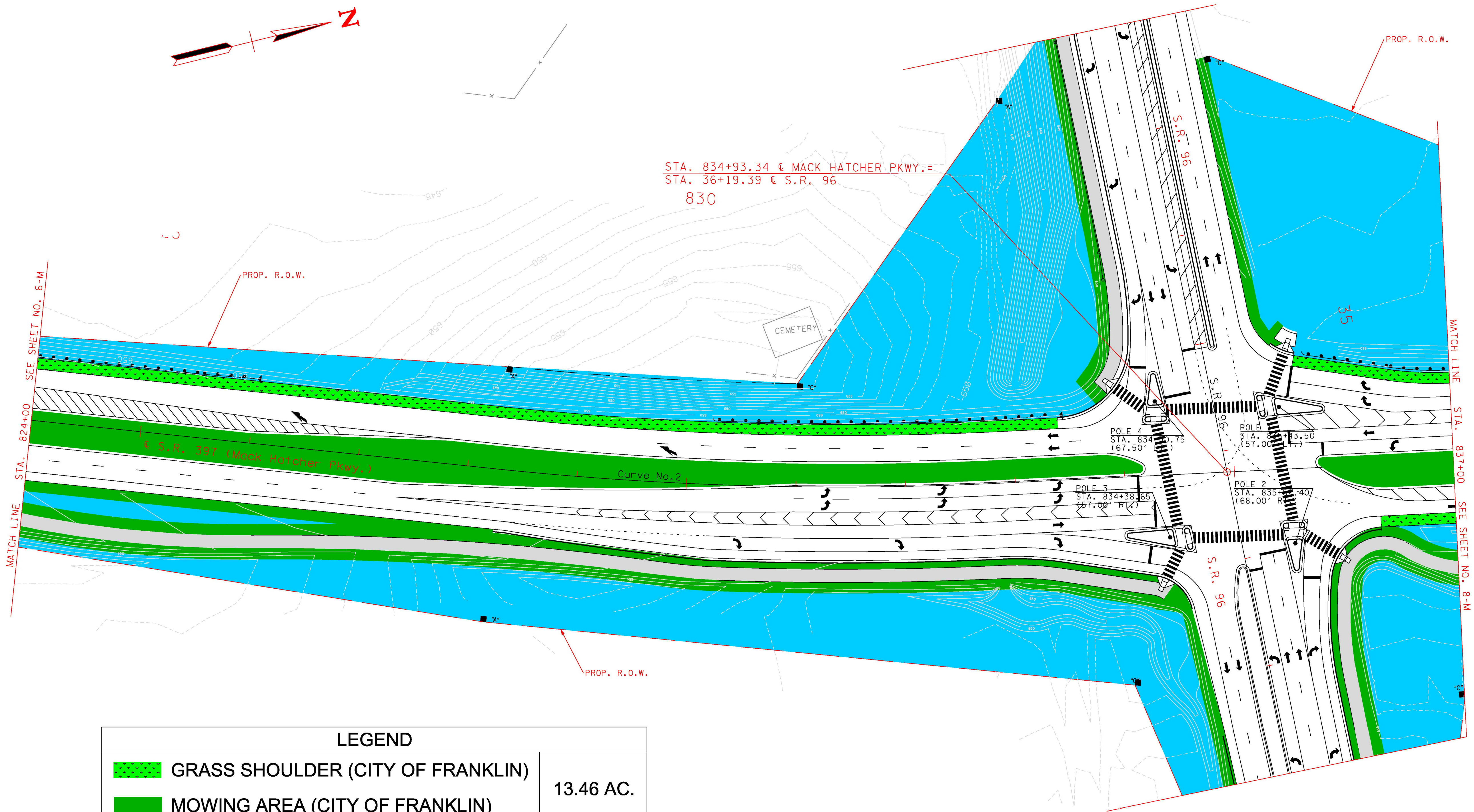
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COORDINATES ARE NAD/83(1995),
ARE DATUM ADJUSTED BY THE
FACTOR OF 1.00008 AND TIED TO
THE TGRN. ALL ELEVATIONS ARE
REFERENCED TO THE NAVD 1988.

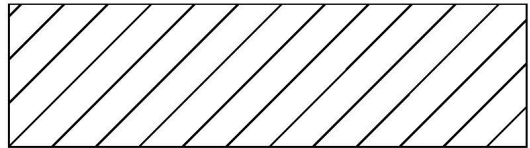
STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

MOWING LAYOUT
S.R. 397
(MACK HATCHER PARKWAY)
FROM STA. 812+00
TO STA. 824+00
SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
			7 - M



LEGEND		
	GRASS SHOULDER (CITY OF FRANKLIN)	13.46 AC.
	MOWING AREA (CITY OF FRANKLIN)	
	TDOT MOWING AREA	40.91 AC.



DENOTES PERMANANT DRAINAGE EASEMENT

SEALED BY

COORDINATES ARE NAD/83(1995), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00008 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

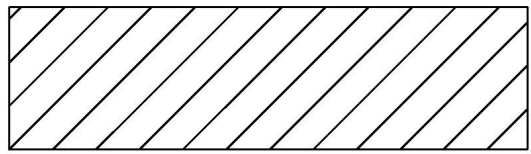
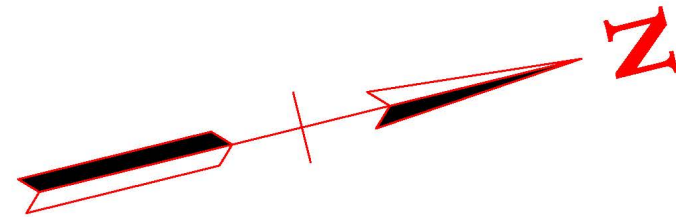
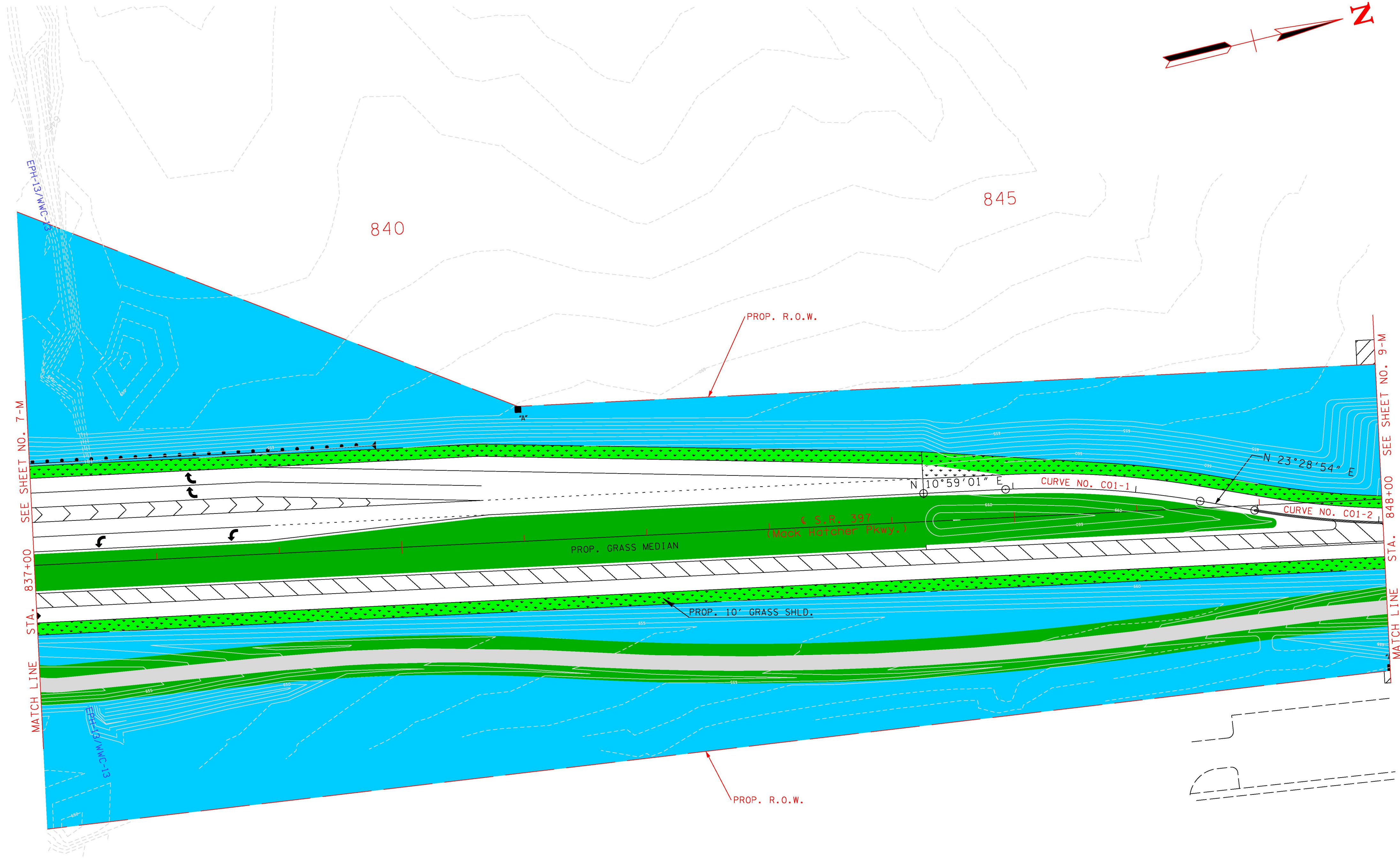
STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

MOWING LAYOUT
S.R. 397
(MACK HATCHER PARKWAY)

FROM STA. 824+00
TO STA. 837+00

SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
			8-M



DENOTES PERMANANT DRAINAGE EASEMENT

LEGEND		
	GRASS SHOULDER (CITY OF FRANKLIN)	13.46 AC.
	MOWING AREA (CITY OF FRANKLIN)	
	TDOT MOWING AREA	40.91 AC.

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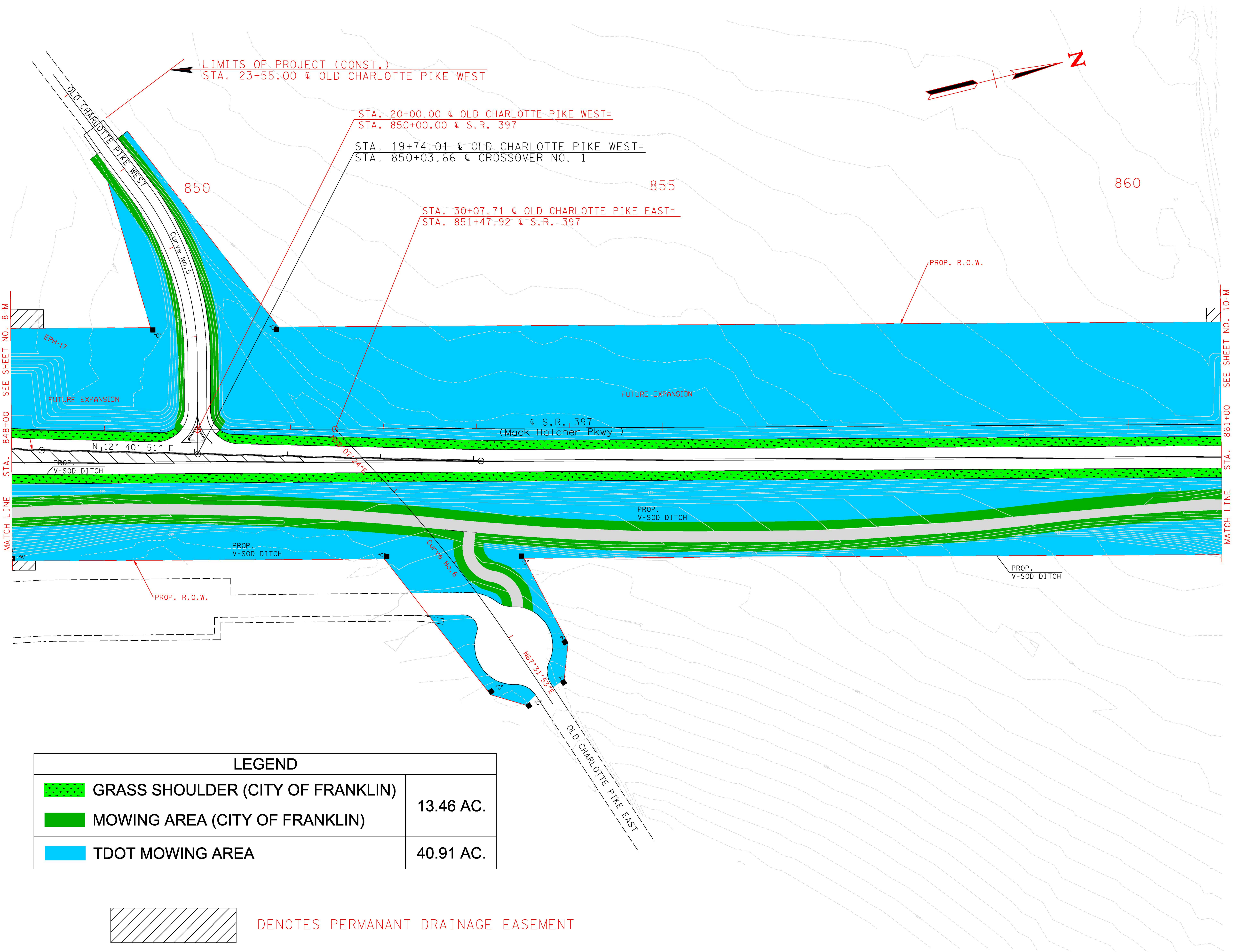
COORDINATES ARE NAD/83(1995), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00008 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

MOWING LAYOUT
S.R. 397
(MACK HATCHER PARKWAY)
FROM STA. 837+00
TO STA. 848+00

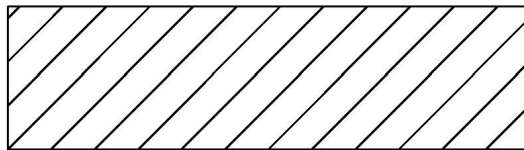
SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
			9-M



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LEGEND	
	GRASS SHOULDER (CITY OF FRANKLIN)
	MOWING AREA (CITY OF FRANKLIN)
	TDOT MOWING AREA
	13.46 AC.
	40.91 AC.



DENOTES PERMANANT DRAINAGE EASEMENT

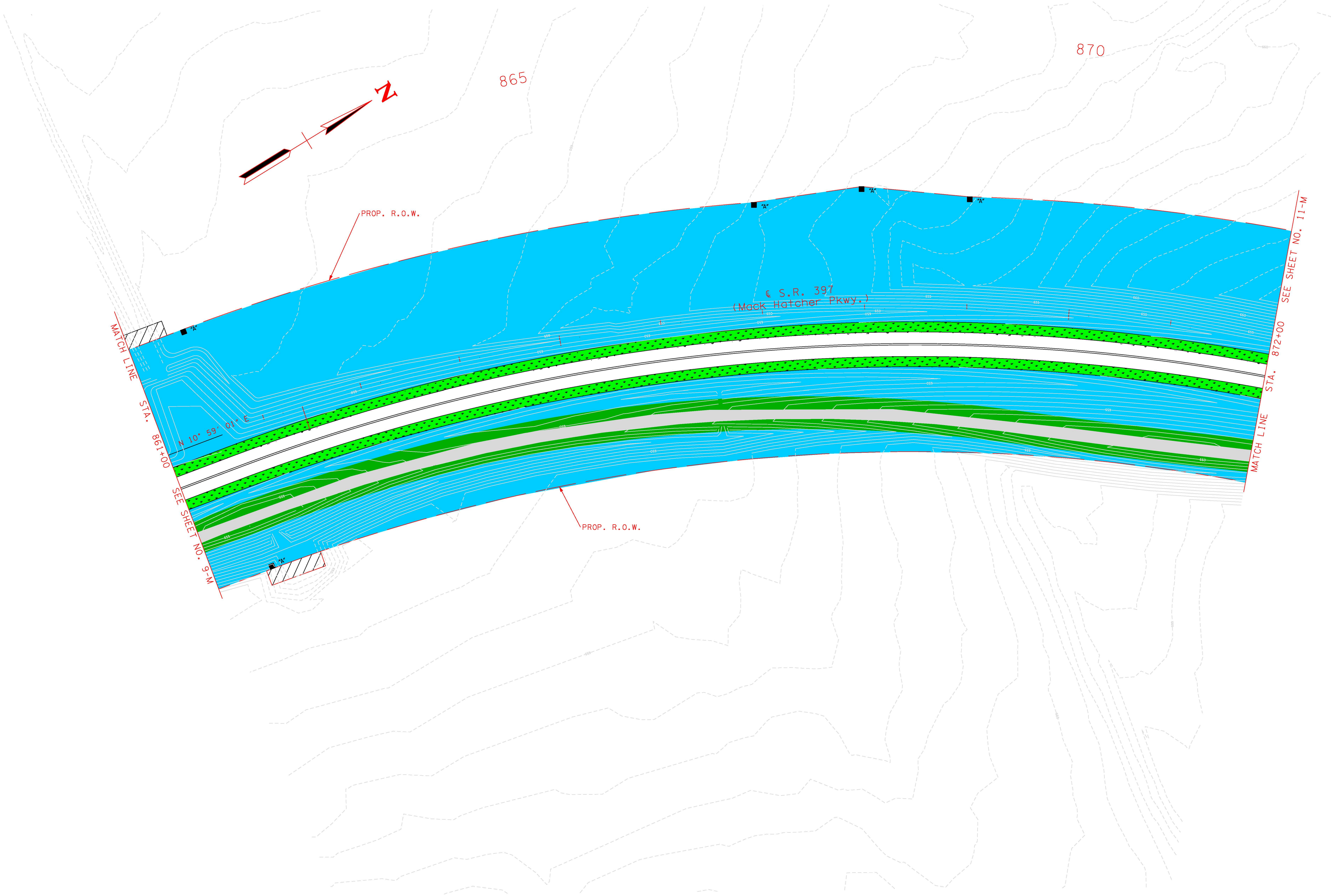
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COORDINATES ARE NAD/83(1995),
ARE DATUM ADJUSTED BY THE
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THE TGRN. ALL ELEVATIONS ARE
REFERENCED TO THE NAVD 1988.

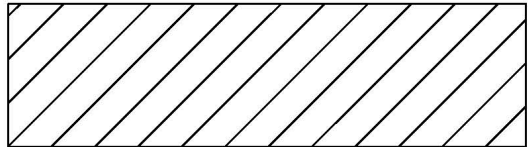
STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

MOWING LAYOUT
S.R. 397
(MACK HATCHER PARKWAY)
FROM STA. 848+00
TO STA. 861+00
SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
			10-M



LEGEND		
	GRASS SHOULDER (CITY OF FRANKLIN)	13.46 AC.
	MOWING AREA (CITY OF FRANKLIN)	
	TDOT MOWING AREA	40.91 AC.



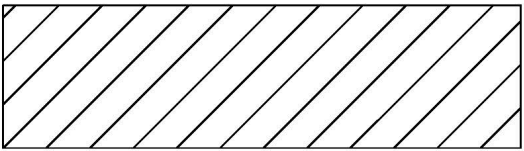
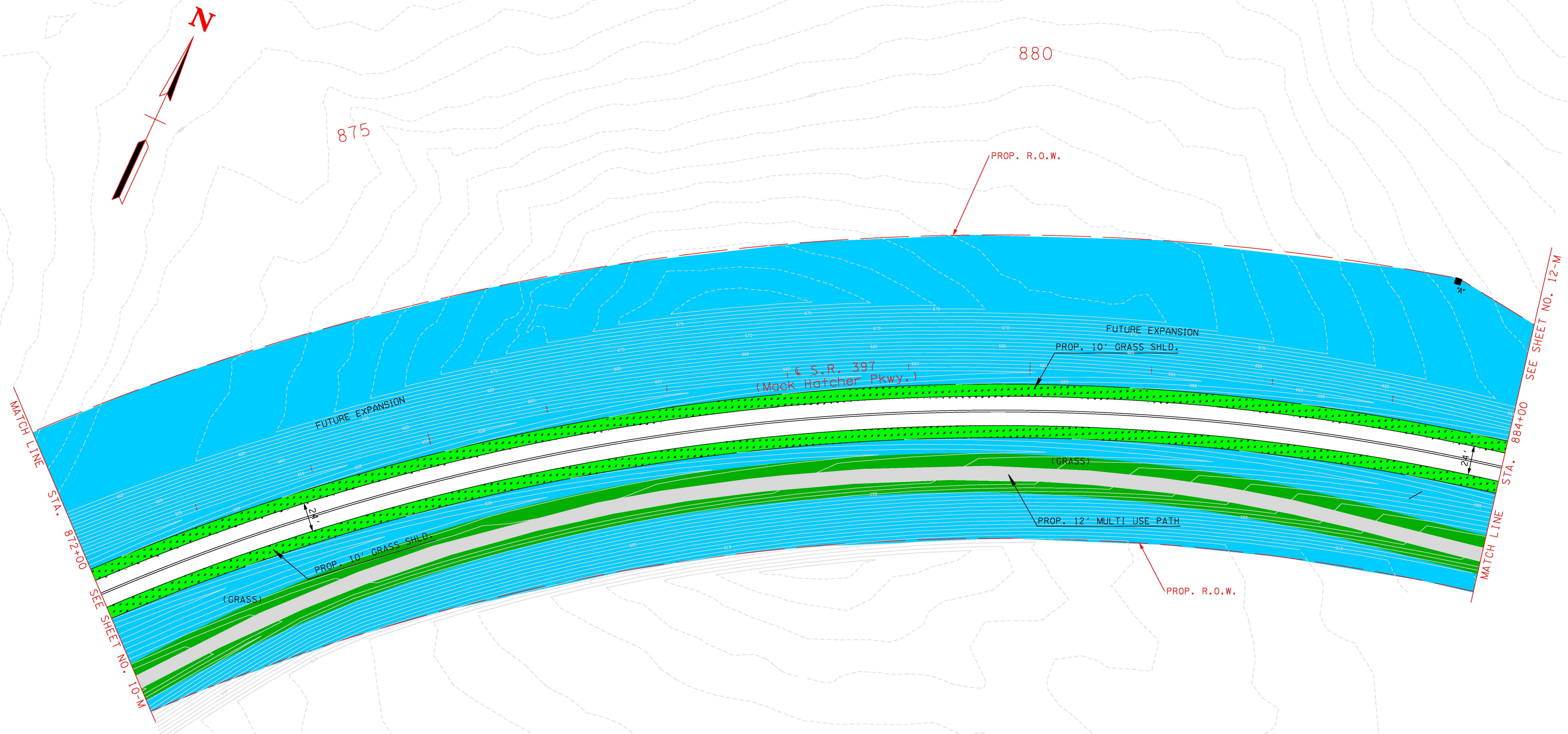
DENOTES PERMANANT DRAINAGE EASEMENT

SEALED BY

COORDINATES ARE NAD/83(1995), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00008 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION
MOWING LAYOUT S.R. 397 (MACK HATCHER PARKWAY) FROM STA. 861+00 TO STA. 872+00 SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
			11-M



DENOTES PERMANANT DRAINAGE EASEMENT

LEGEND		
	GRASS SHOULDER (CITY OF FRANKLIN)	13.46 AC.
	MOWING AREA (CITY OF FRANKLIN)	
	TDOT MOWING AREA	40.91 AC.

SEALED BY

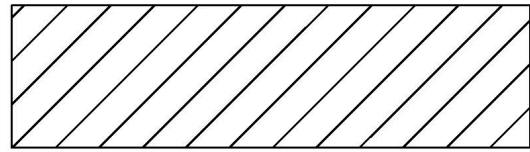
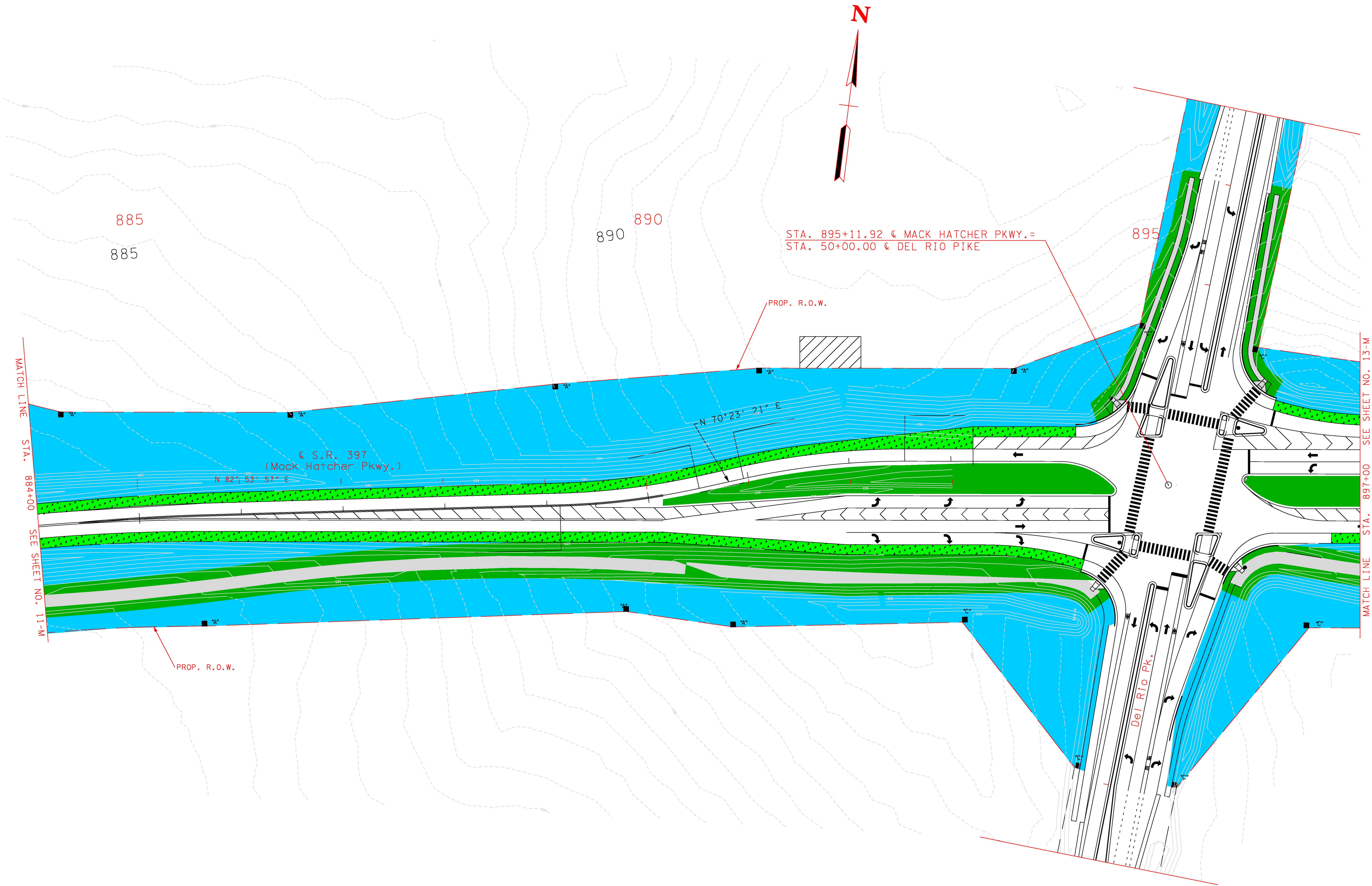
COORDINATES ARE NAD/83(1995), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00008 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

MOWING LAYOUT
S.R. 397
(MACK HATCHER PARKWAY)
FROM STA. 872+00
TO STA. 884+00
SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
			12-M

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DENOTES PERMANANT DRAINAGE EASEMENT

LEGEND		
	GRASS SHOULDER (CITY OF FRANKLIN)	13.46 AC.
	MOWING AREA (CITY OF FRANKLIN)	
	TDOT MOWING AREA	40.91 AC.

SEALED BY

COORDINATES ARE NAD/83(1995), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00008 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

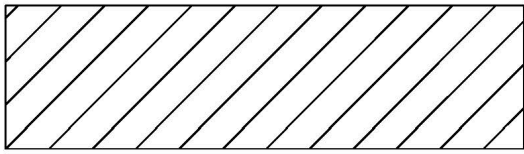
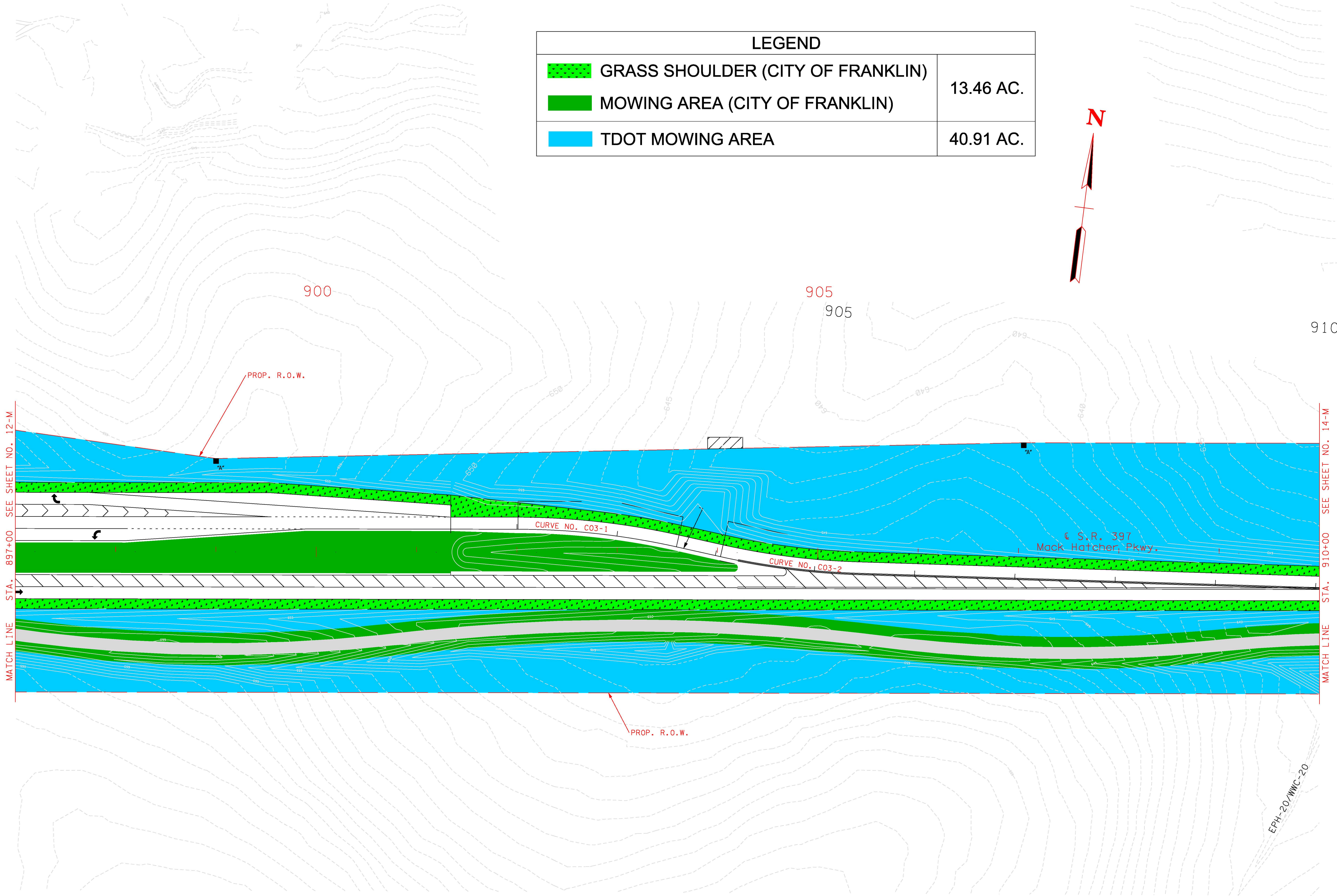
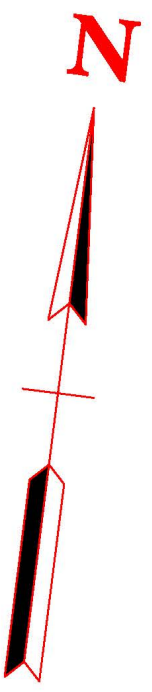
MOWING LAYOUT
S.R. 397
(MACK HATCHER PARKWAY)

FROM STA. 884+00
TO STA. 897+00

SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
			13-M

LEGEND		
	GRASS SHOULDER (CITY OF FRANKLIN)	13.46 AC.
	MOWING AREA (CITY OF FRANKLIN)	
	TDOT MOWING AREA	40.91 AC.



DENOTES PERMANANT DRAINAGE EASEMENT

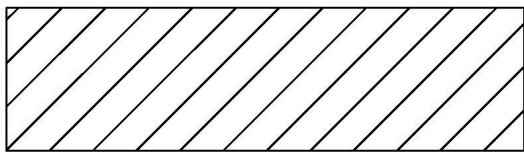
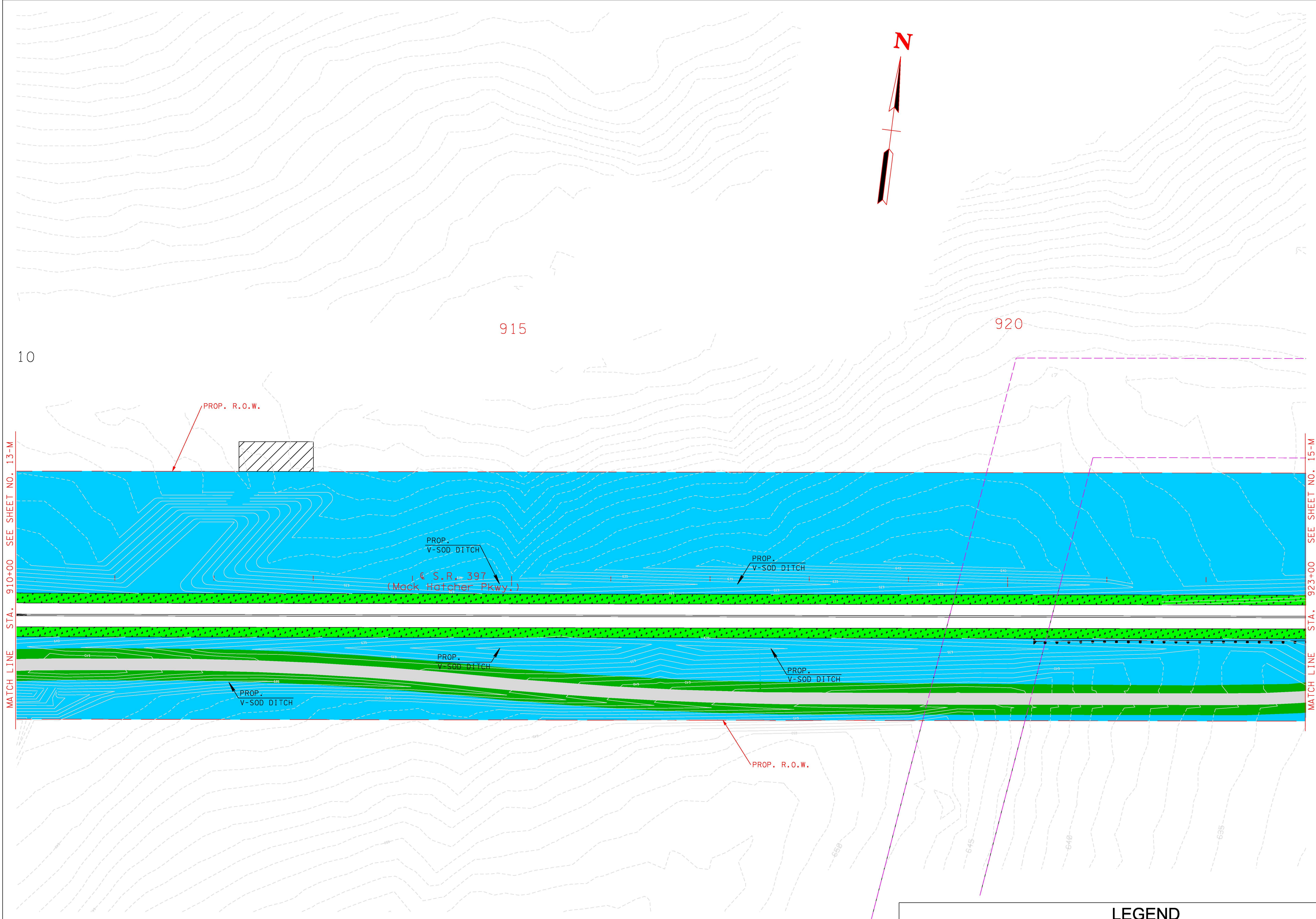
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COORDINATES ARE NAD/83(1995), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00008 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION
MOWING LAYOUT S.R. 397 (MACK HATCHER PARKWAY) FROM STA. 897+00 TO STA. 910+00 SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
			14-M

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DENOTES PERMANANT DRAINAGE EASEMENT

LEGEND	
GRASS SHOULDER (CITY OF FRANKLIN)	13.46 AC.
MOWING AREA (CITY OF FRANKLIN)	
TDOT MOWING AREA	40.91 AC.

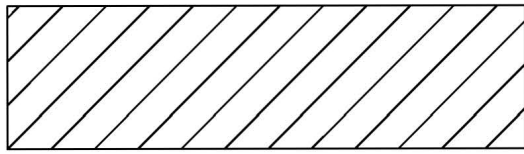
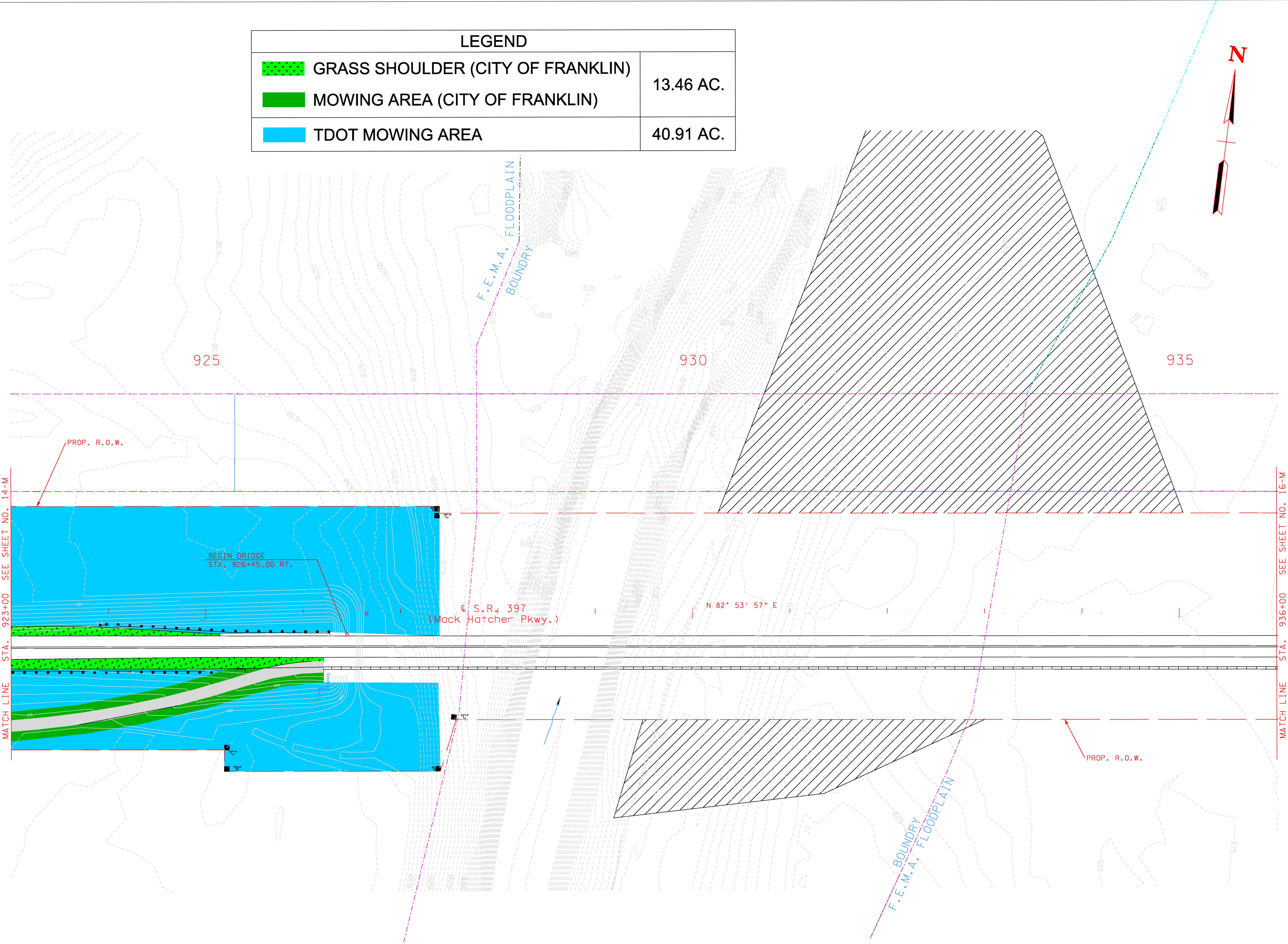
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COORDINATES ARE NAD/83(1995), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00008 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION
MOWING LAYOUT S.R. 397 (MACK HATCHER PARKWAY)
FROM STA. 910+00 TO STA. 923+00
SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
			15-M

LEGEND	
GRASS SHOULDER (CITY OF FRANKLIN)	13.46 AC.
MOWING AREA (CITY OF FRANKLIN)	
TDOT MOWING AREA	40.91 AC.



DENOTES PERMANANT DRAINAGE EASEMENT

SEALED BY

COORDINATES ARE NAD/83(1995),
ARE DATUM ADJUSTED BY THE
FACTOR OF 1.00008 AND TIED TO
THE TCRN. ALL ELEVATIONS ARE
REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

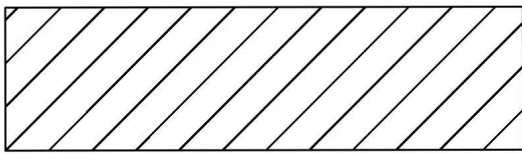
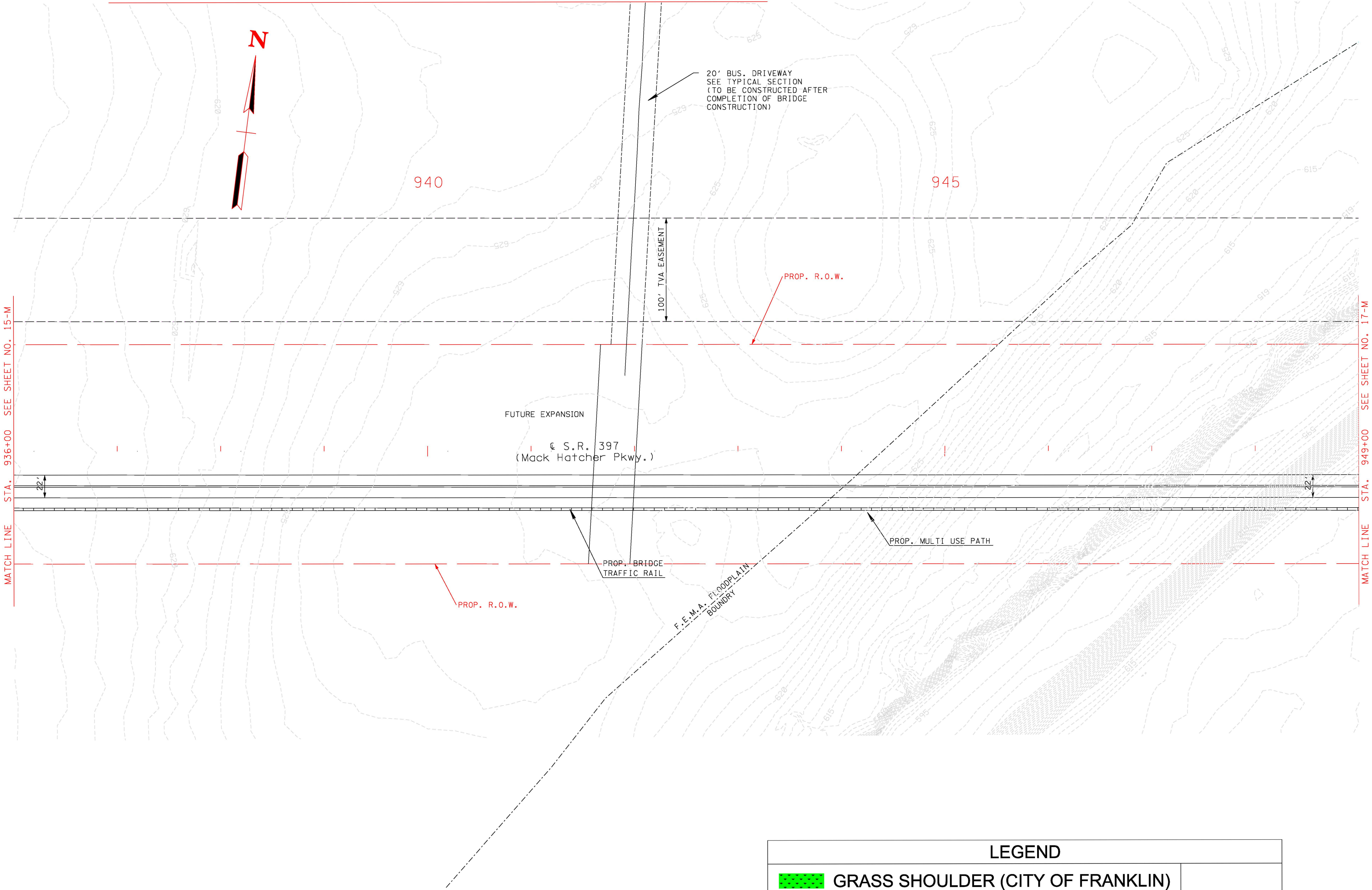
MOWING LAYOUT
S.R. 397
(MACK HATCHER PARKWAY)

FROM STA. 923+00
TO STA. 936+00

SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
			16-M

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DENOTES PERMANANT DRAINAGE EASEMENT

LEGEND		
	GRASS SHOULDER (CITY OF FRANKLIN)	13.46 AC.
	MOWING AREA (CITY OF FRANKLIN)	
	TDOT MOWING AREA	40.91 AC.

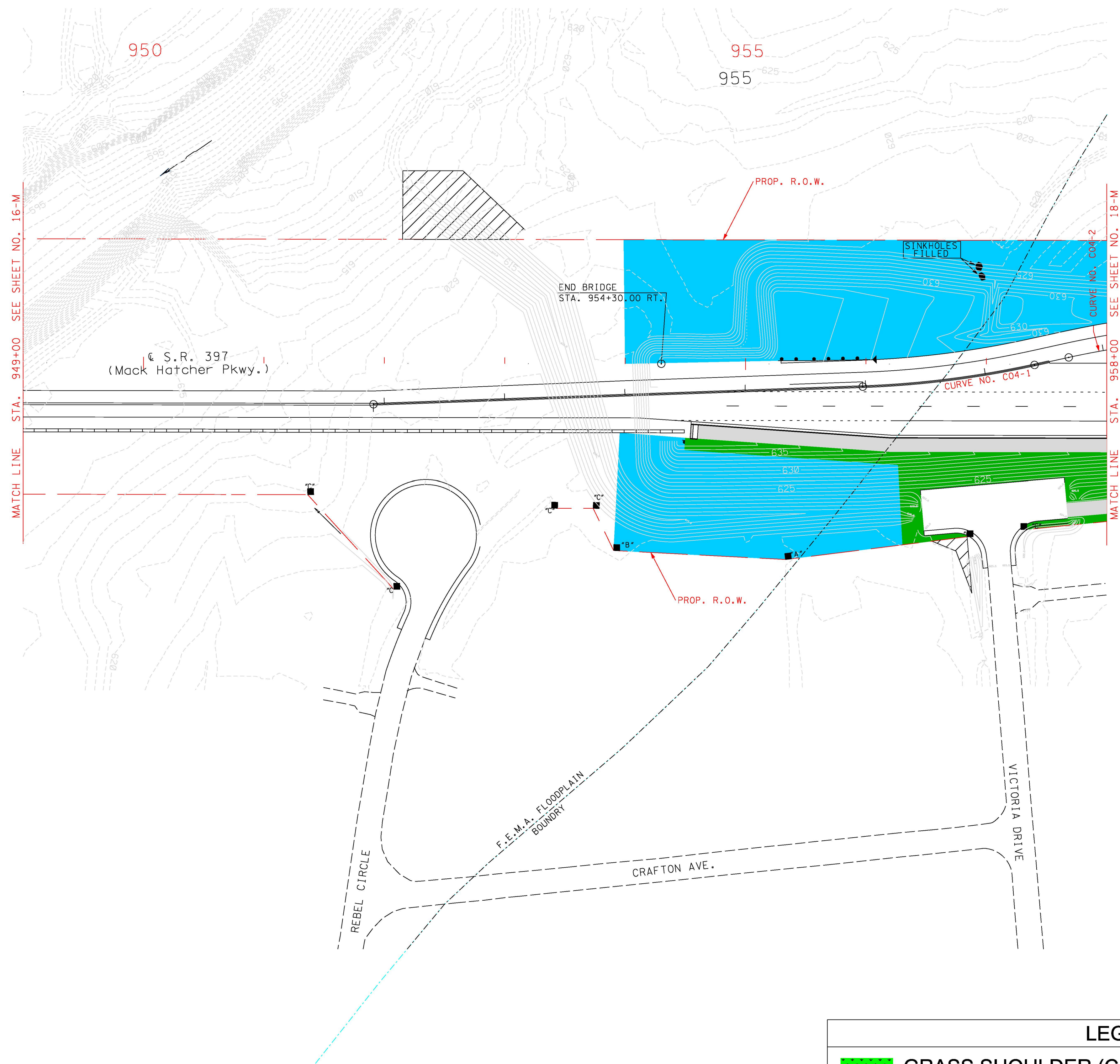
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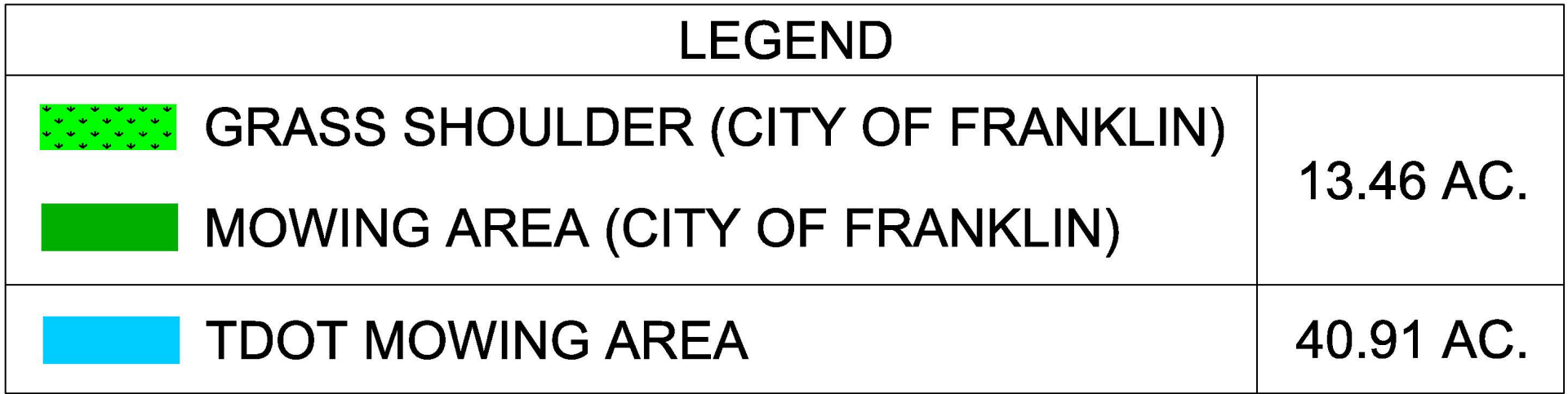
STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

MOWING LAYOUT
S.R. 397
(MACK HATCHER PARKWAY)
FROM STA. 936+00
TO STA. 949+00

SCALE: 1"=50'



SEALED BY
COORDINATES ARE NAD/83(1995), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00008 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.
STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION
MOVING LAUNTRY S.R. 397 (MACK HATCHER PARKWAY)
FROM STA. 949+00 TO STA. 958+00
SCALE: 1"=50'



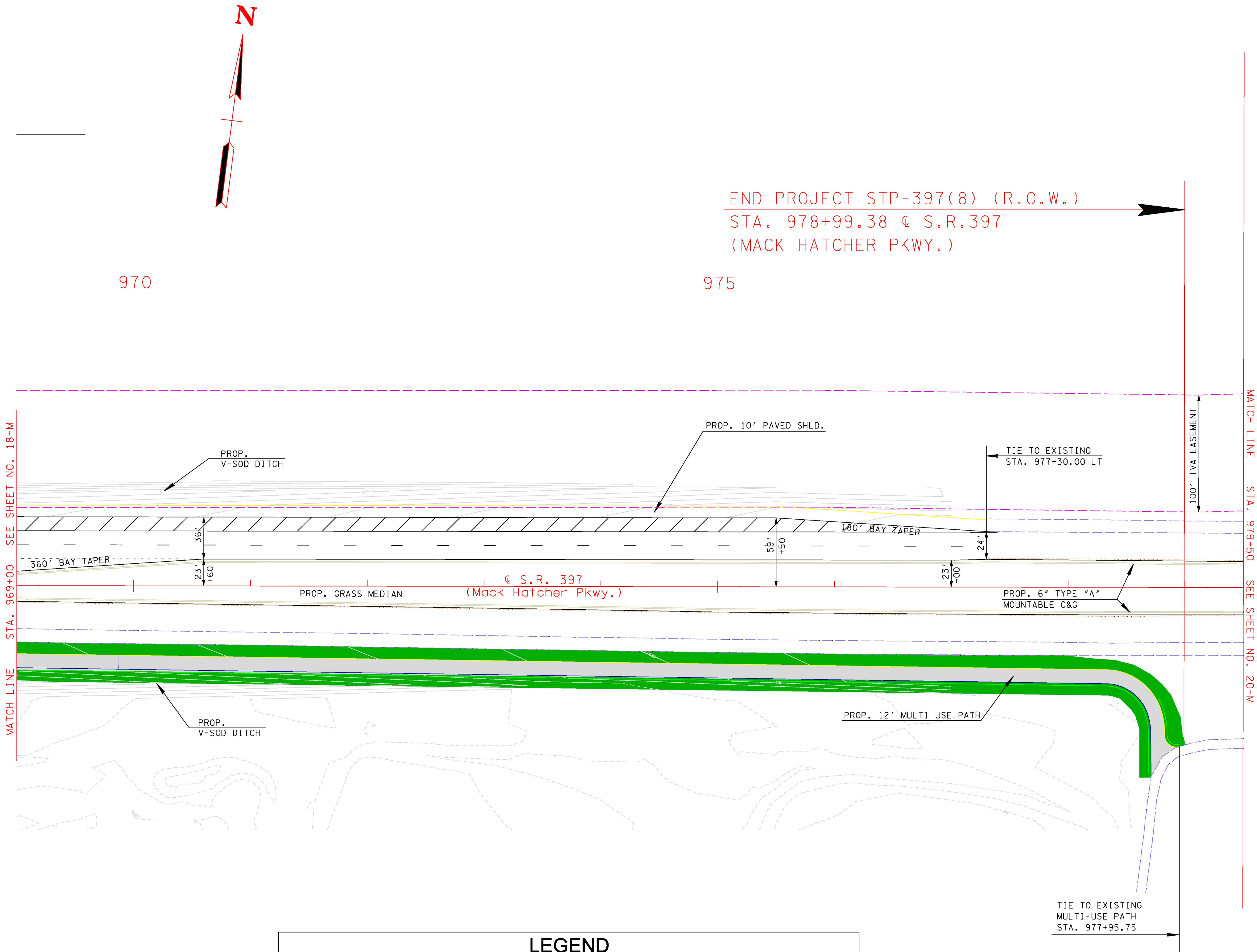
COORDINATES ARE NAD/83(1995),
ARE DATUM ADJUSTED BY THE
FACTOR OF 1.00008 AND TIED TO
THE TGRN. ALL ELEVATIONS ARE
REFERENCED TO THE NAVD 1988.

PROPOSED LAYOUT
S.R. 397
(MACK HATCHER PARKWAY)

SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
			19-M

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LEGEND		
	GRASS SHOULDER (CITY OF FRANKLIN)	13.46 AC.
	MOWING AREA (CITY OF FRANKLIN)	
	TDOT MOWING AREA	40.91 AC.

SEALED BY

COORDINATES ARE NAD/83(1995), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00008 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

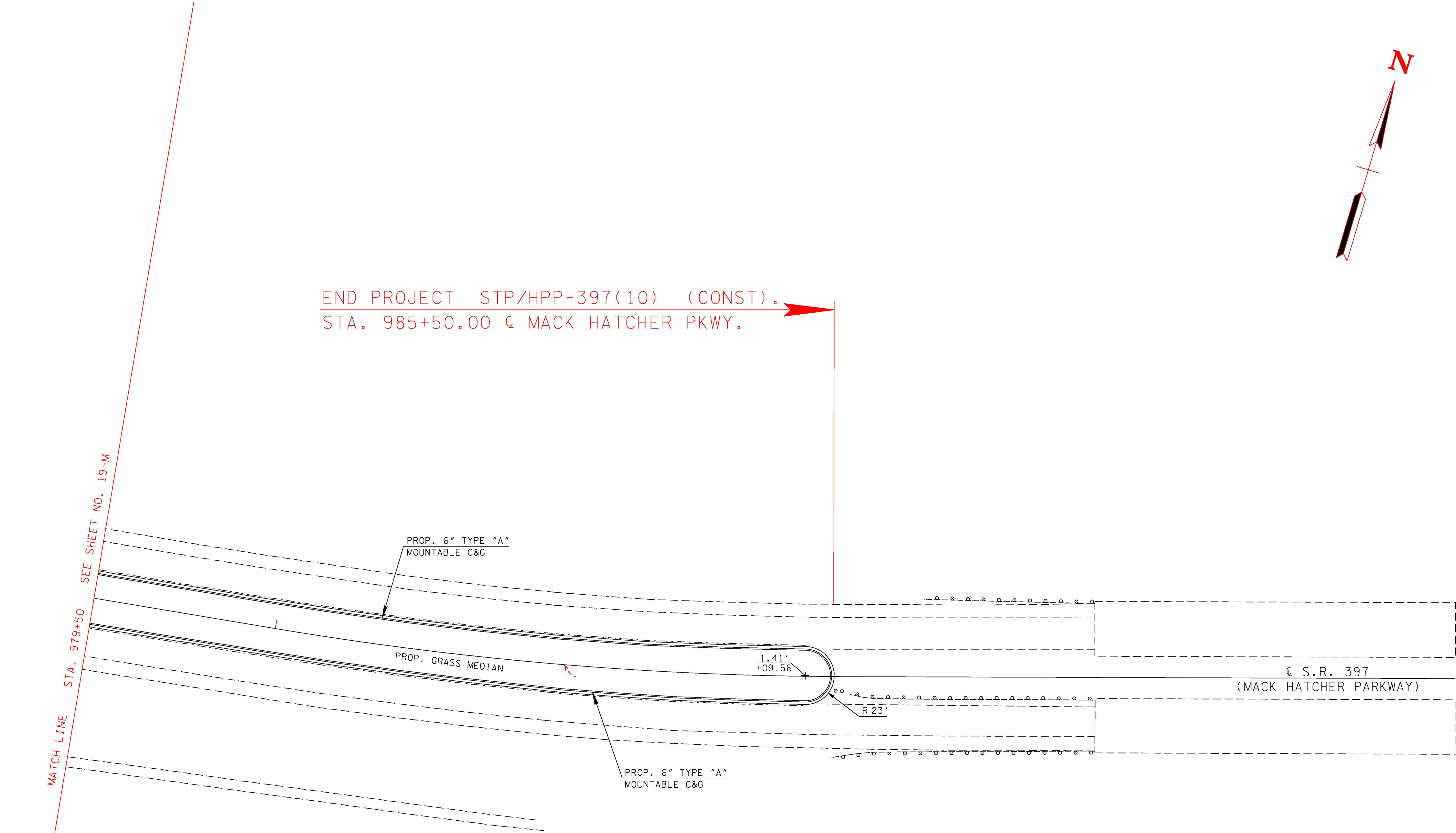
STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

MOWING LAYOUT
S.R. 397
(MACK HATCHER PARKWAY)

FROM STA. 969+00
TO STA. 979+50

SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
			20-M



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COORDINATES ARE NAD/83(1995), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00008 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.	
STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION	
MOWING LAYOUT S.R. 397 (MACK HATCHER PARKWAY) FROM STA. 979+50 TO END PROJECT SCALE: 1"=50'	



File #: 21-02626

DATE: December 6, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Jerry Hatcher

SUBJECT:

Consideration Of COF Contract No. 2021-0327 Between The City Of Franklin (COF) And The Tennessee Department Of Transportation (TDOT) For The Purpose Of Delineating Certain Roadway Maintenance Requirements For The New Northwest Quadrant Of Mack Hatcher Parkway.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Contract 2021-0327 between the City of Franklin (COF) and the Tennessee Department of Transportation (TDOT) for the purpose of delineating certain roadway maintenance requirements, future points of access, and use for the new northwest quadrant of Mack Hatcher Parkway.

BACKGROUND/STAFF COMMENTS:

The Tennessee Department of Transportation (TDOT) typically enters into agreements with local jurisdictions when a Federally Designated Project is being designed and constructed. While this agreement is late in coming before the Board of Mayor and Aldermen, the agreement provides guidance on the future location of utilities, traffic control devices, encroachments, points of access, and maintenance responsibilities of sidewalks, multi-use paths, and landscaping along this new northwest quadrant of Mack Hatcher Parkway. Throughout the design and construction of this project, staff collaborated with TDOT representatives and concurred with the conditions set forth in this agreement.

FINANCIAL IMPACT:

On a limited and select basis, the City has agreed to maintain landscaping (grass) within various sections of State and Federal rights-of-way. This maintenance work is typically performed by City staff, but we also have the option of hiring landscape contractors to assist staff in this effort. While the City does incur a cost for the resources (staff and equipment) utilized in maintaining these various areas, the higher level of maintenance performed by City staff contributes to the overall quality and character of several of Franklin's gateways and major roadways.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Contract Number 2021-0327.

P R O P O S A L
OF THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF TENNESSEE
TO THE CITY OF FRANKLIN, TENNESSEE:

The DEPARTMENT OF TRANSPORTATION of the State of Tennessee, hereinafter “DEPARTMENT”, proposes to construct a project in the City of Franklin, Tennessee, hereinafter “CITY”, designated as Federal Project No. STP/HPP-397(10), State Project No. 94092-2226-14 , that is described as “Mack Hatcher Parkway West, From South of SR-96 West of Franklin to East of SR-106 (US-431) North of Franklin”, provided the CITY agrees to cooperate with the DEPARTMENT as set forth in this proposal, so that the general highway program may be carried out in accordance with the intent of the General Assembly of the State.

Accordingly, the parties agree as follows:

1. That in the event any civil actions in inverse condemnation or for damages are instituted by reason of the DEPARTMENT, or its contractor, going upon the highway right-of-way and easements, and constructing said project in accordance with the plans and as necessary to make the completed project functional, it will notify in writing the Attorney General of the State, whose address is 425 Fifth Avenue North, Nashville, Tennessee, 37243, of the institution of each civil action, the complaint and all subsequent pleadings, within ten (10) days after the service of each of the same, under penalty of defending such actions and paying any judgments which result therefrom at its own expense.

2. The CITY will close or otherwise modify any of its roads, or other public ways if indicated on the project plans, as provided by law.

3. The CITY will transfer or cause to be transferred to the DEPARTMENT, without cost to the DEPARTMENT, all land owned by the CITY or by any of its instrumentalities as required

for right-of-way or easement purposes, provided such land is being used or dedicated for road or other public way purposes.

4. Where privately, publicly or cooperatively owned utility lines, facilities and systems for producing, transmitting or distributing communications, power, electricity, light, heat, gas, oil, crude products, water, steam, waste, storm water not connected with highway drainage, and other similar commodities, including publicly owned facilities such as fire and police signal systems and street lighting systems are located within the right-of-way of any road or other public way owned by the CITY or any of its instrumentalities, the CITY agrees that it will take any action necessary to require the removal or adjustment of any of the above-described facilities as would conflict with the construction of the project. But the foregoing may not be a duty of the CITY since it shall become operative only after the DEPARTMENT has been unsuccessful in its efforts to provide for said removals or adjustments for the benefit of the CITY.

The foregoing does not apply to those utility facilities which are owned by the CITY or one of its instrumentalities, it being understood that the CITY has the duty to relocate or adjust such facilities, if required, provided the CITY is notified to do so by the DEPARTMENT with detailed advice as to this duty of the CITY.

5. The CITY will maintain any frontage road to be constructed as part of the project;

6. After the project is completed and open to traffic, the CITY will accept jurisdiction and maintenance such parts of any existing DEPARTMENT highway to be replaced by the project, as shown on the attached map.

7. The CITY will make no changes or alter any segment of a road on its road system that lies within the limits of the right-of-way acquired for any interchange to be constructed as part of the project and will not permit the installation or relocation of any utility facilities within the right-of-way of any such a segment of one of its roads without first obtaining the approval of the

DEPARTMENT.

8. No provision hereof shall be construed as changing the maintenance responsibility of the CITY for such part of the project as may presently be on its highway, street, road or bridge system.

9. It is understood and agreed between the DEPARTMENT and the CITY that all traffic control signs for the control of traffic on a street under the jurisdiction of the CITY and located within the DEPARTMENT's right-of-way shall be maintained and replaced by the CITY.

10. When traffic control devices for the direction or warning of traffic, lighting of roadways or signing, or any of them, which are operated or function by the use of electric current are constructed or installed as part of the project, they will be furnished with electricity and maintained by the CITY.

11. If, as a result of acquisition and use of right-of-way for the project, any building and/or structure improvements become in violation of a CITY setback line or building and/or structure requirement, including, but not limited to, on-premise signs, the CITY agrees to waive enforcement of the CITY setback line or building and/or structure requirement and take other proper governmental action as necessary to accomplish such waiver.

12. If, as a result of acquisition and use of right-of-way for the project, any real property retained by any property owner shall become in violation of a CITY zoning regulation or requirement, the CITY agrees to waive enforcement of the CITY zoning regulation or requirement and take other proper governmental action as necessary to accomplish such waiver.

13. The CITY will not authorize encroachments of any kind upon the right-of-way, nor will the CITY authorize use of the easements for the project in any manner which affects the DEPARTMENT's use thereof.

14. The CITY will obtain the approval of the DEPARTMENT before authorizing parking

on the right-of-way and easements for the project.

15. The CITY will not install or maintain any device for the purpose of regulating the movement of traffic on the roadway except as warranted and in conformity with the Manual on Uniform Traffic Control Devices.

16. If the project is classified as full access control (i.e. a project which has no intersecting streets at grade), then the DEPARTMENT will maintain the completed project. If the project is not classified as full access control, then the DEPARTMENT will maintain the pavement from curb to curb where curbs exist, or will maintain the full width of the roadway where no curbs exist. The CITY agrees to maintain all other parts of non-access control projects; provided, however, that any retaining walls, box culverts, or other like structures constructed as part of the project that support the structural integrity or stability of the roadway surface shall be maintained by the DEPARTMENT.

17. If a sidewalk is constructed as a component of this project, the CITY shall be responsible for maintenance of the sidewalk and shall assume all liability for third-party claims for damages arising from its use of the sidewalk or premises beyond the DEPARTMENT'S maintenance responsibilities as set forth in section 16 of this Proposal.

18. When said project is completed, the CITY thereafter will not permit any additional median crossovers, the cutting of the pavement, curbs, gutters and sidewalks, by any person, firm, corporation, or governmental agency, without first obtaining the approval of the DEPARTMENT.

19. The DEPARTMENT will acquire the right-of-way and easements, construct the project and defend any inverse condemnation for damage or civil actions of which the Attorney General has received the notice and pleadings provided for herein; provided, however, that if the project is being constructed pursuant to a contract administered by the DEPARTMENT's Local

Programs Development Office, the terms of that contract shall control in the event of a conflict with this Proposal..

20. The project plans hereinbefore identified by number and description are incorporated herein by reference and shall be considered a part of this proposal, including any revisions or amendments thereto, provided a copy of each is furnished the CITY.

21. The acceptance of this proposal shall be evidenced by the passage of a resolution or by other proper governmental action, which shall incorporate this proposal verbatim or make reference thereto.

IN WITNESS WHEREOF, the DEPARTMENT has caused this proposal to be executed by its duly authorized official on this the ____ day of _____, 20____.

THE CITY OF _____, TENNESSEE

BY: _____
MAYOR

DATE: _____

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

BY: _____
PAUL DEGGES
COMMISSIONER

DATE: _____

APPROVED AS TO FORM AND LEGALITY:

BY: _____
JOHN REINBOLD
GENERAL COUNSEL

DATE: _____

TENNESSEE D.O.T.
DESIGN DIVISION
FILE NO.

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ACQUISITION TABLES	3L & 3M
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ATTENTION
These Plans Have
Been Reduced And
ARE NOT TO SCALE SHOWN

NOTE: RIGHT-OF-WAY INCIDENTALS AND APPRAISALS TO BE PERFORMED BY LOCAL GOVERNMENT.

BEGIN PROJECT STP-397(8) (R.O.W.)
STA. 787+48.05 @ S.R. 397
(MACK HATCHER PKWY.)
N 578,054.76
E 1,697,515.23

SPECIAL NOTES

PROPOSALS MAY BE REJECTED BY THE CITY OF FRANKLIN IF ANY OF THE UNIT PRICES CONTAINED THEREIN ARE OBVIOUSLY UNBALANCED, EITHER EXCESSIVE OR BELOW THE REASONABLE COST ANALYSIS VALUE.

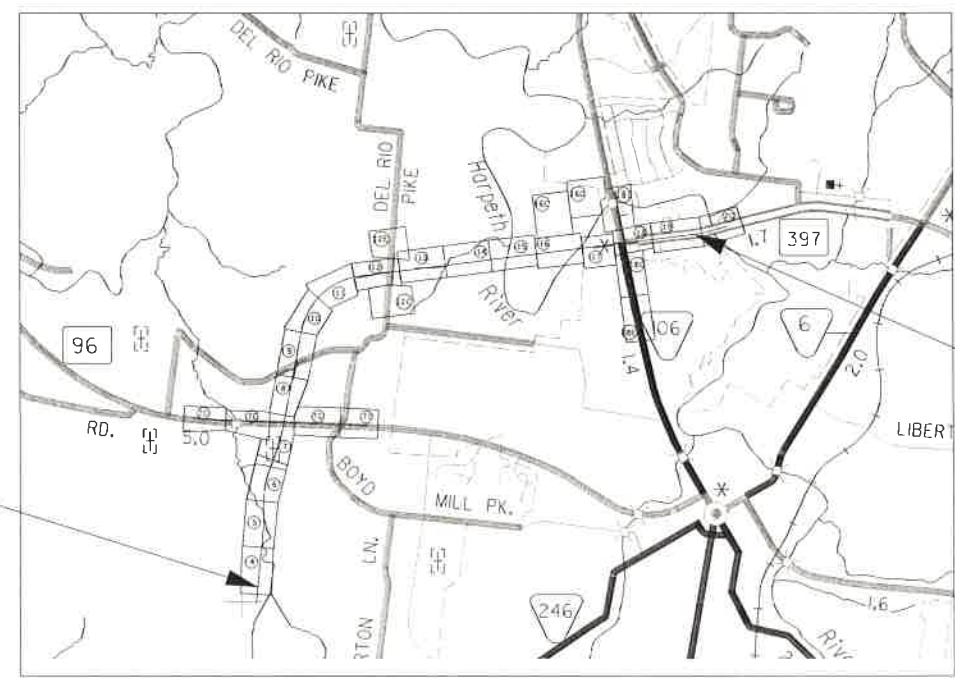
THIS PROJECT TO BE CONSTRUCTED UNDER THE STANDARD SPECIFICATIONS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION DATED JANUARY 1, 2015 AND ADDITIONAL SPECIFICATIONS AND SPECIAL PROVISIONS CONTAINED IN THE PLANS AND IN THE PROPOSAL CONTRACT

TDOT DESIGN MANAGER JERRY G. HUGHES, SR.
TENNESSEE DEPARTMENT OF TRANSPORTATION
CITY OF FRANKLIN ENGINEERING DEPT. PAUL HOLZEN, P.E.
DIRECTOR OF ENGINEERING
DESIGNER R. JEFF MIZE, P.E.
COM SMITH
CHECKED BY PATRICK MURRAY, P.E.
COM SMITH
P.E. NO. 94092-1224-14
PIN NO. 101454.01

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
BUREAU OF ENGINEERING

WILLIAMSON COUNTY
S.R. 397 (MACK HATCHER PARKWAY)
FROM 4743'± SOUTH OF S.R. 96 TO 2614'± EAST OF S.R. 106 (HILLSBORO ROAD)

RIGHT-OF-WAY



TENN.	YEAR	SHEET NO.
	2009	1
FED. AID PROJ. NO.	STP/HPP-397 (101)	
STATE PROJ. NO.	94092-2226-14	

NOTE: FED. AID PROJ. NO. APPLIES TO ALL RIGHT-OF-WAY SHEETS.
REV. 2/10/2010: ADDED LANDSCAPE PLANS TO INDEX; ADDED INCIDENTALS NOTE, AND UPDATED FED. AID PROJ. NO.
REV. 1/26/2015: UPDATED INDEX, TRAFFIC DATA.
REV. 2/11/2015: UPDATED INDEX
REV. 3/13/2015: UPDATED INDEX AND SHEET COVERAGE AREAS
REV. 3/27/2015: UPDATED FEDERAL AID PROJ. NUMBER
REV. 3/27/2018: ADDED SHEET 1E1 TO INDEX.



PROJECT LOCATION
WILLIAMSON COUNTY

NO EXCLUSIONS
NO EQUATIONS

R.O.W.
PLANS

END PROJECT STP-397(8) (R.O.W.)
STA. 978+99.38 @ S.R. 397
(MACK HATCHER PKWY.)
N 588,026.38
E 1,709,782.96



APPROVED: Paul D. Degges
PAUL D. DEGGES, CHIEF ENGINEER
DATE: _____
APPROVED: John Schroer
JOHN SCHROER, COMMISSIONER

TRAFFIC DATA	
ADT (2015)	20,323
ADT (2035)	33,740
DHV (2035)	3,491
D	65 - 35
T (ADT)	4 %
T (DHV)	3 %
V	45 MPH

SURVEY DATE: SEPTEMBER 23, 2014

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
APPROVED: _____
DIVISION ADMINISTRATOR DATE

3/29/2018 9:07:24 AM
94092-1224-14
M:\Franklin\mackhatcherpkwy\2-Lane\Sheets\2-Lane\001-2Lane ROW.dgn

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2009	STP/HPP-397(10)	3
CONST.	2016	STP/HPP-397(10)	3

94092-1224-14

REV. 2/10/2010:
CORRECTED PROPERTY OWNER NAME
AND PROPERTY LINES ON TRACT 1
AND ADDED TRACT 76.

REV. 3/27/2015:
CORRECTED C.A. R.O.W. AND FENCE
LABELS.

REV. 3/14/2016:
REMOVED TEMPORARY EASEMENTS FROM
TRACTS 1 AND 76

REV. 12/14/2016:
ADDED "S" TRACTS. REMOVED FENCE
FROM CONTROLLED ACCESS.

REV. 7/20/2017:
REVISED TRACT 76. ADDED TRACT 80.

BEGIN PROJECT STP-397(8) (R.O.W.)
STA. 787+48.05 & S.R. 397
(MACK HATCHER PKWY.)

785

790

795

800

805

96 WEST LAND HOLDINGS II, LLC

PROP. PERMANENT
DRAINAGE ESM'T.

PROP. PERMANENT
DRAINAGE ESM'T.

WESTHAVEN PARTNERS, LLC

PROP. R.O.W. (C.A.)

N 5° 48' 49" E

S.R. 397 (MACK HATCHER PARKWAY)

PROP. R.O.W. (C.A.)

PROP. PERMANENT
DRAINAGE ESM'T.

PROP. PERMANENT
DRAINAGE ESM'T.

JJB PARTNERS, WORTHINGTON PARTNERS, ELIZABETH B. JEWELL, AND FIELDING DICKEY JEWELL

MATCH LINE STA. 808+00 SEE SHEET NO. 3-A

R.O.W.
PLANS

SEALED BY

COORDINATES ARE NAD/83(1995).
ARE DATUM ADJUSTED BY THE
FACTOR OF 1.00008 AND TIED TO
THE TORN. ALL ELEVATIONS ARE
REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

PROPERTY MAP
S.R. 397
(MACK HATCHER PARKWAY)

BEGIN PROJECT
TO STA. 808+00.00

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2009	STP/HPP-397(10)	3-A
CONST.	2016	STP/HPP-397(10)	3-A

94092-1224-14

REV. 2/10/2010:
CORRECTED PROPERTY OWNER NAME
AND PROPERTY LINES ON TRACT 1,
ADDED TRACT 76, AND MARKED
THROUGH TRACT 3 NAME AND NUMBER.

REV. 1/26/2015:
REVISED SR 397 FOR 2 LANE PHASED
BUILD OUT.

REV. 3/27/2015:
CORRECTED C.A. R.O.W. AND FENCE
LABELS.

REV. 3/14/2016:
REMOVED TEMPORARY EASEMENTS FROM
TRACT 2. REVISED TEMPORARY
EASEMENTS ON TRACTS 1 AND 76.

REV. 12/14/2016:
ADDED "S" TRACTS. REMOVED FENCE
FROM CONTROLLED ACCESS.

REV. 7/20/2017:
REVISED TRACT 76. ADDED
TRACTS 79 AND 80.

R.O.W.
PLANS

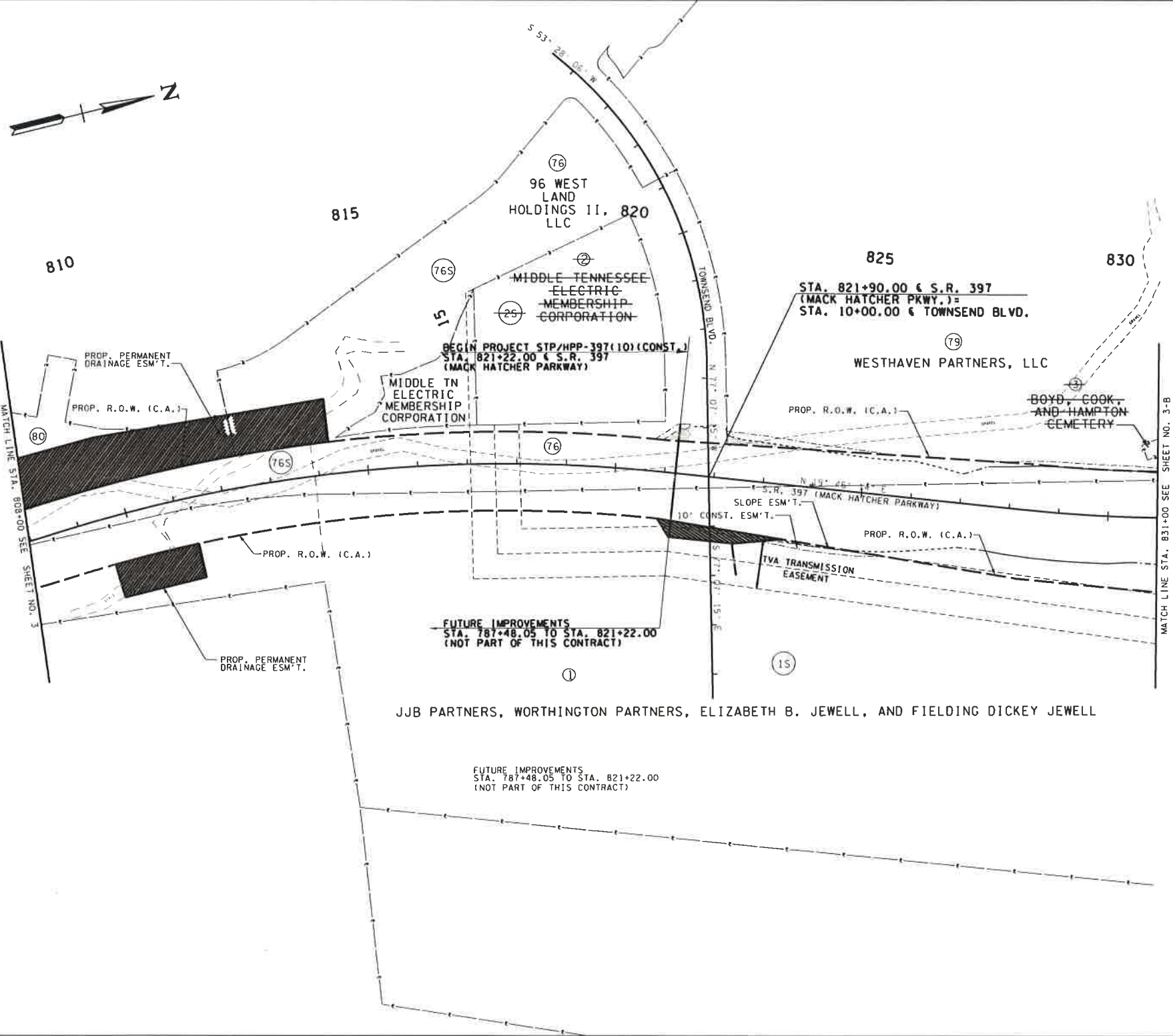
SEALED BY

COORDINATES ARE NAD/83(1995),
ARE DATUM ADJUSTED BY THE
FACTOR OF 1.00008 AND TIED TO
THE TCRN. ALL ELEVATIONS ARE
REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

PROPERTY MAP
S.R. 397
(MACK HATCHER PARKWAY)

FROM STA. 808+00.00
TO STA. 831+00.00



TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2009	STP/HPP-397(10)	3-B
CONST.	2017	STP/HPP-397(10)	3-C

94092-1224-14

REV. 2/10/2010:
CORRECTED PROPERTY OWNER NAME
ON TRACTS 1, 6, AND 69. CORRECTED
PROPERTY LINE ON TRACT 1,
AND ADDED TRACT 76.

REV. 5/13/2010:
ADDED TRACT 77 DUE TO SALE
OF PART OF TRACT 5.

REV. 1/26/2015:
REVISED SR 397 FOR 2 LANE PHASED
BUILD OUT.

REV. 3/27/2015:
CORRECTED C.A. R.O.W. AND FENCE
LABELS.

REV. 3/14/2016:
REVISED PROPOSED R.O.W. AND
TEMPORARY EASEMENTS FOR
TRACTS 1, 4, 69, 76 AND 77.
CORRECTED OWNER NAMES AND
TRACT NUMBERS FOR
TRACTS 5 AND 77.

REV. 12/14/2016:
ADDED "S" TRACTS. REMOVED FENCE
FROM CONTROLLED ACCESS.

REV. 7/20/2017:
REVISED TRACT 76. ADDED TRACT 79.

REV. 8/04/2017:
REVISED TRACTS 5 AND 77. ADDED
TRACTS 81, 82 AND 83.

REV. 8/23/2017:
REMOVED TRACT 83. REVISED C.A.
R.O.W. ON TRACT 77/77S.

R.O.W.
PLANS

SEALED BY

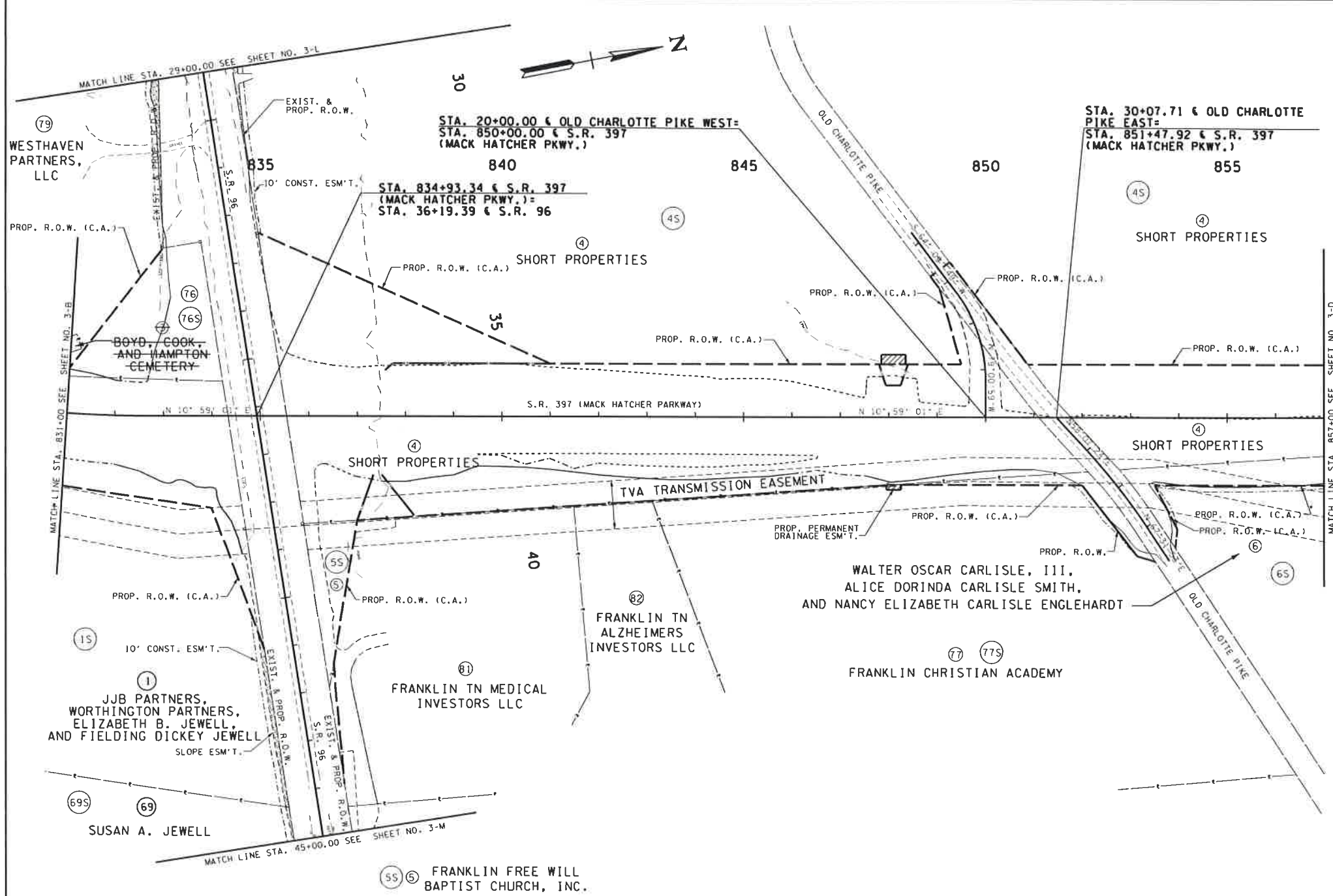
COORDINATES ARE NAD83(1993),
ARE DATUM ADJUSTED BY THE
FACTOR OF 1.00008 AND TIED TO
THE TGM. ALL ELEVATIONS ARE
REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

PROPERTY MAP
S.R. 397
(MACK HATCHER PARKWAY)

FROM STA. 831+00.00
TO STA. 857+00.00

SCALE: 1"=40'



- DENOTES PROPOSED SLOPE EASEMENT
- DENOTES PROPOSED CONSTRUCTION EASEMENT
- DENOTES PROPOSED PERMANENT DRAINAGE EASEMENT

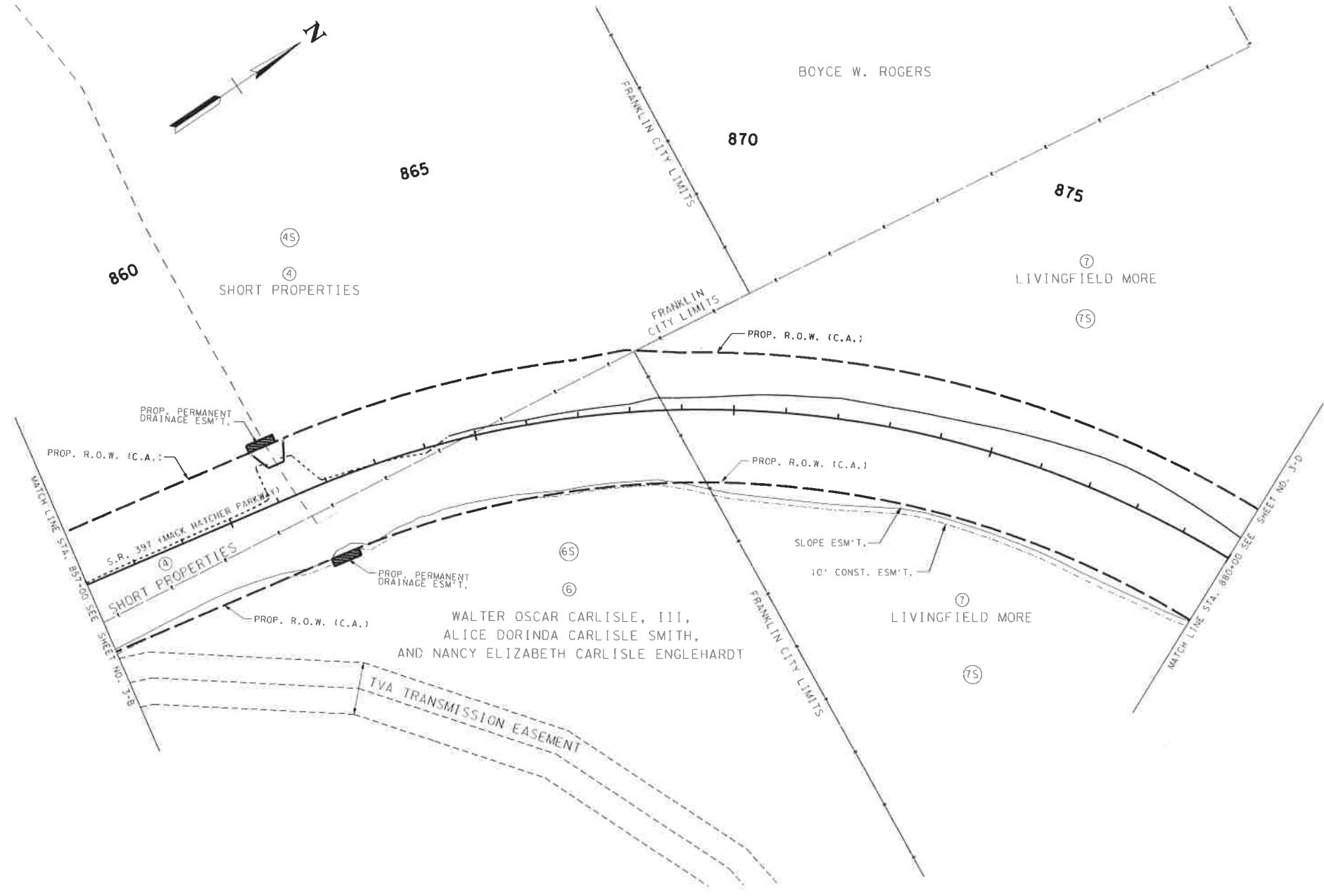
REV. 2/10/2010:
CORRECTED PROPERTY OWNER NAME
ON TRACT 6.

REV. 1/26/2015:
REVISED SR 397 FOR 2 LANE PHASED
BUILD OUT.

REV. 3/27/2015:
CORRECTED C.A. R.O.W. AND FENCE
LABELS.

REV. 3/14/2016:
REVISED TEMPORARY EASEMENTS FOR
TRACT 7.

REV. 12/14/2016:
ADDED "S" TRACTS, REMOVED FENCE
FROM CONTROLLED ACCESS.



R.O.W.
PLANS

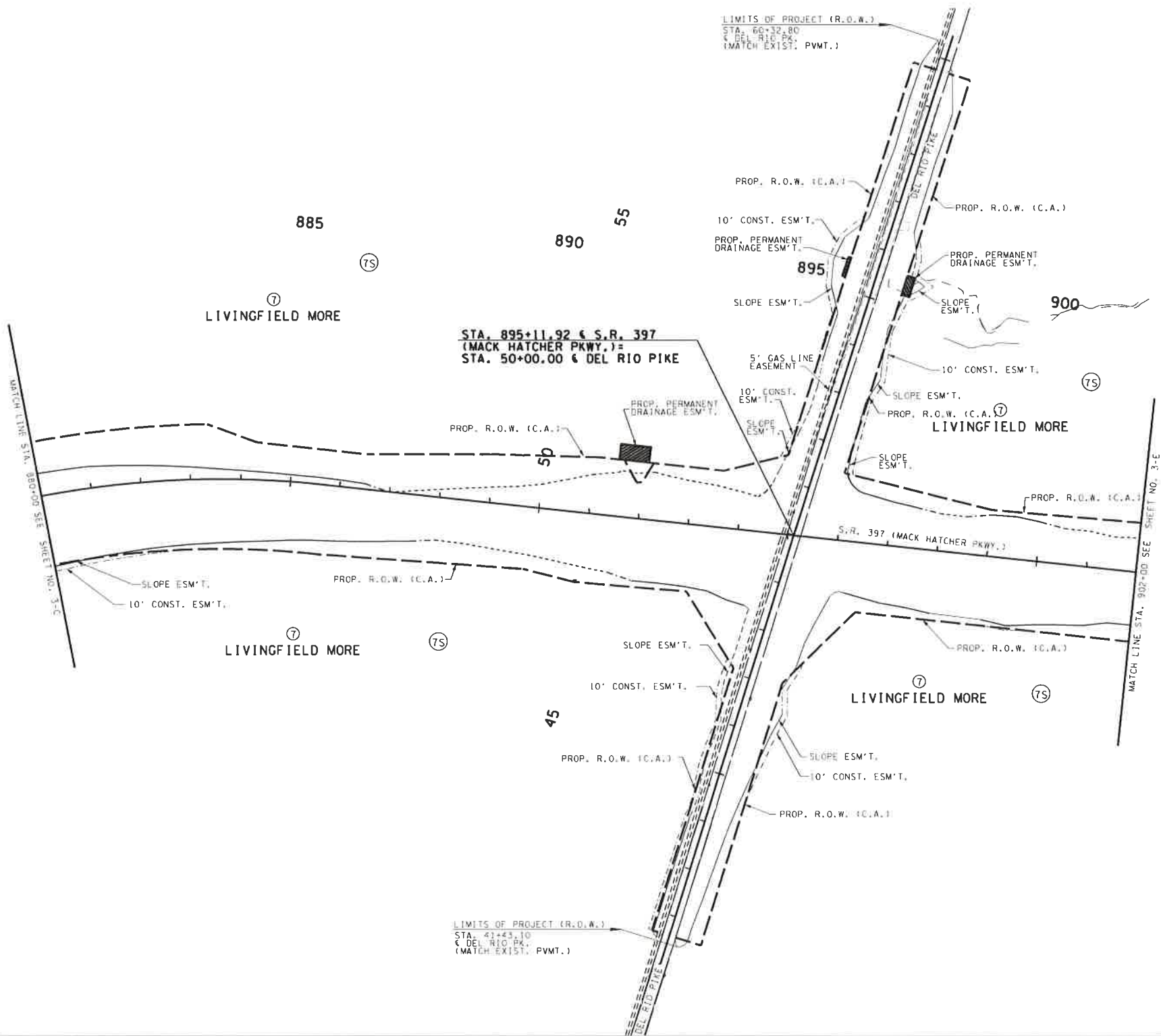
COORDINATE VALUES ARE NAD83 (1995),
AND ARE DATUM ADJUSTED BY THE FACTOR
OF 1.0000, AND ARE TIED TO THE
TENNESSEE GEODETIC REFERENCE NETWORK.
ALL ELEVATIONS ARE REFERENCED
TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

PROPERTY MAP
S.R. 397
(MACK HATCHER PARKWAY)

FROM STA. 857+00.00
TO STA. 880+00.00

SCALE: AS SHOWN



TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2005	STP/HPP-397(10)	3-D
CONST.	2016	STP/HPP-397(10)	3-D

94092-1224-14

REV. 1/26/2015:
REVISED SR 397 FOR 2 LANE PHASED BUILD OUT.

REV. 3/27/2015:
CORRECTED C.A. R.O.W. AND FENCE LABELS.

REV. 3/14/2016:
REVISED PROPOSED R.O.W. AND TEMPORARY EASEMENTS FOR TRACT 7.

REV. 12/14/2016:
ADDED "S" TRACTS. REMOVED FENCE FROM CONTROLLED ACCESS.

R.O.W.
PLANS

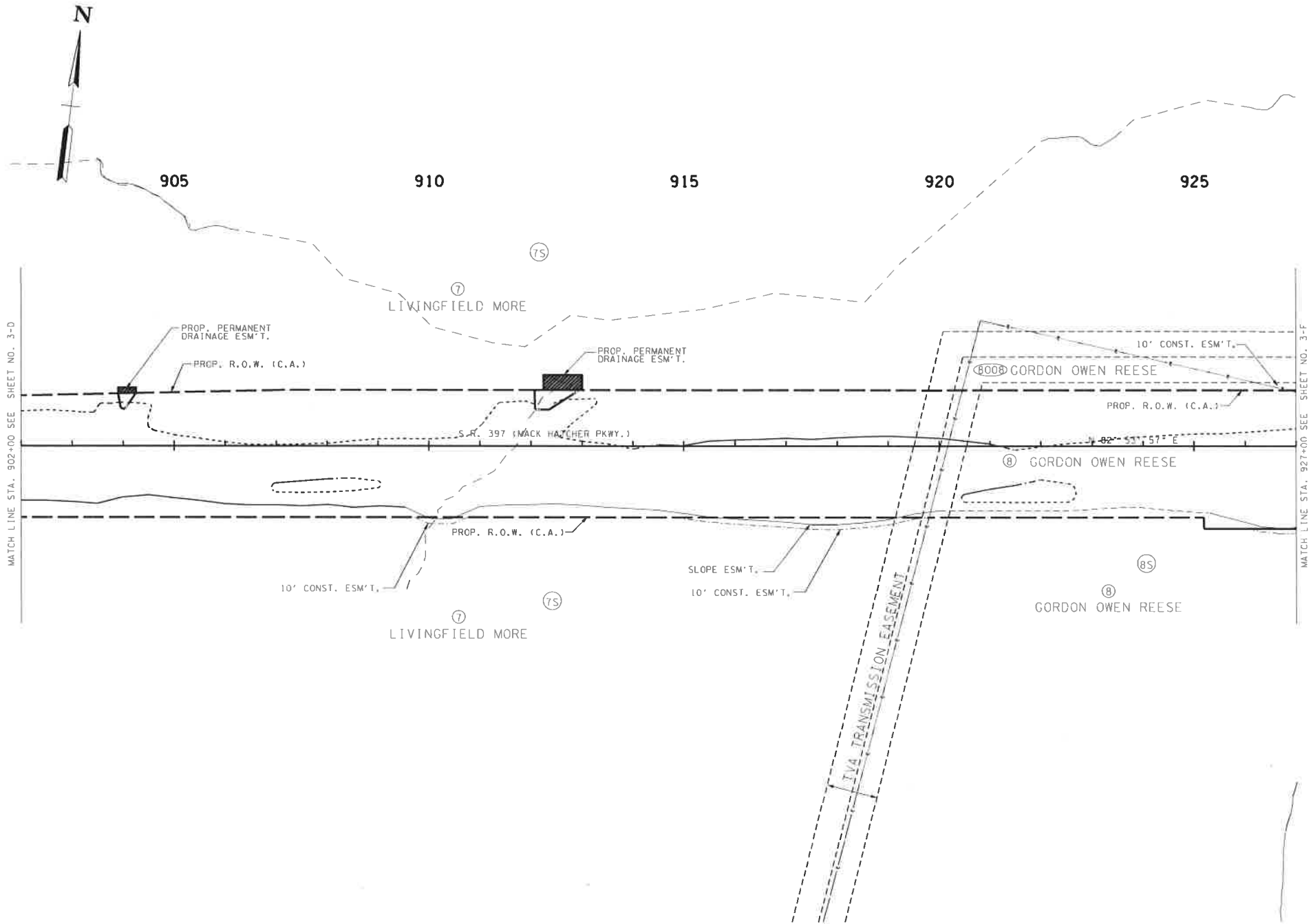
COORDINATE VALUES ARE NAD83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0003, AND ARE TIED TO THE TENNESSEE GEODETIC REFERENCE NETWORK. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

PROPERTY MAP
S.R. 397
(MACK HATCHER PARKWAY)

FROM STA. 880+00.00
TO STA. 902+00.00

SCALE: 1"=100'



TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2004	STP/HPP-397(10)	3-E
CONST.	2016	STP/HPP-397(10)	3-E

94092-1224-14

REV. 1/26/2015:
REVISED SR 397 FOR 2 LANE PHASED BUILD OUT.

REV. 3/27/2015:
CORRECTED C.A. R.O.W. AND FENCE LABELS.

REV. 3/14/2016:
ADDED TRACT 8008.

REV. 12/14/2016:
ADDED "S" TRACTS. REMOVED FENCE FROM CONTROLLED ACCESS.

R.O.W.

PLANS

COORDINATE VALUES ARE NAD83 (1995), AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.00008, AND ARE TIED TO THE TENNESSEE GEODETIC REFERENCE NETWORK. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE

DEPARTMENT OF TRANSPORTATION

PROPERTY MAP

S.R. 397

(MACK HATCHER PARKWAY)

FROM STA. 902+00.00

TO STA. 927+00.00

SCALE: 1"=40'

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2009	STP/HPP-397(10)	3-F
CONST.	2018	STP/HPP-397(10)	3-G

94092-1224-14

REV. 2/10/2010:
ADDED PROPERTY OWNER NAME FOR TRACTS 14 AND 22. CHANGED PROPERTY OWNER NAME FOR TRACTS 9, 10, 11, 12, 13, 19, AND 25. ADDED TRACT 14.

REV. 1/26/2015:
REVISED SR 397 FOR 2 LANE PHASED BUILD OUT.

REV. 3/13/2015:
ADDED SHEET 3-FJ MATCH LINE AND MODIFIED SHEET 3-F COVERAGE AREA. ADDED PERM. ACCESS ESMT. FOR TRACT 9.

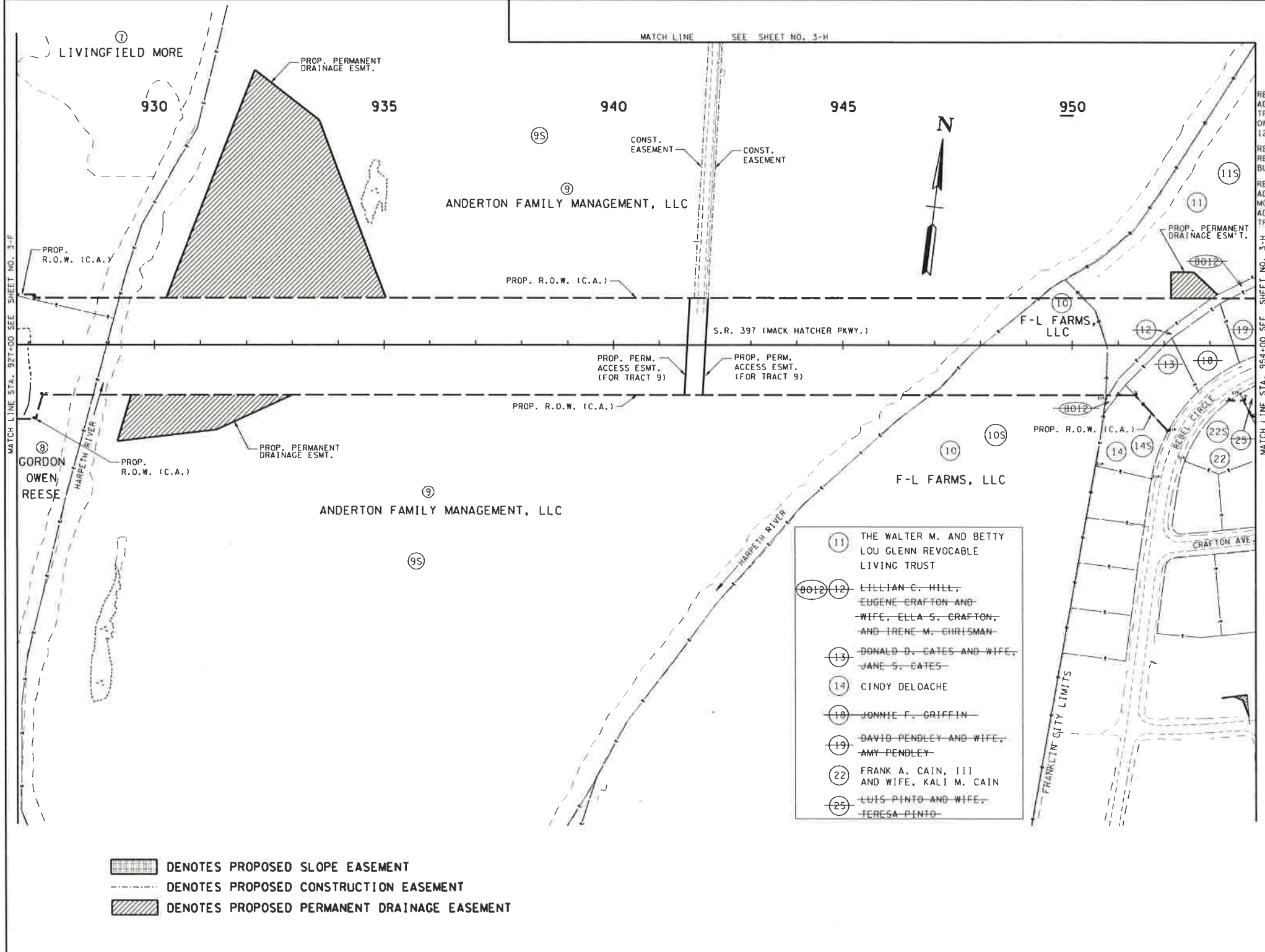
REV. 3/27/2015:
CORRECTED C.A. R.O.W. AND FENCE LABELS.

REV. 3/14/2016:
ADDED PERM. ACCESS ESMT. FOR TRACT 9 ACROSS PROP. R.O.W. ADDED TRACT 8012 AND REMOVED DRAINAGE EASEMENT FROM WITHIN THAT TRACT.

REV. 12/14/2016:
ADDED "S" TRACTS. REMOVED FENCE FROM CONTROLLED ACCESS. STRIKE THROUGH TRACTS.

REV. 7/20/2017:
REVISED PERM. ACCESS ESMT. FOR TRACT 9S.

REV. 3/27/2018:
CHANGED PERM. ACCESS EASEMENT FOR TRACT 9S TO CONST. EASEMENT.



- 11 THE WALTER M. AND BETTY LOU GLENN REVOCABLE LIVING TRUST
- 12 LILLIAN C. HILL, EUGENE CRAFTON AND WIFE, ELLA S. CRAFTON, AND IRENE M. CHRISMAN
- 13 DONALD D. CATES AND WIFE, JANE S. CATES
- 14 CINDY DELOACHE
- 19 JONNIE F. GRIFFIN
- 19 DAVID PENDLEY AND WIFE, AMY PENDLEY
- 22 FRANK A. CAIN, III AND WIFE, KALI M. CAIN
- 25 LUIS PINTO AND WIFE, TERESA PINTO

- DENOTES PROPOSED SLOPE EASEMENT
- DENOTES PROPOSED CONSTRUCTION EASEMENT
- DENOTES PROPOSED PERMANENT DRAINAGE EASEMENT

R.O.W.
PLANS

SEALED BY

COORDINATES ARE NAD83(1995), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00008 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION
PROPERTY MAP
S.R. 397
(MACK HATCHER PARKWAY)

FROM STA. 927+00.00
TO STA. 954+00.00

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2009	STP/HPP-397(10)	3-F
CONST.	2016	STP/HPP-397(10)	3-H

94092-1224-14

REV. 3/13/2015:
NEW PLAN SHEET ADDED TO SHOW
PERM ACCESS ESMT FOR TRACT 9.

REV. 12/14/2016:
ADDED 'S' TRACT.

REV. 7/20/2017:
REVISED PERM. ACCESS ESMT. FOR
TRACT 9S.

REV. 3/27/2018:
CHANGED PERM. ACCESS EASEMENT
FOR TRACT 9S TO CONST. EASEMENT.

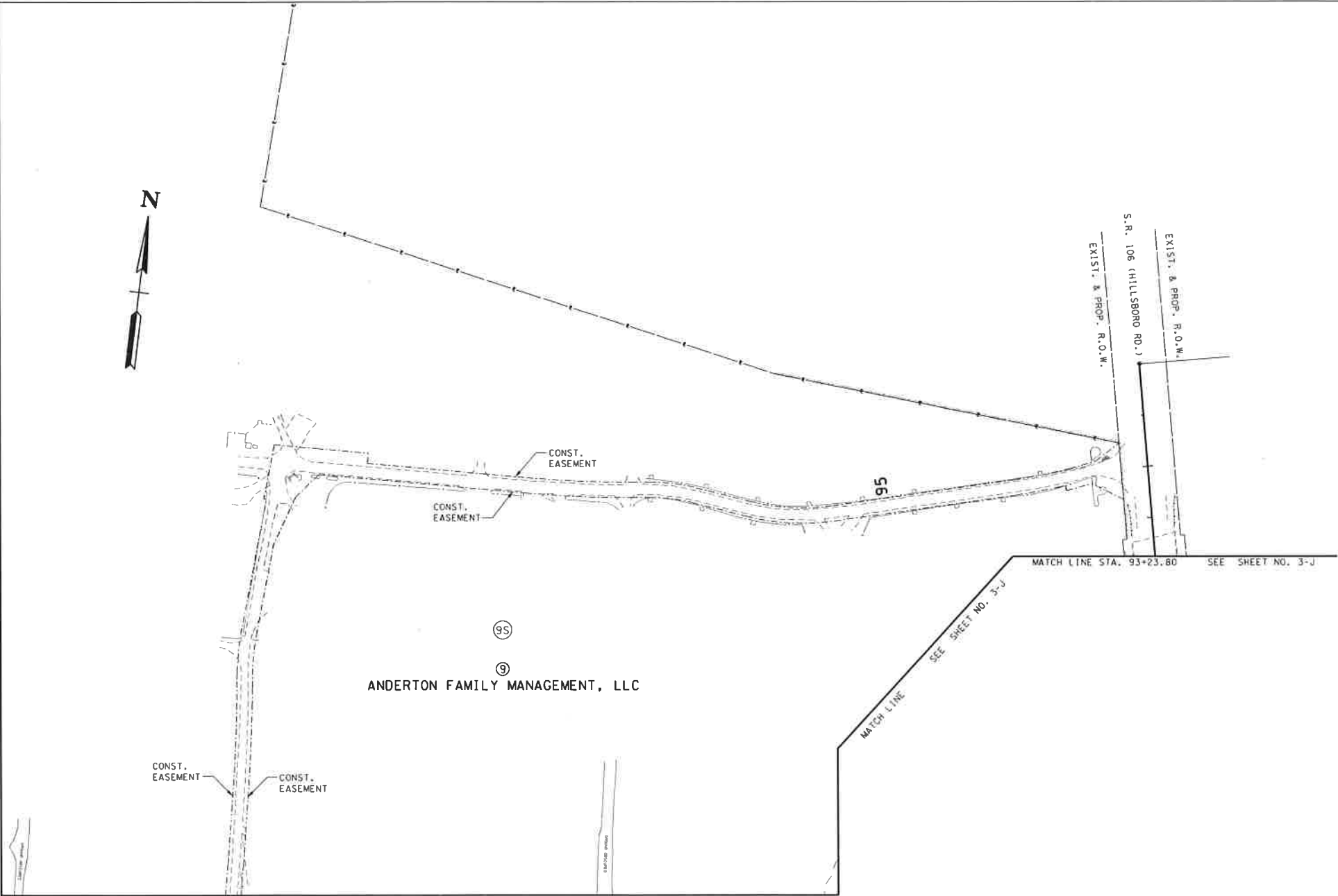
R.O.W.
PLANS

SEALED BY:

COORDINATES ARE NAD(83)(995),
ARE DATUM ADJUSTED BY THE
FACTOR OF 1.00008 AND TIED TO
THE TGRN. ALL ELEVATIONS ARE
REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

PROPERTY MAP
S.R. 397
(MACK HATCHER PARKWAY)



- 0012

12

LILLIAN C. HILL,
EUGENE CRAFTON AND
WIFE, ELLA S. CRAFTON,
AND TRENE M. CHRISMAN
- 0019

19

DAVID PENDLEY AND WIFE,
AMY PENDLEY
- 0020

20

LIBANESSA RIVERA
- 0021

21

MARK TUMBLIN AND WIFE,
CINDY M. TUMBLIN
- 0025

25

LUIS PINTO AND WIFE,
TERESA PINTO
- 0028

28

EMORY POTEETE, JR. AND WIFE,
MARY ANN POTEETE
- 0031

31

WILLIAM GENE SHEPHERD AND WIFE,
ALMA P. SHEPHERD
- 0034

34

KATHLEEN M. BREWER
AND HUSBAND, MARK L. BREWER
- 0035

35

SALLIE M. LADD
- 0036

36

JOSH VICK & KIMBERLY VICK
- 0038

38

CITY OF FRANKLIN, TENNESSEE
- 0041

41

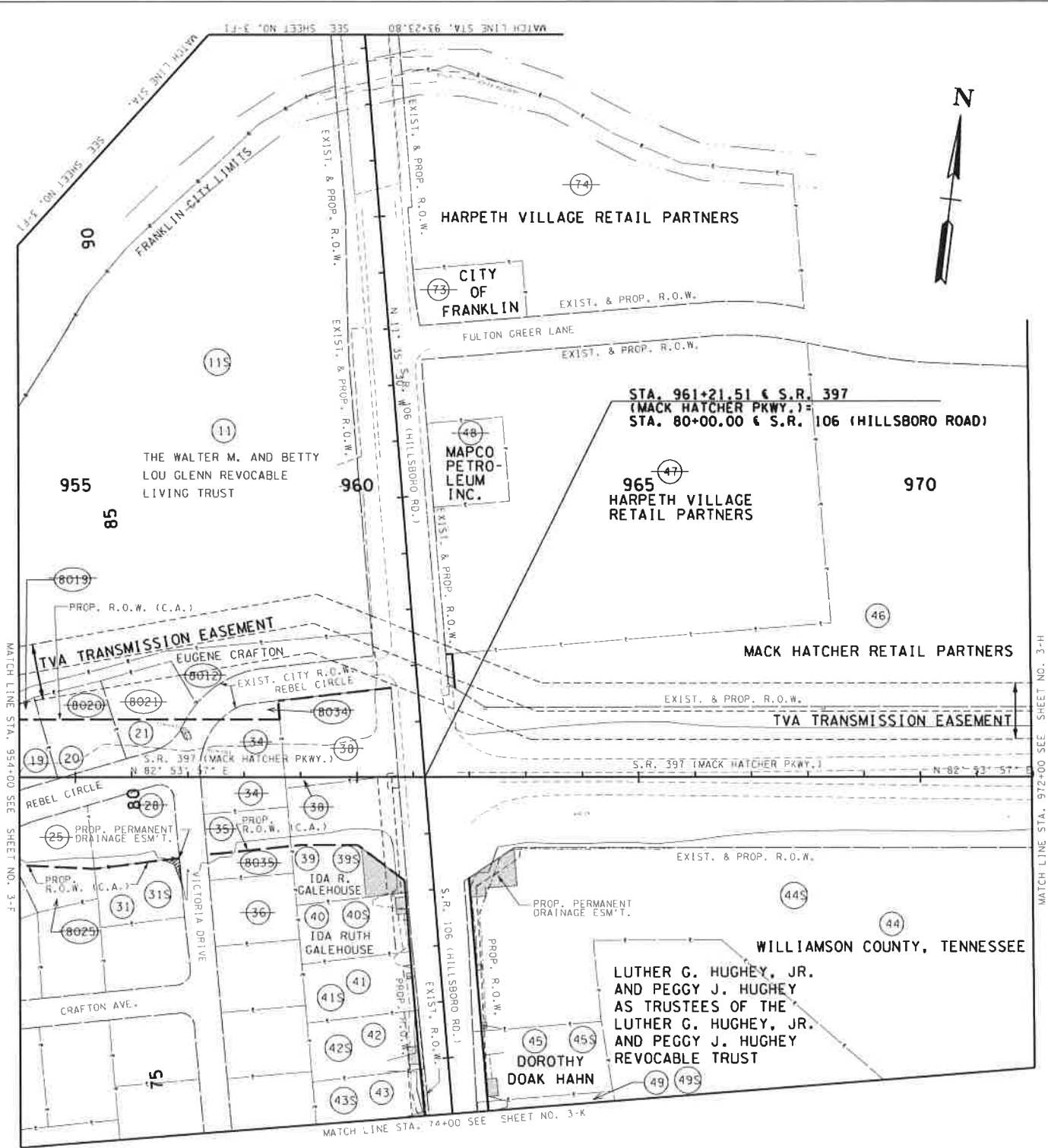
DUNCAN A. PHILLIPS AND WIFE,
BREEON A. PHILLIPS
- 0042

42

JANE MCCALL MONTAGUE
- 0043

43

MILTON MEACHAM AND WIFE,
VIRGINIA P. MEACHAM



TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2009	STP/HPP-397(10)	3-G
CONST.	2016	STP/HPP-397(10)	3-G

94092-1224-14

- REV. 2/10/2010:
ADJUSTED PROPOSED R.O.W. AND
EASEMENTS. MARKED THROUGH
OWNER OF UNAFFECTED TRACT 36.
CORRECTED PROPERTY OWNER
NAME FOR TRACTS 11, 12, 19, 21,
25, 28, 31, 34, 38, 40, 41, 43,
AND 49.
- REV. 2/210/2011:
REVISED PUBLIC UTILITY EASEMENT
FOR TRACT 45.
- REV. 1/26/2015:
REVISED SR 397 FOR 2 LANE PHASED
BUILD OUT.
- REV. 3/13/2015:
ADDED SHEET 3-F1 MATCH LINE AND
MODIFIED SHEET 3-G COVERAGE AREA.
ADDED PERM. ACCESS ESM.T. FOR
TRACT 9.
- REV. 3/27/2015:
CORRECTED C.A. R.O.W. AND FENCE
LABELS.
- REV. 3/14/2016:
ADDED TRACTS 8012, 8019, 8020
8021, 8025, 8034 AND 8035 AND
REMOVED EASEMENTS FROM WITHIN
THOSE TRACTS.
- REV. 12/14/2016:
ADDED "S" TRACTS. REMOVED FENCE
FROM CONTROLLED ACCESS. STRIKE
THROUGH TRACTS.

R.O.W.
PLANS

COORDINATE VALUES ARE NAD83 (1995),
AND ARE DATUM ADJUSTED BY THE FACTOR OF
1.00008, AND ARE TIED TO THE
TENNESSEE GEODETIC REFERENCE NETWORK.
ALL ELEVATIONS ARE REFERENCED
TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

PROPERTY MAP
S.R. 397
(MACK HATCHER PARKWAY)

FROM STA. 954+00
TO STA. 973+23.80

SEAL

R.O.W. NOTES

1. IT IS INTENDED THAT ALL BUILDINGS AND / OR PORTIONS OF BUILDINGS THAT ARE WITHIN THE PROPOSED RIGHT-OF-WAY AND / OR EASEMENT LINES FOR THE PROJECT BE REMOVED THEREFROM IN THE PROCESS OF RIGHT-OF-WAY ACQUISITION. IF ANY SUCH BUILDINGS OR IMPROVEMENTS ARE NOT REMOVED IN THE COURSE OF RIGHT-OF-WAY ACQUISITION, THE CIVIL ENGINEERING MANAGER 2, DESIGN DIVISION IS TO BE NOTIFIED IN SUFFICIENT TIME TO PERMIT HAVING SUCH REMOVALS DESIGNATED AS A PART OF THE CONSTRUCTION CONTRACT.

2. ALL RAMPS MUST CONFORM TO THE DEPARTMENT'S "POLICY ON FINANCING CONSTRUCTION OF PUBLIC ROAD INTERSECTIONS AND DRIVEWAYS ON HIGHWAY RESURFACING, RECONSTRUCTION AND CONSTRUCTION PROJECTS ON NEW LOCATIONS", THE MANUAL ON RULES AND REGULATIONS FOR CONSTRUCTING DRIVEWAYS ON STATE HIGHWAY RIGHT-OF-WAY, STANDARD DRAWING RP-R-1 AND OTHER ACCEPTED DESIGN AND SAFETY STANDARDS.

3. EXISTING PAVED DRIVEWAY PER TRACT REMAINDER WILL BE REPLACED IN KIND TO A TOUCHDOWN POINT.

4. WHERE THE EXISTING DRIVEWAY IS UNPAVED AND THE PROPOSED DRIVEWAY IS LESS THAN 7 PERCENT IN GRADE, EACH DRIVEWAY WILL BE PAVED A SHOULDER WIDTH FROM THE EDGE OF PAVEMENT AND THE REMAINDER OF THAT DRIVEWAY REPLACED IN KIND TO A TOUCHDOWN POINT.

5. ANY NECESSARY PAVING OF DRIVEWAYS WILL BE DONE DURING PAVING OPERATIONS ON THE MAIN ROADWAY.

6. TRACT REMAINDERS NOT HAVING AN EXISTING DRIVEWAY WILL BE PROVIDED ONE 50-FOOT OPENING IN THE ACCESS CONTROL FENCE AND A DRIVEWAY WILL BE CONSTRUCTED UNLESS ACCESS IS PROVIDED FROM AN INTERSECTING ROAD OR BASED ON PHYSICAL CONDITIONS AND/OR CONFLICTS WITH OTHER DESIGN CONSIDERATIONS WHICH PREVENT AN ACCESS OPENING. PAVING OF THESE NEW DRIVEWAYS WILL BE IN ACCORDANCE TO THE 7 PERCENT CRITERIA PREVIOUSLY MENTIONED FOR EXISTING DRIVEWAYS.

7. NEW DRIVEWAYS PROVIDED IN THE PLANS WILL BE PAVED BASED ON THE 7 PERCENT CRITERIA. THOSE 7 PERCENT OR STEEPER IN GRADE WILL BE PAVED AND THOSE FLATTER THAN 7 PERCENT WILL BE COVERED WITH BASE STONE.

8. ON PROJECTS WITHOUT CURB AND GUTTER THAT ARE ON STATE ROUTES, IT WILL BE THE RESPONSIBILITY OF THE OWNER TO SECURE A PERMIT AND TO CONSTRUCT ADDITIONAL DRIVEWAYS AND FIELD ENTRANCES OTHER THAN THOSE PROVIDED IN THE PLANS.

9. ON PROJECTS WITH CURB AND GUTTER THAT ARE ON STATE ROUTES, IT WILL BE THE RESPONSIBILITY OF THE OWNER TO SECURE A PERMIT. AFTER THE PERMIT HAS BEEN GRANTED, THE DEPARTMENT WILL CONSTRUCT THE DRIVEWAY OR FIELD ENTRANCE THROUGH THE CURB AND SIDEWALK, PROVIDED THE CURB AND SIDEWALK HAVE NOT BEEN CONSTRUCTED. IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONSTRUCT THE DRIVEWAY OR FIELD ENTRANCE FROM BACK OF SIDEWALK TO TOUCHDOWN POINT FOR ANY ADDITIONAL DRIVEWAYS OR FIELD ENTRANCES OTHER THAN THOSE PROVIDED IN THE PLANS.

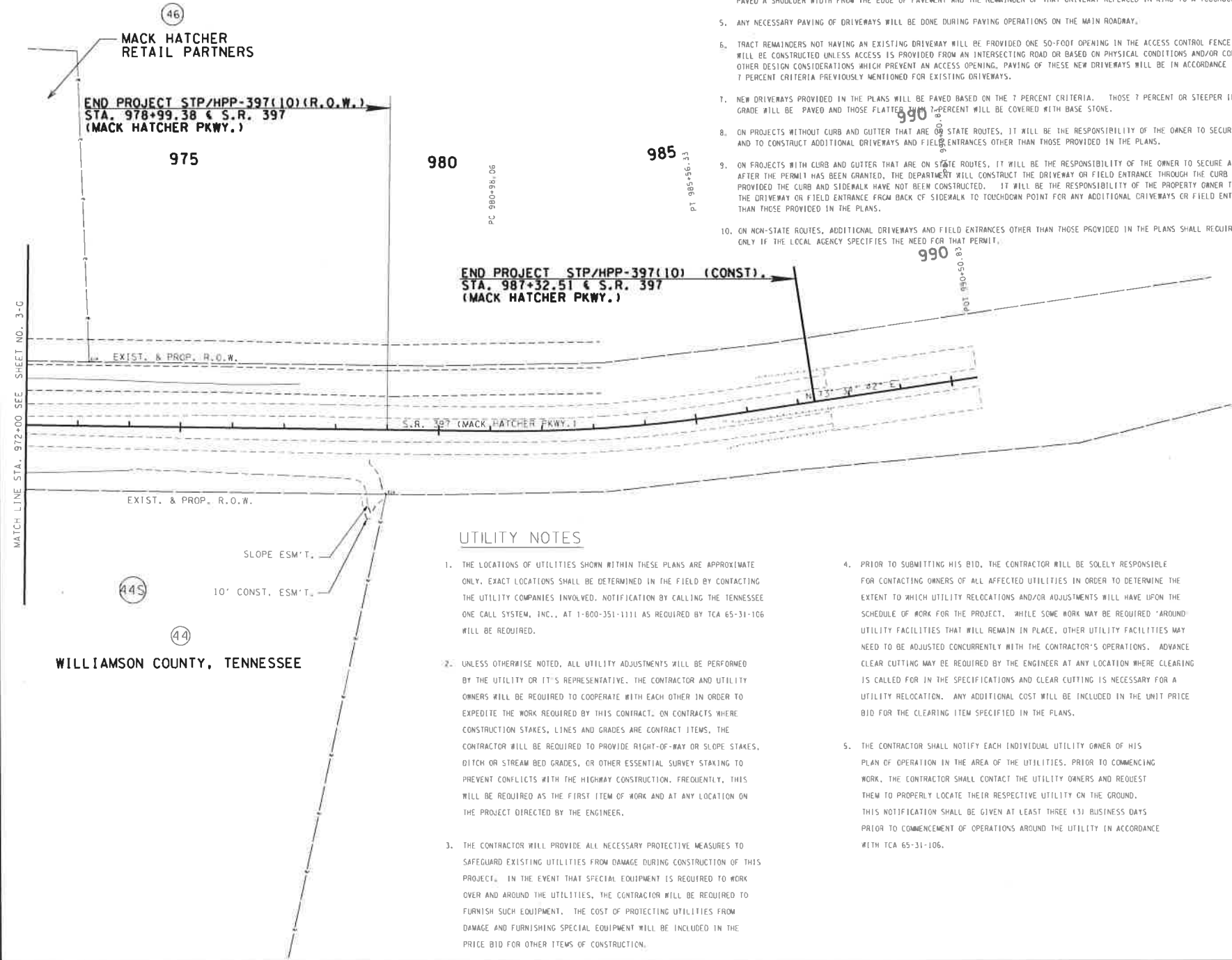
10. ON NON-STATE ROUTES, ADDITIONAL DRIVEWAYS AND FIELD ENTRANCES OTHER THAN THOSE PROVIDED IN THE PLANS SHALL REQUIRE A PERMIT ONLY IF THE LOCAL AGENCY SPECIFIES THE NEED FOR THAT PERMIT.



TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2009	STP/HPP-397(10)	3-H
CONST.	2016	STP/HPP-397(10)	3-H

94092-1224-14

REV. 12/14/2016:
ADDED "S" TRACTS.



UTILITY NOTES

1. THE LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE UTILITY COMPANIES INVOLVED. NOTIFICATION BY CALLING THE TENNESSEE ONE CALL SYSTEM, INC., AT 1-800-351-1111 AS REQUIRED BY TCA 65-31-106 WILL BE REQUIRED.

2. UNLESS OTHERWISE NOTED, ALL UTILITY ADJUSTMENTS WILL BE PERFORMED BY THE UTILITY OR ITS REPRESENTATIVE. THE CONTRACTOR AND UTILITY OWNERS WILL BE REQUIRED TO COOPERATE WITH EACH OTHER IN ORDER TO EXPEDITE THE WORK REQUIRED BY THIS CONTRACT. ON CONTRACTS WHERE CONSTRUCTION STAKES, LINES AND GRADES ARE CONTRACT ITEMS, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE RIGHT-OF-WAY OR SLOPE STAKES, DITCH OR STREAM BED GRADES, OR OTHER ESSENTIAL SURVEY STAKING TO PREVENT CONFLICTS WITH THE HIGHWAY CONSTRUCTION. FREQUENTLY, THIS WILL BE REQUIRED AS THE FIRST ITEM OF WORK AND AT ANY LOCATION ON THE PROJECT DIRECTED BY THE ENGINEER.

3. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING UTILITIES FROM DAMAGE AND FURNISHING SPECIAL EQUIPMENT WILL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.

4. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED AROUND UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS. ADVANCE CLEAR CUTTING MAY BE REQUIRED BY THE ENGINEER AT ANY LOCATION WHERE CLEARING IS CALLED FOR IN THE SPECIFICATIONS AND CLEAR CUTTING IS NECESSARY FOR A UTILITY RELOCATION. ANY ADDITIONAL COST WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE CLEARING ITEM SPECIFIED IN THE PLANS.

5. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY IN ACCORDANCE WITH TCA 65-31-106.

R.O.W.
PLANS

COORDINATE VALUES ARE BASED ON 1985, AND ARE DATUM ADJUSTED BY THE FACTOR OF 1.0008, AND ARE TIED TO THE TENNESSEE GEODETIC REFERENCE NETWORK. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

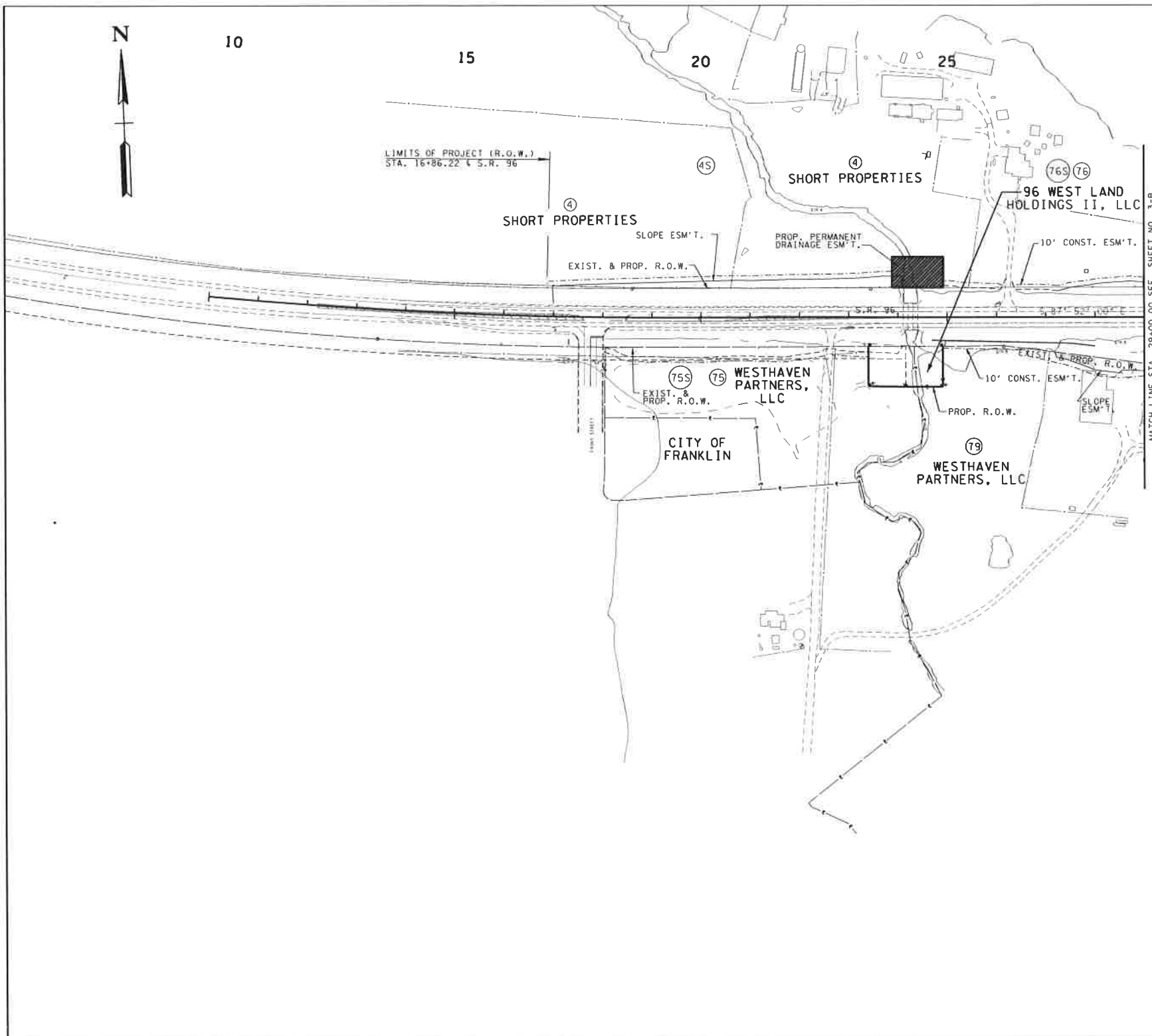
STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

PROPERTY MAP
S.R. 397
(MACK HATCHER PARKWAY)

FROM STA. 972+00
TO END PROJECT

SCALE: 1"=40'

12:08:39 PM
M:\Franklin\macthatcherpkw\2-Lane\Sheets_2Lane\0031_2Lane.dht



TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2009	STP/HPP-397(10)	3-1
CONST.	2016	STP/HPP-397(10)	3-1

94092-1224-14

REV. 2/10/2010:
CHANGED TRACT 1 TO TRACT 76
AND CORRECTED OWNER NAME.

REV. 12/14/2016:
ADDED "S" TRACTS.

REV. 7/20/2017:
REVISED OWNER NAME FOR
TRACT 75. REVISED TRACTS
75 AND 76. ADDED TRACT 79.

R.O.W. PLANS

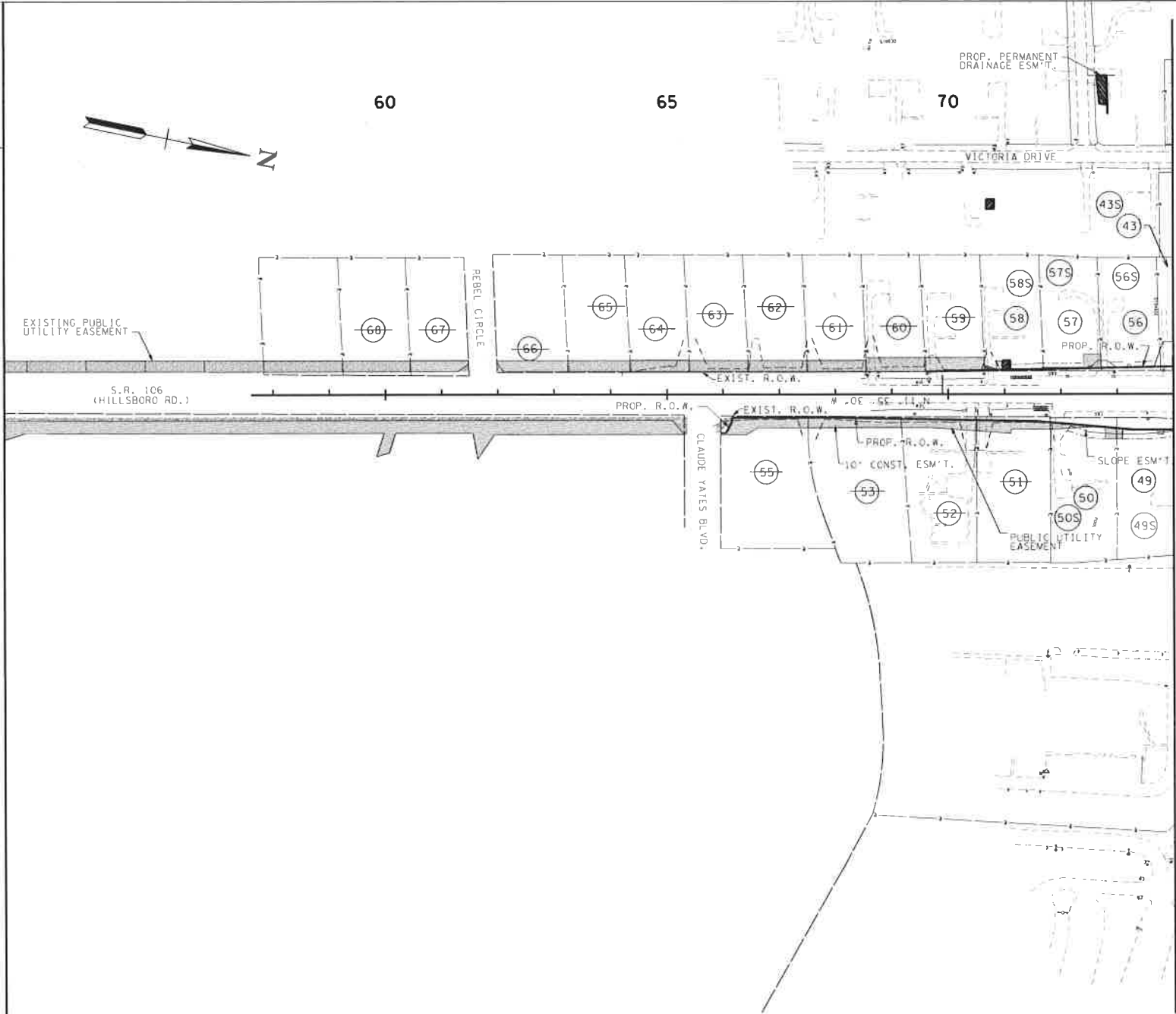
SEALED BY

COORDINATES ARE NAD(83)/995,
ARE DATUM ADJUSTED BY THE
FACTOR OF 1.00008 AND TIED TO
THE TCRN. ALL ELEVATIONS ARE
REFERENCED TO THE NAVD 1989.

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

PROPERTY MAP
S.R. 96

FROM BEGIN PROJECT
TO STA. 29+00.00



- DENOTES PROPOSED SLOPE EASEMENT
- DENOTES PROPOSED CONSTRUCTION EASEMENT
- DENOTES PROPOSED PUBLIC UTILITY EASEMENT

- 43 MILTON MEACHAM AND WIFE,
VIRGINIA P. MEACHAM
- 49 LUTHER G. HUGHEY, JR. AND
PEGGY J. HUGHEY AS TRUSTEES
OF THE LUTHER G. HUGHEY, JR.
AND PEGGY J. HUGHEY
REVOCABLE TRUST
- 50 JOHN W. WAID AND WIFE,
CAROL A. WAID
- ~~51 JEAN JORDAN AND JOAN MORAN~~
- ~~52 ERNIE K. JOHNSON AND WIFE,
S. LORRAINE JOHNSON~~
- ~~53 HELEN SCOTT AND HUSBAND,
W. E. SCOTT~~
- 54 NOT USED
- ~~55 JOHNNIE E. TURNER AND WIFE,
LORNA B. TURNER~~
- 56 RYAN SAMFORD AND WIFE,
LAURA SAMFORD
- 57 TRUMAN HARPER AND WIFE,
HELEN J. HARPER
- 58 MARTIN L. MYERS, JR. AND WIFE,
VIRGINIA MYERS
- ~~59 RUTH B. THOMPSON AND
FRED D. THOMPSON~~
- ~~60 VAN A. & SUE ELLEN LAMBETH, TR~~
- ~~61 GRADY BUFORD GARDNER, TR &
SARA ELLEN GARDNER, TR~~
- ~~62 MARY KATHERINE TODD~~
- ~~63 PEGGY SHAW-MCGULLOUGH~~
- ~~64 HARRIS J. PEARCE AND
MARY PEARCE~~
- ~~65 LORETTA LYNN PITT~~
- ~~66 DONALD A. & CONNIE M. SMITHSON~~
- ~~67 HOYTE M. CROWELL, JR.~~
- ~~68 ANNE T. RUTHERFORD~~

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2009	STP/HPP-397(10)	3-K
CONST.	2016	STP/HPP-397(10)	3-K

94092-1224-14

REV. 2/10/2010:
ADJUSTED PROPOSED R.O.W. AND
ADDED PUBLIC UTILITY EASEMENTS.
LINED THROUGH TRACTS 60-66.
CORRECTED OWNER NAMES FOR TRACTS
43 AND 49-59.

REV. 5/13/2010:
COMBINED TRACT 54 WITH TRACT 53
PER TAX MAP REVISION.

REV. 12/14/2016:
ADDED "S" TRACTS. STRIKE THROUGH
TRACTS.

R.O.W.
PLANS

COORDINATE VALUES ARE NAD83 (1995),
AND ARE DATUM ADJUSTED BY THE FACTOR
OF 1.00008, AND ARE TIED TO THE
TENNESSEE GEODETIC REFERENCE NETWORK.
ALL ELEVATIONS ARE REFERENCED
TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

PROPERTY MAP
S.R. 106
(HILLSBORO RD.)

BEGIN PROJECT
TO STA. 74+00.00

SCALE



File #: 21-02524

DATE: December 10, 2021
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Consideration Of Resolution 2021-161, A Resolution Amending The Colletta Park PUD Subdivision To Extend The Vested Rights, For The Property Located Northeast Of South Carothers Road And South Of Murfreesboro Road. Establishing A Public Hearing On February 8, 2022.
FMPC 12/9/21, 8-0

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) and Board of Mayor and Aldermen (BOMA) concerning a vesting extension request for the Colletta Park PUD Subdivision.

BACKGROUND/STAFF COMMENTS:

VESTED PROPERTY RIGHTS INFORMATION

State Law establishes vested property rights. It states that a vested property right is established with the approval of an entitling document (in this case a Development Plan), and during a defined vesting period, the locally adopted development standards which are in effect on the date of approval shall remain the development standards applicable to that property during the vesting period.

The law describes the vesting period as beginning with a three-year time frame during which an applicant must secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation. Should the project meet these three requirements, the vesting period is extended for an additional two years. Within these two years, an applicant must begin construction and maintain any necessary permits. If a project gets to this point, and begins construction on at least one building, the vesting period is extended for a total of 10 years for single-phase projects or 15 years for multi-phase projects. This 10-15 year time period is measured from the original approval date of the entitling document, which in this case is the date the BOMA approved the Development Plan.

THE REQUEST

The applicant's request is to extend the vesting period for one-year, or until 12/12/2023, in order for the applicant to begin construction, thus extending their vested property rights until 12/12/2032.

APPROVAL HISTORY AND PROJECT DESCRIPTION

The approval process for this site began in September 2015, and included a request for Annexation, Plan of Services, Zoning, and a Development Plan. The property was annexed and zoned in December 2016. With their vote, the BOMA granted the less intense R-1 zoning district, rather than the one proposed by the developer, after a lengthy public hearing with many citizen comments.

The applicant continued to pursue a development plan. The development plan was heard by the FMPC on November 16, 2017. Staff recommended approval, with conditions, of the Development Plan. There were four public comments against the plan, stating opposition to lot size. The FMPC recommended approval of the Development Plan by a vote of 9-0. The item moved to the December 12, 2017, BOMA meeting for Public Hearing. Twenty citizens spoke against the plan, stating opposition to the street connectivity design, additional traffic, and lot sizes. The BOMA voted to approve the development plan, with conditions, by a vote of 4-3.

The current development plan conforms to the then-approved R-1 zoning. The plan proposes 199 single-family lots with two Modifications of Standards (MOS) approvals. Lot widths vary between 65 feet-120 feet, with a handful of lots wider than 120 feet. Lots along the perimeter of the adjacent County subdivision are as wide or wider than their County neighbors, and a tree preservation easement runs the length of the western border along the Cross Creek Subdivision. The associated traffic study requires several offsite improvements, including improving Carothers Road to a three-lane connector road.

The Modification of Standards (MOS) requests were as follows:

1) Request to allow lots less than 1 acre in size: The Zoning Ordinance at the time the development plan was submitted only allowed single-family lots on a minimum lot size of 1 acre. This requirement was part of the Character Area Overlay District, which was based in the 2004 Land Use Plan. This development plan was submitted shortly after the adoption of Envision Franklin that replaced the 2004 Land Use Plan, and Envision Franklin supported the variety of single-family lots proposed in the development plan. Since the new Zoning Ordinance was being drafted to align better with Envision Franklin policies and since Envision Franklin supported the lots as proposed, staff recommended approval of the MOS. FMPC supported this MOS with a vote of 7-2, and the BOMA granted this MOS with a vote of 5-2.

2) Request to permit a cul-de-sac length longer than 500 feet and containing more than 20 lots: This request addressed both the north and south ends of the plan. At the northern property limits, the development abuts two existing County Roads, Stanford Drive and Beacon Hill Drive. After lengthy discussions at several public hearings where citizens spoke mostly against full connectivity to these Rights-Of-Way (R.O.W.), the BOMA made it clear their desire to make these connections emergency access only. The plan shows R.O.W. extending to the property limits with emergency access gates installed. Also, during this same timeframe, the Williamson County Highway Commission voted to permanently close public access to Beacon Hill Drive to allow only emergency access to Stanford Drive. Without full connectivity, the City streets extending to these County roads are considered cul-de-sacs and do not meet the design requirements outlined in the then-applicable development standards. At the southern property limits, R.O.W. is extended to the limits of the development, as required by the Zoning Ordinance. However, because the adjacent property is undeveloped, the last leg of this road is considered a cul-de-sac and exceeds the length limits. Conditions of approval were recommended for this MOS request. The connection to Stanford Drive would be limited to emergency connection only, the development would be limited to a maximum of 138 platted lots until a second access to Carothers Road was approved, and the lots on the southern drive would require fire sprinklers if a second point of connection was not made available prior to the platting of those lots. Staff supported this MOS, with conditions. The FMPC recommended approval with conditions by a vote of 9-0, and the BOMA granted approval with conditions with a vote of 9-0.

CURRENT STATUS

This plan has complied with the requirements of the first three-year period and is vested until December 12, 2022. While it did receive a site plan approval, it does not have an active site plan. The applicant is currently pursuing re-approval of a site plan for the section of the plan closest to Carothers Road, for ten lots. The acquisition of easements for extending sewer to the development has proved more cumbersome than initially anticipated. The revised site plan currently being reviewed would be able to be served through the Lockwood Glen subdivision, while easement acquisition continues for the larger development. The revised site plan would also require the approved improvements to Carothers Road.

Please note, with the Zoning Ordinance update in 2019, all Planned Unit Developments were assigned to a Planned District (PD) Zoning District for simplicity of tracking properties that have associated Development Plans. This site's zoning was changed from R-1 to PD (1.0).

VESTING IMPACTS

If the vesting period is not extended, the project entitlements would cease to exist, and stop work orders would be issued, if applicable. A new development plan would need to be approved, and it would be reviewed against the current development standards.

In review of the plan against the current City regulations, the current plan generally complies. The length of cul-de-sacs still does not meet requirements but would now be reviewed under a Modification of Street Standards rather than a Modification of Standards associated with the Development Plan. Over the last five years, the Williamson County Highway Commission has voted to close other City R.O.W. connections to County roads, granting emergency access only, so the condition at Stanford Drive and Beacon Hill Drive is not likely to change. Also, the properties to the south are still undeveloped so there is no change to connectivity in that location either. In terms of Zoning Ordinance compliance, staff could find only one major component of the plan that does not comply, Block Perimeter. At least one block within the development does not meet the maximum perimeter length of 2,400 feet.

Another vesting impact to consider is the currently approved offsite improvements identified in the traffic study. Several developments have been approved after Colletta Park which have included traffic studies and subsequent offsite agreements that have used Colletta Park's required improvements as existing conditions. If vesting expires, or a vesting extension is not granted, these other offsite improvement agreements may have to be re-evaluated and/or redesigned.

FINANCIAL IMPACT:

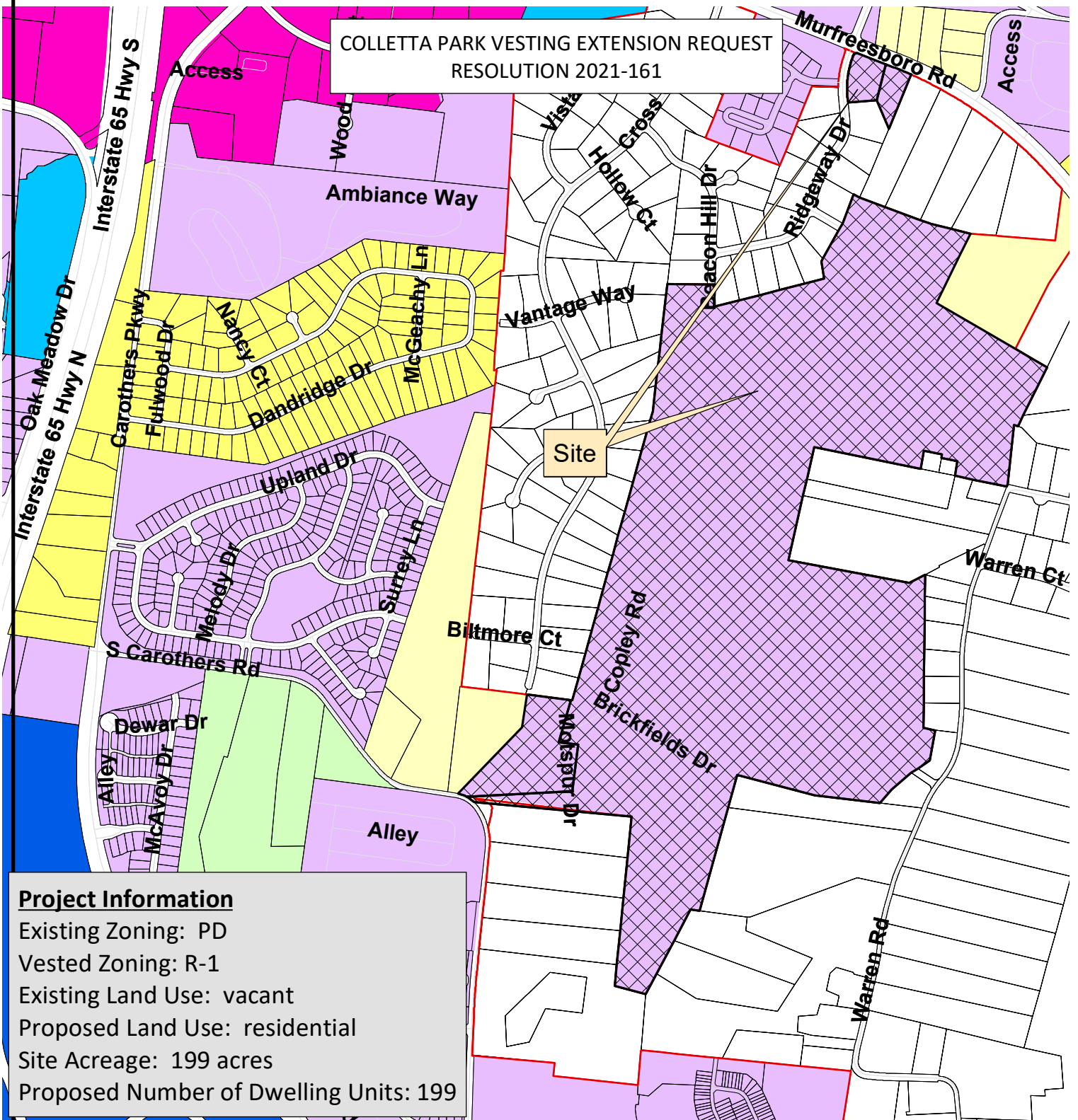
Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2021-161 by a vote of (8-0).

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-161 if they determine that the continuation of vested rights is in the best interest of the community.

COLLETTA PARK VESTING EXTENSION REQUEST
RESOLUTION 2021-161



0 220440 880 Feet

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 It was compiled from the most authentic information available.
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RESOLUTION 2021-161

A RESOLUTION AMENDING THE COLLETTA PARK PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED NORTHEAST OF SOUTH CAROTHERS ROAD AND SOUTH OF MURFREESBORO ROAD.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2016-28; and

WHEREAS, the BOMA of the City of Franklin, Tennessee, has approved the Planned Unit Development for the property as part of Resolution 2017-62; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

WHEREAS, Tennessee Code Annotated § 13-4-310 (d) (1) states that the vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government approval of a final development plan, secures any necessary permits, and commences site preparation within the vesting period; and

WHEREAS, the Colletta Park PUD vesting period began on December 12, 2017, and met the first vesting milestone by obtaining approval of a final development plan, securing a permit, and commencing site preparation, thereby extending vesting until December 12, 2022; and

WHEREAS, the Colletta Park PUD vesting period is set to expire unless the development commences construction within the allotted vesting milestone period, thereby extending the vesting period to December 12, 2032 to allow for the completion of the project; and

WHEREAS, Tennessee Code Annotated § 13-4-310 (h) states that an amendment to an approved development plan by the developer must be approved by the local government to retain the protections of the vested property right, and a vested property right shall not terminate if the local government determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right; and

WHEREAS, the Franklin Zoning Ordinance § 2.4.2 (16) states that upon the expiration of a vesting period for a Development Plan, construction may not proceed unless a new Development Plan is approved by the BOMA that meets all development standards in effect at the time of approval for portions of the project not already constructed or under construction or, alternatively, the BOMA may grant an extension of the vesting period if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right; and

WHEREAS, the applicant has requested an extension of the allotted vesting milestone period for one year, until December 12, 2023, to meet the requirement of commencing construction.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
079M---B02800	1.5
079M---B02900	1.2
089---05500	167.2
089---04304	22.5
089-04303	6.6
Total	199

SECTION II. That the attached Location Map (Exhibit A) shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Colletta Park PUD Subdivision, as outlined below and through Exhibit B, are as follows:

Entitlements	Colletta Park PUD
Base Zone District	Residential -1 (R1)
Character Area Overlay	SWCO-3/MECO-6
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	199
Connectivity Index	1.31
Open Space Requirements	65.44 acres
Number of Phases in Development	7

SECTION IV. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Lots less than 1 Acre Approved: ___X___ Denied: ___	Lots required to be between one to five acres. Section 3.5.10(2)(d)(iii) Staff recommended <u>Approval</u>.
MOS 2: Cul-De-Sac length greater than 500 feet Approved: ___X___ Denied: ___	Cul-De-Sac length is limited to 500 feet or less. Section 5.10.8(1)(d) Staff recommended <u>Approval</u>.

SECTION V. That the original vesting period was initiated on December 12, 2017, and was set to expire on December 12, 2022. The vesting period is extended for one year until December 12, 2023. The amended development plan will now have until December 12, 2023, to secure any necessary permits and commence construction.

SECTION VI. That the total vesting period of fifteen (15) years shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed fifteen (15) years from the date of the original approval of the preliminary development plan (December 12, 2017) and shall remain at December 12, 2032.

SECTION VII. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the original Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION VIII. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage on final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

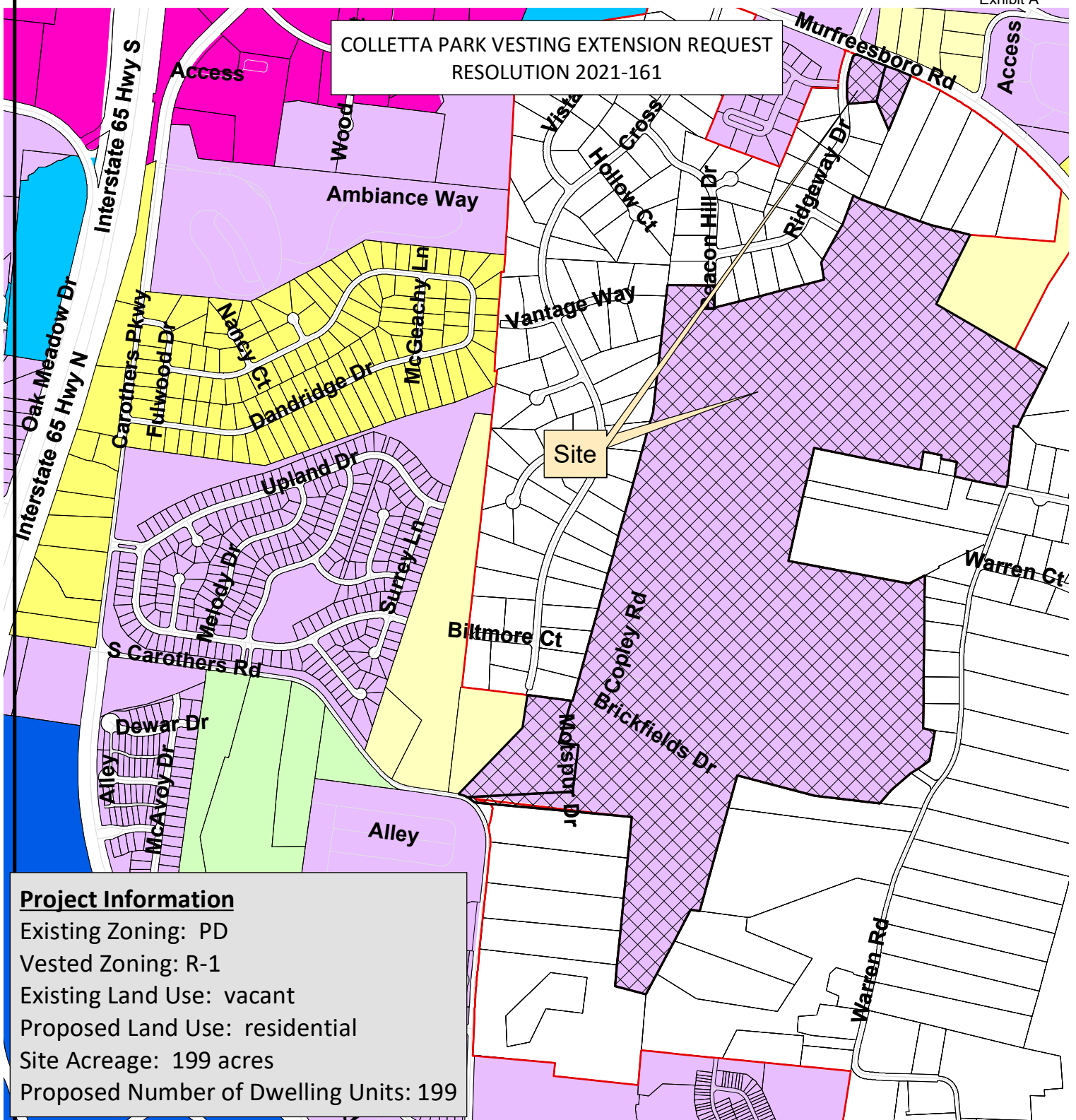
Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PUBLIC HEARING HELD:

COLLETTA PARK VESTING EXTENSION REQUEST RESOLUTION 2021-161



0 220440 880 Feet

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Revision	Date
△	
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△	

DEVELOPMENT
PLAN

C2.0
COF 6559

REQUESTED MODIFICATIONS OF STANDARDS
COLLETTA PARK PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

MOS 2

#2. Modification of Standards Request for Cul-de-sac length.
The applicant requests a Modification of Standards to permit a cul-de-sac longer than 500 feet and containing more than 20 lots in two locations. The first location is to the north with the roadway that ends at an emergency connection to Stanford Drive, and the second is located at the southern drive where future connection is planned to Carothers Road and to Simmons Ridge. Lots on the southern drive would require fire sprinklers if a second point of access is not made available prior to platting of the lots.

DESIGN MODIFICATION - CONNECTIVITY INDEX

Due to Williamson County's limitations on connectivity to Beacon Hill and Stanford Drive, existing development without access on the western boundary, and topographic constraints along Warren Road, the client requests a design modification for connectivity.

MODIFICATION OF STREET STANDARD

Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The difference between the two standards is a 5' tree planting zone in the 50' ROW and a 6' tree planting zone in the 52' ROW.

SPECIAL CONDITION

Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 platd lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

OPEN SPACE REQUIREMENT CHART:

MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 199 AC
OPEN SPACE ACREAGE REQUIRED: 29.85 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.15 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (19.70 AC)

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
1001	FORMAL	PARK	117,867 SF (2.77 AC)
1002	INFORMAL	GREEN BELT	101,543 SF (2.33 AC)
1003	INFORMAL	GREEN BELT	78,859 SF (1.81 AC)
2001	INFORMAL	GREEN BELT	103,006 SF (2.38 AC)
2002	FORMAL	PARK	73,988 SF (1.70 AC)
2003	INFORMAL	GREEN BELT	337,171 SF (7.74 AC)
3001	INFORMAL	GREEN BELT	264,097 SF (6.06 AC)
3002	FORMAL	PARK	29,014 SF (0.67 AC)
3003	FORMAL	PARK	55,350 SF (1.27 AC)
3004	INFORMAL	GREEN BELT	1,421,137 SF (32.62 AC)
4001	INFORMAL	GREEN BELT	2,718 SF (0.06 AC)
4002	INFORMAL	GREEN BELT	2,700 SF (0.06 AC)
5001	INFORMAL	GREEN BELT	41,619 SF (0.96 AC)
5002	FORMAL	PARK	19,189 SF (0.44 AC)
6001	INFORMAL	GREEN BELT	7,668 SF (0.18 AC)
6002	FORMAL	ALLENITY	153,833 SF (3.53 AC)
6003	INFORMAL	GREEN BELT	10,655 SF (0.24 AC)
6004	INFORMAL	GREEN BELT	17,961 SF (0.41 AC)
7001	INFORMAL	GREEN BELT	73,281 SF (1.68 AC)
7002	INFORMAL	GREEN BELT	48,923 SF (1.12 AC)
7003	INFORMAL	GREEN BELT	123,477 SF (2.83 AC)

NON-BUILDABLE LOTS:

KEY	AREA
1	151,589 SF (3.48 AC)
2	46,074 SF (1.06 AC)
3	35,722 SF (0.82 AC)

TOTAL NON-BUILDABLE LOT AREA: 5.36 AC
TOTAL FORMAL OPEN SPACE PROVIDED: 10.32 AC
TOTAL INFORMAL OPEN SPACE PROVIDED: 60.48 AC
TOTAL OPEN SPACE PROVIDED: 70.80 AC (35.6%)

LOCAL COMPATIBILITY:

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY CHARACTER AREA OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY HOMES.

CHARACTER AREA: SINGLE FAMILY

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

1. THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD IN FRANKLIN EAST, CROSS CREEK, AND ON WARREN ROAD ARE SINGLE FAMILY DETACHED HOMES ON LARGE LOTS. THE EXISTING NEIGHBORHOODS ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.

2. THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.

3. THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WHERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION.

4. THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS ON LOTS COMPARABLE IN SIZE TO ADJOINING USES AND ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS IN PROXIMITY TO THE CAROTHERS ROAD CORRIDOR.

5. THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.

6. PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.

7. THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

LANDUSE PLAN COMPLIANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESSSED IS PROPOSED FROM STANFORD DRIVE AT THE NORTH AND CAROTHERS ROAD AT THE SOUTH.

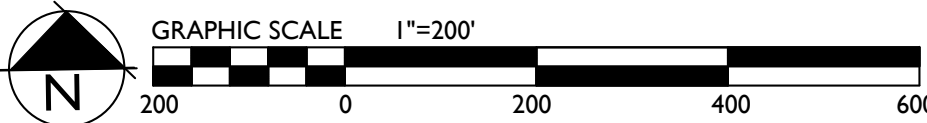
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THE PROPOSED PLAN INCLUDES TRAFFIC CALMING SOLUTIONS ON STANFORD DRIVE AND RIDGEWAY DRIVE. THESE TRAFFIC CALMING CONCEPTS REQUIRE APPROVAL BY WILLIAMSON COUNTY. THESE INCLUDE REDUCING TRAFFIC SPEED, NARROWING THE TRAVEL LANES, PROVIDING PEDESTRIAN PATHS, AND INSTALLING SPEED HUMPS.

SMALLER LOTS ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN. THE TOTAL LOT DENSITY IS ONE UNIT PER ACRE.



* CRITICAL LOTS (CONTAINING SLOPES OVER 14%)



SITE DATA:

PROJECT NAME: COLLETTA PARK PUD SUBDIVISION
PROJECT NUMBER: 6559
SUBDIVISION: NA
LOT NUMBER:
ADDRESS: 1101 RIDGEWAY DRIVE, MURFREESBORO ROAD, FRANKLIN, WILLIAMSON, TENNESSEE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: 079 MB 0280, 079 MB 0290, 089 05500, 089 04303, 089 04304, R-1

EXISTING ZONING:

CHARACTER AREA OVERLAY: MECCO-6, SWCO-3
OTHER APPLICABLE OVERLAYS: NONE
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL ACREAGE: 199 AC
TOTAL SQUARE FOOTAGE: 8,670,225 SF

MINIMUM REQUIRED SETBACKS:
FRONT YARD:
REAR YARD:
SIDE YARD:

SEE LOT DIAGRAMS - SHEET C2.2
MINIMUM SETBACKS
ARE ESTABLISHED
AS PART OF THE P.U.D.

APPLICANT:

ADDRESS: GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
OFFICE PHONE: 615.975.5765
EMAIL ADDRESS: greggambledesign@gmail.com
CONTACT: GREG GAMBLE

BUILDING SQUARE FOOTAGE: N/A
BUILDING HEIGHT: 2 STORY
LANDSCAPE SURFACE RATIO: 0.40
MINIMUM LANDSCAPE SURFACE RATIO: 0.30
MINIMUM PARKING REQUIREMENT: 2 SPACES PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING: N/A
RESIDENTIAL DENSITY: 1.00 DUA
TREE CANOPY: 138.1 AC, 69.4 % OF EXISTING SITE
PARKLAND DEDICATION: FEE IN LIEU (\$541,487.60)

OPEN SPACE:

35 @ 1200 SF/HOME = 42,000 SF
184 @ 600 SF/HOME = 98,400 SF
29.85 AC (15%) TOTAL REQUIRED
19.70 AC INFORMAL REQ.

OVERALL DENSITY:

1.00 UNITS/AC
NET DENSITY (MINUS ROW): 1.10 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS): 1.17 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 199 SINGLE FAMILY HOMES

NONRESIDENTIAL SQUARE FOOTAGE:

123.21 AC RESIDENTIAL
70.80 AC OPEN SPACE
4.99 AC NON-BUILDABLE LOTS

TOTAL ACREAGE BY USE, ENTIRE SITE:

TOTAL ACREAGE BY USE, PER SECTION:

SECTION 1
35.24 AC RESIDENTIAL (24 UNITS)
6.85 AC OPEN SPACE
SECTION 2
12.4 AC RESIDENTIAL (13 UNITS)
11.8 AC OPEN SPACE
SECTION 3
8.69 AC RESIDENTIAL (21 UNITS)
40.60 AC OPEN SPACE
SECTION 4
20.34 AC RESIDENTIAL (51 UNITS)
0.12 AC OPEN SPACE
SECTION 5
11.72 AC RESIDENTIAL (38 UNITS)
1.36 AC OPEN SPACE
SECTION 6
11.04 AC RESIDENTIAL (29 UNITS)
4.19 AC OPEN SPACE
SECTION 7
5.06 AC RESIDENTIAL (23 UNITS)
5.63 AC OPEN SPACE

TREE CANOPY RETENTION:

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	20,501 SF	0 SF	20,501 SF
TREE B	184,989 SF	126,918 SF	57,671 SF
TREE C	5,661,025 SF	3,605,008 SF	2,056,017 SF
TREE D	162,235 SF	108,317 SF	43,918 SF
TOTAL	6,018,356 SF	3,522,441 SF	2,178,113 SF

TREE CANOPY DATA

EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF / 8,670,225 SF = 69.4% (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION = 36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

PROVIDED CANOPY PRESERVED = 2,178,113 SF (36.2%) OF TOTAL EXISTING CANOPY

TREE PRESERVATION AREA

STREAM BUFFER

60' STREAM BUFFER

STATEMENT OF IMPACTS:

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
199 X 350 GPD = 69,650 GPD

SEWER:

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE PORTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REFURBISHED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:

AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED SOUTH OF HIGHWAY 96 EAST WHICH IS CLASSIFIED AS A MAJOR ARTERIAL. ACCESS TO THE NORTHERN PORTION OF COLLETTA PARK IS PROVIDED BY LOCAL STREETS VIA RIDGEWAY DRIVE AND STANFORD ROAD.

THE SOUTHERN PORTION OF COLLETTA PARK WILL HAVE CONNECTIONS TO SOUTH CAROTHERS ROAD.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, LLC, ENGINEERING PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:

THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:

FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:

LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:

199 HOMES X .64 STUDENTS = 128 PROJECTED STUDENTS

REFUSE COLLECTION:

PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS:

A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED

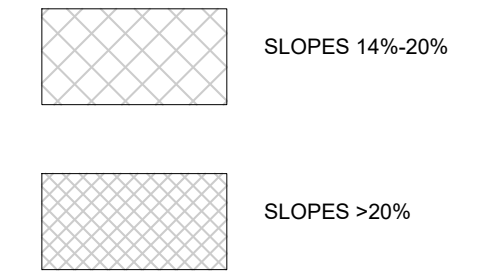
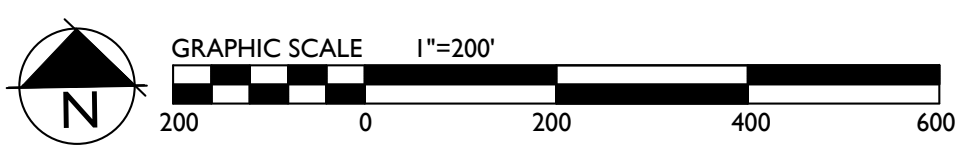
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

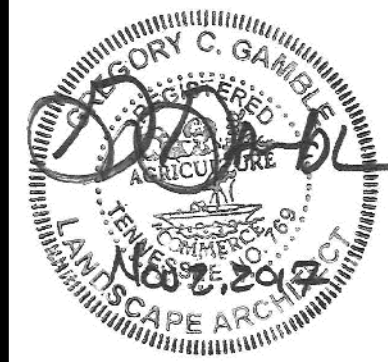


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DEVELOPMENT
PLAN

C2.1
COF 6559





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DEVELOPMENT
PLAN

C2.0
COF 6559

REQUESTED MODIFICATIONS OF STANDARDS COLLETTA PARK PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

MOS 2

#2. Modification of Standards Request for Cul-de-sac length.
The applicant requests a Modification of Standards to permit a cul-de-sac longer than 500 feet and containing more than 20 lots in two locations. The first location is to the north with the roadway that ends at an emergency connection to Stanford Drive, and the second is located at the southern drive where future connection is planned to Carothers Road and to Simmons Ridge. Lots on the southern drive would require fire sprinklers if a second point of access is not made available prior to platting of the lots.

DESIGN MODIFICATION - CONNECTIVITY INDEX

Due to Williamson County's limitations on connectivity to Beacon Hill and Stanford Drive, existing development without access on the western boundary, and topographic constraints along Warren Road, the client requests a design modification for connectivity.

MODIFICATION OF STREET STANDARD

Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The difference between the two standards is a 5' tree planting zone in the 50' ROW and a 6' tree planting zone in the 52' ROW.

SPECIAL CONDITION

Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 platd lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

OPEN SPACE REQUIREMENT CHART:

MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 199 AC
OPEN SPACE ACREAGE REQUIRED: 29.85 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.15 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (19.70 AC)

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
1001	FORMAL	PARK	117,867 SF (2.77 AC)
1002	INFORMAL	GREEN BELT	101,543 SF (2.33 AC)
1003	INFORMAL	GREEN BELT	78,859 SF (1.81 AC)
2001	INFORMAL	GREEN BELT	103,006 SF (2.38 AC)
2002	FORMAL	PARK	73,988 SF (1.70 AC)
2003	INFORMAL	GREEN BELT	337,171 SF (7.74 AC)
3001	INFORMAL	GREEN BELT	264,097 SF (6.06 AC)
3002	FORMAL	PARK	29,014 SF (0.67 AC)
3003	FORMAL	PARK	55,350 SF (1.27 AC)
3004	INFORMAL	GREEN BELT	1,421,137 SF (32.62 AC)
4001	INFORMAL	GREEN BELT	2,718 SF (0.06 AC)
4002	INFORMAL	GREEN BELT	2,700 SF (0.06 AC)
5001	INFORMAL	GREEN BELT	41,619 SF (0.96 AC)
5002	FORMAL	PARK	19,189 SF (0.44 AC)
6001	INFORMAL	GREEN BELT	7,668 SF (0.18 AC)
6002	FORMAL	ALLENITY	153,833 SF (3.53 AC)
6003	INFORMAL	GREEN BELT	10,655 SF (0.24 AC)
6004	INFORMAL	GREEN BELT	17,961 SF (0.41 AC)
7001	INFORMAL	GREEN BELT	73,281 SF (1.68 AC)
7002	INFORMAL	GREEN BELT	48,923 SF (1.12 AC)
7003	INFORMAL	GREEN BELT	123,477 SF (2.83 AC)

NON-BUILDABLE LOTS:

KEY	AREA
1	151,589 SF (3.48 AC)
2	46,074 SF (1.06 AC)
3	35,722 SF (0.82 AC)

TOTAL NON-BUILDABLE LOT AREA: 5.36 AC

TOTAL FORMAL OPEN SPACE PROVIDED: 10.32 AC

TOTAL INFORMAL OPEN SPACE PROVIDED: 60.48 AC

TOTAL OPEN SPACE PROVIDED: 70.80 AC (35.6%)

LOCAL COMPATIBILITY:

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY CHARACTER AREA OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY HOMES.

CHARACTER AREA: SINGLE FAMILY

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

- THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD IN FRANKLIN EAST, CROSS CREEK, AND ON WARREN ROAD ARE SINGLE FAMILY DETACHED HOMES ON LARGE LOTS. THE EXISTING NEIGHBORHOODS ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.
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SMALLER LOTS ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN. THE TOTAL LOT DENSITY IS ONE UNIT PER ACRE.

SITE DATA:

PROJECT NAME:	COLLETTA PARK PUD SUBDIVISION
PROJECT NUMBER:	6559
SUBDIVISION:	NA
LOT NUMBER:	
ADDRESS:	1101 RIDGEWAY DRIVE, MURFREESBORO ROAD, FRANKLIN, WILLIAMSON, TENNESSEE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	079 MB 0280, 079 MB 0290, 089 05500, 089 04303, 089 04304
EXISTING ZONING:	R-1
CHARACTER AREA OVERLAY:	MECO-6, SWCO-3
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	199 AC
TOTAL SQUARE FOOTAGE:	8,670,225 SF
MINIMUM REQUIRED SETBACKS:	SEE LOT DIAGRAMS - SHEET C2.2
FRONT YARD:	MINIMUM SETBACKS
REAR YARD:	ARE ESTABLISHED
SIDE YARD:	AS PART OF THE P.U.D.
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 200, FRANKLIN, TN 37064
OFFICE PHONE:	615.975.5765
EMAIL ADDRESS:	greggambledesign@gmail.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
MINIMUM PARKING REQUIREMENT:	2 SPACES PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
RESIDENTIAL DENSITY:	1.00 DUA
TREE CANOPY:	138.1 AC, 69.4 % OF EXISTING SITE
PARKLAND DEDICATION:	FEE IN LIEU (\$541,487.60)

OPEN SPACE:
35 @ 1200 SF/HOME = 42,000 SF
184 @ 600 SF/HOME = 98,400 SF
29.85 AC (15%) TOTAL REQUIRED
19.70 AC INFORMAL REQ.

OVERALL DENSITY: 1.00 UNITS/AC
NET DENSITY (MINUS ROW): 1.10 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS): 1.17 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 199 SINGLE FAMILY HOMES
65' LOTS: 90
80' LOTS: 53
ESTATE: 56
75.56 AC
123.21 AC RESIDENTIAL
70.80 AC OPEN SPACE
4.99 AC NON-BUILDABLE LOTS

TOTAL ACREAGE BY USE, PER SECTION:
SECTION 1: 35.24 AC RESIDENTIAL (24 UNITS), 6.85 AC OPEN SPACE
SECTION 2: 12.4 AC RESIDENTIAL (13 UNITS), 11.8 AC OPEN SPACE
SECTION 3: 8.69 AC RESIDENTIAL (21 UNITS), 40.60 AC OPEN SPACE
SECTION 4: 20.34 AC RESIDENTIAL (51 UNITS), 0.12 AC OPEN SPACE
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TREE CANOPY RETENTION:

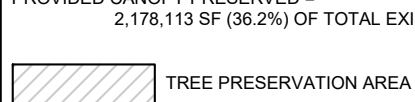
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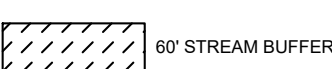
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6,018,356 SF * 36% = 2,166,608 SF

PROVIDED CANOPY PRESERVED = 2,178,113 SF (36.2%) OF TOTAL EXISTING CANOPY



STREAM BUFFER



STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
199 X 350 GPD = 69,650 GPD

SEWER:
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REFURBISHED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED SOUTH OF HIGHWAY 98 EAST WHICH IS CLASSIFIED AS A MAJOR ARTERIAL. ACCESS TO THE NORTHERN PORTION OF COLLETTA PARK IS PROVIDED BY LOCAL STREETS VIA RIDGEWAY DRIVE AND STANFORD ROAD.

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POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
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PROJECTED STUDENT POPULATION:
199 HOMES X .64 STUDENTS = 128 PROJECTED STUDENTS

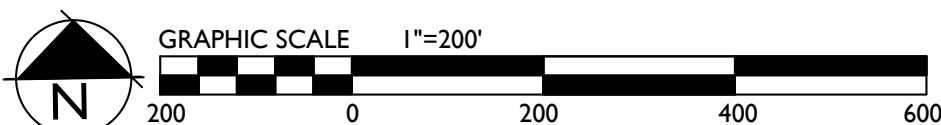
REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS:
A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED



* CRITICAL LOTS (CONTAINING SLOPES OVER 14%)



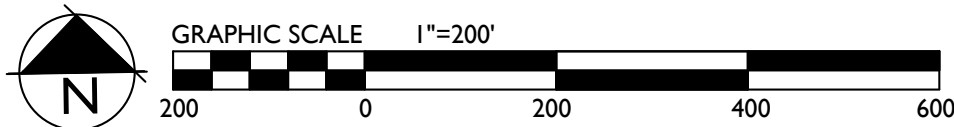
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision	Date
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DEVELOPMENT
PLAN

C2.1
COF 6559



DEVELOPMENT PLAN

MAP 89, PARCEL 55.00
MAP 79M B, PARCEL 28.00
MAP 79M B, PARCEL 29.00

SHEET INDEX

- C 0.0 COVER SHEET
- C 1.0 NEIGHBORHOOD CONTEXT PLAN
- C 1.1 NEIGHBORHOOD CONTEXT PLAN
- C 1.2 OVERALL EXISTING CONDITIONS PLAN
- C 1.3 OVERALL EXISTING CONDITIONS PLAN
- C 2.0 DEVELOPMENT DEVELOPMENT PLAN
- C 2.1 DEVELOPMENT DEVELOPMENT PLAN
- C 2.3 TYPICAL ARCHITECTURE
- C 3.0 NORTH GRADING AND DRAINAGE PLAN
- C 3.1 SOUTH GRADING AND DRAINAGE PLAN
- C 4.0 NORTH ROW AND ACCESS PLAN
- C 4.1 SOUTH ROW AND ACCESS PLAN
- C 4.2 NORTH AUTOTURN PLAN
- C 4.3 SOUTH AUTOTURN PLAN
- C 5.0 NORTH UTILITY PLAN
- C 5.1 SOUTH UTILITY PLAN



MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

MOS 2

#2. Modification of Standards Request for Cul-de-sac length.

The applicant requests a Modification of Standards to permit a cul-de-sac longer than 500 feet and containing more than 20 lots in two locations. The first location is to the north with the roadway that ends at an emergency connection to Stanford Drive, and the second is located at the southern drive where future connection is planned to Carothers Road and to Simmons Ridge. Lots on the southern drive would require fire sprinklers if a second point of access is not made available prior to platting of the lots.

DESIGN MODIFICATION - CONNECTIVITY INDEX

Due to Williamson County's limitations on connectivity to Beacon Hill and Stanford Drive, existing development without access on the western boundary, and topographic constraints along Warren Road, the client requests a design modification for connectivity.

MODIFICATION OF STREET STANDARD

Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The difference between the two standards is a 5' tree planting zone in the 50' ROW and a 6' tree planting zone in the 52' ROW.

SPECIAL CONDITION

Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 platted lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

OWNER: 089 05500
ESTATE OF MARY ETTA ADAMS
32 COLONEL WINSTEAD DRIVE
BRENTWOOD, TN 37027
JOHN E. ADAMS, JR EXECUTOR
(615) 377-3219

OWNER: 079 MB 02800
GLENN R. ADAMS
PO BOX 680098
FRANKLIN, TN 37067

OWNER: 079 MB 02900
ROB G. ADAMS
PO BOX 680098
FRANKLIN, TN 37067

OWNER: 089 04303
WATKINS PATTIE SUE
4344 S CAROTHERS RD
FRANKLIN, TN 37064

OWNER: 089 04304
DURNIN GEORGE V
4350 S CAROTHERS RD
FRANKLIN, TN 37064

APPLICANT:
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggambles209@gmail.com
GREG GAMBLE

ENGINEER:
LAND SOLUTIONS COMPANY, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
615.300.8496
kevin@landsolutionsco.net
KEVIN ESTES

NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION
PROVIDED BY CITY OF FRANKLIN G.I.S.



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY SUITE 200
FRANKLIN TN 37064
GREG GAMBLE, RLA (615) 975-5765
EMAIL ADDRESS: greggamble209@gmail.com



DEVELOPMENT PLAN

COF # xxxx
FRANKLIN, TENNESSEE

SITE DATA:

PROJECT NAME:
PROJECT NUMBER:
SUBDIVISION:
LOT NUMBER:
ADDRESS:

CITY:
COUNTY:
STATE:
CIVIL DISTRICT:
MAP, GROUP, PARCEL NUMBERS:

EXISTING ZONING:
CHARACTER AREA OVERLAY:
OTHER APPLICABLE OVERLAYS
APPLICABLE DEVELOPMENT STANDARD:
TOTAL ACREAGE:
TOTAL SQUARE FOOTAGE:

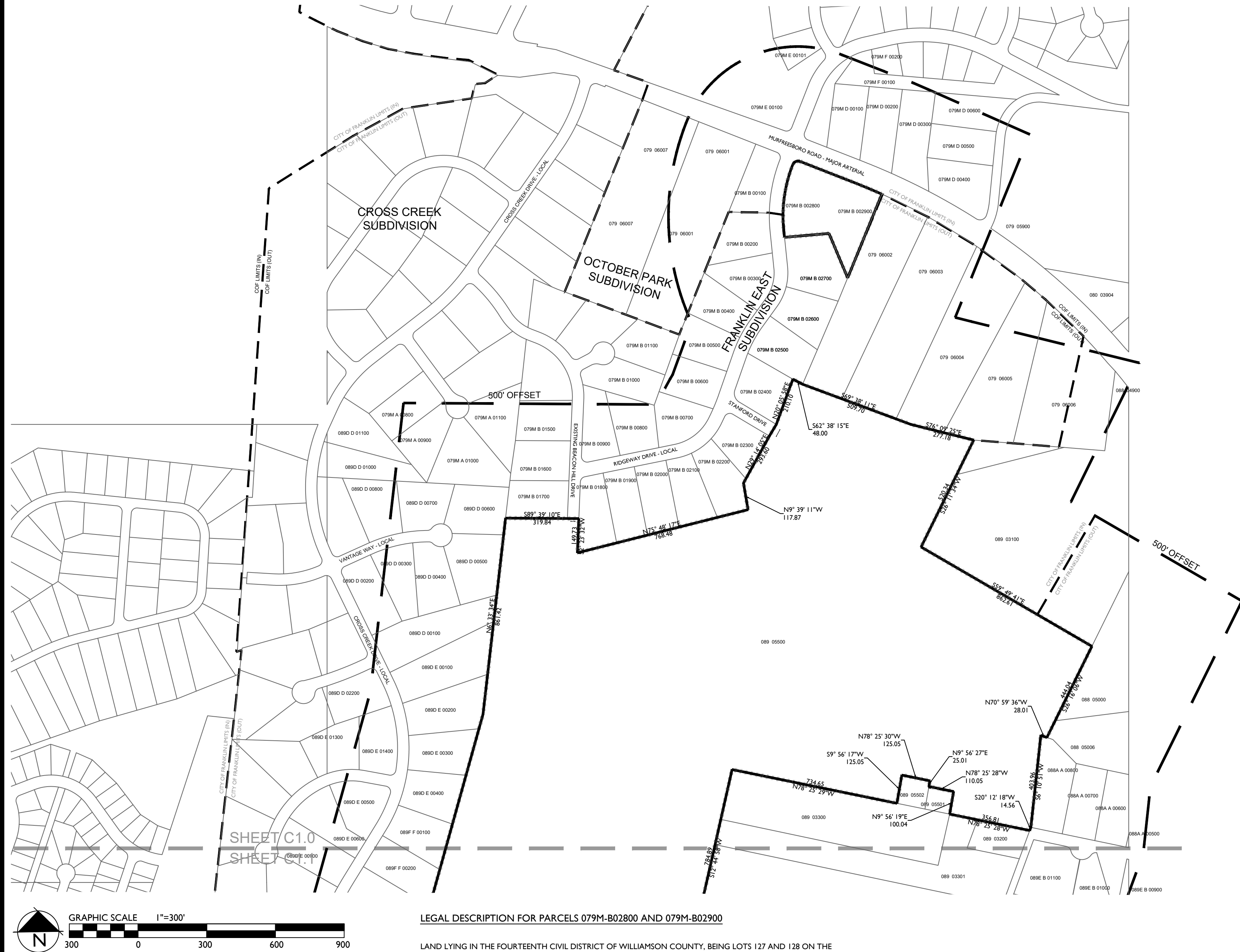
COLLETTA PARK PUD SUBDIVISION
6559
NA

1101 RIDGEWAY DRIVE,
MURFREESBORO ROAD
FRANKLIN
WILLIAMSON
TENNESSEE
14TH CIVIL DISTRICT
070 MB 002800

079 MB 002800
079 MB 002900
089 05500
089 04303
089 04304
R-1
MECO-6, SWCO-3
NONE
CONVENTIONAL
199 AC
8,670,225

PRE-APPLICATION SUBMITTAL
INITIAL SUBMITTAL
RESUBMITTAL
RESUBMITTAL
REVISION

SEPTEMBER 22, 2017
OCTOBER 9, 2017
NOVEMBER 2, 2017



LEGAL DESCRIPTION FOR PARCELS 079M-B02800 AND 079M-B02900

LAND LYING IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, BEING LOTS 127 AND 128 ON THE FINAL PLAT FOR SECTION 1 OF FRANKLIN EAST, OF RECORD IN PLAT BOOK 6, PAGE 91, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, AND CONTAINING 2.7 ACRES MORE OR LESS.

LEGAL DESCRIPTION FOR PARCELS 089-04303, 089-04304, & 089-05500

THE FOLLOWING LEGAL DESCRIPTION IS FOR LAND IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, LOCATED ON THE LANDS OF JAMES E. ADAMS, JR., OF RECORD IN DEED BOOK 2008, PAGE 702, R.O.W.C., TN, PATTI SUE WATKINS, OF RECORD IN DEED BOOK 6074, PAGE 249, R.O.W.C., TN, AND GEORGE V. DURNIN, OF RECORD IN DEED BOOK 1607, PAGE 1006, R.O.W.C., TN, AND MORE PARTICULARLY DESCRIBED IN AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF SOUTH CAROTHERS ROAD, APPROXIMATELY 1650 FEET SOUTHEAST OF THE INTERSECTION OF FALCON CREEK DRIVE AND SAID SOUTH CAROTHERS ROAD;

THENCE, LEAVING THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 44 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 621.82 FEET TO A POINT;

THENCE NORTH 08 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 222.13 FEET TO A POINT;

THENCE SOUTH 82 DEGREES 57 MINUTES 01 SECONDS EAST, A DISTANCE OF 297.62 FEET TO A POINT;

THENCE SOUTH 81 DEGREES 57 MINUTES 51 SECONDS EAST, A DISTANCE OF 10.49 FEET TO A POINT;

THENCE NORTH 15 DEGREES 32 MINUTES 59 SECONDS EAST, A DISTANCE OF 2,025.58 FEET TO A POINT;

THENCE NORTH 06 DEGREES 33 MINUTES 34 SECONDS EAST, A DISTANCE OF 861.42 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 39 MINUTES 04 SECONDS EAST, A DISTANCE OF 319.84 FEET TO A POINT;

THENCE SOUTH 02 DEGREES 23 MINUTES 32 SECONDS WEST, A DISTANCE OF 149.73 FEET TO A POINT;

THENCE SOUTH 75 DEGREES 48 MINUTES 17 SECONDS EAST, A DISTANCE OF 768.48 FEET TO A POINT;

THENCE NORTH 09 DEGREES 39 MINUTES 11 SECONDS WEST, A DISTANCE OF 117.87 FEET TO A POINT;

THENCE NORTH 29 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 293.60 FEET TO A POINT;

THENCE NORTH 20 DEGREES 05 MINUTES 58 SECONDS EAST, A DISTANCE OF 210.10 FEET TO A POINT;

THENCE SOUTH 62 DEGREES 38 MINUTES 15 SECONDS EAST, A DISTANCE OF 48.00 FEET TO A POINT;

THENCE SOUTH 69 DEGREES 38 MINUTES 11 SECONDS EAST, A DISTANCE OF 509.70 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 09 MINUTES 25 SECONDS EAST, A DISTANCE OF 277.18 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 520.34 FEET TO A POINT;

THENCE SOUTH 59 DEGREES 49 MINUTES 41 SECONDS EAST, A DISTANCE OF 862.61 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF 444.04 FEET TO A POINT;

THENCE NORTH 70 DEGREES 59 MINUTES 36 SECONDS WEST, A DISTANCE OF 28.01 FEET TO A POINT;

THENCE SOUTH 06 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 403.96 FEET TO A POINT;

THENCE SOUTH 20 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 14.56 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 356.81 FEET TO A POINT;

THENCE NORTH 09 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF 100.04 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 110.05 FEET TO A POINT;

THENCE NORTH 09 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 25.01 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 30 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;

THENCE SOUTH 09 DEGREES 54 MINUTES 17 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 29 SECONDS WEST, A DISTANCE OF 734.65 FEET TO A POINT;

THENCE SOUTH 12 DEGREES 44 MINUTES 58 SECONDS WEST, A DISTANCE OF 784.89 FEET TO A POINT;

THENCE SOUTH 79 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 830.08 FEET TO A POINT;

THENCE NORTH 62 DEGREES 28 MINUTES 37 SECONDS EAST, A DISTANCE OF 119.56 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 37 MINUTES 45 SECONDS WEST, A DISTANCE OF 1,031.05 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 33 MINUTES 22 SECONDS EAST, A DISTANCE OF 81.00 FEET TO A POINT;

THENCE SOUTH 09 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 206.49 FEET TO A POINT;

THENCE SOUTH 57 DEGREES 04 MINUTES 46 SECONDS WEST, A DISTANCE OF 151.05 FEET TO A POINT;

THENCE SOUTH 49 DEGREES 16 MINUTES 17 SECONDS WEST, A DISTANCE OF 170.39 FEET TO A POINT;

THENCE SOUTH 41 DEGREES 39 MINUTES 12 SECONDS WEST, A DISTANCE OF 540.96 FEET TO A POINT;

THENCE NORTH 83 DEGREES 17 MINUTES 12 SECONDS WEST, A DISTANCE OF 441.91 FEET TO A POINT;

THENCE NORTH 75 DEGREES 19 MINUTES 30 SECONDS WEST, A DISTANCE OF 540.96 FEET TO A POINT;

THENCE SOUTH 15 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 951.14 FEET TO A POINT;

THENCE NORTH 82 DEGREES 39 MINUTES 38 SECONDS WEST, A DISTANCE OF 60.79 FEET TO A POINT;

THENCE SOUTH 28 DEGREES 07 MINUTES 56 SECONDS WEST, A DISTANCE OF 646.53 FEET TO A POINT;

THENCE NORTH 75 DEGREES 15 MINUTES 25 SECONDS WEST, A DISTANCE OF 215.00 FEET TO A POINT;

THENCE NORTH 05 DEGREES 42 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,148.85 FEET TO A POINT;

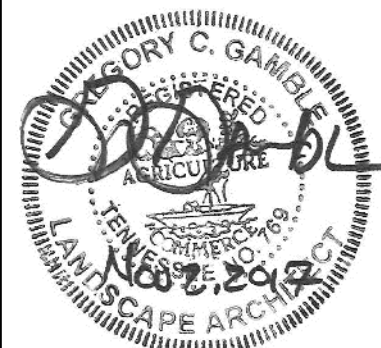
THENCE NORTH 83 DEGREES 24 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,067.76 FEET TO A POINT, SAID POINT BEING IN THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD;

THENCE, WITH THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 71 DEGREES 12 MINUTES 54 SECONDS WEST, A DISTANCE OF 37.65 FEET TO A POINT;

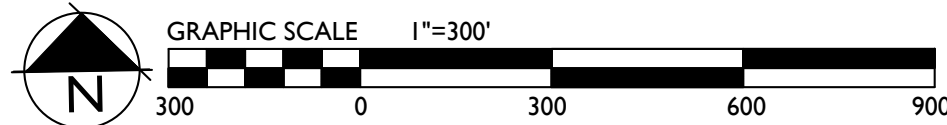
THENCE NORTH 73 DEGREES 31 MINUTES 47 SECONDS WEST, A DISTANCE OF 77.67 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8,552,236.49 SQUARE FEET OR 196.33 ACRES MORE OR LESS.

500' NEIGHBORS LIST:

PARCEL ID	OWNER ADDRESS	OWNER	QTY	STATE	ZIP	ZONE	CHARACTER AREA	LAND-USE	DEV STANDARD
089--05500	MURFREESBORO RD	ADAMS JAMES E JR	Brantwood	TN	37027	MGA-1	SW CO-3	Vacant	Conventional
079--06003	MURFREESBORO RD	FRENZEL G CHARLES	Franklin	TN	37067	MGA-1	SW CO-3	Vacant	Conventional
079--06004	4091 MURFREESBORO RD	FRENZEL GERALD CHARLES JR	Franklin	TN	37067	MGA-1	SW CO-3	Residential	Conventional
079--06005	4085 MURFREESBORO RD	GOOD WALTER EARLE SR	Franklin	TN	37067	MGA-1	SW CO-3	Residential	Conventional
079M-A00900	109 HOLLOW CT	HAI BROOKS TRESA L	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-A01000	113 HOLLOW CT	KEENAN COLM	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-A01100	115 HOLLOW CT	LUNA JONES W	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B02000	1104 RIDGEWAY DR	PFEIFFER LEONARD M	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B02000	1108 RIDGEWAY DR	BRADSHAW ANTHONY	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B02000	1112 RIDGEWAY DR	FERGUSON MATTHEW ALLEN	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B02000	1114 RIDGEWAY DR	LAMBERT OLIVER J	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B02000	1206 RIDGEWAY DR	O'CONNELL PHILLIP	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B02000	1208 RIDGEWAY DR	RUEA KATHRYN L	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B02000	1210 RIDGEWAY DR	HANNIGAN PAUL D	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B01500	2001 BEACON HILL DR	WILLIS WADE A	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B01600	1986 BEACON HILL DR	PRUITT JAY R	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B01700	1991 BEACON HILL DR	CAPLEN BRIAN GEORGE	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B01900	1211 RIDGEWAY DR	SLINGERLAND RUTH	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B01900	1209 RIDGEWAY DR	BRITTON THOMAS DAVID	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B02000	1207 RIDGEWAY DR	SHOEMAKE JULIUS S	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B02100	1205 RIDGEWAY DR	PACKARD DONALD A	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B02200	1203 RIDGEWAY DR	OWENS MICHAEL A	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B02300	1101 STANFORD DR	BURNS WILLIAM C JR	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B02400	1115 RIDGEWAY DR	MOEHLER MARK A	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B02500	1111 RIDGEWAY DR	VEDACH WILLIAM DENNIS	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B02600	1109 RIDGEWAY DR	ANDERS CARROLL SCOTT	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
079M-B02700	1105 RIDGEWAY DR	GOERZEN LAURIE	Franklin	TN	37067	NC	SW CO-3	Residential	Conventional
088--04900	4115 MURFREESBORO RD	WRIGHT GLEN EFFERSON	Franklin	TN	37067	MGA-1	SW CO-2	Residential	Either
088--05000	1986 CEDAR MONT DR	MOZELL TROY A	Thompson Station	TN	37179	MGA-1	SW CO-3	Est. Residential	Conventional
088--05001	4115 MURFREESBORO RD	CHURCH ST DUNSTONS EPISCOPAL	Franklin	TN	37210	MGA-1	SW CO-2	Residential	Either
088--05002	1972 CEDAR MONT DR	MOZELL TROY A	Franklin	TN	37067	MGA-1	SW CO-2	Residential	Either
088--05006	1982 CEDAR MONT DR	SLAUGHTER JAMES C	Franklin	TN	37067	MGA-1	SW CO-3	Residential	Conventional
088--05007	MURFREESBORO RD	CEMETERY HOLY CROSS MARSHALL	Franklin	TN	37067	MGA-1	SW CO-3	Civic	Conventional
088--05008	MURFREESBORO RD	CEMETERY MARSHALL	Franklin	TN	37067	MGA-1	SW CO-3	Civic	Conventional
088A-A00500	4208 WARREN RD	POMEROY DAVE GLENN JR	Franklin	TN	37067	MGA-1	SW CO-3	Residential	Conventional
088A-A00600	4211 WARREN RD	DOSUNMU BASIL OLUWAJIDE	Franklin	TN	37067	MGA-1	SW CO-3	Residential	Conventional
088A-A00700	4213 WARREN RD	PORTER JERRI L	Franklin	TN	37067	MGA-1	SW CO-3	Residential	Conventional
088A-A00800	4215 WARREN RD	ROBERTS HAL M	Franklin	TN	37067	MGA-1	SW CO-3	Residential	Conventional
089--03000	4340 S CAROTHERS RD	GLASS JEAN MARIE GILES	Franklin	TN	37067	R-1 (COF)	MECO-6	Agriculture	Conventional
089--03001	4336 S CAROTHERS RD	GLASS HARRY GREGORY	Franklin	TN	37067	R-1 (COF)	MECO-6	Residential	Conventional
089--03100	4113 MURFREESBORO RD	MOZELL TROY A	Thompson Station	TN	37179	MGA-1	SW CO-3	Est. Residential	Conventional
089--03200	4217 WARREN RD	HICKERSON LOU WILLIE	Franklin	TN	37067	MGA-1	SW CO-3	Residential	Conventional
089--03300	4221 WARREN RD	HICKERSON ROBERT JR	Franklin	TN	37064	MGA-1	SW CO-3	Est. Residential	Conventional
089--03301	4223 WARREN RD	HICKERSON LOU WILLIE	Franklin	TN	37067	MGA-1	SW CO-3	Vacant	Conventional
089--03500	4289 WARREN RD	KING WILLIAM ROBERT	Franklin	TN	37067	MGA-1	SW CO-3	Agriculture	Conventional
089--03501	4240 WARREN RD	HUMPHREY ROALD	Franklin	TN	37067	MGA-1	SW CO-3	Est. Residential	Conventional
089--03502	4244 WARREN RD	OFMAN LEE	Franklin	TN	37067	MGA-1	SW CO-3	Est. Residential	Conventional
089--03503	4248 WARREN RD	LASTER KELLY D	Franklin	TN	37067	MGA-1	SW CO-3	Est. Residential	Conventional
089--03504	4252 WARREN RD	SKAGGS FRANK P IV	Franklin	TN	37067	MGA-1	SW CO-3	Residential	Conventional
089--03505	4256 WARREN RD	KANDEL MARY E REVOCABLE TRUST	Franklin	TN	37067	MGA-1	SW CO-3	Est. Residential	Conventional
089--03506	4260 WARREN RD	DESANGE DEBEE T	Franklin	TN	37067	MGA-1	SW CO-3	Est. Residential	Conventional
089--03507	4264 WARREN RD	HOOD JONATHAN S	Franklin	TN	37067	MGA-1	SW CO-3	Est. Residential	Conventional
089--03508	4268 WARREN RD	MCGRATH ROBERT PAUL	Franklin	TN	37067	MGA-1	SW CO-3	Est. Residential	Conventional
089--03509	4272 WARREN RD	GREGUS JOSEPHA	Franklin	TN	37067	MGA-1	SW CO-3	Residential	Conventional
089--03600	4276 WARREN RD	HOOD JAMES ROBERT	Franklin	TN	37067	MGA-1	SW CO-3	Agriculture	Conventional
089--03602	4281 WARREN RD	PEREZ ANDRES	Franklin	TN	37067	MGA-1	SW CO-3	Est. Residential	Conventional
089--03607	4287 WARREN RD	HOOD JAMES ROBERT JR	Franklin	TN	37067	MGA-1	SW CO-3	Est. Residential	Conventional
089--03608	4283 WARREN RD	MOORE JERRY ADDISON JR	Franklin	TN	37067	MGA-1	SW CO-3	Est. Residential	Conventional
089--03700	4403 S CAROTHERS RD	SMITHS RIDGE JOINT VENTURE	Franklin	TN	37067	R-2 (COF)	MECO-6	Agriculture	Conventional
089--03800	4376 S CAROTHERS RD	SMITH STERLING C	Franklin	TN	37067	MGA-1	SW CO-3	Open Space	Conventional
089--03801	S CAROTHERS RD	SMITH STERLING C	Franklin	TN	37064	MGA-1	SW CO-3	Vacant	Conventional
089--03900	4372 S CAROTHERS RD	REDEL BERNHARD	Franklin	TN	37064	MGA-1	SW CO-3	Residential	Conventional
089--04000	4384 S CAROTHERS RD	HEITHCOCK JAMES S	Franklin	TN	37064	MGA-1	SW CO-3	Mixed Use	Conventional
089--04200	4352 S CAROTHERS RD	ANDERSON WILMA JUNE TRUST	Franklin	TN	37064	MGA-1	SW CO-3	Est. Residential	Conventional
089--04301	S CAROTHERS RD	LOOKWOOD DEXTER	Franklin	TN	37067	R-2 (COF)	MECO-6	Agriculture	Conventional
089--04302	4346 S CAROTHERS RD	PEDEEN RALPH H JR	Franklin	TN	37064	MGA-1	SW CO-3	Est. Residential	Conventional
089--04303	4344 S CAROTHERS RD	WATKINS PATTI SUE	Franklin	TN	37064	MGA-1	SW CO-3	Est. Residential	Conventional
089--04304	4350 S CAROTHERS RD	DURNIN GEORGE V	Franklin	TN	37064	MGA-1	SW CO-3	Agriculture	Conventional
089--04400	4341 S CAROTHERS RD	RUSSELL ROBERT	Franklin	TN	37067	ER	MECO-6	Agriculture	Conventional
089--05501	WARREN RD	MILCROFTON UTILITY DIST	Franklin	TN	37064	MGA-1	SW CO-3	Utilities	Conventional



Revision	Date
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- NOTES:
1. PARCEL LINES PROVIDED BY CITY OF FRANKLIN G.I.S.
2. SITE BOUNDARY PROVIDED BY LAND SOLUTIONS COMPANY

089-05502	MURFREESBORO RD	MILCROFTON UTILITY DIST	Franklin	TN	37084 MGA-1	SWCO-3	Utilities	Conventional
089D-000100	1149 CROSS CREEK DR	CRANSTON WALTER KEITH	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-000200	213 VANTAGE WAY	CHRISTOFFERSEN B MICHON	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-000300	209 VANTAGE WAY	MURPHY JOHN L	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-000400	205 VANTAGE WAY	WEL MICHAEL P	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-000500	201 VANTAGE WAY	RAMOS TIFFANY A	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-000600	200 VANTAGE WAY	JORDAN MARGARET	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-000700	204 VANTAGE WAY	JOHNSON VALI	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-000800	208 VANTAGE WAY	BEASLEY EVERETT L JR	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-001000	1137 CROSS CREEK DR	HASSLER MICHAEL C	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-001100	1133 CROSS CREEK DR	OKERSON C ALBERT	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-002200	301 RIDGETOP CT	LINDLEY MATTHEW	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-003100	1153 CROSS CREEK DR	BRASIEL MIKE T	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-003200	1157 CROSS CREEK DR	SLEASON ALAN R	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-003300	1159 CROSS CREEK DR	YOUNG CLAYTON S	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-003400	1163 CROSS CREEK DR	MINCHEW ALAN B	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-003500	1162 CROSS CREEK DR	PRUITT TIMOTHY A	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-003600	409 CROSS CREEK CT	CASE STEVEN H	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-003700	409 CROSS CREEK CT	EVANS MICHAEL D	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-003800	1174 CROSS CREEK DR	WOOD CHARLES A JR	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-001400	404 CROSS CREEK CT	JOHNSON DAVID E	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089D-001500	400 CROSS CREEK CT	DONAHUE JOHN JR	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089E-A-00100	4229 WARREN RD	HEINSON HEATHER	Franklin	TN	37067 MGA-1	SWCO-3	Residential	Conventional
089E-A-00200	4233 WARREN RD	REINFRIED DANA	Franklin	TN	37067 MGA-1	SWCO-3	Residential	Conventional
089E-A-00300	4237 WARREN RD	SILMORE JOE H	Franklin	TN	37068 MGA-1	SWCO-3	Residential	Conventional
089E-A-00400	4241 WARREN RD	EBB DANIEL KONT	Franklin	TN	37067 MGA-1	SWCO-3	Residential	Conventional
089E-A-00500	4245 WARREN RD	KUEKER MICHAEL	Franklin	TN	37067 MGA-1	SWCO-3	Residential	Conventional
089E-A-00600	4249 WARREN RD	ALINSON JOHN E	Franklin	TN	37067 MGA-1	SWCO-3	Residential	Conventional
089E-A-00700	4253 WARREN RD	THOMPSON TIMOTHY W	Franklin	TN	37067 MGA-1	SWCO-3	Residential	Conventional
089E-A-00800	4257 WARREN RD	ROMEO CLAUDIO	Franklin	TN	37067 MGA-1	SWCO-3	Residential	Conventional
089E-A-00900	WARREN RD	VALLEY VIEW DEV INC	Franklin	TN	37064 MGA-1	SWCO-3	Vacant	Conventional
089E-A-01000	4259 WARREN RD	COGHILAN PATRICK W	Franklin	TN	37067 MGA-1	SWCO-3	Residential	Conventional
089E-B-00100	4261 WARREN CT	WORMAN MORRAN K	Franklin	TN	37067 MGA-1	SWCO-3	Residential	Conventional
089E-B-00200	4210 WARREN CT	EDGE SAMUEL S	Franklin	TN	37067 MGA-1	SWCO-3	Residential	Conventional
089E-B-00300	4206 WARREN CT	BROWN ROGER LEE	Franklin	TN	37067 MGA-1	SWCO-3	Residential	Conventional
089E-B-00400	4202 WARREN CT	REEVES TOMMY L	Franklin	TN	37067 MGA-1	SWCO-3	Residential	Conventional
089E-B-00500	4200 WARREN RD	CARLAND ROBERT MORGAN	Franklin	TN	37067 MGA-1	SWCO-3	Residential	Conventional
089E-B-01000	4218 WARREN RD	CAMERON JAMES	Franklin	TN	37067 MGA-1	SWCO-3	Residential	Conventional
089E-B-01100	4216 WARREN RD	NEWMAN ANDREW J	Franklin	TN	37067 MGA-1	SWCO-3	Residential	Conventional
089F-F-00100	1176 CROSS CREEK DR	SYBERT JAMES G	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089F-F-00200	1178 CROSS CREEK DR	MONTEATH DAVID B	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089F-F-00300	1182 CROSS CREEK DR	HELTON MICHAEL GLENN	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089F-F-00400	504 BILTMORE CT	DEBOLT SHARON L	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089F-F-00500	505 BILTMORE CT	HORECKA DANIEL P	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089F-F-00600	501 BILTMORE CT	JOSLIN REBECCA P	Franklin	TN	37064 NC	SWCO-3	Residential	Conventional
089F-F-00700	1190 CROSS CREEK DR	JAMISON ZACHARY	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089F-F-00800	1191 CROSS CREEK DR	SYLVIS LAWRENCE G	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089F-F-00900	1187 CROSS CREEK DR	BYRNE DANIEL W	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089F-F-01000	1183 CROSS CREEK DR	BARNES PHILIP H JR	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089F-F-01100	1181 CROSS CREEK DR	WARDEN MARK ALAN	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089F-F-01200	1177 CROSS CREEK DR	BORUM MARTIN	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089F-F-01300	1175 CROSS CREEK DR	HODGES D BROOKS III	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089F-F-01400	1173 CROSS CREEK DR	COOTS EDWARD B	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089F-F-01500	1169 CROSS CREEK DR	LAWMORE CAROL S TR	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089F-F-01600	1167 CROSS CREEK DR	CAUDILL MAX T	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
089F-F-01700	1165 CROSS CREEK DR	WACKETT TROY A	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
079-06002	MURFREESBORO RD	KRANTZ ANNE J FREEMAN	Franklin	TN	37067 MGA-1	SWCO-3	Vacant	Conventional
079-06001	4356 S CAROTHERS RD	ROSS BILLY H TR	Franklin	TN	37064 MGA-1	SWCO-3	Est. Residential	Conventional
079M-B-00400	1110 RIDGEWAY DR	BUTLER GINA L	Franklin	TN	37067 NC	SWCO-3	Residential	Conventional
079-03400	4225 WARREN RD	GARTHERS DANIEL T JR	Franklin	TN	37067 MGA-1	SWCO-3	Est. Residential	Conventional
079M-B-00100	1100 RIDGEWAY DR	DEBAR LAND CO LLC	Franklin	TN	37067 SD-R	SWCO-3	Residential	Conventional
079-06001	MURFREESBORO RD	DEBAR LAND CO LLC	Franklin	TN	37067 SD-R	SWCO-3	Residential	Conventional
079-06007	MURFREESBORO RD	DEBAR LAND CO LLC	Franklin	TN	37067 SD-R	SWCO-3	Residential	Conventional
079-05900	4100 MURFREESBORO RD	FOUNTAINS OF FRANKLIN LLC	Franklin	TN	37064 SD-X	SWCO-3	Multi-Family	Conventional
079M-D-00100	4088 MURFREESBORO RD	BETTS CHRISTOPHER E	Franklin	TN	37067 R-1 (COF)	SWCO-3	Residential	Either
079M-D-00200	4072 MURFREESBORO RD	SALAZAR MARY ELLIN	Franklin	TN	37067 R-1 (COF)	SWCO-3	Residential	Either
079M-D-00300	4076 MURFREESBORO RD	BOZEMAN H ANDREW	Franklin	TN	37067 R-1 (COF)	SWCO-3	Residential	Either
079M-D-00400	107 CHESTER STEPHENS CT	CAVENDER DAVID O	Franklin	TN	37067 R-1 (COF)	SWCO-3	Residential	Either
079M-D-00500	111 CHESTER STEPHENS CT	MCGUIRE W GARY AND JANE M REV TRUST	Franklin	TN	37067 R-1 (COF)	SWCO-3	Residential	Either
079M-D-00600	115 CHESTER STEPHENS CT	TAYLOR ROBERT P AND JAN J TAYLOR REV	Franklin	TN	37067 R-1 (COF)	SWCO-3	Residential	Either
079M-E-00101	209 SPRINGHOUSE CIR	AWAD GEORGE	Franklin	TN	37067 R-1 (COF)	SWCO-3	Residential	Either
079M-E-00105	CHESTER STEPHENS RD	CALDWELL EST HOMEOWNERS ASSOC INC	Nashville	TN	37202 R-1 (COF)	SWCO-3	Open Space	Either
079M-F-00200	102 CHESTER STEPHENS RD	BERLEY THOMAS	Franklin	TN	37067 R-1 (COF)	SWCO-2	Residential	Either
079M-F-00100	CHESTER STEPHENS RD	CALDWELL EST HOMEOWNERS ASSOC INC	Nashville	TN	37067 R-1 (COF)	SWCO-2	Open Space	Either
079M-B-02800	1101 RIDGEWAY DR	ADAMS R GLENN	Franklin	TN	37067 R-1 (COF)	SWCO-2	Open Space	Either
079M-B-02900	MURFREESBORO RD	ADAMS ROB G	Franklin	TN	37067 R-1 (COF)	SWCO-2	Open Space	Either

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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NEIGHBORHOOD
CONTEXT PLAN

C1.1
COF 6559



NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY LAND SOLUTIONS COMPANY.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 138 ACRES WHICH IS 69.4% OF THE TOTAL SITE

TREE CANOPY DATA

TREE AREA	EXISTING
TREE A	20,501 SF
TREE B	184,595 SF
TREE C	5,661,025 SF
TREE D	152,235 SF
TOTAL SF	6,018,356 SF

EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF / 8,670,225 SF = .694 (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

LEGEND

- SLOPES 14%-20%
- SLOPES >20%
- EXISTING TREE CANOPY
- STREAM BUFFER

Map Unit Symbol	Map Unit Name
ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
ArC	Armour silt loam, 5 to 12 percent slopes
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded
BrB2	Braxton cherty silt loam, 2 to 5 percent slopes, eroded
BrC2	Braxton cherty silt loam, 5 to 12 percent slopes, eroded
BsC3	Braxton cherty silty clay loam, 5 to 12 percent slopes, severely eroded
BsD3	Braxton cherty silty clay loam, 12 to 20 percent slopes, severely eroded
CkC	Culleoka silt loam, 5 to 12 percent slopes
CkD	Culleoka silt loam, 12 to 20 percent slopes
CkD3	Culleoka silt loam, 12 to 20 percent slopes, severely eroded
CkE	Culleoka silt loam, 20 to 35 percent slopes
CkE3	Culleoka silt loam, 20 to 35 percent slopes, severely eroded
Eq	Eqam silt loam, phosphatic
Gu	Gullied land
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded
HeB2	Hampshire-colbert silt loams, 2 to 5 percent slopes, eroded
HeC2	Hampshire-colbert silt loams, 5 to 12 percent slopes, eroded
HhC3	Hampshire-colbert silty clay loams, 5 to 12 percent slopes, severely eroded
Hu	Huntington silt loam, phosphatic
InD3	Inman silty clay loam, 12 to 20 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MbC2	Maury silt loam, 5 to 12 percent slopes, eroded
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
SrC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded
StB2	Stiversville silt loam, 2 to 5 percent slopes, eroded
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
TvD	Talbott very rocky soils, 2 to 15 percent slopes

EXISTING STORMWATER MANAGEMENT SUMMARY

TOTAL PROPERTY AREA = 199 ACRES
TOTAL PROPOSED DISTURBED AREA = 143.51 ACRES

SOIL TYPES: 54.6% TYPE A SOIL
25.8% TYPE B SOIL
17.2% TYPE C SOIL
0.0% TYPE D SOIL
2.4% NON-SOIL AREAS

STORMWATER NARRATIVES

BASIN A:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE NORTHEAST CORNER OF THE SITE, WHERE IT FLOWS INTO A BLUE-LINE STREAM OFFSITE.
BASIN AREA: 53.2 AC.
OUTFALL ELEVATION: 737'

BASIN B:
STORMWATER IS CURRENTLY COLLECTED IN A POND ON THE WEST SIDE OF THE SITE WHERE IT IS CARRIED OFF SITE BY A BLUE-LINE STREAM.
BASIN AREA: 32.7 AC.
OUTFALL ELEVATION: 740'

BASIN C:
STORMWATER IS CURRENTLY ROUTED BY WAY OF A BLUE-LINE STREAM TO THE FAR WEST PROPERTY LINE. THIS BASIN IS AN EXTENSION OF THE PREVIOUS, BASIN B.
BASIN AREA: 80.9 AC.
OUTFALL ELEVATION: 694'

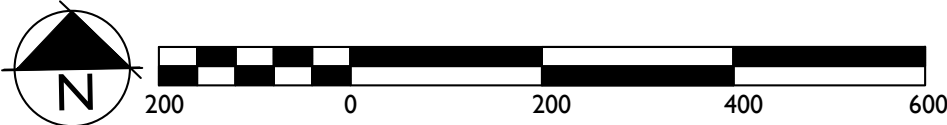
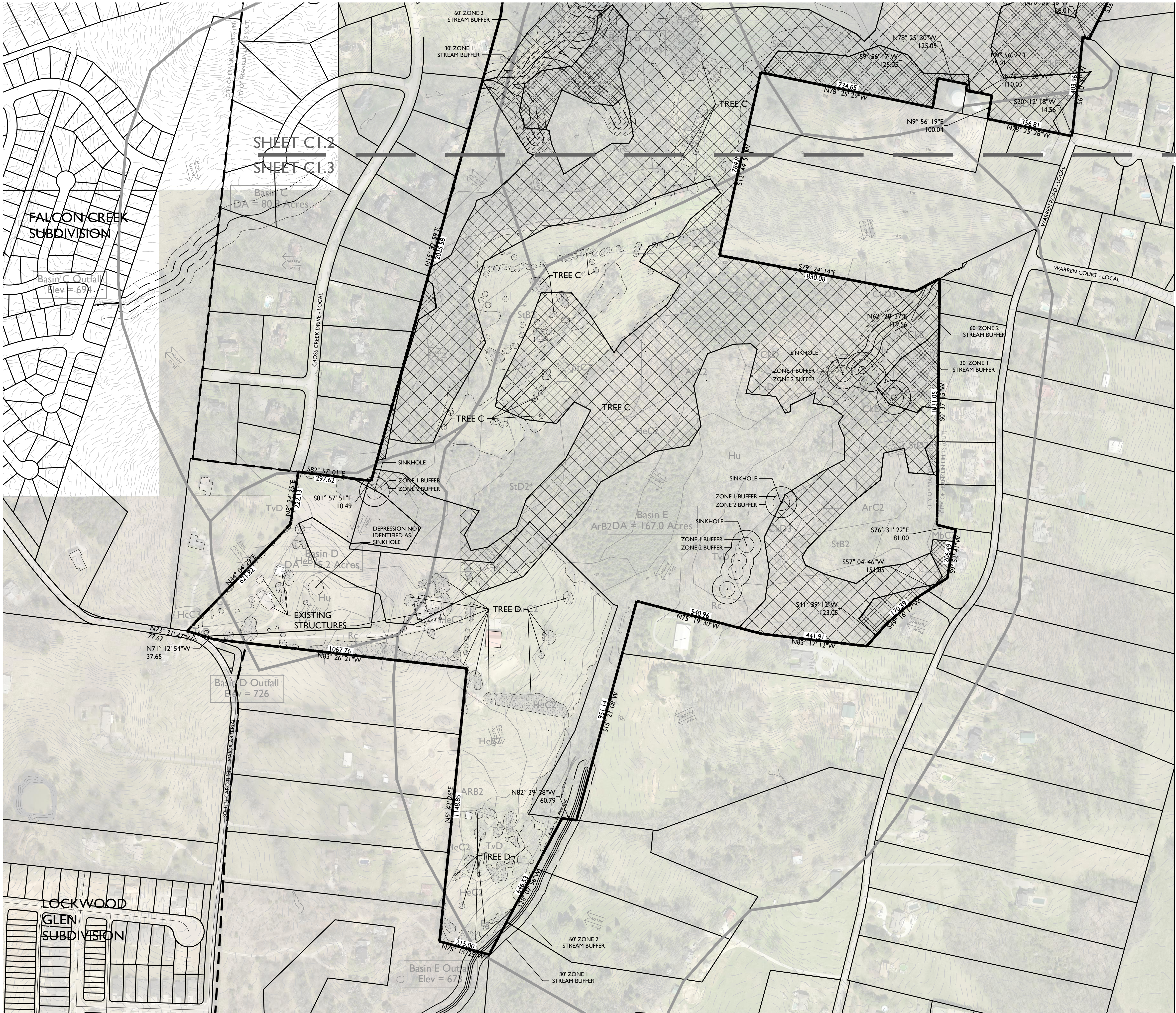
BASIN D:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE SOUTH OF THE SITE ALONG S CAROTHERS ROAD, WHERE IT EVENTUALLY FLOWS INTO THE SAME STREAM AS THE FOLLOWING, BASIN E.
BASIN AREA: 15.2 AC.
OUTFALL ELEVATION: 726'

BASIN E:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE SOUTH SIDE OF THE SITE AND EVENTUALLY FLOWS INTO THE SAME STREAM AS THE PREVIOUS, BASIN D. A BLUE-LINE STREAM COMES ONTO THIS BASIN FROM THE NORTHEAST BUT ENDS IN AN EXISTING SINK-HOLE AND DRY POND, WHICH LIES TO THE NORTHEAST OF WHERE LOTS ARE TO BE DEVELOPED.
BASIN AREA: 167.0 AC.
OUTFALL ELEVATION: 673'



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NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY LAND SOLUTIONS COMPANY.
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EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 138 ACRES WHICH IS 69.4% OF THE TOTAL SITE

TREE CANOPY DATA

TREE AREA	EXISTING
TREE A	20,501 SF
TREE B	184,595 SF
TREE C	5,661,025 SF
TREE D	152,235 SF
TOTAL SF	6,018,356 SF

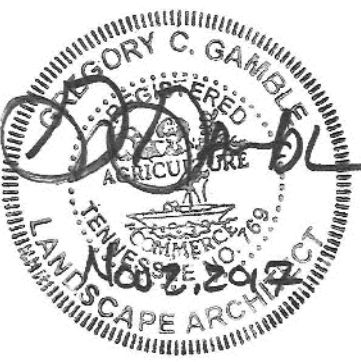
EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF / 8,670,225 SF = .694 (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

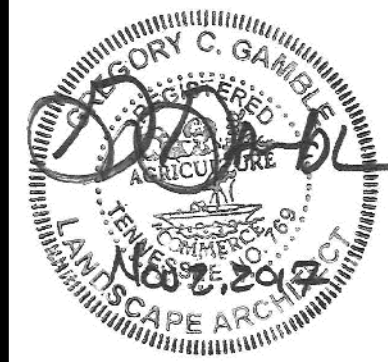
LEGEND

	SLOPES 14%-20%
	SLOPES >20%
	EXISTING TREE CANOPY
	STREAM BUFFER

Map Unit Symbol	Map Unit Name
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ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
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BrC2	Braxton cherty silt loam, 5 to 12 percent slopes, eroded
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CkD	Culleoka silt loam, 12 to 20 percent slopes
CkD3	Culleoka silt loam, 12 to 20 percent slopes, severely eroded
CkE	Culleoka silt loam, 20 to 35 percent slopes
CkE3	Culleoka silt loam, 20 to 35 percent slopes, severely eroded
Eg	Egum silt loam, phosphatic
Gu	Gullied land
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded
HeB2	Hampshire-colbert silt loams, 2 to 5 percent slopes, eroded
HeC2	Hampshire-colbert silt loams, 5 to 12 percent slopes, eroded
HhC3	Hampshire-colbert silty clay loams, 5 to 12 percent slopes, severely eroded
Hu	Huntington silt loam, phosphatic
Ind3	Inman silty clay loam, 12 to 20 percent slopes, severely eroded
Lp	Lundell silt loam, 0 to 2 percent slopes, occasionally flooded
MbC2	Maury silt loam, 5 to 12 percent slopes, eroded
MNE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
SrC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded
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SrC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
SrD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
TvD	Talbott very rocky soils, 2 to 15 percent slopes



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**DEVELOPMENT
PLAN**

C2.0
COF 6559

REQUESTED MODIFICATIONS OF STANDARDS COLLETTA PARK PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

MOS 2

#2. Modification of Standards Request for Cul-de-sac length.

The applicant requests a Modification of Standards to permit a cul-de-sac longer than 500 feet and containing more than 20 lots in two locations. The first location is to the north with the roadway that ends at an emergency connection to Stanford Drive, and the second is located at the southern drive where future connection is planned to Carothers Road and to Simmons Ridge. Lots on the southern drive would require fire sprinklers if a second point of access is not made available prior to platting of the lots.

DESIGN MODIFICATION - CONNECTIVITY INDEX

Due to Williamson County's limitations on connectivity to Beacon Hill and Stanford Drive, existing development without access on the western boundary, and topographic constraints along Warren Road, the client requests a design modification for connectivity.

MODIFICATION OF STREET STANDARD

Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The difference between the two standards is a 5' tree planting zone in the 50' ROW and a 6' tree planting zone in the 52' ROW.

SPECIAL CONDITION

Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 plated lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

OPEN SPACE REQUIREMENT CHART:

MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 199 AC
OPEN SPACE ACREAGE REQUIRED: 29.85 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.15 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (19.70 AC)

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
1001	FORMAL	PARK	117,867 SF (2.77 AC)
1002	INFORMAL	GREEN BELT	101,543 SF (2.33 AC)
1003	INFORMAL	GREEN BELT	78,859 SF (1.81 AC)
2001	INFORMAL	GREEN BELT	103,006 SF (2.38 AC)
2002	FORMAL	PARK	73,988 SF (1.70 AC)
2003	INFORMAL	GREEN BELT	337,171 SF (7.74 AC)
3001	INFORMAL	GREEN BELT	264,097 SF (6.06 AC)
3002	FORMAL	PARK	29,014 SF (0.67 AC)
3003	FORMAL	PARK	55,350 SF (1.27 AC)
3004	INFORMAL	GREEN BELT	1,421,137 SF (32.62 AC)
4001	INFORMAL	GREEN BELT	2,718 SF (0.06 AC)
4002	INFORMAL	GREEN BELT	2,700 SF (0.06 AC)
5001	INFORMAL	GREEN BELT	41,619 SF (0.96 AC)
5002	FORMAL	PARK	19,189 SF (0.44 AC)
6001	INFORMAL	GREEN BELT	7,668 SF (0.18 AC)
6002	FORMAL	ALLENITY	153,833 SF (3.53 AC)
6003	INFORMAL	GREEN BELT	10,655 SF (0.24 AC)
6004	INFORMAL	GREEN BELT	17,961 SF (0.41 AC)
7001	INFORMAL	GREEN BELT	73,281 SF (1.68 AC)
7002	INFORMAL	GREEN BELT	48,923 SF (1.12 AC)
7003	INFORMAL	GREEN BELT	123,477 SF (2.83 AC)

NON-BUILDABLE LOTS:

KEY	AREA
1	151,589 SF (3.48 AC)
2	46,074 SF (1.06 AC)
3	35,722 SF (0.82 AC)

TOTAL NON-BUILDABLE LOT AREA: 5.36 AC

TOTAL FORMAL OPEN SPACE PROVIDED: 10.32 AC

TOTAL INFORMAL OPEN SPACE PROVIDED: 60.48 AC

TOTAL OPEN SPACE PROVIDED: 70.80 AC (35.6%)

LOCAL COMPATIBILITY:

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY CHARACTER AREA OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY HOMES.

CHARACTER AREA: SINGLE FAMILY

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

- THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD IN FRANKLIN EAST, CROSS CREEK, AND ON WARREN ROAD ARE SINGLE FAMILY DETACHED HOMES ON LARGE LOTS. THE EXISTING NEIGHBORHOODS ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.
- THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.
- THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WHERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION.
- THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROTECTS SINGLE FAMILY HOME LOTS ON LOTS COMPARABLE IN SIZE TO ADJOINING USES AND ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS IN PROXIMITY TO THE CAROTHERS ROAD CORRIDOR.
- THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.
- PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.
- THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

LANDUSE PLAN COMPLIANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESSSED IS PROPOSED FROM STANFORD DRIVE AT THE NORTH AND CAROTHERS ROAD AT THE SOUTH.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THIS CHARACTER AREA AS SINGLE FAMILY. WITHIN THIS CHARACTER AREA, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

THE PROPOSED PLAN INCLUDES TRAFFIC CALMING SOLUTIONS ON STANFORD DRIVE AND RIDGEWAY DRIVE. THESE TRAFFIC CALMING CONCEPTS REQUIRE APPROVAL BY WILLIAMSON COUNTY. THESE INCLUDE REDUCING TRAFFIC SPEED, NARROWING THE TRAVEL LANES, PROVIDING PEDESTRIAN PATHS, AND INSTALLING SPEED HUMPS.

SMALLER LOTS ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN. THE TOTAL LOT DENSITY IS ONE UNIT PER ACRE.

SITE DATA:

PROJECT NAME:	COLLETTA PARK PUD SUBDIVISION
PROJECT NUMBER:	6559
SUBDIVISION:	NA
LOT NUMBER:	
ADDRESS:	1101 RIDGEWAY DRIVE, MURFREESBORO ROAD FRANKLIN WILLIAMSON TENNESSEE 14TH CIVIL DISTRICT 079 MB 0280 079 MB 02900 089 05500 089 04303 089 04304 R-1
CITY:	
COUNTY:	
STATE:	
CIVIL DISTRICT:	
MAP, GROUP, PARCEL NUMBERS:	
EXISTING ZONING:	
CHARACTER AREA OVERLAY:	MECO-6, SWCO-3
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	199 AC
TOTAL SQUARE FOOTAGE:	8,670,225 SF
MINIMUM REQUIRED SETBACKS:	SEE LOT DIAGRAMS - SHEET C2.2
FRONT YARD:	MINIMUM SETBACKS
REAR YARD:	ARE ESTABLISHED
SIDE YARD:	AS PART OF THE P.U.D.
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 greggambledesign@gmail.com GREG GAMBLE
OFFICE PHONE:	
EMAIL ADDRESS:	
CONTACT:	
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
MINIMUM PARKING REQUIREMENT:	2 SPACES PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
RESIDENTIAL DENSITY:	1.00 DUA
TREE CANOPY:	138.1 AC, 69.4 % OF EXISTING SITE
PARKLAND DEDICATION:	FEE IN LIEU (\$541,487.60) 35 @ 1200 SF/HOME = 42,000 SF 184 @ 600 SF/HOME = 98,400 SF 29.85 AC (15%) TOTAL REQUIRED 19.70 AC INFORMAL REQ.

OPEN SPACE:

OVERALL DENSITY: 1.00 UNITS/AC
NET DENSITY (MINUS ROW): 1.10 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS): 1.17 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 199 SINGLE FAMILY HOMES

NONRESIDENTIAL SQUARE FOOTAGE: 123.21 AC RESIDENTIAL
TOTAL ACREAGE BY USE, ENTIRE SITE: 70.80 AC OPEN SPACE
4.99 AC NON-BUILDABLE LOTS

TOTAL ACREAGE BY USE, PER SECTION:

SECTION	ACREAGE
SECTION 1	35.24 AC RESIDENTIAL (24 UNITS) 6.85 AC OPEN SPACE
SECTION 2	12.4 AC RESIDENTIAL (13 UNITS) 11.8 AC OPEN SPACE
SECTION 3	8.69 AC RESIDENTIAL (21 UNITS) 40.60 AC OPEN SPACE
SECTION 4	20.34 AC RESIDENTIAL (51 UNITS) 0.12 AC OPEN SPACE
SECTION 5	11.72 AC RESIDENTIAL (38 UNITS) 1.36 AC OPEN SPACE
SECTION 6	11.04 AC RESIDENTIAL (29 UNITS) 4.19 AC OPEN SPACE
SECTION 7	5.06 AC RESIDENTIAL (23 UNITS) 5.63 AC OPEN SPACE

TREE CANOPY RETENTION:

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	20,501 SF	0 SF	20,501 SF
TREE B	184,989 SF	126,918 SF	57,671 SF
TREE C	5,661,025 SF	3,605,008 SF	2,056,017 SF
TREE D	162,235 SF	108,317 SF	43,918 SF

TOTAL 6,018,356 SF 3,522,441 SF 2,178,113 SF

TREE CANOPY DATA

EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF / 8,670,225 SF = 69.4% (69.4% OF TOTAL SITE)

REQUIRED CANOPY PRESERVATION = 36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

PROVIDED CANOPY PRESERVED = 2,178,113 SF (36.2%) OF TOTAL EXISTING CANOPY

TREE PRESERVATION AREA

STREAM BUFFER

60' STREAM BUFFER

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
199 X 350 GPD = 69,650 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE PORTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REFURBISHED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED SOUTH OF HIGHWAY 96 EAST WHICH IS CLASSIFIED AS A MAJOR ARTERIAL. ACCESS TO THE NORTHERN PORTION OF COLLETTA PARK IS PROVIDED BY LOCAL STREETS VIA RIDGEWAY DRIVE AND STANFORD ROAD.

THE SOUTHERN PORTION OF COLLETTA PARK WILL HAVE CONNECTIONS TO SOUTH CAROTHERS ROAD.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, LLC, ENGINEERING PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
199 HOMES X .64 STUDENTS = 128 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS:
A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

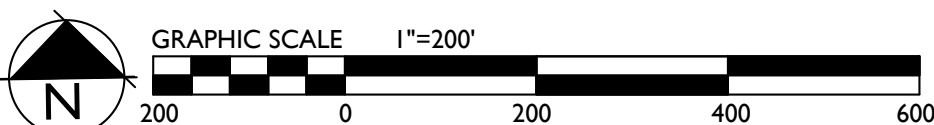
NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED



SLOPES 14%-20%

SLOPES >20%

* CRITICAL LOTS (CONTAINING SLOPES OVER 14%)



COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision	Date
△	
△	
△	
△	

DEVELOPMENT
PLAN

C2.1
COF 6559



PRELIMINARY STORMWATER MANAGEMENT SUMMARY

Total Property Area = 196.33 Acres
Total Disturbed Area = 130.30 Acres

Soil Types: 54.6% Type A Soil
25.8% Type B Soil
17.2% Type C Soil
0.0% Type D Soil
0.4% Non-Soil Areas

AREA NO.	TOTAL (AC)	EST. IMP. (AC)	TREATMENT TYPE	PRELIM. SF	DETENTION
1	7.6	0.0	BYPASS	---	BYPASS
2	14.1	2.5	BIO 2	6,500	POND 1
3	26.6	3.6	BIO 3	10,500	POND 1
4	11.7	2.4	BIO 4	5,500	BYPASS
5	8.3	2.1	BIO 5	4,500	BYPASS
6	9.9	1.7	BIO 6	4,500	POND 4



Grading & Drainage General Notes

- Grading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.
- The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
- An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
- Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface course shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.
- Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

Post-Treatment Stormwater Narrative
Stormwater to be treated via a combination of Bioretention, and Detention Ponds and then released into a Stream or Wet Weather Conveyance.

Statement of Impact
Post-Construction Stormwater will have no additional impact on the surrounding drainage basins. Stormwater BMPs will be used to maintain or decrease existing stormwater flows.

Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee.

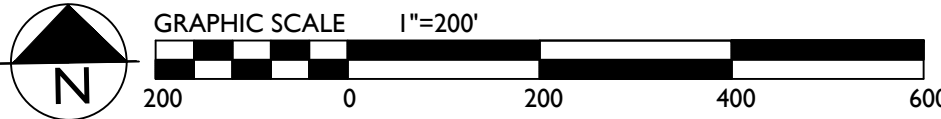
Grading & Drainage Data Chart
Site Area: 196.33 Ac.
Impervious Area: 28.41 Ac.
Disturbed Area: 130.30 Ac.

Impervious Area Calculations:
The impervious area assumed for each lot type includes building, patio, & driveway.

65' Lot Type: 89 units x 3600 sq.ft. = 7.36 Ac.
85-90' Lot Type: 59 units x 4550 sq.ft. = 6.16 Ac.
100' Lot Type: 51 units x 8500 sq.ft. = 9.95 Ac.

ROW Area (includes road & sidewalks) = 17.23 Ac.

Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



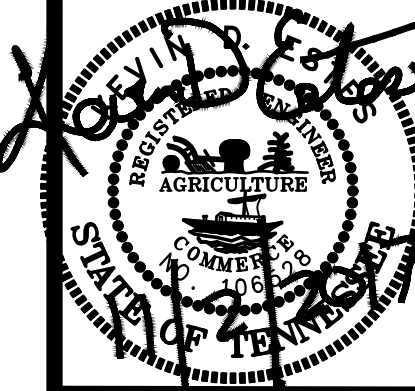
COF XXXX

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

NORTH
GRADING &
DRAINAGE
PLAN

C 3.0

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Total Disturbed Area = 130.30 Acres

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25.8% Type B Soil
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0.0% Type D Soil
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AREA NO.	TOTAL (AC)	EST. IMP. (AC)	TREATMENT TYPE	PRELIM. SF	DETENTION
7	7.1	2.4	BIO 7	4,500	POND 2
8	8.6	3.1	BIO 8	5,500	POND 2
9	6.9	2.3	BIO 9	4,500	POND 2
10	5.1	1.9	BIO 10	3,500	POND 2
11	13.4	3.7	BIO 11	7,500	POND 3
12	7.5	1.6	BIO 12	4,000	BYPASS
13	6.9	1.1	BIO 13	3,000	BYPASS



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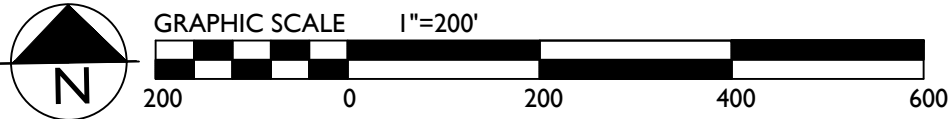
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Tennessee State Plane Coordinate System
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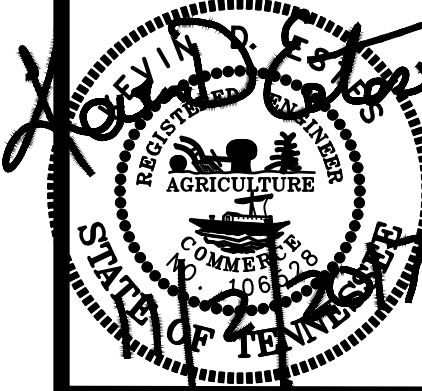
COF XXXX

Revisions:

Drawing Notes:

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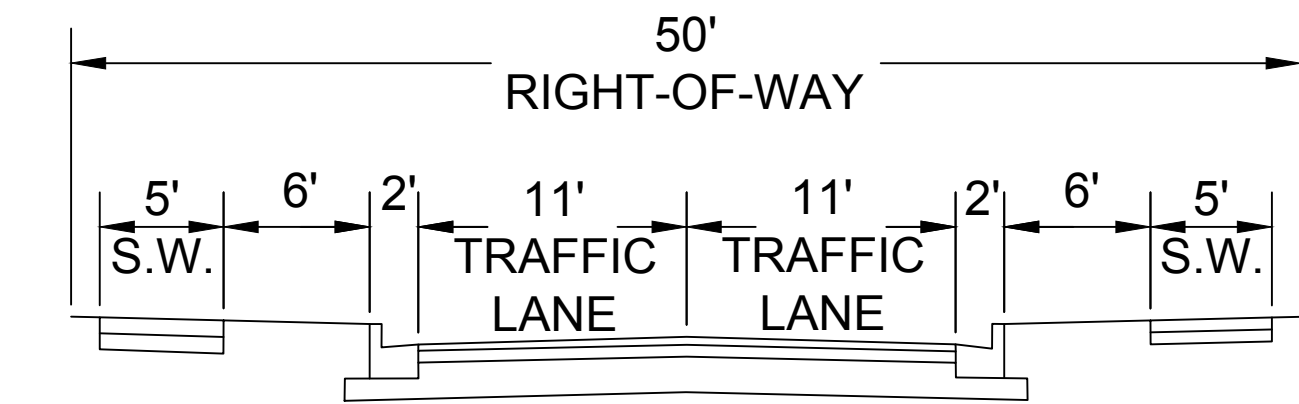
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



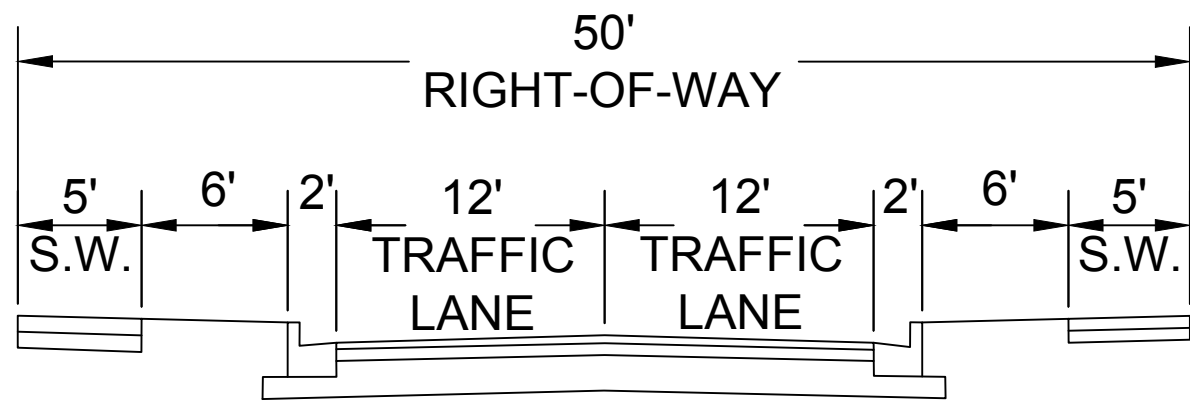
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SOUTH
GRADING &
DRAINAGE
PLAN

C 3.1



2-LANE INTERMEDIATE AND LOW VOLUME STREET



2-LANE HIGH VOLUME STREET



Statement of Impacts
The proposed Colletta Park development is located between Major Arterial Murfreesboro Road and Minor Collector S Carothers Road. The northern portion of the site consists of 37 homes and will connect to Murfreesboro Road via Local Roads Stanford Drive and Ridgeway Drive. The southern portion of the site consists of 162 homes and will connect directly to the S Carothers Road existing 90 degree curve.

Impact on Local Streets
The proposed Colletta Park development is expected to generate 37 trips entering and 112 trips exiting during AM peak hours; 125 trips entering and 74 trips exiting during PM peak hour.

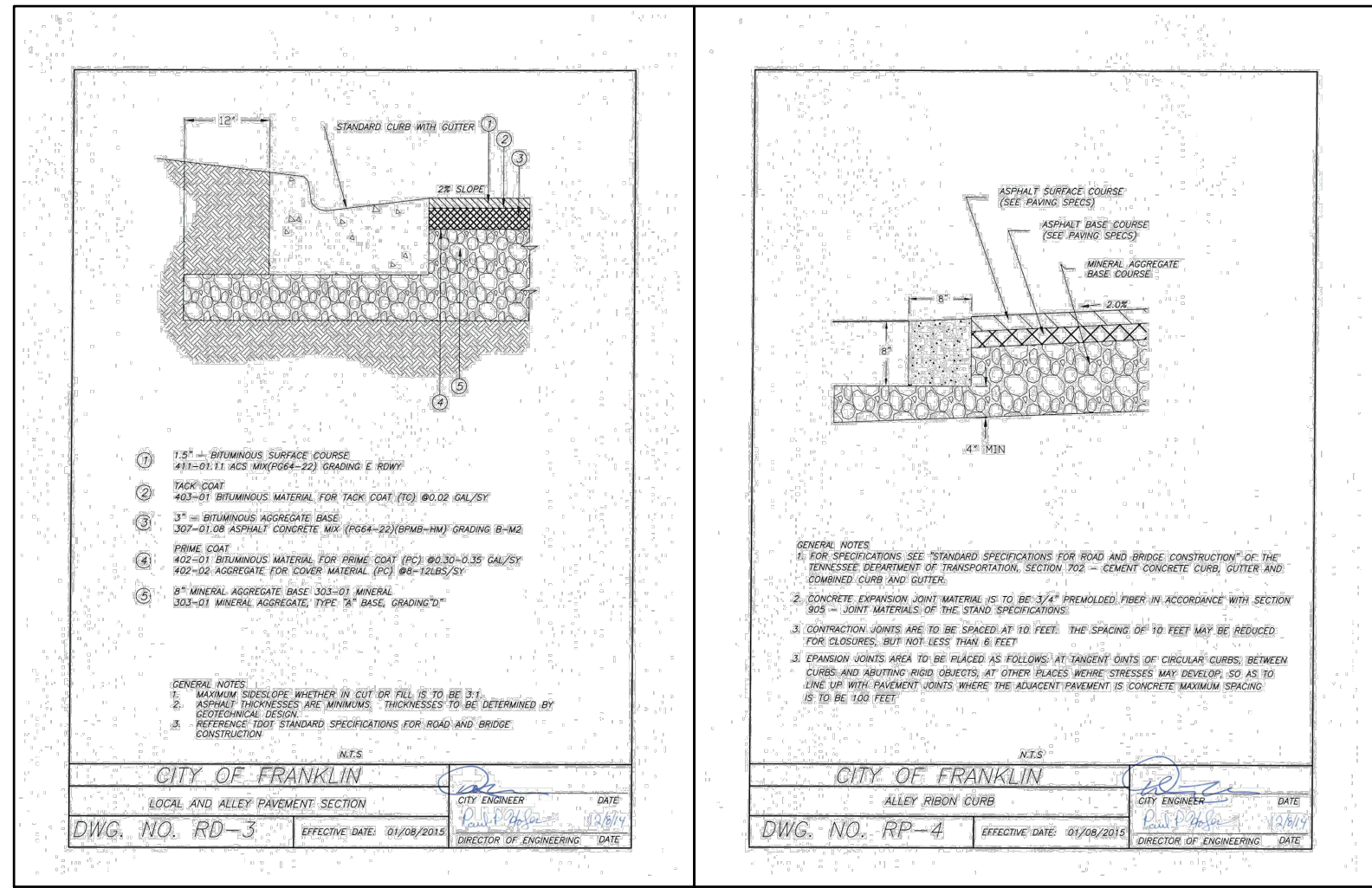
- R.O.W. & Access General Notes**
1. Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
 2. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
 3. Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
 4. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
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 6. All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
 7. Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

Stream Buffer Note:
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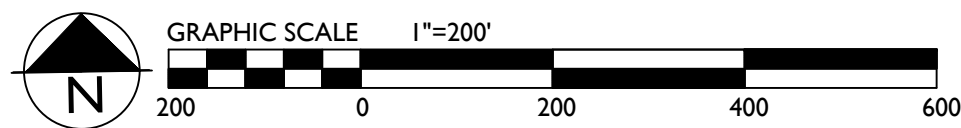
R.O.W. & Access Data Chart:
Daily Trip Generation: 1,854 veh per day
Peak Hour Trip Generation: 199 veh per hour
Traffic Impact Study Required: Yes
Circulation Plan Required:

Connectivity Index: 1.50
Links (●): 24
Nodes (*): 16
24/16 = 1.50

Without Connection to Existing Stanford Drive
Connectivity Index: 1.41
Links (●): 24
Nodes (*): 17
24/17 = 1.41



Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



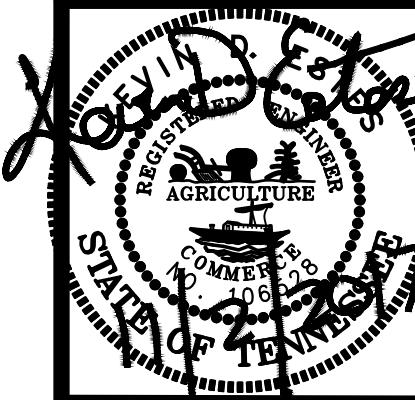
COF XXXX

Revisions:

Drawing Notes:

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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

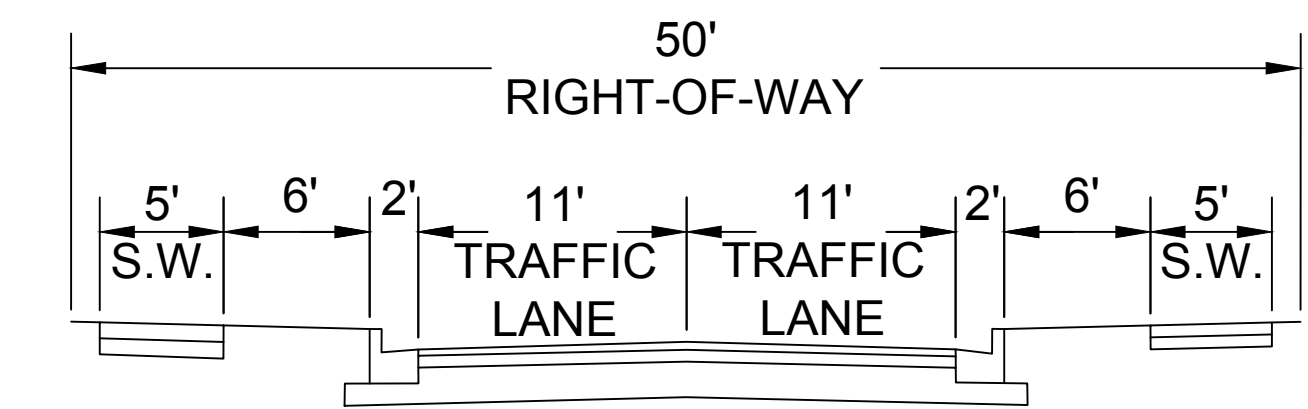
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DEVELOPMENT PLAN
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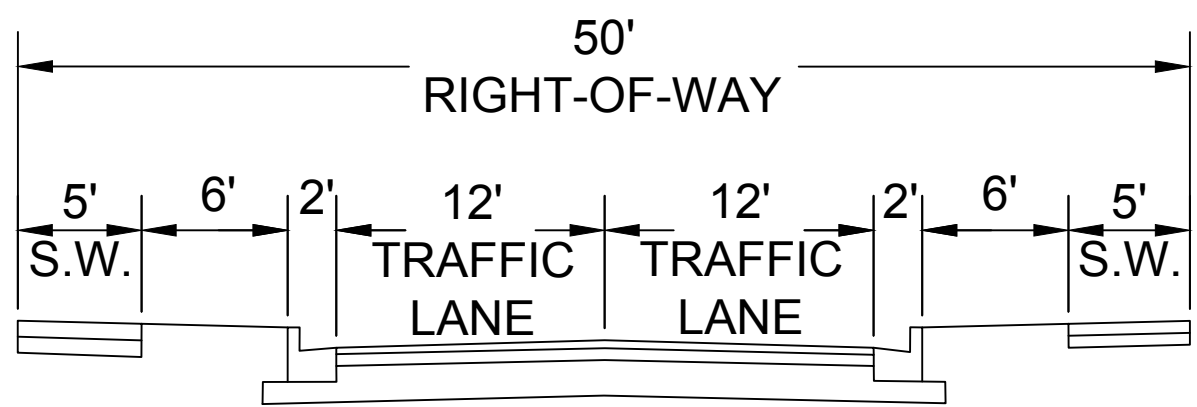
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NORTH
ROW &
ACCESS
PLAN

C 4.0

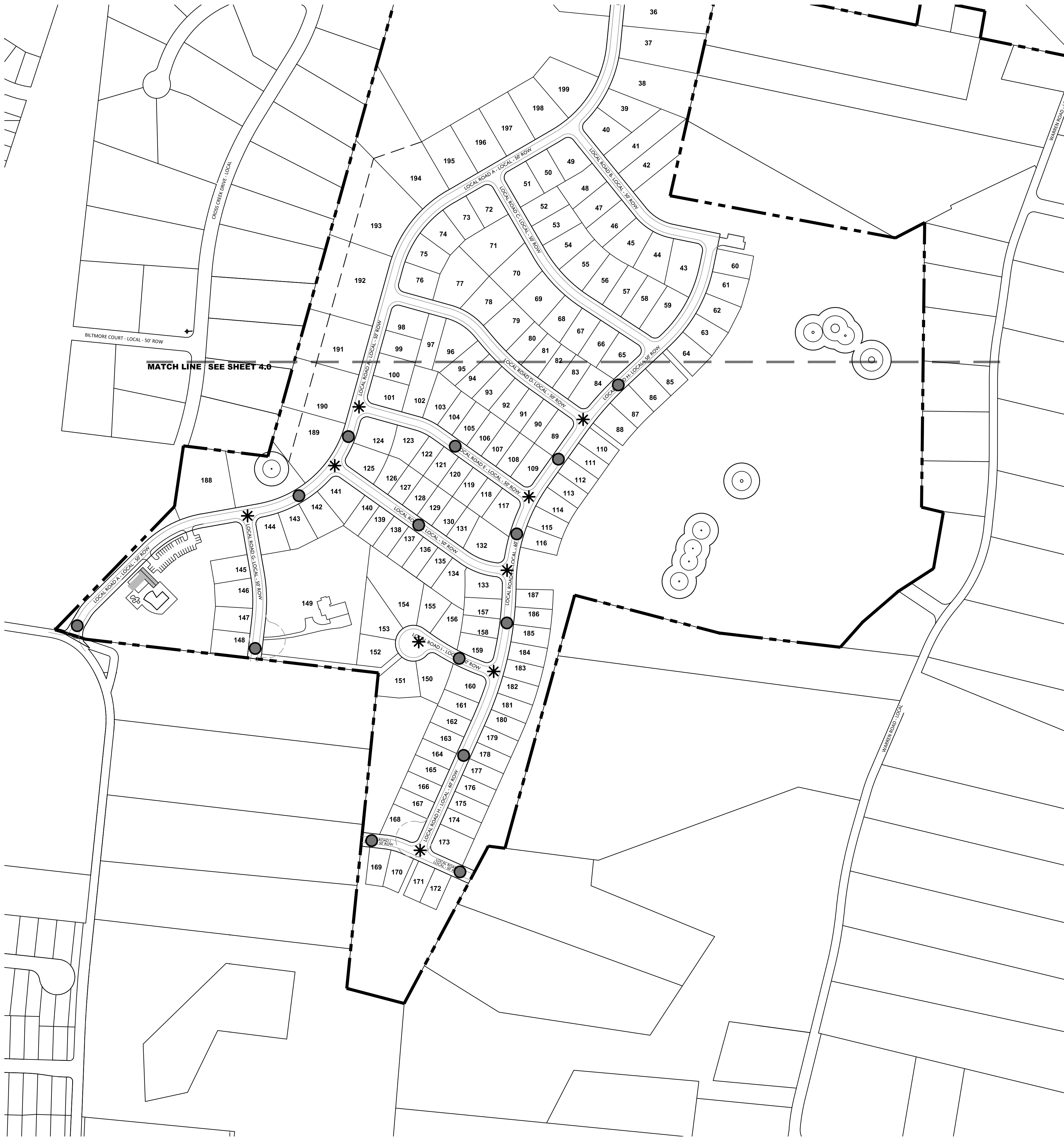


2-LANE INTERMEDIATE AND LOW VOLUME STREET



2-LANE HIGH VOLUME STREET

DESIGN MODIFICATION - CONNECTIVITY INDEX
DUE TO WILLIAMSON COUNTY'S LIMITATIONS ON
CONNECTIVITY TO BEACON HILL AND STANFORD
DRIVE, EXISTING DEVELOPMENT WITHOUT
ACCESS ON THE WESTERN BOUNDARY, AND
TOPOGRAPHIC CONSTRAINTS ALONG WARREN
ROAD, THE CLIENT REQUESTS A DESIGN
MODIFICATION FOR CONNECTIVITY.



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R.O.W & Access General Notes

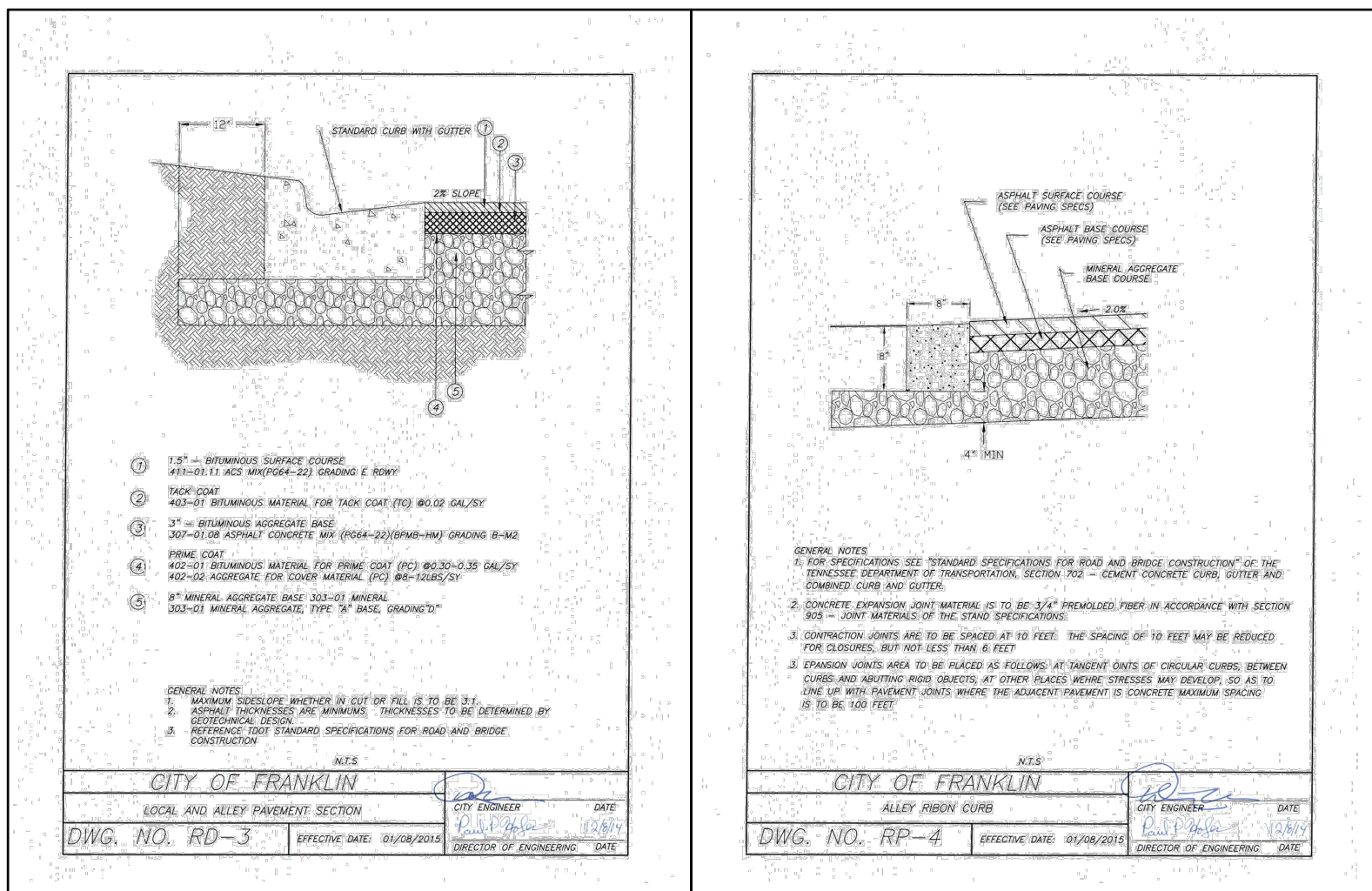
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4. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
6. All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
7. Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee.

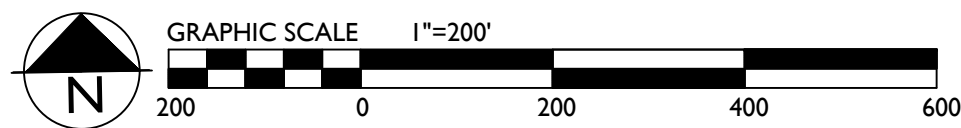
R.O.W. & Access Data Chart:
Daily Trip Generation: 1,354 veh per day
Peak Hour Trip Generation: 199 veh per hour
Traffic Impact Study Required: Yes
Circulation Plan Required:

Connectivity Index: 1.50
Links (●): 24
Nodes (*): 16
24/16 = 1.50

Without Connection to Existing Stanford Drive
Connectivity Index: 1.41
Links (●): 24
Nodes (*): 17
24/17 = 1.41



Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



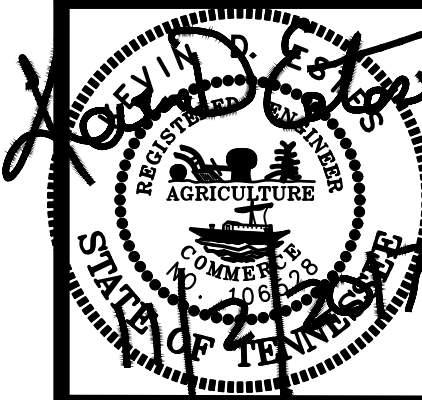
COF XXXX

Revisions:

Drawing Notes:



COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
ggamble209@gmail.com
615.975.5765

SOUTH
ROW &
ACCESS
PLAN

C 4.1

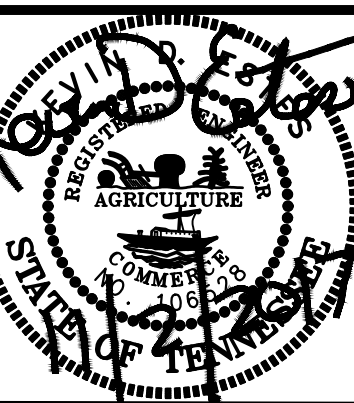
Revisions:

Drawing Notes:



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

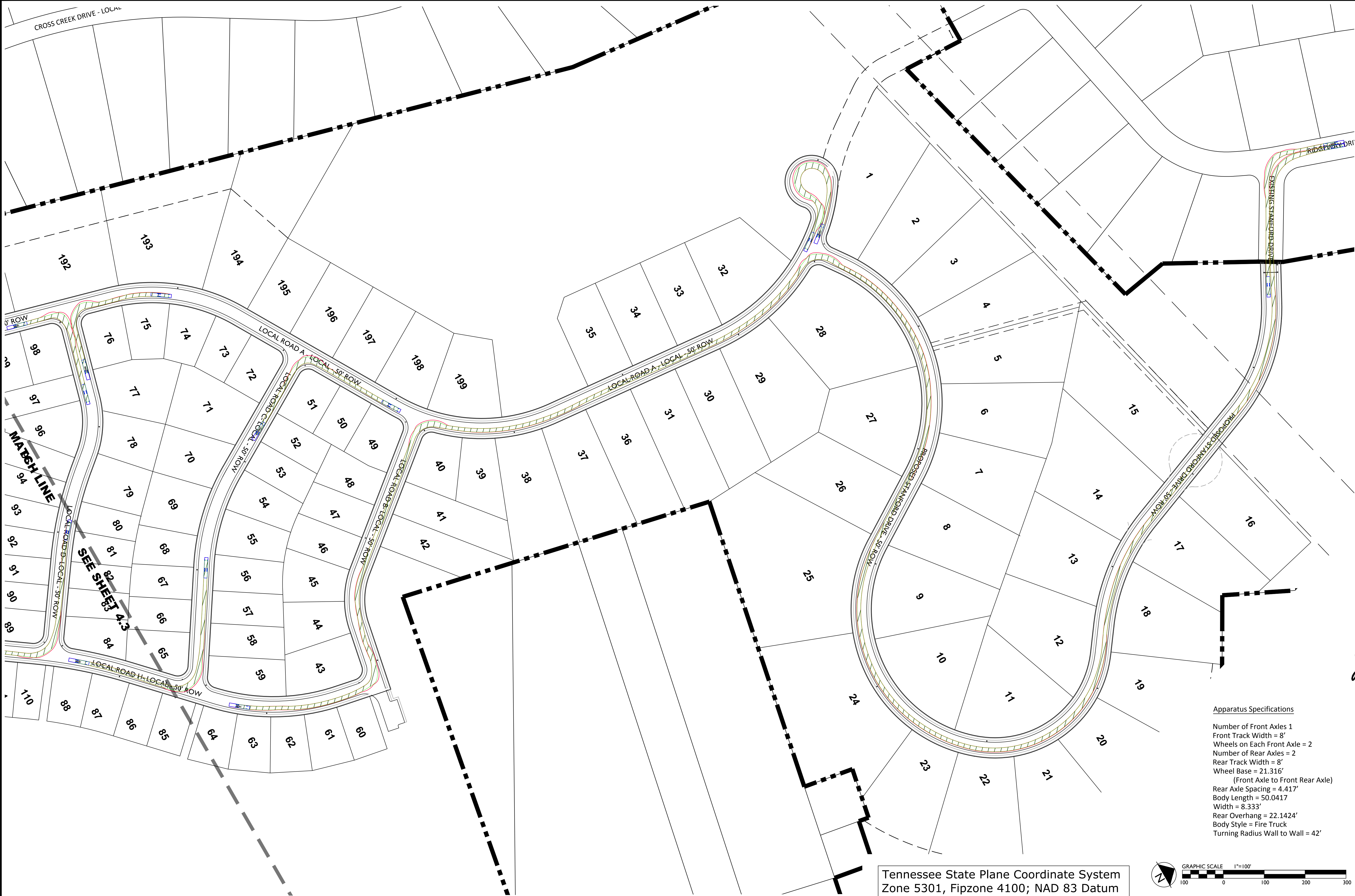
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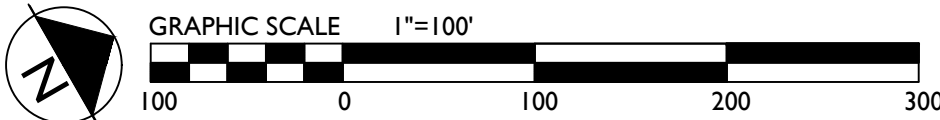
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NORTH
TRAVEL
PATH

C 4.2

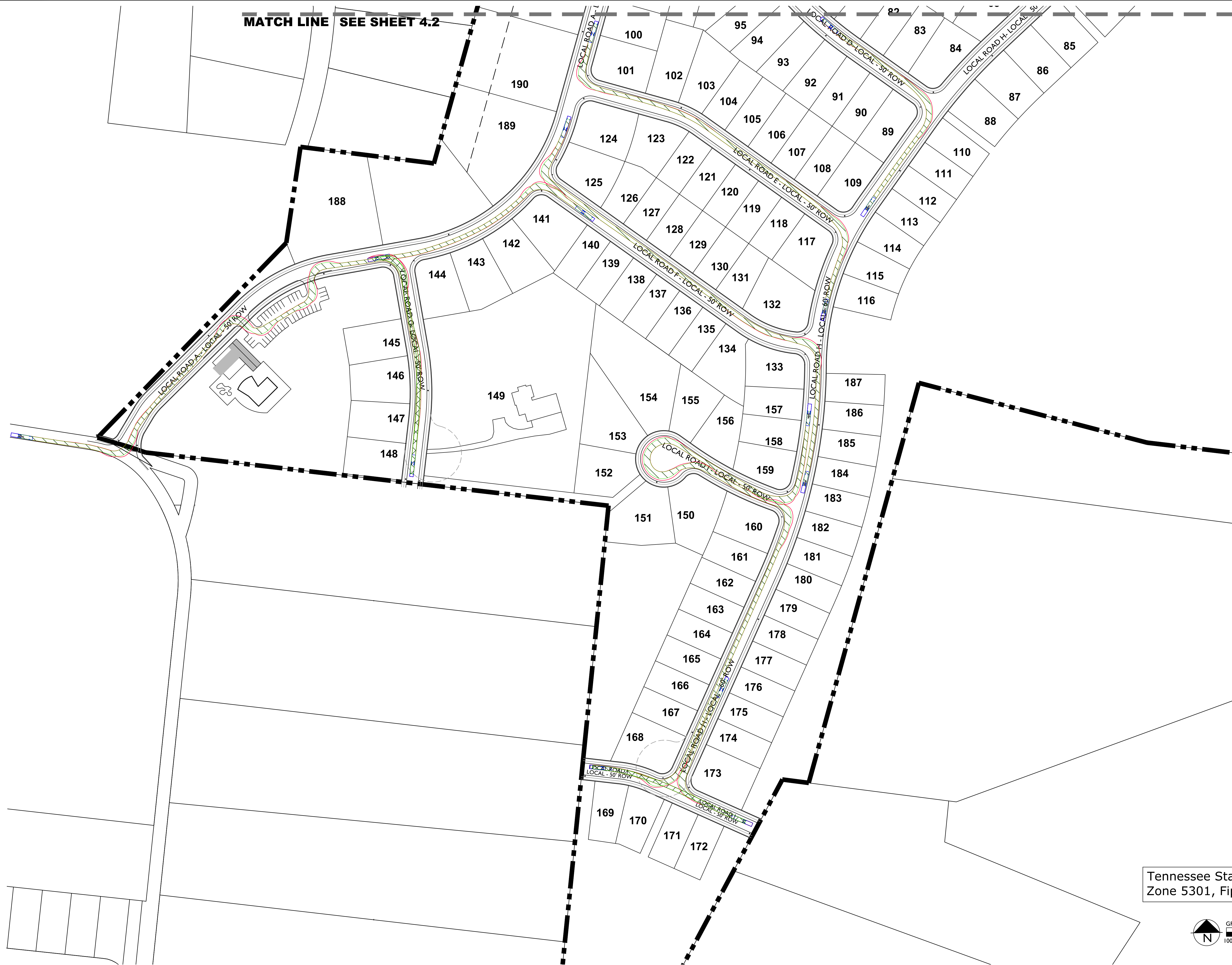


Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



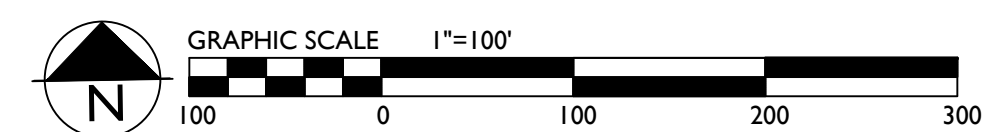
Apparatus Specifications
Number of Front Axles 1
Front Track Width = 8'
Wheels on Each Front Axle = 2
Number of Rear Axles = 2
Rear Track Width = 8'
Wheel Base = 21.316'
(Front Axle to Front Rear Axle)
Rear Axle Spacing = 4.417'
Body Length = 50.0417'
Width = 8.333'
Rear Overhang = 22.1424'
Body Style = Fire Truck
Turning Radius Wall to Wall = 42'

COF XXXX



MATCH LINE SEE SHEET 4.2

Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



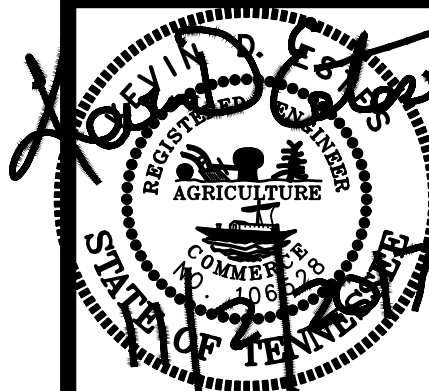
COF XXXX

Revisions:

Drawing Notes:

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DESIGN COLLABORATIVE
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LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

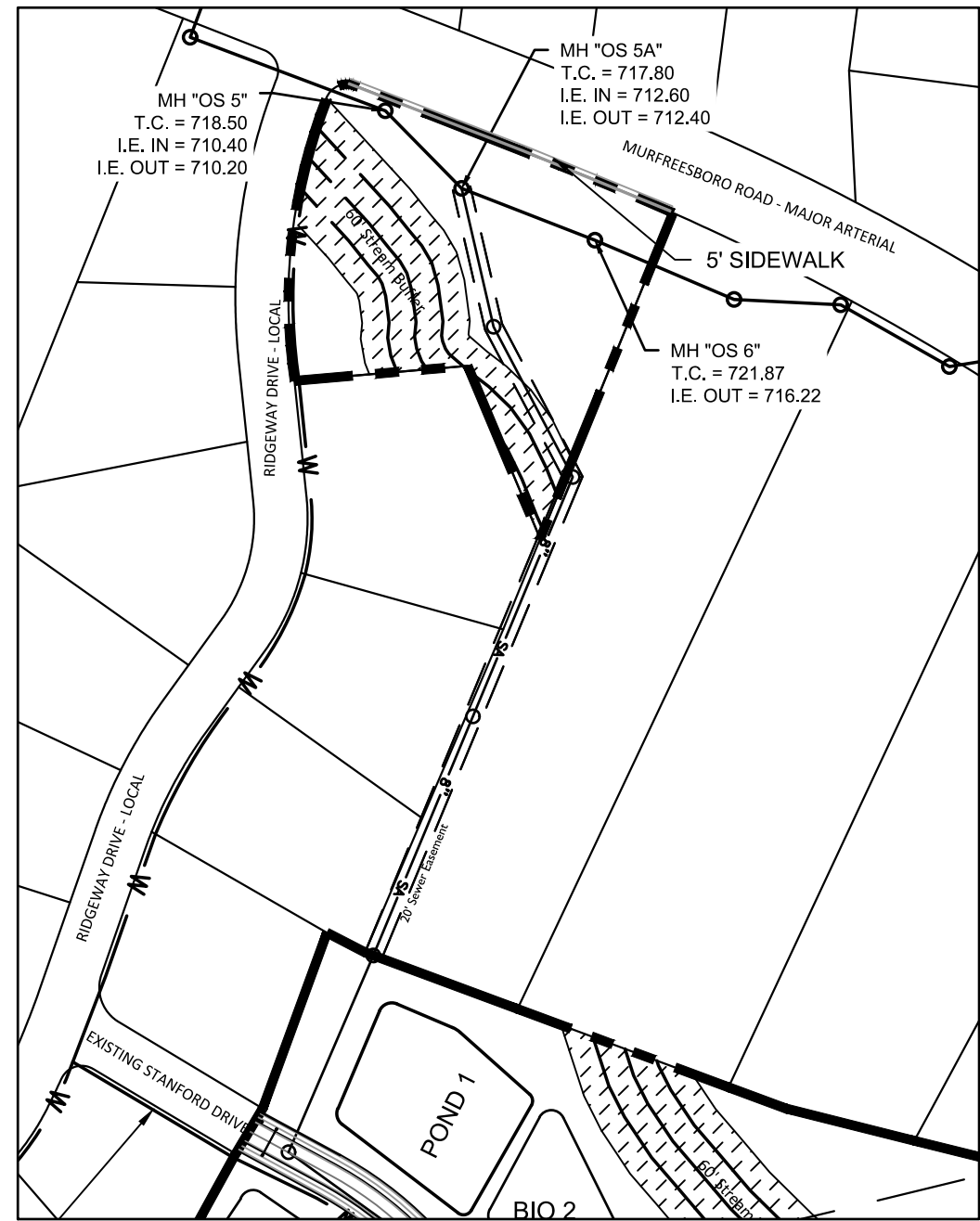
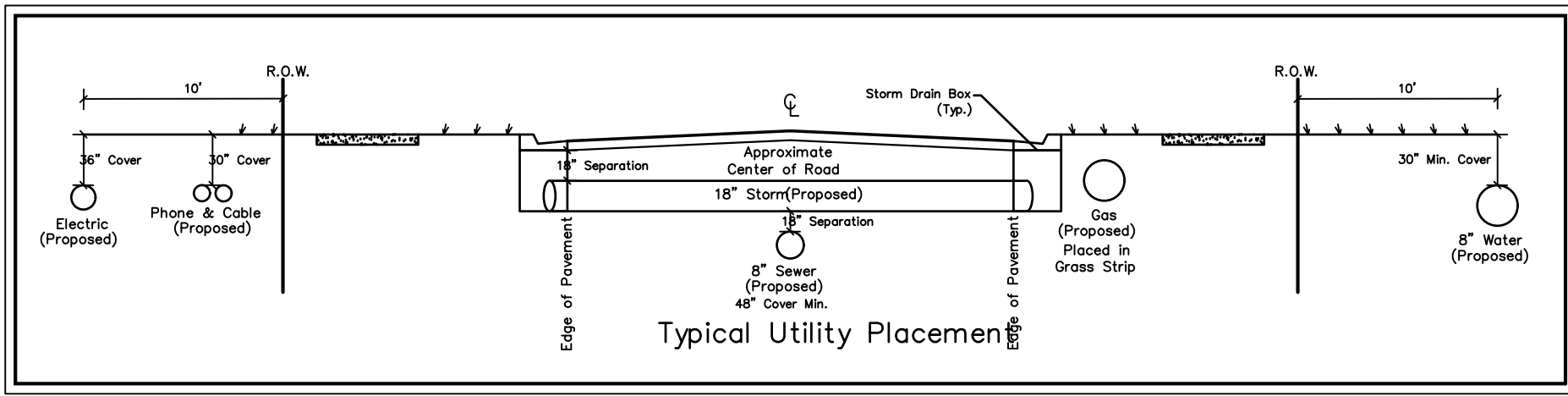
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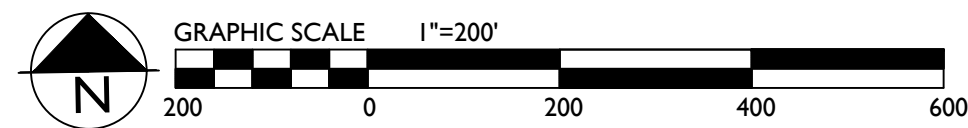
C 4.3



Sewer Connection at Murfreesboro Road
SCALE: 1"=200'



Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



COF XXXX

Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the Pre-Construction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - a. Approved, Stamped and Signed Water and/or Sewer Plans
 - b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - c. Copy of approved availability request response letter.
 - d. A copy of all approved Cut Sheets.
4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Water Management Department.
6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.
8. Location of Water Line is approximate. True location of water line, fire hydrants, water valves, etc. to be designed by Microfton Utility District during sectional Site Plan phase of development.
9. When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:
 1. 0'-12' depth requires 20' easement.
 2. 13'-20' depth requires 30' easement.
 3. Depths greater than 20' requires prior approval.A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.

Water Service Provided by:
Microfton Utility District
633 Arno Road
Franklin, TN 37064
615-794-5947

Sewer Service Provided by:
Water Management
124 Lumber Drive
Franklin, TN 37064
615-794-4554

Water & Sewer Data Chart
Water: Unit Flow in GPD: 350 GPD per [unit]
Number of Units: 199
Total Flow in GPD: 69,650 GPD

Sewer (to October Park) Unit Flow in GPD: 350 GPD per [unit]
Number of Units: 37
Total Flow in GPD: 12,950 GPD

Sewer (Simmons Ridge) Unit Flow in GPD: 350 GPD per [unit]
Number of Units: 162
Total Flow in GPD: 56,700 GPD

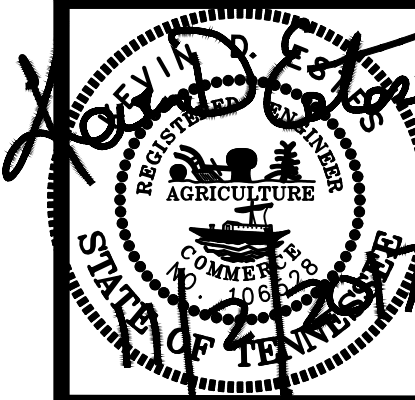
Stream Buffer Note:
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Revisions:

Drawing Notes:



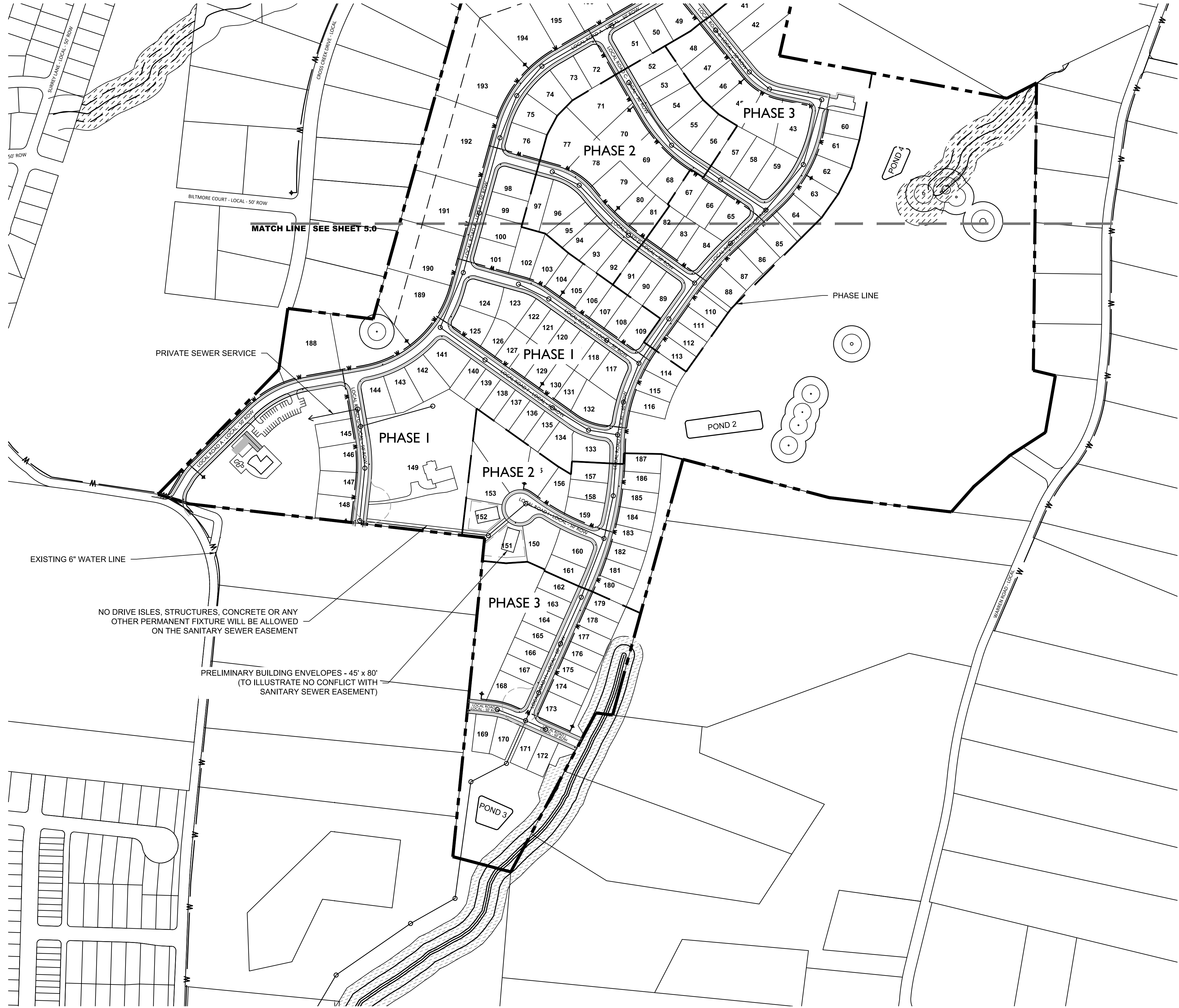
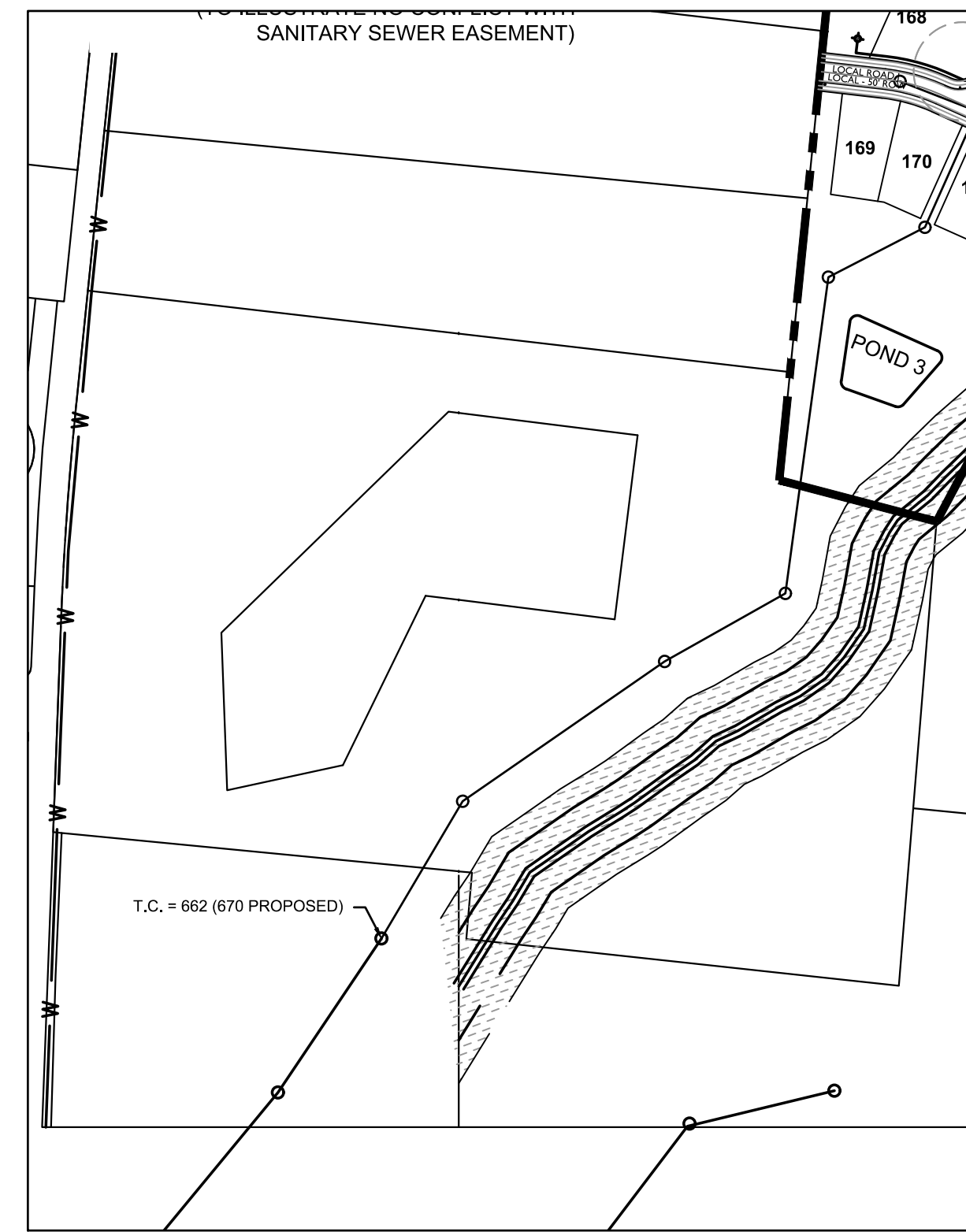
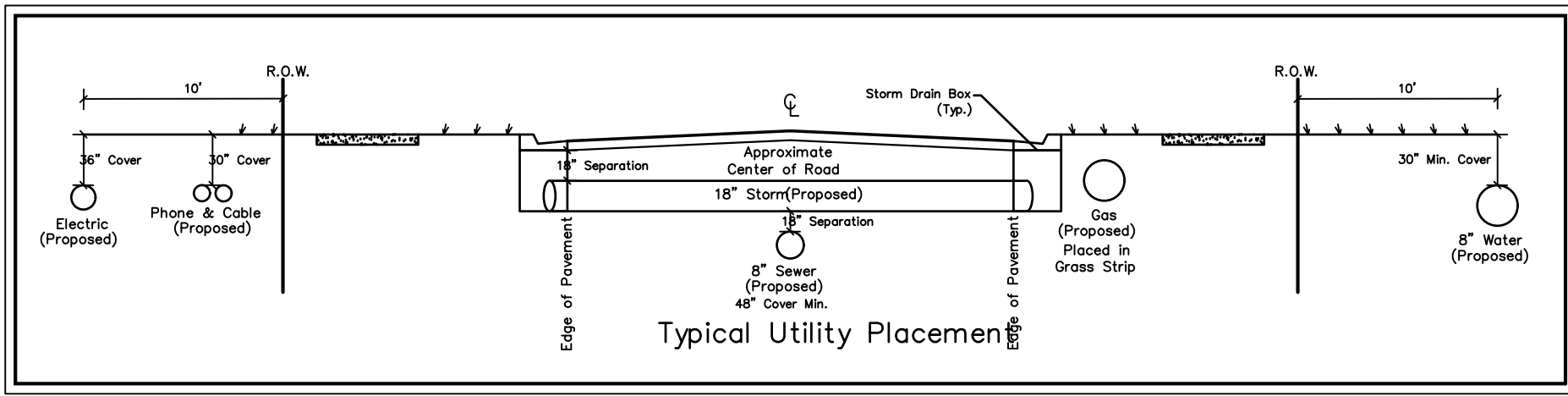
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NORTH
UTILITY
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C 5.0



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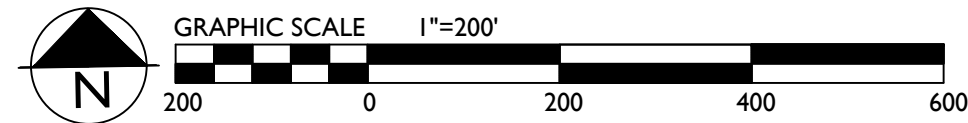
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Stream Buffer Note:
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Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



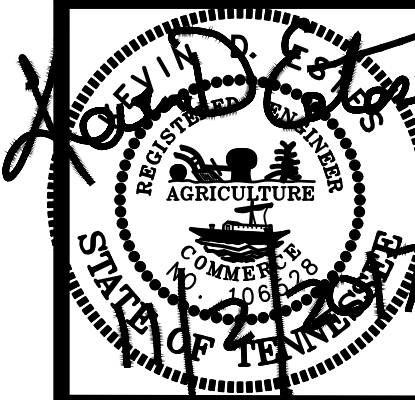
COF XXXX

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

**COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



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144 SOUTHEAST PARKWAY
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FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

**SOUTH
UTILITY
PLAN**

C 5.1

A



TYPICAL HOME ELEVATION 'A'

1. HOME STYLE WITH GARAGE ACCESSED FROM THE FRONT FACING STREET. GARAGE IS RECESSED A MINIMUM OF 10 FEET FROM THE FRONT ELEVATION AND DRIVEWAYS ARE A MINIMUM OF 22' FROM THE SIDEWALK.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.
5. ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS, SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.
6. BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHALL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.
7. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2200 SF TO 4500 SF
8. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.
9. FRONT FACING GARAGES ARE REQUIRED TO HAVE GARAGE DOORS NO LARGER THAN 9' IN WIDTH WITH A 2' SEPARATION BETWEEN THE DOORS.

B



TYPICAL HOME ELEVATION 'B'

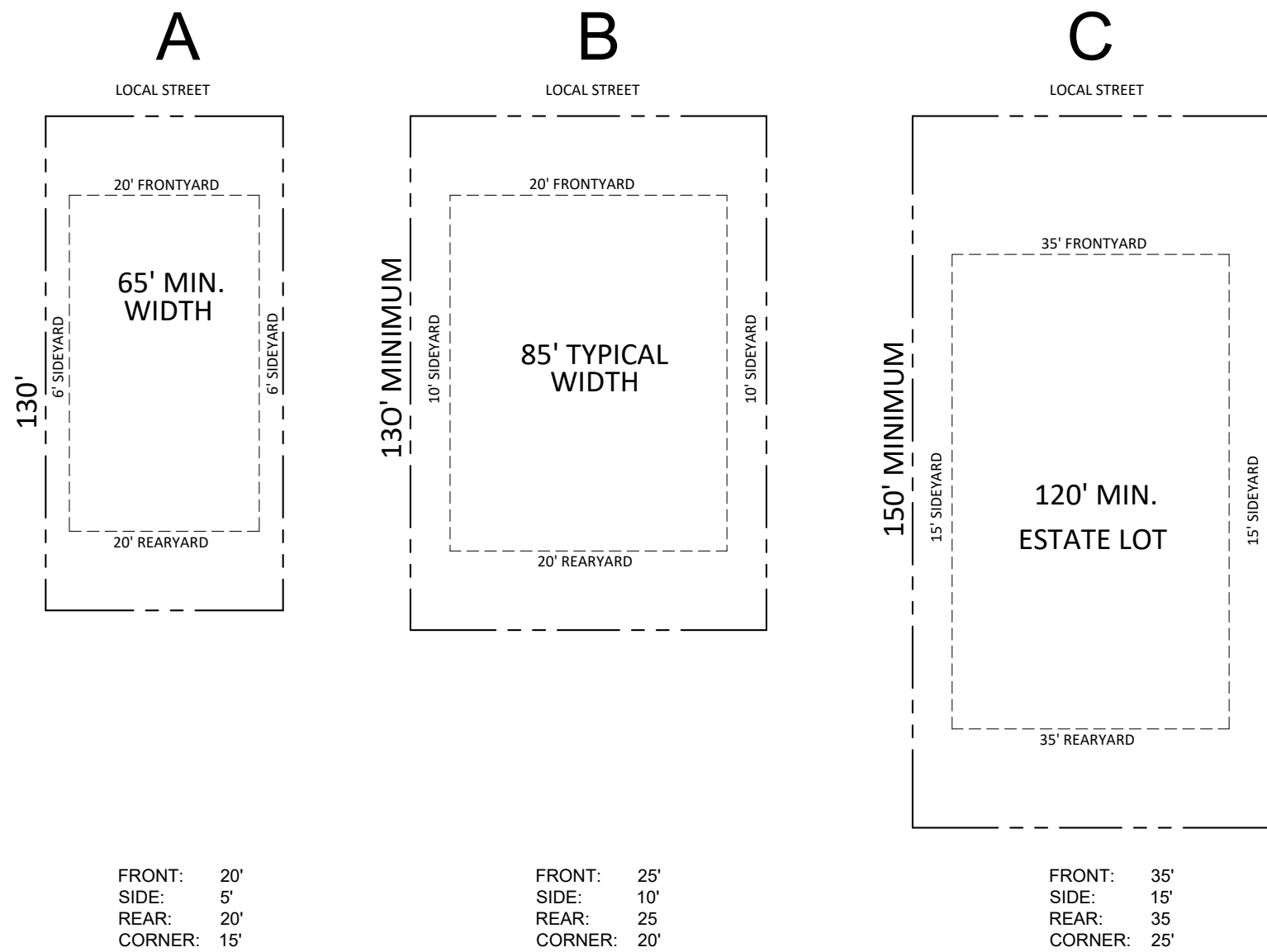
1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH SIDE LOADED GARAGE.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SIDE-LOADED GARAGES
5. DRIVEWAY IS A MINIMUM OF 22' FROM THE SIDEWALK TO THE GARAGE DOORS.
6. ALL TWO CAR GARAGES SHALL HAVE TWO GARAGE DOORS WITH A MAXIMUM WIDTH OF 9' WIDE WITH A 2 FOOT MINIMUM SEPARATION BETWEEN.
7. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.
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9. BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHAL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.
10. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2800 SF TO 5000 SF
11. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.

C



TYPICAL HOME ELEVATION 'C'

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH SIDE LOADED GARAGE.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SIDE-LOADED GARAGES
5. DRIVEWAY IS A MINIMUM OF 22' FROM THE SIDEWALK TO THE GARAGE DOORS.
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11. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.



TYPICAL LOT DIAGRAMS AND SETBACKS

The home elevations shown here are representative of the homes planned for Colletta Park. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

DATE: November 10, 2017

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Director of Planning and Sustainability
Amy Diaz-Barriga, Current Planning Supervisor
Josh King, Principal Planner

Subject

..title

Consideration Of Resolution 2017-62, To Be Entitled: "A Resolution Approving A Development Plan For Colletta Park PUD Subdivision, With 2 Modifications Of Development Standards (Lots Less Than One Acre, Cul-De-Sac Length Greater Than 500 Feet), For The Properties Located South Of Murfreesboro Road And East Of Carothers Parkway, (Including 4350 And 4344 South Carothers Road)."

..body

Project Information

COF Project Number: 6559
Applicant: Greg Gamble, Gamble Design
Owner: Kevin Estes, Land Solutions Inc.

Background/Staff Comments

Envision Franklin recommends a Single Family Residential design concept for the area south of Murfreesboro Road and east of the existing subdivisions of Franklin East and Cross Creek:

The Single-Family Residential design concept consists of single-family residential neighborhoods, which provide a range of single-family dwelling and lot sizes. The defined character may vary by neighborhood, but new developments should transition from the existing development patterns in adjacent neighborhoods. New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities.

New buildings along established streets should be designed to be compatible with the predominant character along the street. The integrity of existing neighborhoods and subdivisions should be preserved. Dwellings within new developments should provide a mix of architectural styles and building materials that enhance the City's character. Architecture should contain a rich blending of designs that complement each other yet not be overly repetitive. Proportion, design, and facade width of dwelling should not be dominated by garages. Rear and side facing garages are encouraged, as well as front-facing garages that are substantially recessed from the front facade of the dwelling.

New development should include a range of lot sizes, the following are recommended minimums, but lot sizes should vary to provide more diverse housing options. Larger developments are expected to have a wide range of sizes.

- Lots with dwellings having attached garages that are front, side, or rear facing should have minimum widths of 65 feet and minimum sizes of 7,150 square feet.*
- Lots with dwellings having front-facing detached garages should have minimum widths of 50 feet and minimum sizes of 5,500 square feet.*

Lots on the periphery of new developments should be sized to be consistent with the existing lots of adjacent neighborhoods. Smaller lots may be located internally within new developments and should be served by active park amenities within walking distance.

Within this new development, lots in sections 1-5 abut the existing single family subdivisions of Franklin East and Cross Creek Subdivision. The lot lines are drawn to align as closely as possible to minimize conflict points. Topography (naturally occurring), wetlands, stream buffer, and required bio retention areas (through informal open space) are strategically located along the eastern boundary of the site to create the maximum amount of space between existing homes and proposed homes. Lots throughout these sections include a range of lot sizes, all of which are compatible with Envision Franklin.

Envision Franklin recommends the existing parcel at 4350 South Carothers Road be in a Mixed Residential design concept:

The Mixed Residential design concept contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods. New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible amenities.

Development should be designed so that single-family dwellings, or, in some cases, duplexes, are located on the periphery in order to transition to existing single-family neighborhoods. The lot and yard sizes along the periphery of the development should be consistent with those of existing adjacent lots. Smaller, single-family lots, big houses, duplexes, and townhouses may be located internally within new developments and should be served by active park amenities within walking distance. For new development outside of Mack Hatcher Parkway, single-family lots should include a range of lot sizes. The following are recommended minimums, but lot sizes should vary to provide more diverse housing options. Larger developments are expected to have a wide range of sizes:

- Lots with dwellings having attached garages that face the front, side, or rear should have a minimum width of 65 feet and a minimum lot size of 7,150 square feet.*

- *Lots with dwellings having front-facing detached garages should have a minimum width of 50 feet and a minimum lot size of 5,500 square feet.*

The applicant has proposed a subdivision of single-family residential homes only. A variety of lot sizes is achieved as the proposed development transitions south towards Carothers Road.

Modification of Standards Request #1- Lots less than 1 Acre in size.

Section 3.5.10(2)(d)(iii) of the Zoning Ordinance states: *New development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres.*

The current recommendation of Envision Franklin, as stated above, is for a single family residential subdivision with compatible lot sizes. The applicant is proposing lot sizes compatible the existing lots within Franklin East Subdivision and Cross Creek Subdivisions to be located in the area of the proposed subdivision that abuts these existing County subdivisions. The lots then transition smaller to the south to lot sizes compatible with other City subdivisions in the immediate vicinity.

Staff Recommends **Approval** of this Modification of Standards Request.

Modification of Standards Request #2- Cul-De-Sac length greater than 500 Feet.

Section 5.10.8(1)(d) of the Zoning Ordinance states: *Cul-de-sac streets shall not extend for more than 500 feet as measured from the center of the cul-de-sac turn around to the nearest right-of-way boundary of the adjoining street right-of-way intersection.*

The existing property boundaries on the south constrain the roadway layout and design. Two connection points with pavement to the edge of the property are provided with this development. A temporary turnaround is being provided with this development until such a time the properties to the east or west are annexed into the City and connected to this parcel.

Section 5.10.8(1)(e) restricts the number of lots that can be served in a development: *Cul-de-sac or temporary dead end streets shall not serve more than 20 lots in a development.*

The basis of this restriction is a concern for accessibility of the homes in the unlikely event of a fire. City staff drafted a condition of approval on this Development Plan which states:

"Building permits shall only be issued for 20 units until the applicant constructs a secondary access road or emergency access route. Alternatively, the applicant may fully bond the roadway infrastructure along the route that completes the secondary access or emergency access point. The applicant shall submit a phasing plan for development that incorporates this condition of approval.

If more than 20 homes are permitted for any reason and not meeting the condition above, all homes will require the installation and maintenance of an automatic home fire sprinkler system to compensate for the extended travel distance and the single access point. This requirement shall be recorded on the final plat of each phase approved."

This Condition of Approval best addresses the safety concerns staff has identified during the review process.

Staff Recommends **Approval** of this Modification of Standards Request.

Project Considerations

Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

Architecture is not approved at Development Plan stage, but should stay consistent through site plan and permitting stage.

A total of 99 lots have been deemed critical lots due to slope constraints. These lots will be reviewed at building permit and grading stages to determine the appropriate building envelope.

Recommendation

..recommendation

Recommend favorably to the Board of Mayor and Aldermen.

..end

See attached pages for a list of staff recommended conditions of approval.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Addressing

General Issues

10. Street Name

lori.jarosz@franklintn.gov This comment is to remain open until street names have been submitted and approved.

Engineering - PUD Plan Checklist

General Issues

18. D. Statement of Impacts

carlb@franklintn.gov Applicant has partially met this condition by reaching out to Jimmy Wiseman. The specific roadway improvements must be shown in the plans as scaled schematics on maps, to be submitted as a condition of approval for this development. Such schematics shall be submitted for One-Stop review, with approval at that step to allow the development to proceed. Any application for roadway impact fee offset for funding these improvements must be approved by the BOMA prior to site plan approval.
[Edited By Carl Baughman]

23. F. Development Plan

kevin.long@franklintn.gov *The following is an Advisory Comment to be addressed if needed at site plan, but does not hinder the approval of the Development Plan.*

Advisory Comment: Any street stubs (serving more than one lot) at the boundary of the PUD or at section lines shall be designed and constructed in accordance with COF Std. Dwg SD-2, Temporary Cul-de-sac.
[Edited By Kevin Long]

25. ROW Dedication

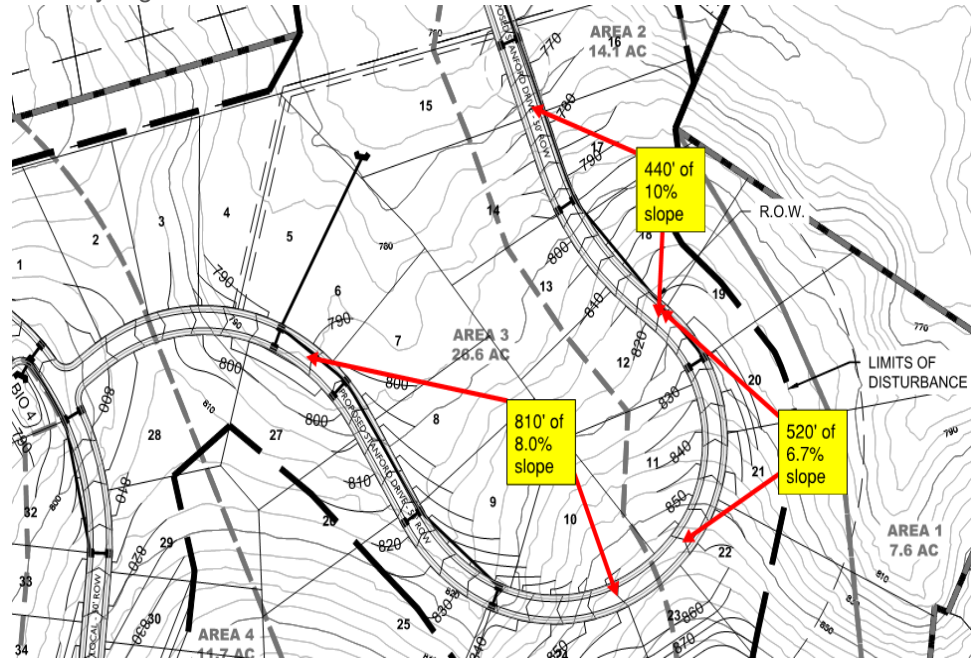
joe.marlo@franklintn.gov Applicant to show a note on Development Plan C2.0 stating "ROW dedication along site frontage with Highway 96 to extend 52.5 feet from the centerline of the roadway."

Applicant to be aware that additional dedication may be required along site frontage with further design refinement at the Site Plan stage.

30. F. Development Plan

kevin.long@franklin.tn.gov The following is an Advisory Comment and reminder to staff to be addressed at the site plan stage. **This comment does not hinder the approval of the Development Plan.**

Advisory Comment: Special consideration will need to be made for the street and drainage design in section 1 due to the length of excessive grades for the proposed roadway alignments.



38. Steep Slopes

joe.marlo@franklin.tn.gov The following is an Advisory Comment, but **does not hinder the approval of the Development Plan.**

Advisory Comment: While grades will be better defined by the field-run topographic survey required at Site Plan stage, GIS data on the Development Plan shows several proposed lots in areas having steep slopes exceeding 14%. The Applicant is to be aware that in the review of Critical Lot plans, the City of Franklin will not waive any City requirements for construction proposed on lots with steep slopes, including 3H:1V maximum site slopes, maximum residential retaining wall heights listed in Zoning Ordinance Table 5-8, 14% maximum driveway slopes with an 8% maximum driveway approach from the street, etc. No development is permitted in areas with natural slopes of 20% or greater.

Planning

General Issues

35. Phasing Plan

josh.king@franklinton.gov

Building permits shall only be issued for 20 units until the applicant constructs a secondary access road or emergency access route. Alternatively, the applicant may fully bond the roadway infrastructure along the route that completes the secondary access or emergency access point. The applicant shall submit a phasing plan for development that incorporates this condition of approval.

If more than 20 homes are permitted for any reason and not meeting the condition above, all homes will require the installation and maintenance of an automatic home fire sprinkler system to compensate for the extended travel distance and the single access point. This requirement shall be recorded on the final plat of each phase approved.

Planning (Landscape)

General Issues

41. Existing tree canopy on existing conditions

jason.arnold@franklinton.gov

On sheets C1.2 & C1.3, the existing canopy is very difficult to read, when compared to the previous submit. Applicant shall improve graphic representation of existing canopy.

October 6, 2021

Mrs. Amy Diaz-Barriga
Current Planning Supervisor
City of Franklin
109 3rd Avenue South
Franklin, TN 37064

RE: Colletta Park, Franklin, TN

Mrs. Diaz-Barriga,

Please consider this email our formal request to extend the current vesting period for the Development Plan at Colletta Park PUD (CoF # 6559) for 1 additional year. This would move the Development Plan's expiration date to December 12, 2023.

Thank you,

A handwritten signature in blue ink, appearing to read 'Sean Cooney', with a stylized flourish at the end.

Sean Cooney
DS Colletta Park Sub, LLC
602.481.4301

CC: Mike Ford
CC: Dan Crunk



File #: 21-02542

DATE: December 10, 2021
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Consideration Of Resolution 2021-167, A Resolution Amending The Refuge Center For Counseling PUD Subdivision To Extend The Vested Rights, For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center. Establishing A Public Hearing On February 8, 2022. FMPC 12/9/21, 8-0

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) and Board of Mayor and Aldermen (BOMA) concerning a vesting extension request for the The Refuge Center For Counseling PUD Subdivision.

BACKGROUND/STAFF COMMENTS:

VESTED PROPERTY RIGHTS INFORMATION

State Law establishes vested property rights. It states that a vested property right is established with the approval of an entitling document (in this case a Development Plan), and during a defined vesting period, the locally adopted development standards which are in effect on the date of approval shall remain the development standards applicable to that property during the vesting period.

The law describes the vesting period as beginning with a three-year time frame during which an applicant must secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation. Should the project meet these three requirements, the vesting period is extended for an additional two years. Within these two years, an applicant must begin construction and maintain any necessary permits. If a project gets to this point, and begins construction on at least one building, the vesting period is extended for a total of 10 years for single-phase projects or 15 years for multi-phase projects. This 10-15 year time period is measured from the original approval date of the entitling document, which in this case is the date the BOMA approved the Development Plan.

THE REQUEST

The request is to extend the vesting period for two years, or until 6/24/2024, to allow the applicant to secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION

The approval process for this site began in February 2019, and it included a request for Annexation, Plan of Services, Zoning, and a Development Plan. The Zoning District requested by the applicant was the General Office (GO) District. The four items were heard by the FMPC on April 25, 2019. Staff recommended approval of the Annexation, Plan Of Services, and Zoning, and recommended approval, with conditions, of the Development Plan. There were many public comments made for these four items, but only two public comments were made on the development plan, both voicing concerns with incompatible development. The FMPC recommended approval of all items, each by a vote of 7-1. The items moved onto BOMA, with the Public Hearing held on June 25, 2019. Again, much public comment was made on the four items, but only four public comments were made on the development plan, all in support of the plan. The BOMA voted to approve the Annexation and Plan of Services by a vote of 7-0, and the BOMA voted to approve the Zoning and Development Plan, with conditions, by a vote of 6-1.

The current development plan conforms to the then-approved General Office (GO) zoning. The plan includes a single office building, parking lot, and formal open space. The building is proposed at 15,200 square feet and two stories. The plan did not require any Modification of Standards. A right-turn lane into the site is proposed along Long Lane, although the associated traffic study did not define any offsite improvements.

CURRENT STATUS

This plan is within the first three-year period and is vested until June 24, 2022. The applicant has not yet submitted a site plan, nor has applied for any permits. During the approval of this project, the extension of sewer was discussed at length. Three options for extending sewer were presented to staff, although final location was to be determined with site plan review. Two options extended sewer from the north, from Ladd Park through properties fronting Long Lane. One option extended sewer from the east, from the Foxglove Farms Subdivision and along Long Lane.

Please note, with the Zoning Ordinance update in 2019, all Planned Unit Developments were assigned a Planned District (PD) Zoning District for simplicity of tracking properties that have associated Development Plans. This site's zoning was changed from GO to PD (O/15,200).

VESTING IMPACTS

If the vesting period is not extended, the project entitlements would cease to exist, stop work orders would be issued, if applicable. A new development would be need to be approved and would be reviewed against the current local development standards.

In review of the plan against the current City regulations, the current plan generally complies. Two components of the plan do not conform to the current Zoning Ordinance. The building orientation does not meet the frontage requirements. Today's regulations would require the building to have a main entry facing Long Lane and would limit parking to the side or rear of the building. Currently parking is mainly on the side of the building but does extend beyond the front façade. Also, the door facing Long Lane would need to be emphasized and provide better pedestrian access if it were to be considered as meeting Ordinance requirements. The vested Ordinance permitted DRT to waive sidewalk requirements along Long Lane. Current Ordinance requirements would require the project to install the sidewalk or request a Modification of Standards. Under current requirements of the Major Thoroughfare Plan, the project would need to dedicate approximately 14 1/2' of R.O.W., which could be accommodated in the current design, although a retaining wall may have to be redesigned.

FINANCIAL IMPACT:

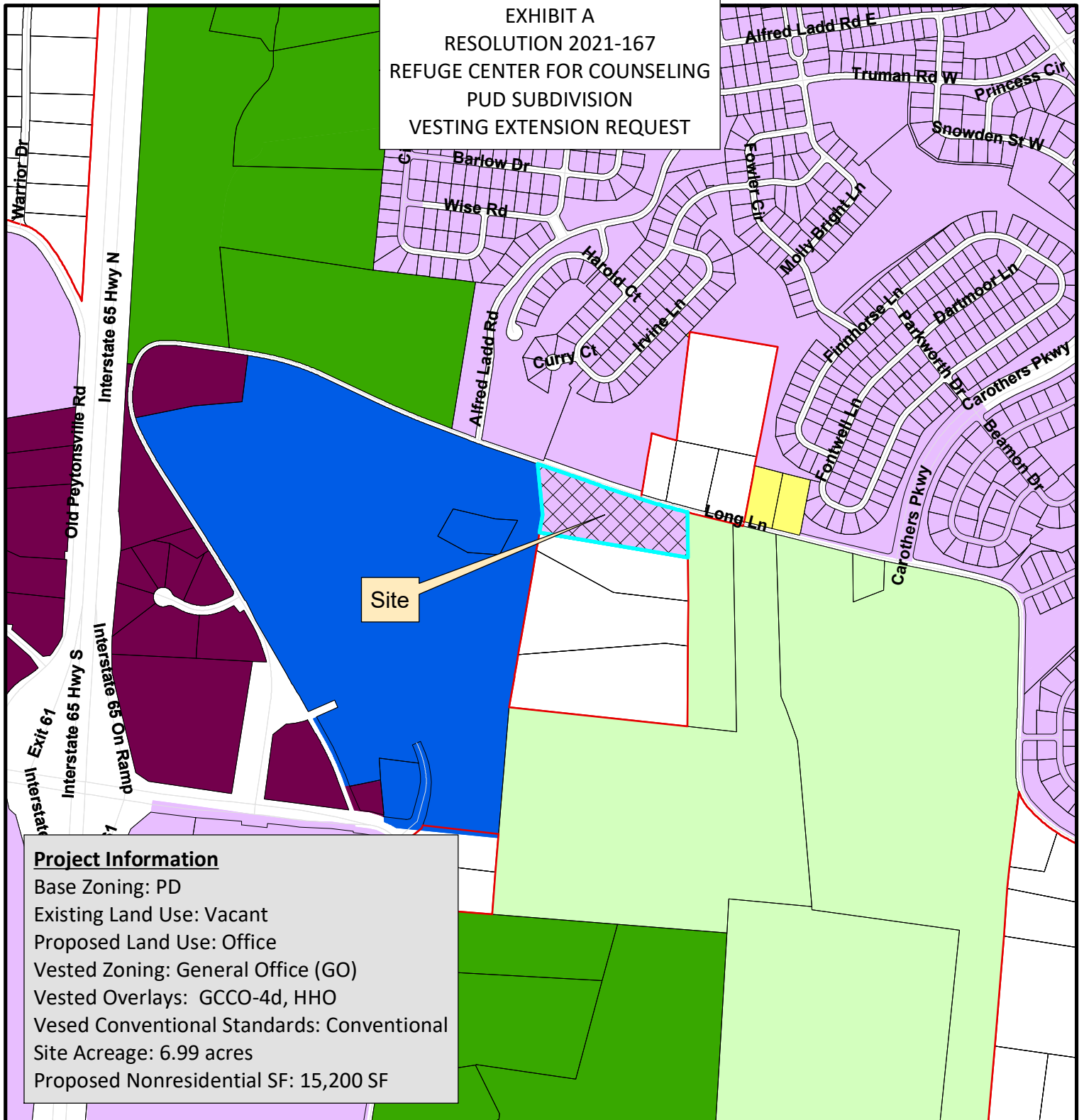
Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2021-167 by a vote of (8-0).

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-167 if it determines that the continuation of vested rights is in the best interest of the community.

EXHIBIT A
RESOLUTION 2021-167
REFUGE CENTER FOR COUNSELING
PUD SUBDIVISION
VESTING EXTENSION REQUEST



Project Information

Base Zoning: PD
Existing Land Use: Vacant
Proposed Land Use: Office
Vested Zoning: General Office (GO)
Vested Overlays: GCCO-4d, HHO
Vested Conventional Standards: Conventional
Site Acreage: 6.99 acres
Proposed Nonresidential SF: 15,200 SF

SITE	CI Civic Institutional District
AG Agricultural District	NC Neighborhood Commercial
ER Estate Residential District	CC Central Commercial District
R1 Residential 1 District	DD Downtown District
R2 Residential 2 District	1ST Avenue District
R3 Residential 3 District	5TH Avenue District
R4 Residential 4 District	RC6 Regional Commerce 6 District
R6 Residential 6 District	RC12 Regional Commerce 12 District
MR Mixed Residential District	GO General Office District
PD Planned District	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District



0 250 500 1,000 1,500 2,000 2,500 3,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2021-167

A RESOLUTION AMENDING THE REFUGE CENTER FOR COUNSELING PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED SOUTH OF LONG LANE AND EAST OF WILLIAMSON COUNTY AGRICULTURAL CENTER.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2019-09; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the Planned Unit Development for the property as part of Resolution 2019-29; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

WHEREAS, Tennessee Code Annotated (T.C.A.) §§ 13-4-310 (d) (1) states that the vesting period applicable to a Development Plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary Development Plan; provided, that the applicant obtains local government approval of a final Development Plan, secures any necessary permits and commences site preparation within the vesting period; and

WHEREAS, the Refuge Center for Counseling PUD vesting period began on June 25, 2019, is set to expire on June 24, 2022, and the applicant has not obtained approval of a final Development Plan, secured any permits, or commenced site preparation; and

WHEREAS, Tennessee Code Annotated (T.C.A.) §§ 13-4-310 (h) states that an amendment to an approved Development Plan by the developer must be approved by the local government to retain the protections of the vested property right, and a vested property right shall not terminate if the local government determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right; and

WHEREAS, the Franklin Zoning Ordinance §§ 2.4.2 (16) states that upon the expiration of a vesting period for a Development Plan, construction may not proceed unless a new Development Plan is approved by the BOMA that meets all development standards in effect at the time of approval for portions of the project not already constructed or under construction or, alternatively, the BOMA may grant an extension of the vesting period if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right; and

WHEREAS, the applicant has requested an extension of the first vesting milestone for two years, or until June 24, 2024, to obtain approval of a final Development Plan, secure any permits, or commenced site preparation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
106---179.04	6.99
Total	6.99

SECTION II. That the attached Location Map (Exhibit A) shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Refuge Center For Counseling PUD Subdivision, as outlined below and through Exhibit B, are as follows:

Entitlements	Refuge Center for Counseling PUD
Base Zone District	General Office (GO)
Character Area Overlay	GCCO-4d
Other Zoning Overlays	HHO
Development Standard	Conventional
Nonresidential Square Footage	15,200 SF
Open Space Requirements	2.45 acres
Number of Phases in Development	1

SECTION IV. That the original vesting period was initiated on June 25, 2019, and was set to expire on June 24, 2022. The initial vesting period is extended for two years until June 24, 2024. The amended Development Plan will now have until June 24, 2024, to obtain approval of a final Development Plan, secure any permits, or commence site preparation.

SECTION V. That should the Development Plan obtain approval of a final Development Plan, secure any permits, or commence site preparation within the extended timeframe listed in Section IV, the amended Development Plan will be granted two years from the extended date listed in Section IV to secure any necessary permits and commence construction.

SECTION VI. That the total vesting period of ten (10) years shall not be extended. If construction commences during the approved timeframe above, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten (10) years from the date of the original approval of the preliminary Development Plan (June 25, 2019) and shall remain at June 22, 2029.

SECTION VII. That the original Development Plan, the exhibits accompanying the original Development Plan, and all conditions and restrictions placed upon the original Development Plan by the

Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION VIII. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage on final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

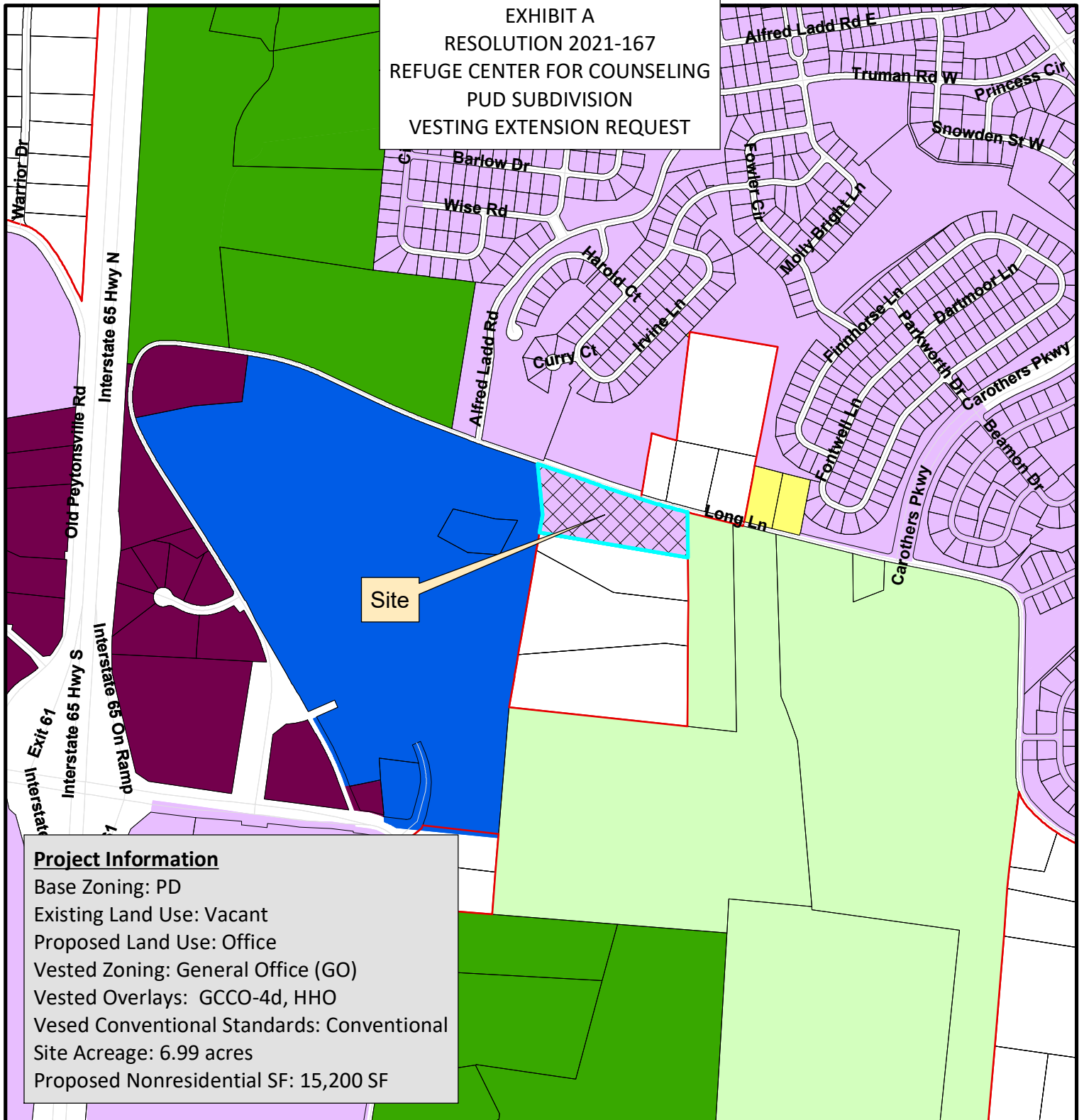
Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PUBLIC HEARING HELD:

EXHIBIT A
RESOLUTION 2021-167
REFUGE CENTER FOR COUNSELING
PUD SUBDIVISION
VESTING EXTENSION REQUEST



Project Information

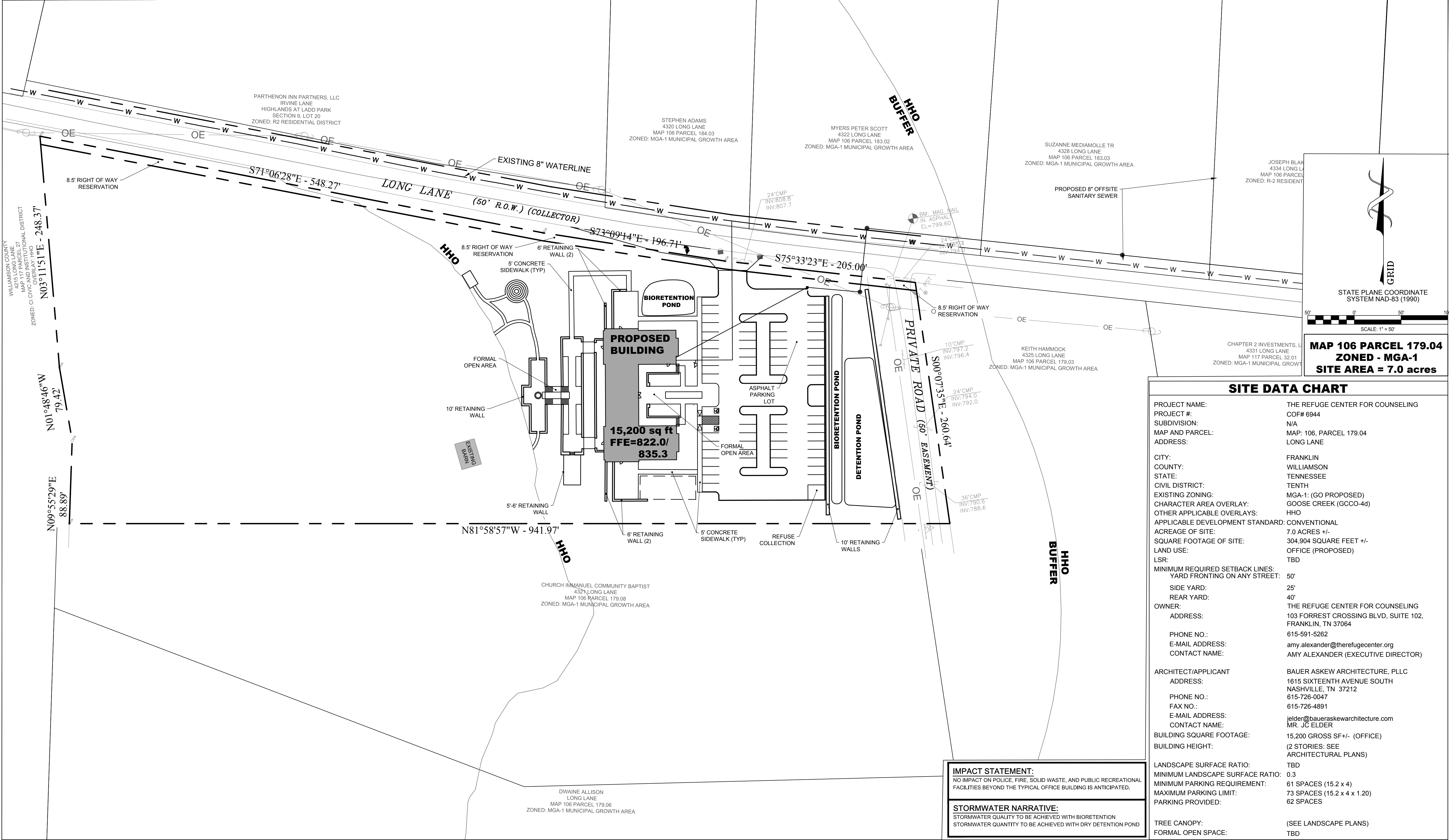
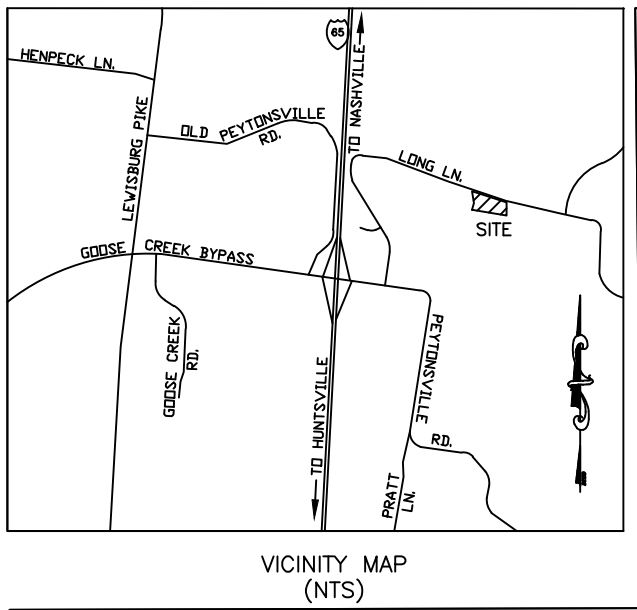
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Vested Overlays: GCCO-4d, HHO
Vested Conventional Standards: Conventional
Site Acreage: 6.99 acres
Proposed Nonresidential SF: 15,200 SF

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R3 Residential 3 District	5TH Avenue District
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PD Planned District	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District



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Feet

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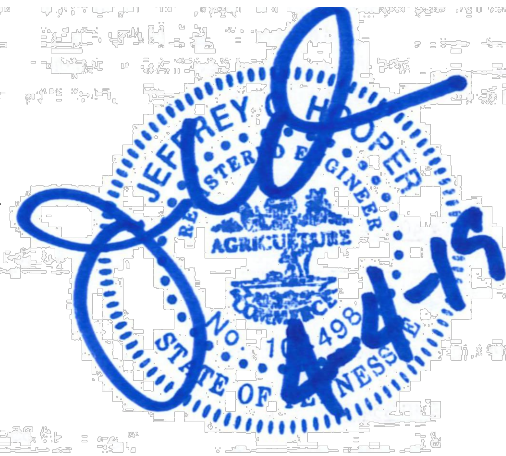


SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1 (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
PHONE NO.:	615-591-5262
E-MAIL ADDRESS:	amy.alexander@therefugecenter.org
CONTACT NAME:	AMY ALEXANDER (EXECUTIVE DIRECTOR)
ARCHITECT/APPLICANT:	BAUER ASKEW ARCHITECTURE, PLLC
ADDRESS:	1615 SIXTEENTH AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.:	615-726-0047
FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF +/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES: SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

BAUER | ASKEW
architecture, pllc

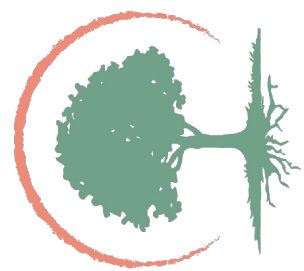
615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south
nashville
tennessee
37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION DATE
PUD RESUBMITTAL 04/04/19

COF# 6944

OVERALL
DEVELOPMENT PLAN

C2.0

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL
www.baueraskewarchitecture.com



Dear Amy Diaz-Barriga, Emily Wright, Aldermen and Mayor Moore,

The Refuge Center for Counseling respectfully requests an extension of the Vesting Rights for Refuge Center PUD. The PUD was approved by the Board of Mayor and Aldermen on June 24, 2018, and per Tennessee Code Annotated 13-4-31, the vesting of the entitlements is set to expire on June 24, 2022. The Refuge Center is requesting an extension of the 1st Development Plan milestone, whereby the property owner/developer must obtain approval of a site plan, obtain approval of a necessary permit, and commence site preparation for a period of three years.

That Refuge Center is requesting an extension of the first vesting period to a 6/24/24 to meet the 1st milestone.

Our reasons for the extension request include:

1. The sewer is required to go to the east through adjacent properties to Ladd Park adjacent to Long Lane. The planning for these adjacent properties has been put on hold while the City prepares a small area plan for Long Lane, Peytonsville Road, and Pratt Lane. The small area plan is anticipated to be completed in the 4th quarter of 2022. At which time, we anticipate that the planning for the adjacent properties would resume, and the exact location of the future sewer main would be determined.
2. The Refuge Center is continuing to raise the funds necessary to begin construction. The construction costs have increased, and the fund raising goal has increased as a result.
3. The need in our community for the Refuge Center for Counseling is greater than ever. Due to the anxiety of covid and the need to address mental health issues, the Refuge Center needs this new facility more than ever.

We appreciate your thoughtful consideration of our request for extension.

Sincerely,
Amy Alexander, LMFT
Executive Director
The Refuge Center for Counseling
615-260-7134
Amy.alexander@therefugecenter.org
www.therefugecenter.org

FOUNDERS

Amy Alexander, LMFT
Jennifer Gillett, LMFT

BOARD MEMBERS

Steve Hackney – President
Director/Business Analysis Center of Excellence, HCA

Bill Parsons, PhD – Vice President
Retired Behavioral Health Administrator

Katie Haseltine – Secretary
Spiritual Director, Haven Direction

Doug Edwards – Treasurer
Chief Administrative Officer, Narus Health

Dr. Thomas H. Cabell, Jr.
Cardiologist/Centennial Stonecrest

J. Edward Campbell
TN Real Estate Broker, Synergy Real Network LLC

Jennifer Gillett, LMFT
Co-Founder/The Refuge Center/Therapist

Chris Hamilton
President, Red Collar Pet Foods

Paul Jeter
Divorce and Family Lawyer, Paul D. Jeter Law Firm, P.C.

Angel May
Vice President Marketing Communication, Nashville Entrepreneur Center

Robin McVey
President, Wesley Financial Group, LLC

Shelley Moeller
President, Harpeth True Value

Milissa Reiersen
City Government Communications Manager, City of Franklin

Kathy Speedy
Finance & Operations, Synchrotron Inc.

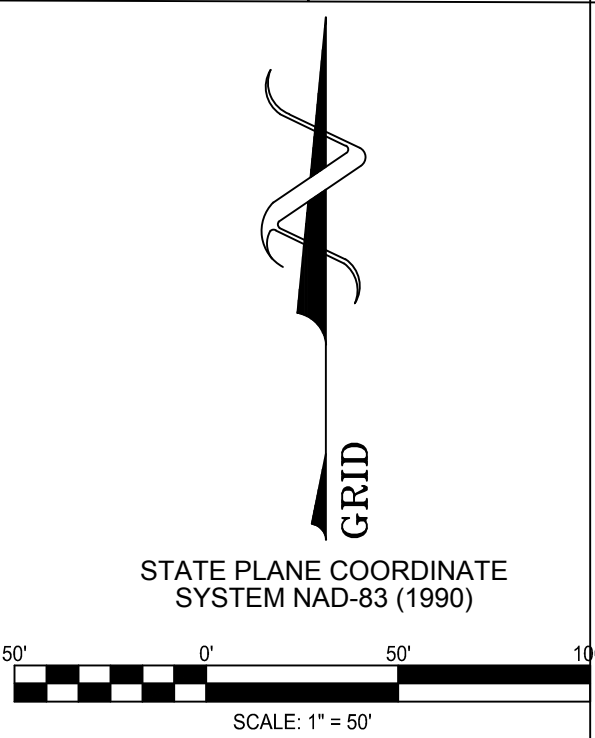
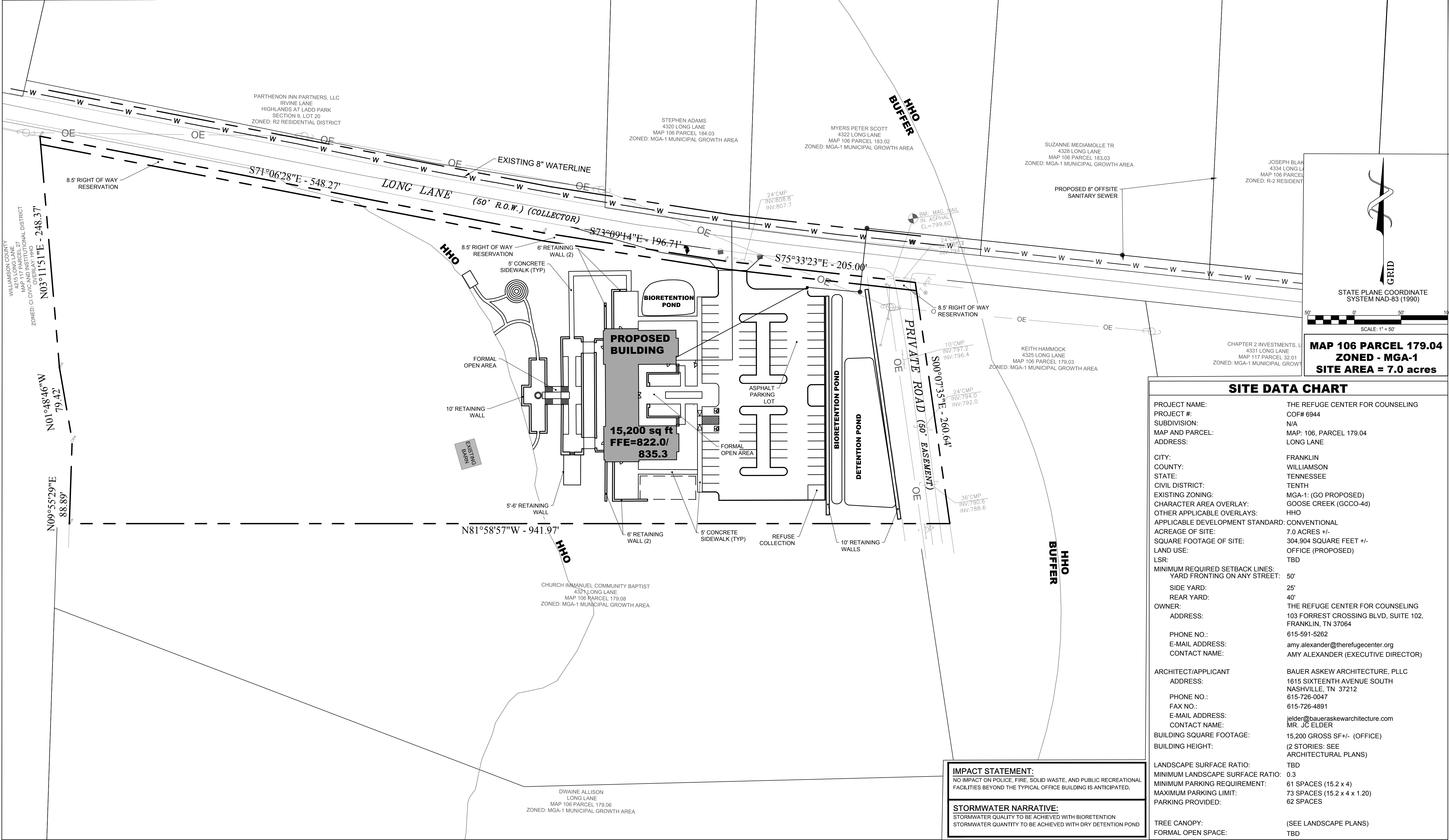
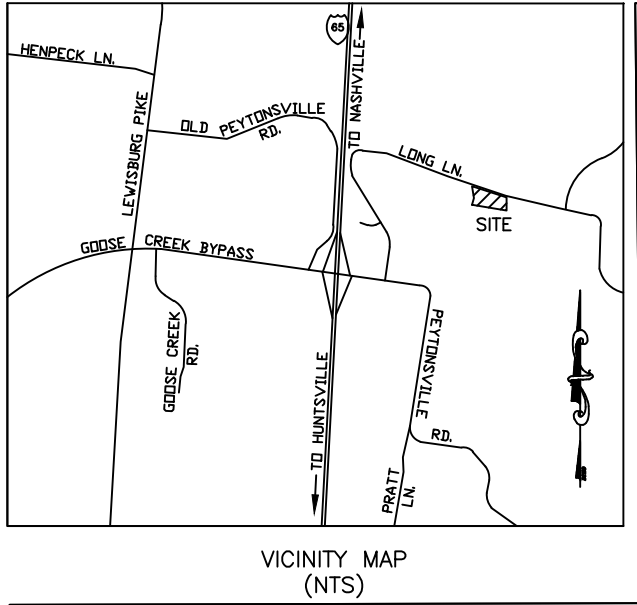
Rob Stokes
VP Information Technology, Narus Health

Doug Swanson
Senior Vice President, Health Trust

Matt Toy
Vice President, University Development at ULoop

David Winningham
Executive Director, Adoration Hospice Foundation

Ben Zobrist
Retired Major League Baseball Player, Community Volunteer



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SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	
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SIDE YARD:	25'
REAR YARD:	40'
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PHONE NO.:	615-591-5262
E-MAIL ADDRESS:	amy.alexander@therefugecenter.org
CONTACT NAME:	AMY ALEXANDER (EXECUTIVE DIRECTOR)
ARCHITECT/APPLICANT:	BAUER ASKEW ARCHITECTURE, PLLC
ADDRESS:	1615 SIXTEENTH AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.:	615-726-0047
FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF +/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES: SEE ARCHITECTURAL PLANS)
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MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

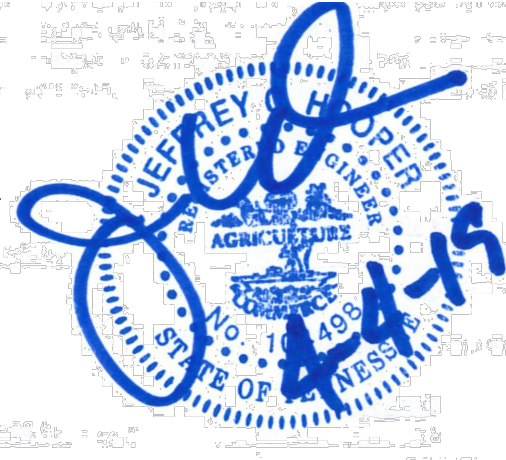
IMPACT STATEMENT:
NO IMPACT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES BEYOND THE TYPICAL OFFICE BUILDING IS ANTICIPATED.

STORMWATER NARRATIVE:
STORMWATER QUALITY TO BE ACHIEVED WITH BIORETENTION
STORMWATER QUANTITY TO BE ACHIEVED WITH DRY DETENTION POND

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THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION DATE
PUD RESUBMITTAL 04/04/19

COF# 6944

OVERALL
DEVELOPMENT PLAN

C2.0

04 APRIL 19
PUD DEVELOPMENT PLAN SUBMITTAL
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Statement of Architectural Intent:

The Architectural Intent for the Refuge Center is to be a physical manifestation of the organization's mission and values, which is to be "a refuge from the storm and a shelter from the rain." The building itself is a 15,200 square foot 2-story lodge-like facility that is in keeping with the scale and design of single-family residential present along Long Lane. The intent for the project is to function as a transitional element from higher density development along the I-65 corridor and the existing Williamson County Agricultural Exposition Center on the West to low density development and single-family residential to the East and North.

Utilizing the natural topography of the land, the building will be nestled into the hillside around an entry courtyard to the East facing the parking area. The building will present as two-story from the Eastern approach and one-story from the Western approach due to the existing topography. A covered back porch to the West will take advantage of views to the HHO Conservation Overlay area. Views of the project will be obscured from neighboring properties by landscape buffers (i.e. berms, vegetation, existing tree line, etc.).

The site will include a number of outdoor amenities that are critical the Refuge Center's vision for the property, including walking trails, a prayer labyrinth, an open-air prayer chapel, picnic pavilion, water feature, fire pit, outdoor play structure, celebration and memorial gardens, as well as multiple informal contemplation spaces. Parking spaces are anticipated to be kept to the minimum required, broken into smaller parking 'trays' by landscaping, bioswales, etc.

The building will utilize a stone base along the perimeter of the building. Residential-type vertical board and batten siding will be used for a majority of the exterior walls with aluminum-clad wood windows to further articulate the residential and human scale for the project. The collection of gabled roof forms will be standing seam metal and are intended to break down the scale of the building into residential proportions.

Description of Design Concepts and Design Standards:

The project will be in compliance with the Regional Commerce Design Concept and the Goose Creek Character Overlay District. This is primarily achieved by the residential scale and aesthetic of the project and it's unique position as a transitional element between commercial and residential densities. The intended use as Professional Office is in compliance with the proposed Design Concepts and Standards. The building is sited to utilize natural topography and respond to the context of the surrounding natural environment, which also demonstrates compliance with the standards identified.

Preliminary Codes Analysis:

I. APPLICABLE CODES AND REGULATIONS Local (City of Franklin)

International Building Code (IBC)	2018
International Fuel Gas Code (IFGC)	2018
International Mechanical Code (IMC)	2018
International Plumbing Code (IPC)	2018
International Property Maintenance Code (IPMC)	2018
International Fire Code (IFC)	2018
International Energy Conservation Code (IECC)	2018
International Existing Building Code (IEBC)	2018
NFPA 101 Life Safety Code	2018
National Electric Code	2017
ICC A117.1 Access. and Useable Bldg and Facilities	2017

II. OCCUPANCY CLASSIFICATION

Project Type:	New Construction
Occupancy Type:	Business (B)

III. CONSTRUCTION TYPE

Construction Type:	VB (Protected)
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IV. AREA + HEIGHT CALCULATIONS

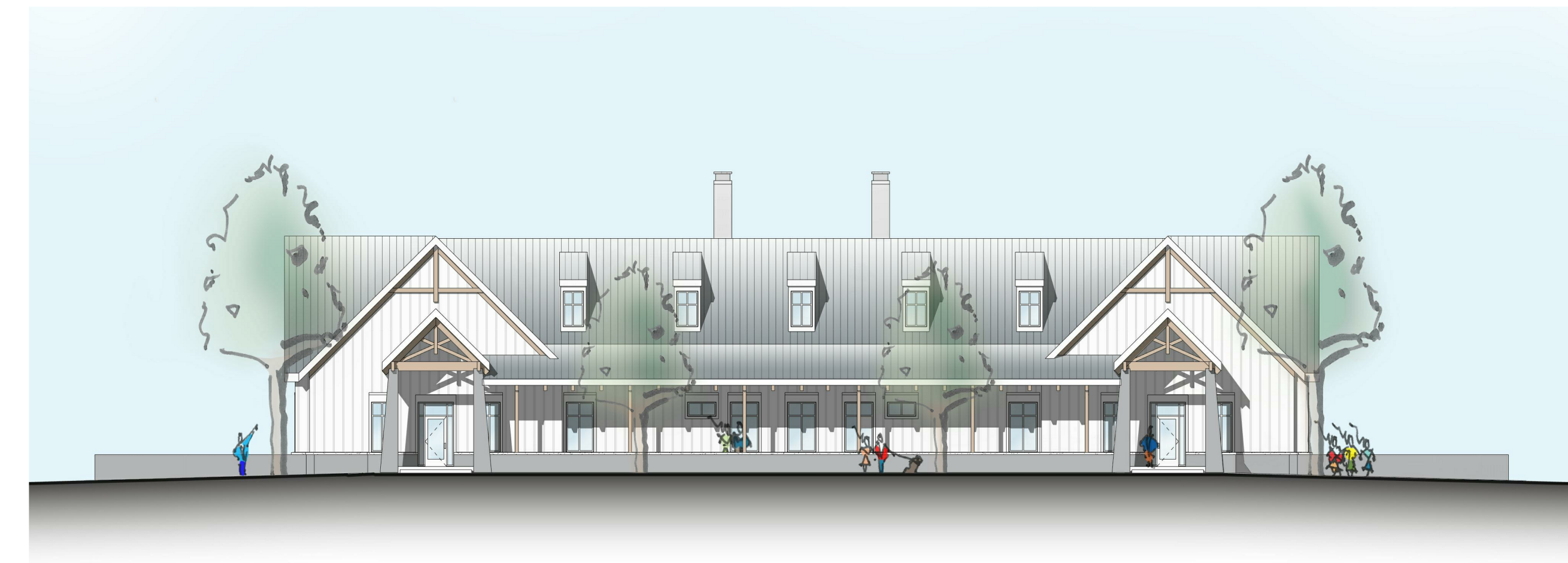
Maximum Allowable Height:	40 feet + 20 feet (Protected)
Actual Height:	38' - 6"
Maximum Allowable Stories:	2 + 1 (Protected)
Actual Stories:	2
Allowable Building Area per Floor:	9,000 sf
Actual Maximum Area per floor:	7,700 sf



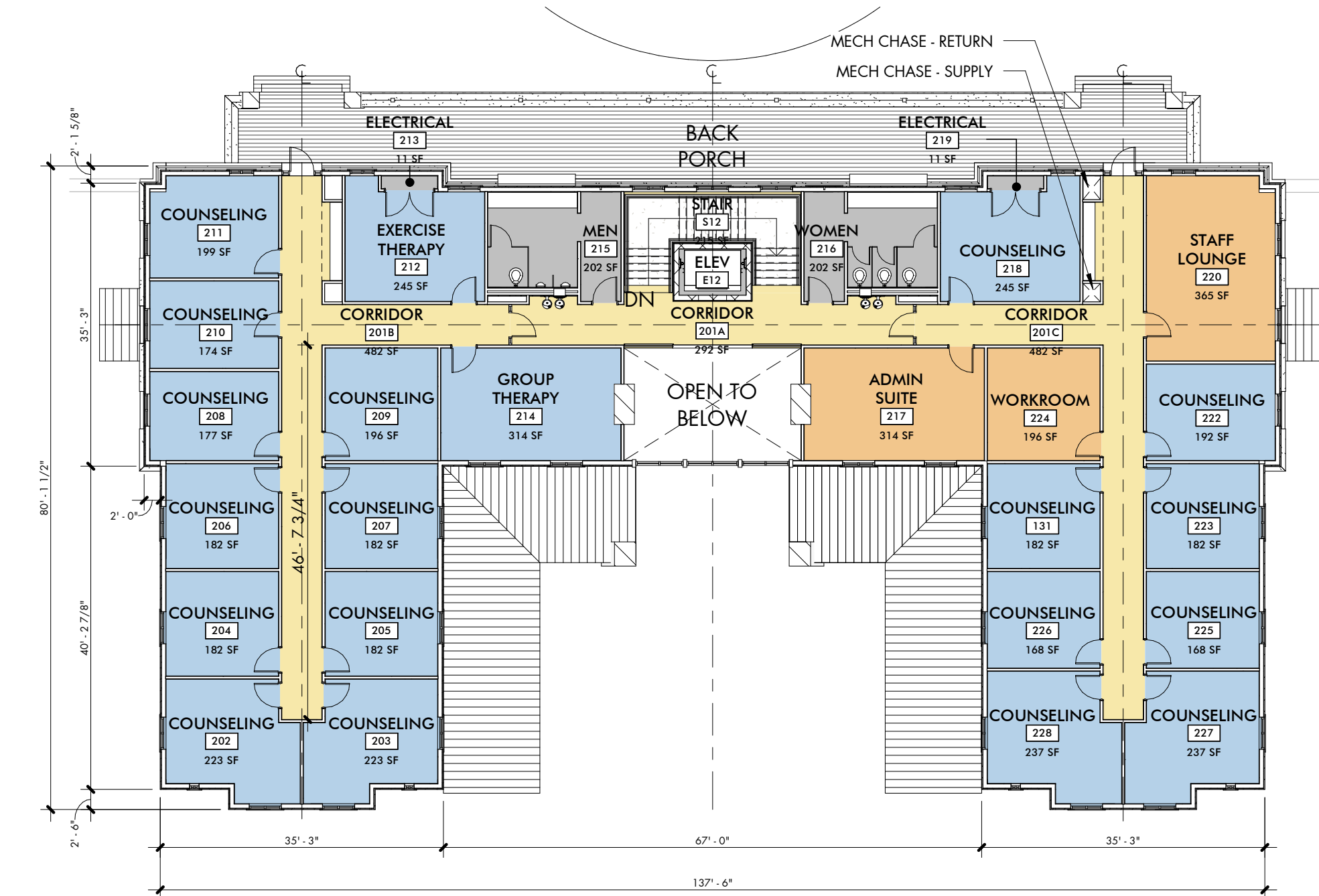
01 FLOOR PLAN
LEVEL 01



03 BUILDING ELEVATION
EAST ENTRY



05 BUILDING ELEVATION
WEST HILLSIDE



02 FLOOR PLAN
LEVEL 02



04 BUILDING ELEVATION
NORTH



06 BUILDING ELEVATION
SOUTH

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The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION DATE

CONCEPTUAL
FLOOR PLANS +
ELEVATIONS

A1.0

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL

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Page 145 of 307

THE REFUGE CENTER FOR COUNSELING

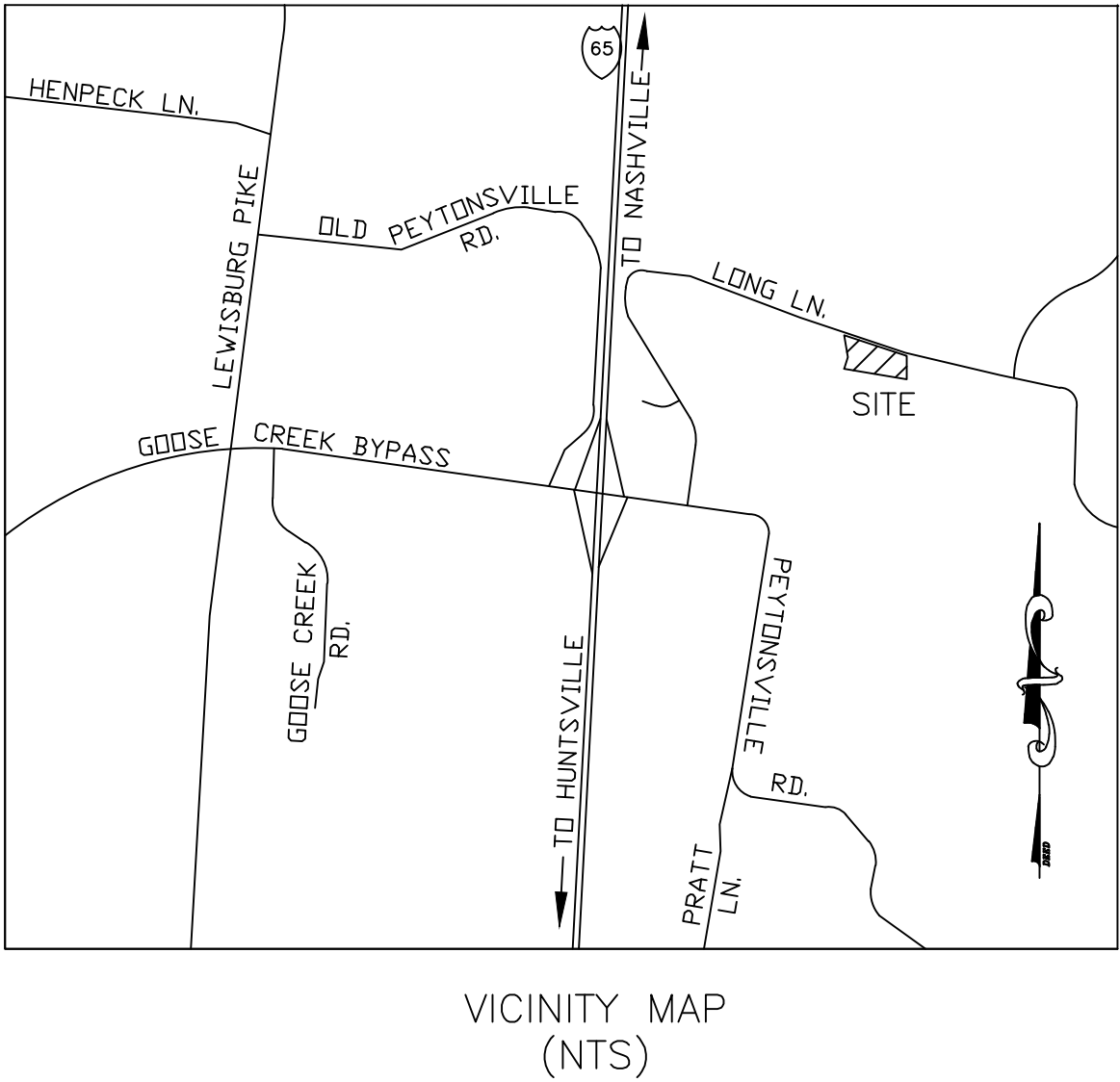
MAP 106, PARCEL 179.04

LONG LANE

WILLIAMSON COUNTY, TENNESSEE

SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1; (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
PHONE NO.:	615-591-5262
E-MAIL ADDRESS:	amy.alexander@therefugecenter.org
CONTACT NAME:	AMY ALEXANDER (EXECUTIVE DIRECTOR)
ARCHITECT/APPLICANT	BAUER ASKEW ARCHITECTURE, PLLC
ADDRESS:	1615 SIXTEENTH AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.:	615-726-0047
FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF+/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES; SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

Sheet List Table	
Sheet Number	Sheet Title
C0.0	Cover Sheet
C1.0	Overall Existing Conditions Plan
C1.1	Tree Protection Plan
C2.0	Overall Development Plan
C3.0	Overall Grading and Drainage Plan
C3.1	Enlarged Grading and Drainage Plan
C4.0	Overall ROW and Access Plan
C5.0	Overall Utility Plan
EP1.0	Site Photometric Plan
EP2.0	Site Photometric Cutsheets
A1.0	Conceptual Floor Plans + Elevations
A1.1	Plan Features
EX1.0	Autoturn Exhibit: Fire
EX1.1	Autoturn Exhibit: Refuse



OWNER

THE REFUGE CENTER FOR COUNSELING
103 FORREST CROSSING BLVD, SUITE 102
FRANKLIN, TN 37064
PHONE: 615-591-5262
CONTACT: MS. AMY ALEXANDER
EMAIL ADDRESS: amy.alexander@therefugecenter.org

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NASHVILLE, TENNESSEE 37212
PHONE: 615-726-0047
CONTACT: MR. JC ELDER, LEED AP BD+C
EMAIL ADDRESS: jelder@baueraskewarchitecture.com

CIVIL ENGINEER

BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
PHONE: 615-356-9911
FAX: 615-352-6737
CONTACT: MR. SETH SPARKMAN
E-MAIL ADDRESS: ssparkman@bargecauthen.com

LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
PHONE: 615-975-5765
CONTACT: MR. GREG GAMBLE
EMAIL ADDRESS: greg.gamble@gdc-tn.com

MPE

I.C.THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
PHONE: 615-346-3400
CONTACT: MR. KIRK JENNINGS
EMAIL ADDRESS: kjennings@icthomasson.com

CITY OF FRANKLIN, TENNESSEE

April 04, 2019

PUD Development Plan Resubmittal

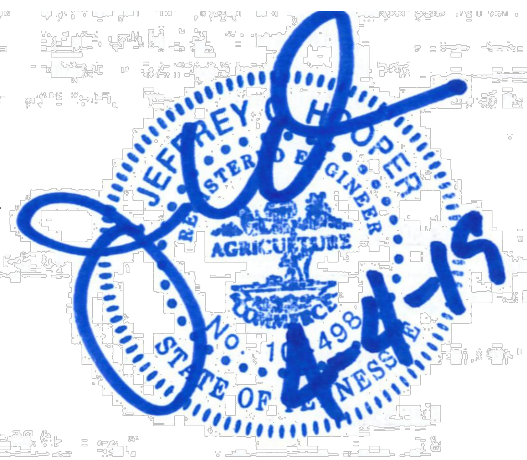
MAP 106 PARCEL 179.04
ZONED - MGA-1
SITE AREA = 7.0 acres



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THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

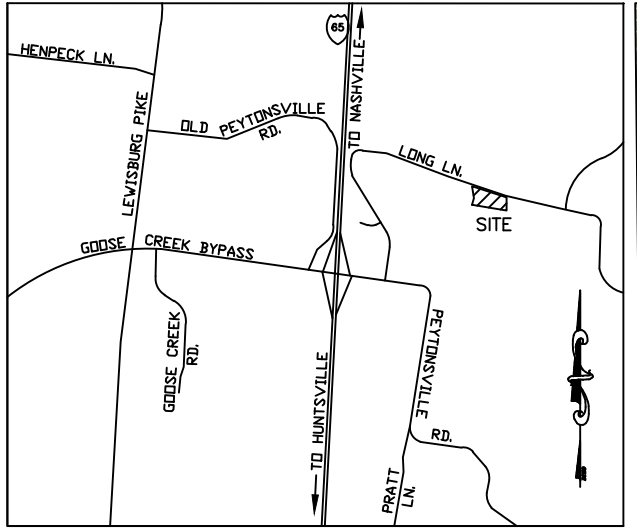
REVISION DATE
PUD RESUBMITTAL 04/04/19

COF# 6944

COVER SHEET

C0.0

04 APRIL 19
PUD DEVELOPMENT PLAN SUBMITTAL
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VICINITY MAP (NTS)



SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1; (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	YARD FRONTING ON ANY STREET: 50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
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FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF +/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES: SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

STORMWATER NARRATIVE:
THE EXISTING SITE IS 7.0 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR A SMALL BARN/OUTBUILDING. THE PROPERTY IS BOUNDED ON THE NORTH BY LONG LANE, ON THE SOUTH BY PRIVATE ROAD, ON THE EAST BY WOODED LAND AND ON THE WEST BY A PRIVATE DRIVE. THE PROPERTY DRAINS TO THE EAST/NORTHEAST OVER SLOPES RANGING FROM 2% TO 20%. HYDROLOGIC SOILS TYPES ARE A, B, AND C.

SLOPES 14% TO 19% -

SLOPES 20% AND GREATER -

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

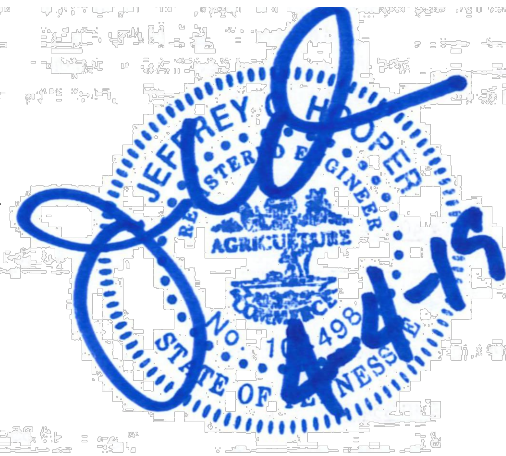
SCALE: 1" = 50'

MAP 106 PARCEL 179.04
ZONED - MGA-1
SITE AREA = 7.0 acres

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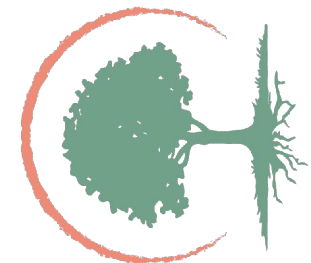
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THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

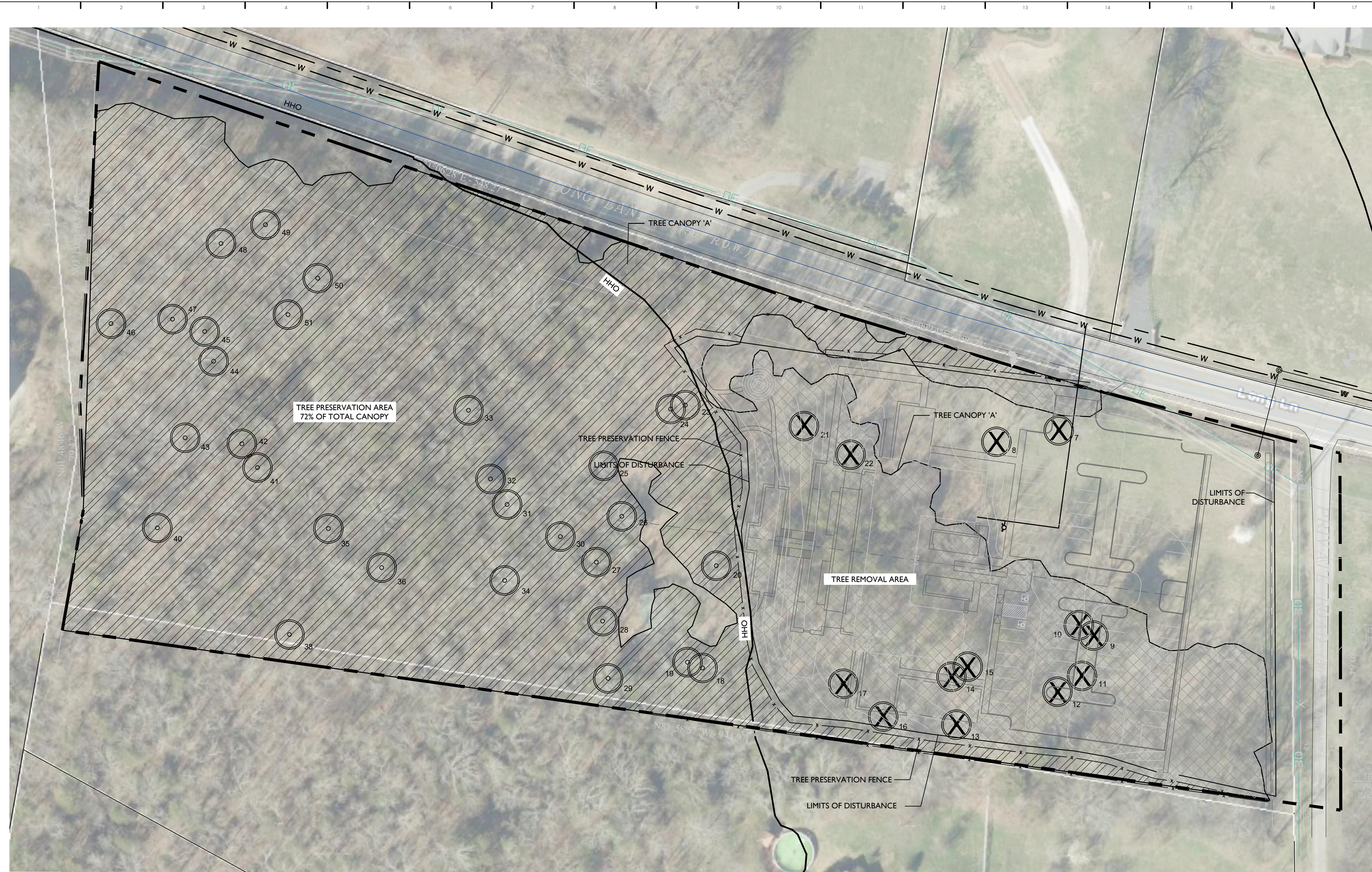
REVISION DATE
PUD RESUBMITTAL 04/04/19

COF# 6944

OVERALL EXISTING
CONDITIONS PLAN

C1.0

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PUD DEVELOPMENT PLAN SUBMITTAL
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- KEY:
- SPECIMEN TREE
 - TREE REMOVAL AREA
 - TREE PRESERVATION AREA

SPECIMEN TREES

NUMBER	TYPE	SIZE	STATUS	NUMBER	TYPE	SIZE	STATUS
7	LOCUST	24	REMOVED	31	OAK	24	Retained
8	MAPLE	24	REMOVED	32	ASH	32	Retained
9	MAPLE	25	REMOVED	33	ASH	28	Retained
10	MAPLE	26	REMOVED	34	OAK	26	Retained
11	LOCUST	32	REMOVED	35	OAK	36	Retained
12	OAK	26	REMOVED	36	ASH	26	Retained
13	OAK	24	REMOVED	37	ASH	24	Retained
14	LOCUST	24	REMOVED	38	ASH	24	Retained
15	OAK	32	REMOVED	39	OAK	26	Retained
16	OAK	48	REMOVED	40	OAK	24	Retained
17	LOCUST	30	REMOVED	41	ASH	25	Retained
18	OAK	26	Retained	42	OAK	24	Retained
19	ASH	24	Retained	43	OAK	28	Retained
20	ASH	26	Retained	44	ASH	24	Retained
21	OAK	36	REMOVED	45	ASH	24	Retained
22	OAK	40	REMOVED	46	ASH	24	Retained
23	ASH	24	Retained	47	ASH	24	Retained
24	ASH	24	Retained	48	OAK	24	Retained
25	ASH	24	Retained	49	OAK	24	Retained
26	OAK	26	Retained	50	OAK	24	Retained
27	OAK	30	Retained	51	OAK	24	Retained
28	OAK	24	Retained				
29	OAK	30	Retained				
30	ASH	30	Retained				

TOTAL SPECIMEN INCHES REMOVED: 391"
TOTAL HEALTHY INCHES REMOVED: 391"
REPLACEMENT REQUIRED: 782"

TREE CANOPY RETENTION

TREE CANOPY	EXISTING	REMOVED	RETAINED
A	239,131 SF	66,372 SF	172,759 SF
ACRES	5.49 AC	1.52 AC	3.97 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 239,131 SF
239,131 SF/304,904 SF = 78% OF TOTAL SITE

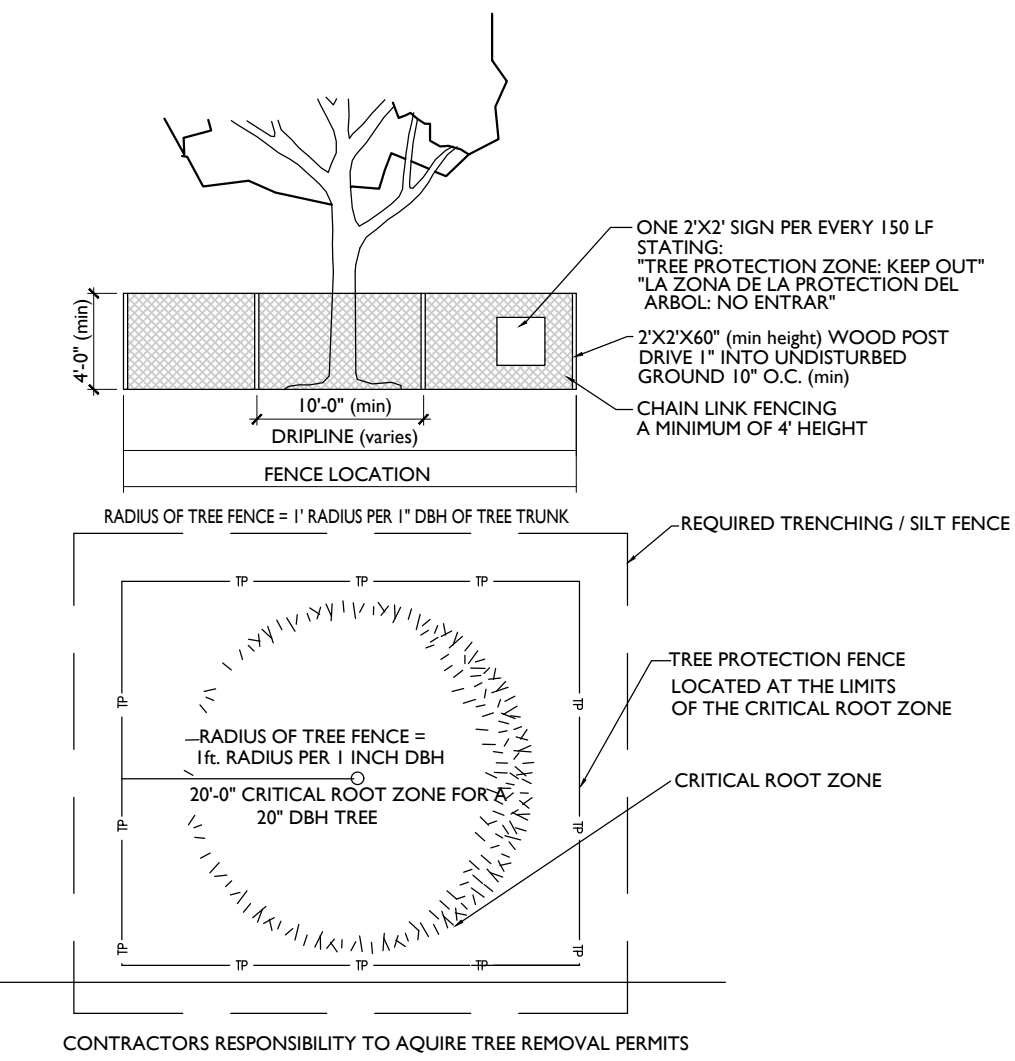
REQUIRED CANOPY PRESERVATION = 18% OF TOTAL CANOPY
239,131 SF * 18% = 43,044 SF (0.99 AC)

PROVIDED CANOPY PRESERVED =
172,759 SF (72%) OF TOTAL EXISTING CANOPY

SITE DATA:

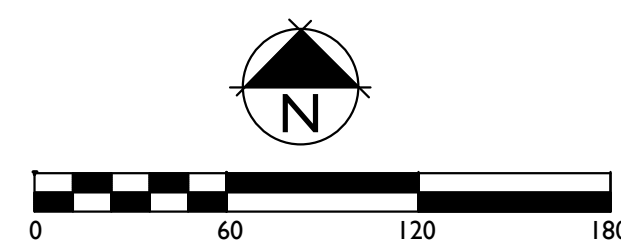
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT NUMBER:	6844
SUBDIVISION:	N/A
SITE ACREAGE:	7.00 AC
ZONING:	MGA-1
PROPOSED ZONING:	GO (PUD)
APPLICABLE OVERLAYS:	GCCO-4D
OTHER APPLICABLE OVERLAYS:	HHO
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LSR:	30%, 2.1 AC
PROVIDED LSR:	83%, 5.83 AC
ORIGINAL CANOPY COVER:	239,131 SF, 78% OF TOTAL SITE
PRESERVED CANOPY COVER:	172,759 SF
SPECIMEN TREE REMOVAL:	391"

TREE PROTECTION FENCING DETAIL



TREE PROTECTION NOTES:

- The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
- The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
- Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
- The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.
- Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

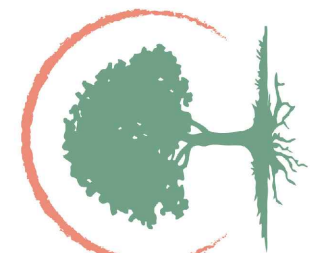
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6844
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F 7 2 6 4 8 9 1
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avenue south
nashville
tennessee
37212



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The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

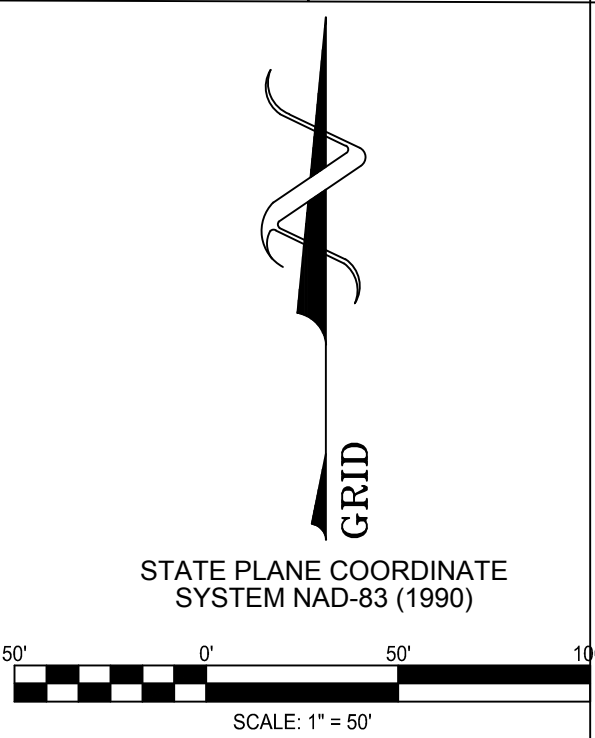
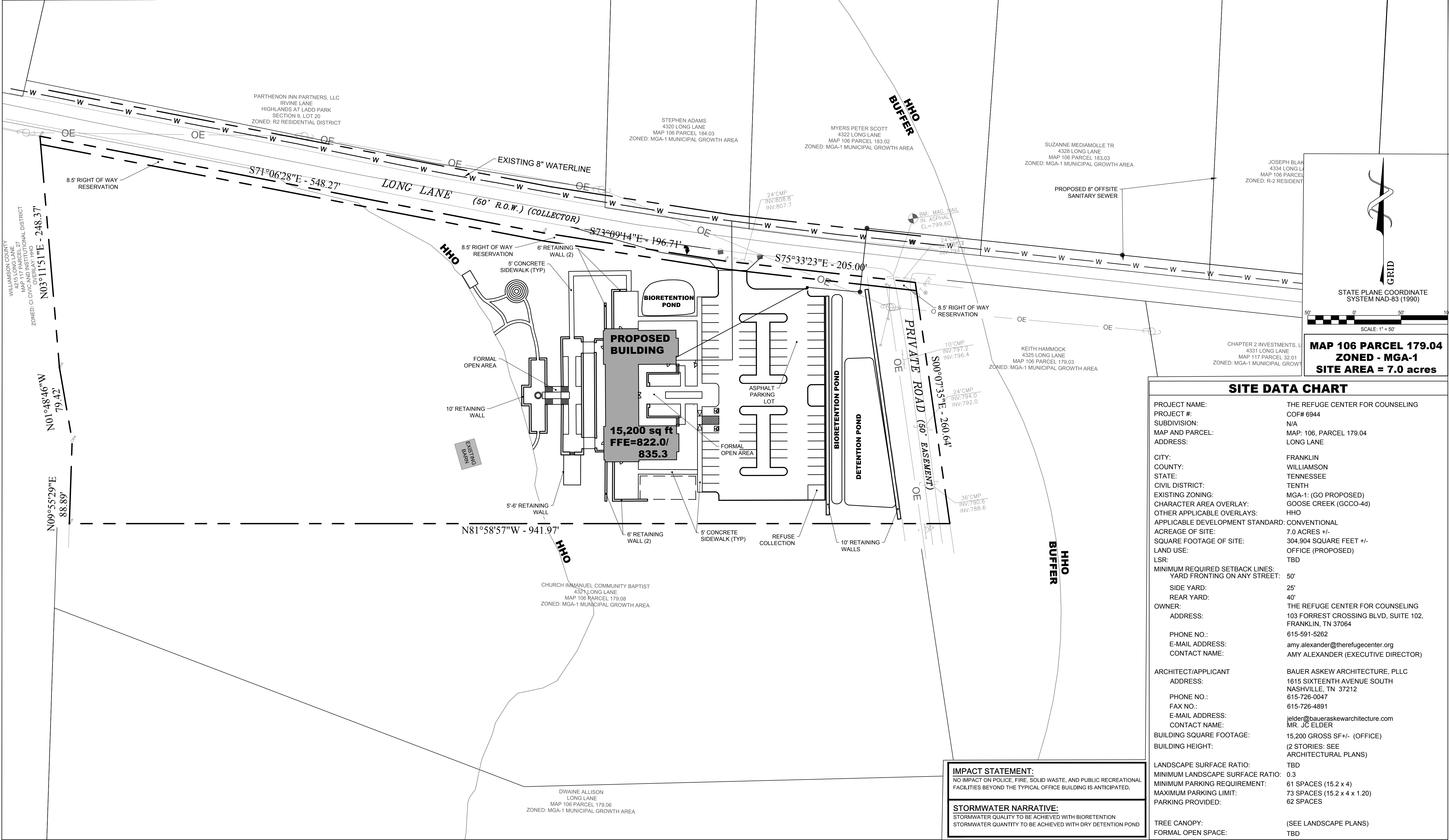
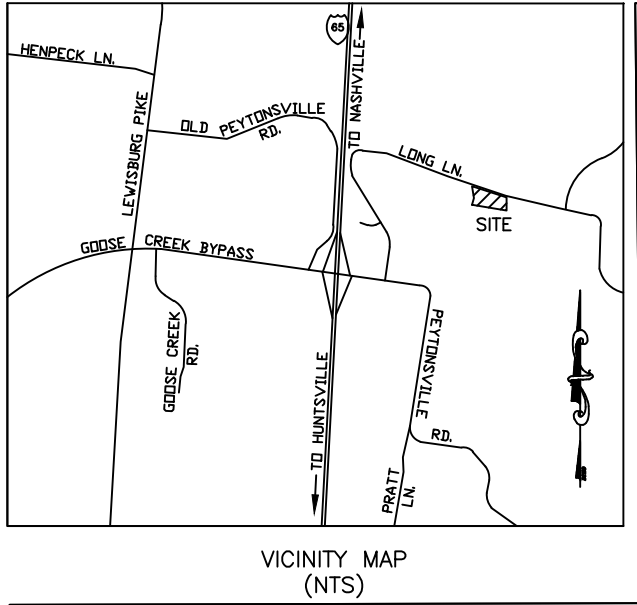
REVISION DATE

TREE PROTECTION
PLAN

C1.10

11 MARCH 19
INITIAL SUBMITTAL

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SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1 (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	50'
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REAR YARD:	40'
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CONTACT NAME:	AMY ALEXANDER (EXECUTIVE DIRECTOR)
ARCHITECT/APPLICANT:	BAUER ASKEW ARCHITECTURE, PLLC
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PHONE NO.:	615-726-0047
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E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF +/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES: SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
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MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
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TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

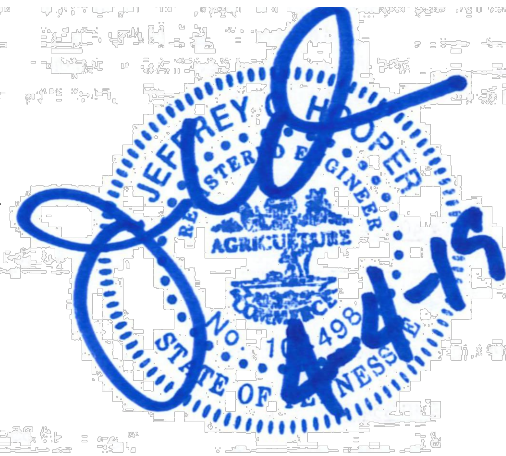
IMPACT STATEMENT:
NO IMPACT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES BEYOND THE TYPICAL OFFICE BUILDING IS ANTICIPATED.

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STORMWATER QUALITY TO BE ACHIEVED WITH BIORETENTION
STORMWATER QUANTITY TO BE ACHIEVED WITH DRY DETENTION POND

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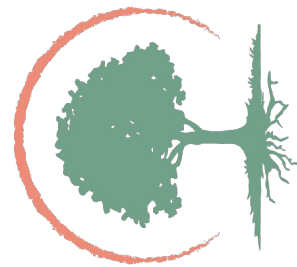
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The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION DATE
PUD RESUBMITTAL 04/04/19

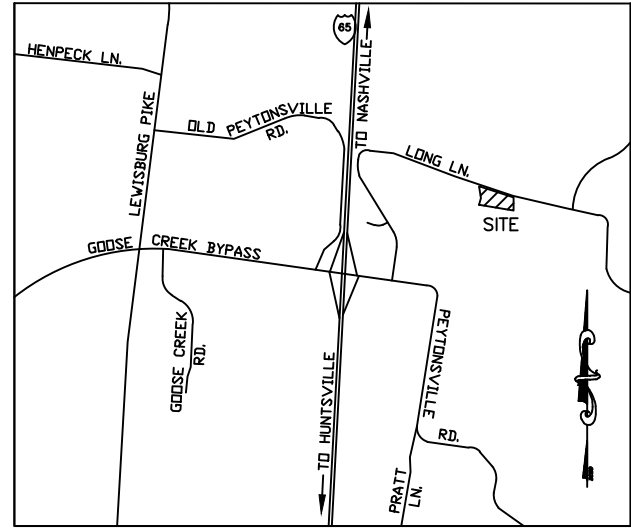
COF# 6944

OVERALL
DEVELOPMENT PLAN

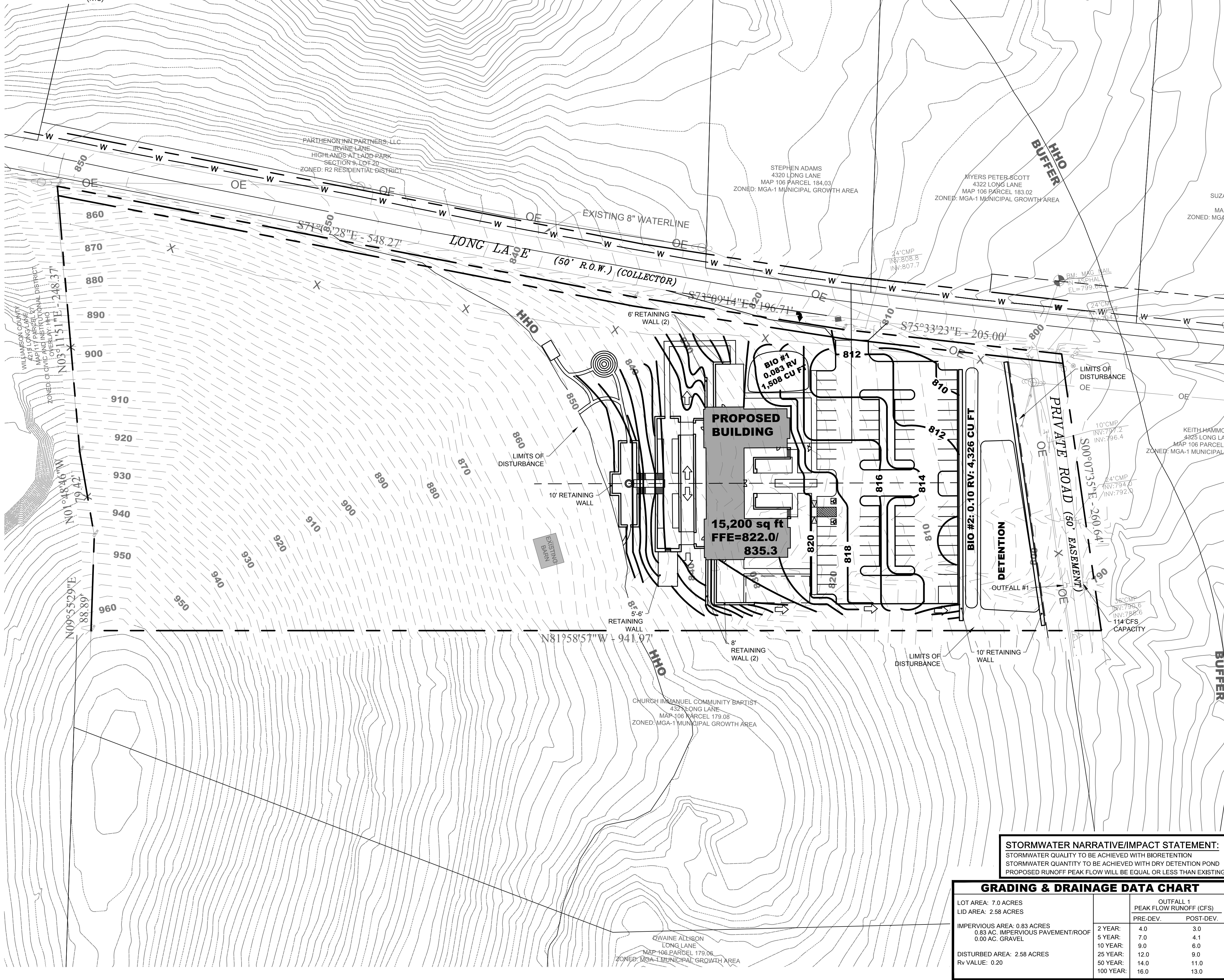
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04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL
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VICINITY MAP (NTS)



CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF IMPERVIOUS AREA OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TEST SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE THE FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS ROADWAY SUB-GRADE, BASE STONE AND BINDER AND SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREET AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
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2. REGARDLESS OF DEPTH, TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED ONSITE, AND PROPERLY STABILIZED AND PROTECTED. TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCH.
3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS COMPLETED.
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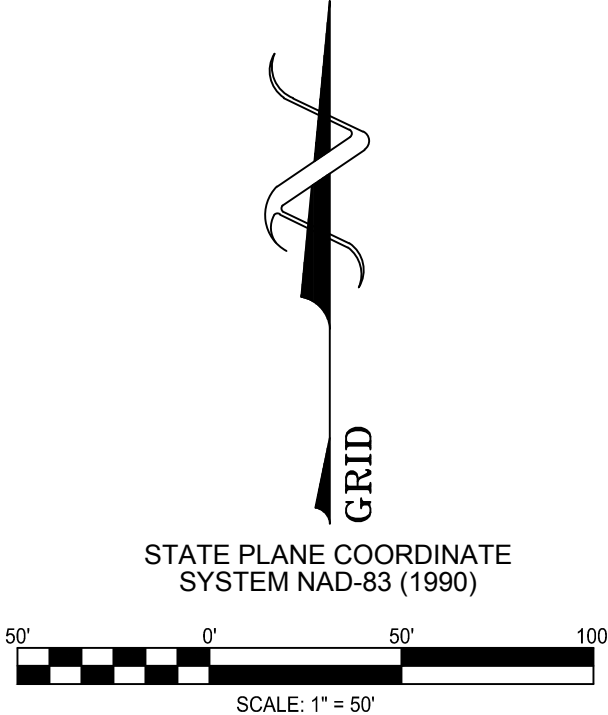
FEDERAL COMPLIANCE NOTE:
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <http://www.ada.gov/> U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

FEMA DATA FOR PROJECT LOCATION:
FEMA FLOOD ZONE: N/A
FEMA MAP PANEL NUMBER: 47187C00355F
FEMA MAP EFFECTIVE DATE: SEPTEMBER 29, 2006
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = N/A
DATUM = NAVD 1988

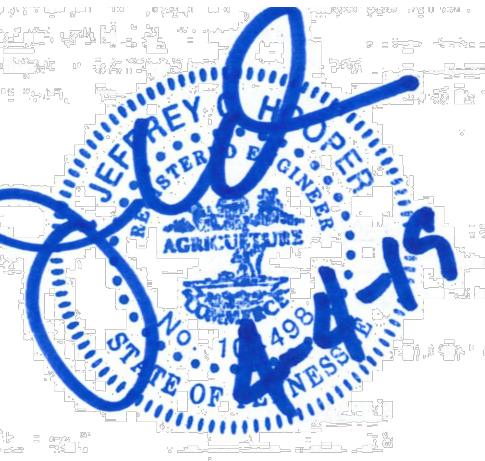
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STORMWATER NARRATIVE/IMPACT STATEMENT:
STORMWATER QUALITY TO BE ACHIEVED WITH BIORETENTION
STORMWATER QUANTITY TO BE ACHIEVED WITH DRY DETENTION POND
PROPOSED RUNOFF PEAK FLOW WILL BE EQUAL OR LESS THAN EXISTING

GRADING & DRAINAGE DATA CHART			
LOT AREA: 7.0 ACRES LID AREA: 2.58 ACRES		OUTFALL 1 PEAK FLOW RUNOFF (CFS)	
		PRE-DEV.	POST-DEV.
IMPERVIOUS AREA: 0.83 ACRES 0.83 AC. IMPERVIOUS PAVEMENT/ROOF 0.00 AC. GRAVEL	2 YEAR:	4.0	3.0
	5 YEAR:	7.0	4.1
	10 YEAR:	9.0	6.0
	25 YEAR:	12.0	9.0
	50 YEAR:	14.0	11.0
DISTURBED AREA: 2.58 ACRES Rv VALUE: 0.20	100 YEAR:	16.0	13.0



BAUER | ASKEW
architecture, pllc
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772.610.047
F772.614.891
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1615
sixteenth
avenue south
nashville
tennessee
37212

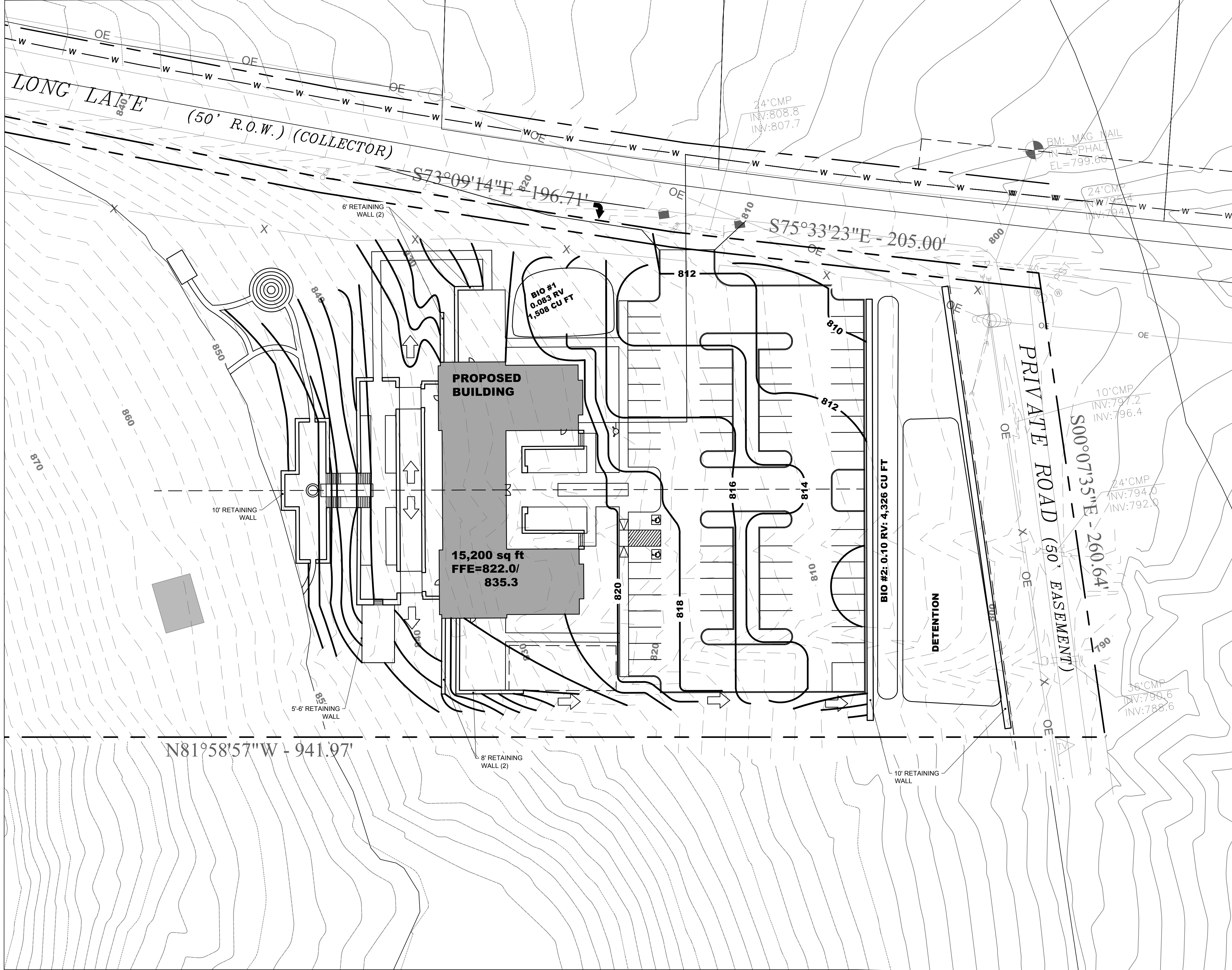
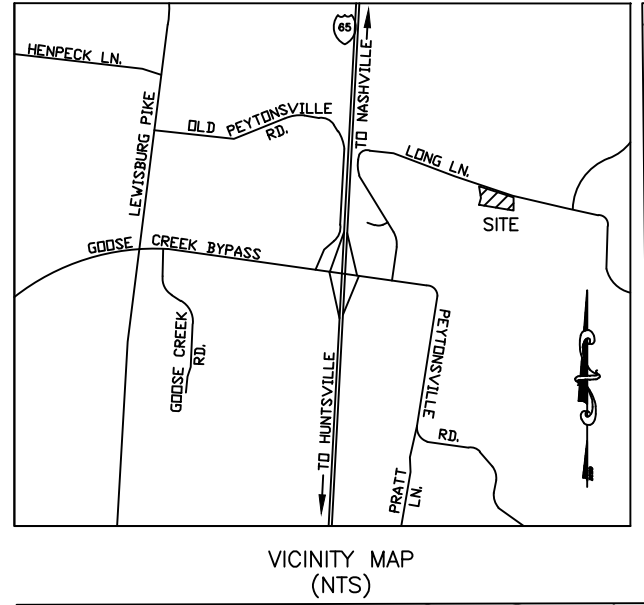


16005

The Refuge Center
FOR COUNSELING

THE REFUGE CENTER
FOR COUNSELING
LONG LANE
FRANKLIN, TN
REVISION PUD RESUBMITTAL DATE 04/04/19

COF# 6944
OVERALL GRADING AND
DRAINAGE PLAN
C3.0
04 APRIL 19
PUD DEVELOPMENT PLAN SUBMITTAL
www.baueraskewarchitecture.com



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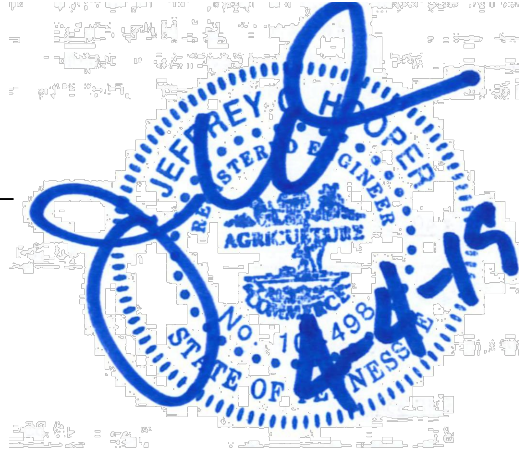


STATE PLANE COORDINATE SYSTEM NAD-83 (1980)
SCALE: 1" = 30'

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architecture, pllc

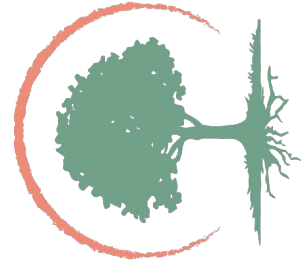
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F 726.4891
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nashville
tennessee
37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION DATE
PUD RESUBMITTAL 04/04/19

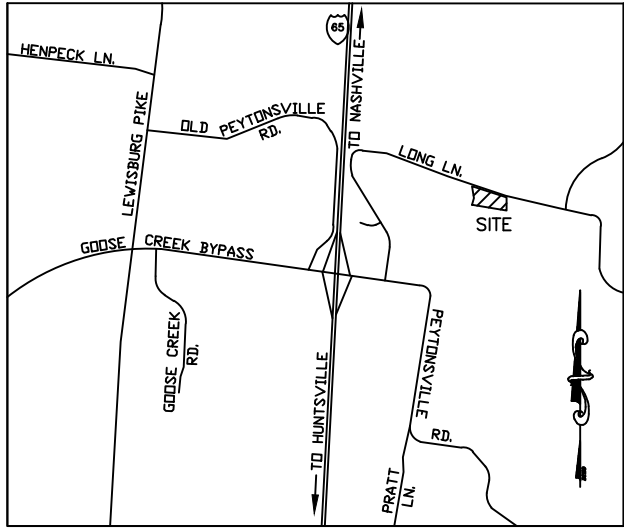
COF# 6944

ENLARGED GRADING
AND DRAINAGE PLAN

C3.1

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL
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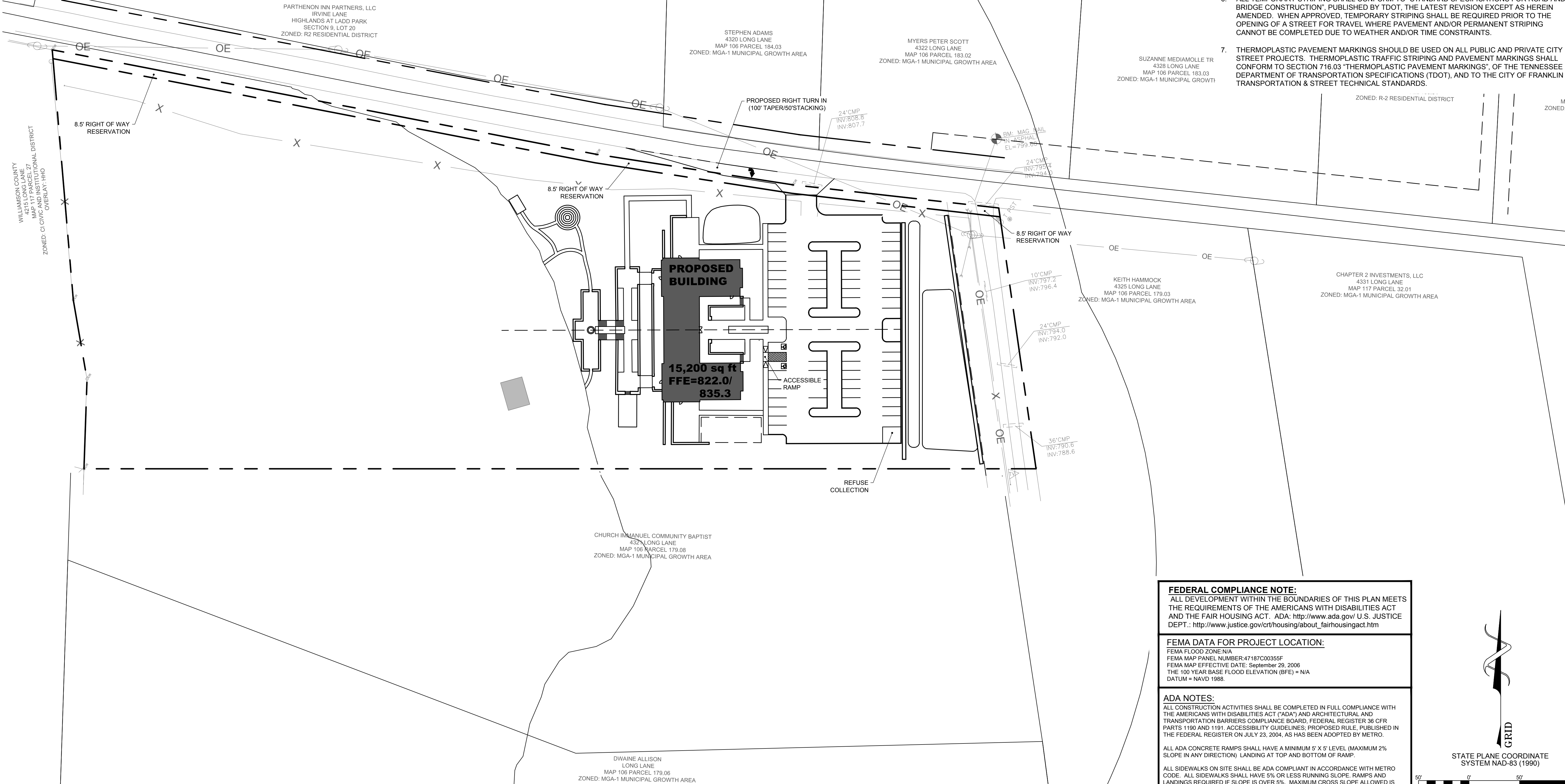
ACCESS MANAGEMENT

MIN DISTANCE BETWEEN INTERSECTION : N/A
MIN DISTANCE BETWEEN HIGH VOLUME/ALLEY AND INTERSECTION : N/A
MIN. DISTANT BETWEEN DRIVEWAY AND INTERSECTION : 1,175 ft. ALFRED-LADD RD.
DRIVEWAY WIDTH(TWO-WAY) : 24 ft.
DRIVEWAY APPROACH STREET CONFIGURATION : RAMP

R.O.W. AND ACCESS DATA CHART

DAILY TRIP GENERATION : 488 VEHICLES PER DAY
PEAK HOUR TRIP GENERATION : 49 VEHICLES PER HOUR
TRAFFIC IMPACT STUDY REQUIRED : NO, BUT PROVIDED.
CIRCULATION PLAN REQUIRED : NO

IMPACT STATEMENT FROM THE TIS:
THE PROPOSED PROJECT WILL HAVE NEGLIGIBLE IMPACT ON THE TURNING MOVEMENT VOLUMES, LEVELS OF SERVICE, AVERAGE VEHICLE DELAYS, AND 95TH PERCENTILE VEHICLE QUEUES AT THE INTERSECTIONS WITHIN THE STUDY AREA. THEREFORE NO INFRASTRUCTURE IMPROVEMENTS ARE RECOMMENDED IN CONJUNCTION WITH THE PROPOSED PROJECT.



R.O.W & Access General Notes

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND /OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATION" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
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6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

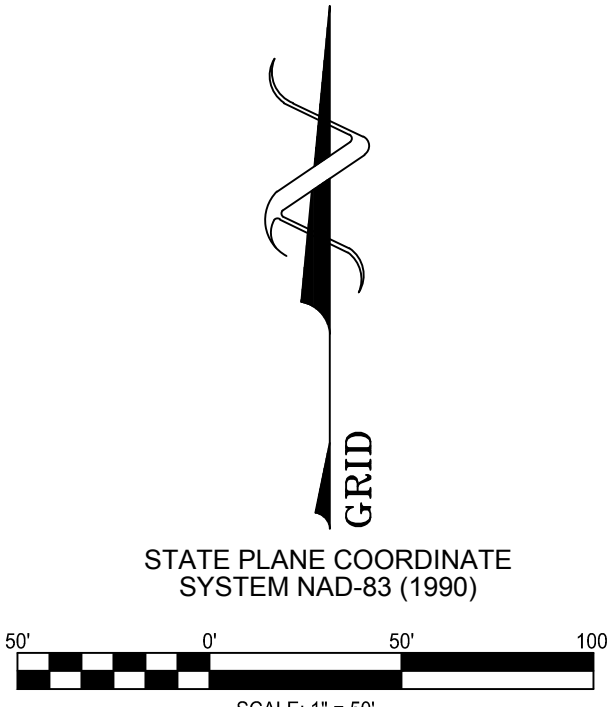
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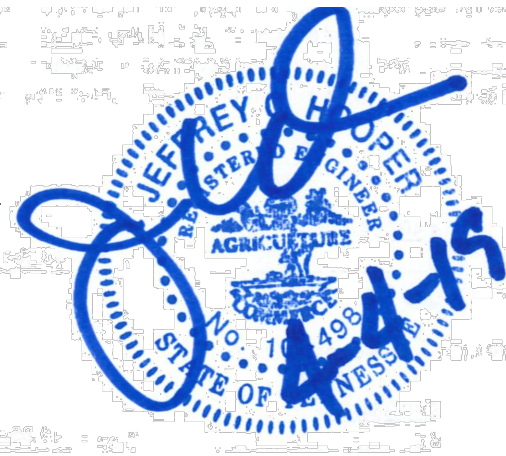
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37212



16005

The Refuge Center
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THE REFUGE CENTER
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LONG LANE
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REVISION DATE
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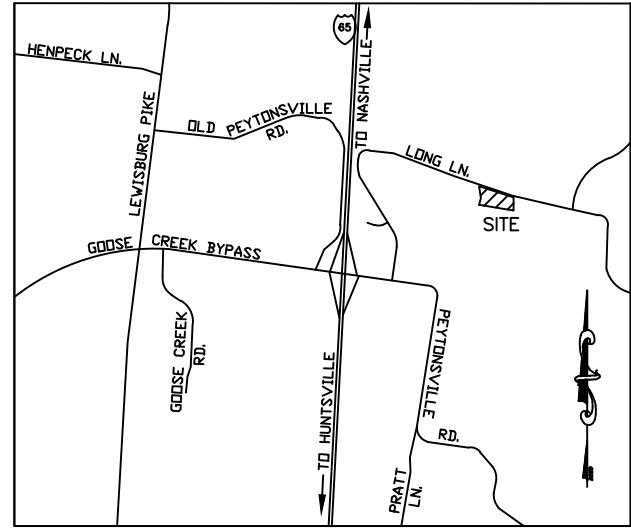
COF# 6944

OVERALL ROW
AND ACCESS PLAN

C4.0

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL
www.baueraskewarchitecture.com



VICINITY MAP
(NTS)

WATER & SEWER DATA CHART

FACILITY TYPE: OFFICE
UNIT FLOW IN GPD: OFFICE USE
NUMBER OF UNITS: 5.7 SFU
TOTAL FLOW IN GPD: 2000 +/- GPD

UTILITY PROVIDERS:

STREETS AND DRAINAGE

CITY OF FRANKLIN
ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064
CONTACT: PAUL HOLZEN
615-791-3218

ELECTRIC

MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION
P. O. BOX 681709
FRANKLIN, TENNESSEE 37068
CONTACT: ERIK HALE
615-595-4469

WATER SYSTEM

MICROFTON UTILITY DISTRICT
6333 ARNO ROAD
FRANKLIN, TENNESSEE 37064
CONTACT: 615-794-5947

SANITARY SEWER

CITY OF FRANKLIN
DEPARTMENT OF WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
CONTACT: BEN MCNEIL
615-794-4554

CABLE

COMCAST
2501 MCGAVOCK PIKE STE1206
NASHVILLE, TENNESSEE 37214
CONTACT: WHITNEY SCHRIMSHER
615-550-6855

ENON INN PARTNERS, LLC
IRVINE LANE
HIGHLANDS AT LADD PARK
SECTION 9, LOT 20
R2 RESIDENTIAL DISTRICT

STEPHEN ADAMS
4320 LONG LANE
MAP 106 PARCEL 184.03
ZONED: MGA-1 MUNICIPAL GROWTH AREA

MYERS PETER SCOTT
4332 LONG LANE
MAP 106 PARCEL 183.02
ZONED: MGA-1 MUNICIPAL GROWTH AREA

SUZANNE MEDIAMOLLE TR
4328 LONG LANE
MAP 106 PARCEL 183.03
ZONED: MGA-1 MUNICIPAL GROWTH AREA

PROPTST NASHVILLE, LLC
HIGHLANDS @ LADD PARK SEC 22
OPEN SPACE
MAP 106N-B PARCEL 22
ZONED: R-2 RESIDENTIAL DISTRICT

JOSEPH BLAKLEY
4334 LONG LANE
MAP 106 PARCEL 183.04
ZONED: R-2 RESIDENTIAL DISTRICT

JOSEPH BLAKLEY
4338 LONG LANE
MAP 106 PARCEL 183.00
ZONED: R-2 RESIDENTIAL DISTRICT

KEITH HAMMOCK
4325 LONG LANE
MAP 106 PARCEL 179.03
ZONED: MGA-1 MUNICIPAL GROWTH AREA

CHAPTER 2 INVESTMENTS, LLC
4331 LONG LANE
MAP 117 PARCEL 32.01
ZONED: MGA-1 MUNICIPAL GROWTH AREA

CHURCH IMMANUEL COMMUNITY BAPTIST
4324 LONG LANE
MAP 106 PARCEL 179.08
ZONED: MGA-1 MUNICIPAL GROWTH AREA

DWAINE ALLISON
LONG LANE
MAP 106 PARCEL 179.06
ZONED: MGA-1 MUNICIPAL GROWTH AREA

THE CITY OF FRANKLIN WATER AND SEWER GENERAL NOTES

- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMAN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER AND SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
 - WATER AND SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
- ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TENNESSEE FOLLOWING APPROVAL FROM CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
- PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY FRANKLIN BY ANY ENTITY UNLESS 72 HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
- ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

FEDERAL COMPLIANCE NOTE:

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <http://www.ada.gov/> U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

FEMA DATA FOR PROJECT LOCATION:

FEMA FLOOD ZONE:
FEMA MAP PANEL NUMBER:
FEMA MAP EFFECTIVE DATE:
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = XXX.XX
DATUM = NAVD 1988.

ADA NOTES:

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES, PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.

ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

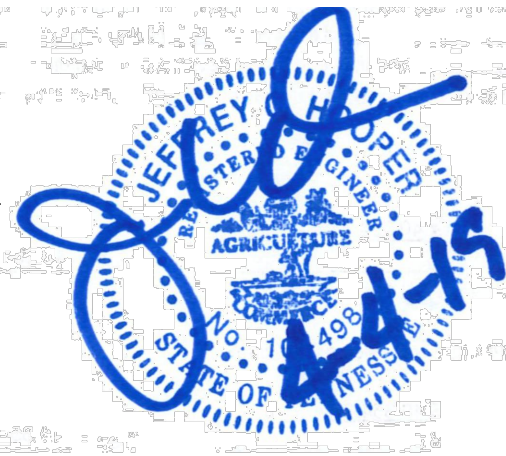
STATE PLANE COORDINATE
SYSTEM NAD-83 (1980)

SCALE: 1" = 50'

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architecture, pllc

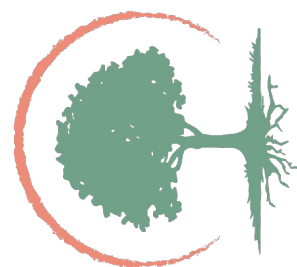
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F 726.4891
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avenue south
nashville
tennessee
37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION DATE
PUD RESUBMITTAL 04/04/19

COF# 6944

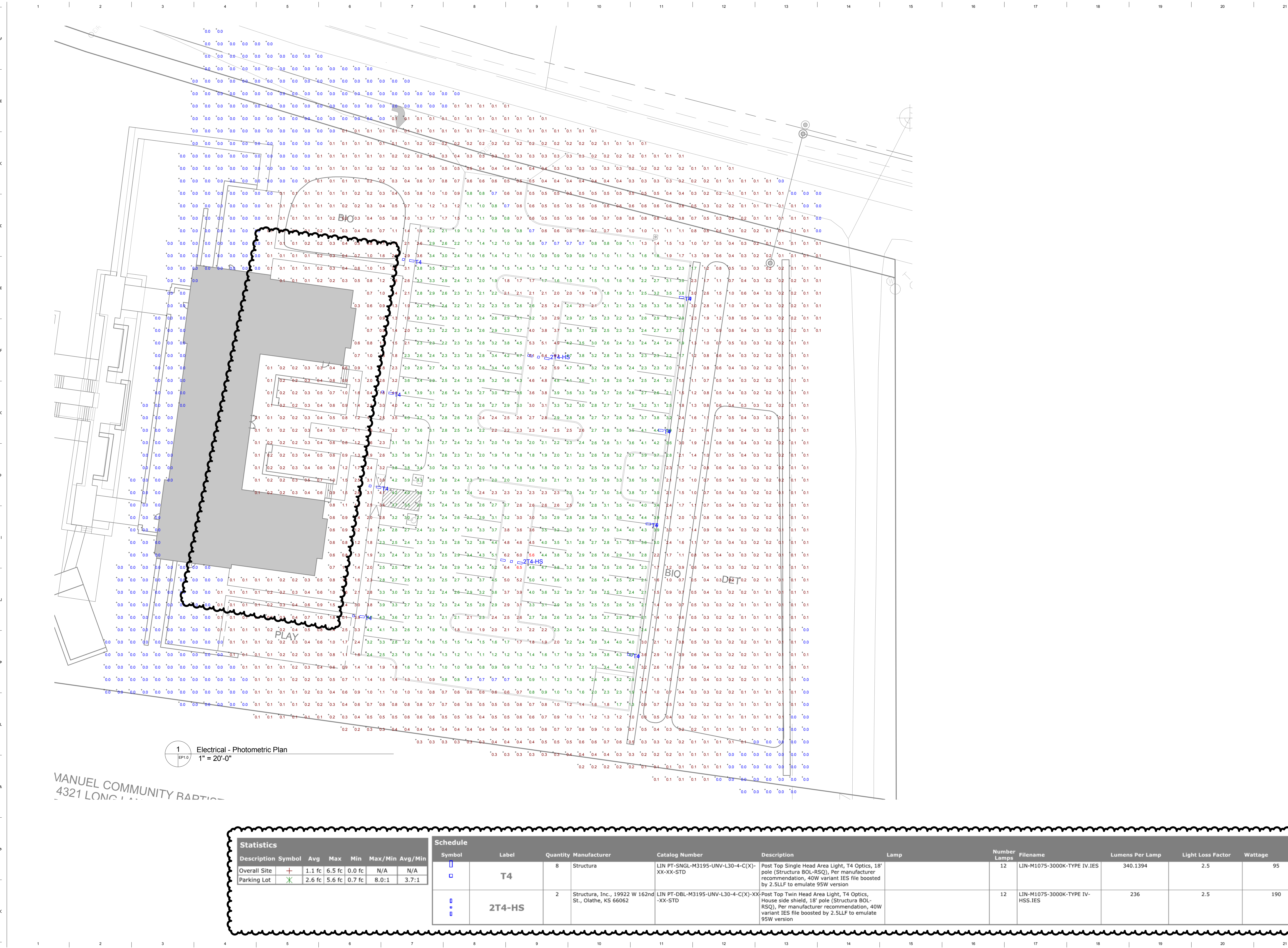
OVERALL UTILITY
PLAN

C5.0

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL

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1 Electrical - Photometric Plan
1" = 20'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	+	1.1 fc	6.5 fc	0.0 fc	N/A	N/A
Parking Lot	X	2.6 fc	5.6 fc	0.7 fc	8.0:1	3.7:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	T4	8	Structura	LIN PT-SNGL-M3195-UNV-L30-4-C(X)-XX-XX-STD	Post Top Single Head Area Light, T4 Optics, 18' pole (Structura BOL-RSQ). Per manufacturer recommendation, 40W variant IES file boosted by 2.5LLF to emulate 95W version		12	LIN-M1075-3000K-TYPE IV.IES	340.1394	2.5	95
□	2T4-HS	2	Structura, Inc., 19922 W 162nd St., Olathe, KS 66062	LIN PT-DBL-M3195-UNV-L30-4-C(X)-XX-XX-STD	Post Top Twin Head Area Light, T4 Optics, House side shield, 18' pole (Structura BOL-RSQ). Per manufacturer recommendation, 40W variant IES file boosted by 2.5LLF to emulate 95W version		12	LIN-M1075-3000K-TYPE IV-HSS.IES	236	2.5	190

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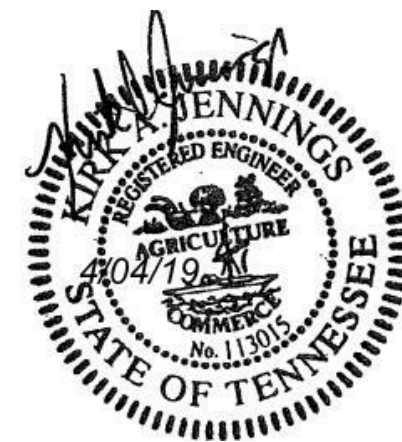
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I.C. Thomasson Associates, Inc.

CONSULTING ENGINEERS
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
PHONE (615) 346-3400
FAX (615) 346-3550
www.icthomasson.com
ICT Project No. 190072



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THE REFUGE CENTER
FOR COUNSELING
LONG LANE
FRANKLIN, TN

REVISION DATE
1 City Comments 4/04/2019

ELECTRICAL - SITE
PHOTOMETRIC
PLAN

Sheet Number

EP1.0

11 MAR 2019
INITIAL DEVELOPMENT
PLAN SUBMITTAL

Lineal LED Luminaire

FIXTURE TYPE:

PROJECT NAME:



SPECIFICATIONS:

CONSTRUCTION: Seamless aluminum housing comprised of 6005A-T61 extrusion and 6061-T6 end plates. Gasketed aluminum electrical access cover attached with captive stainless steel hardware and safety cable.

ELECTRICAL: Integral Class P universal voltage, dimmable constant current driver. 347 and 480V input available with step down transformer in pole. Luminaire is pre-wired with watertight 5 conductor 18 gauge SJEOOW whip. 10kA surge suppression is standard with optional external 20kA surge suppression.

OPTICAL SYSTEM: LED boards have solderless connections for field upgradability. Available in CCT of 3000K and 4000K. >80 CRI. Optics are UV resistant molded PMMA in type II and III distributions. Consult factory for additional lumen output, CCT, and optical distribution options.

CONTROLS: Dimming through 0-10V input is standard. Available with integral motion sensor with photocell providing on/off and full light to dim control. Also available with wireless smart city control. See [SmartCity](#) control documentation for more information.

FINISHES: All aluminum parts are polyester powder coat painted to meet AAMA 2604 standards. See Structura's finish options for available colors.

LISTINGS & RATINGS: UL 1598 CSA listed, IP65 rating, luminaire tested to IESNA LM-79 and LM-80 standards. Reported L70 > 50,000 hours. Calculated L70 > 100,000 hours. Bug rating: B1-U0-G1.

WARRANTY: 5-year warranty on LED and drivers.



SP

CUS

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M1075

29"

M2150

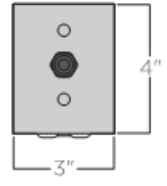
36"

M3195

43"

M4300

56"



	3000K					4000K					
mA	Lumen ⁽¹⁾	Wattage	CRI	Efficacy	Lumen ⁽²⁾	Wattage	CRI	Efficacy	EPA	Weight	
750	4081	40	>80	101.3	4407	40	>80	109.4	0.81ft ²	12.5lbs.	
1500	8162	76	>80	107.4	8856	76	>80	116.5	1.00ft ²	14.2lbs.	
1950	10611	95	>80	111.7	11508	95	>80	121.1	1.19ft ²	16.2lbs.	
3000	16324	152	>80	107.4	17671	152	>80	116.3	1.55ft ²	20.7lbs.	

ORDERING GUIDE: EXAMPLE: LIN-M2150-UNV-L30-3-CY-CP-WC-MS/L3-STD

1LIN

2

3

4

5

6

7

8

9

1LIN

2

M1075

M2150

M3195

M4300

3

UNV

347

480

4

Lineal

Output⁽²⁾

750mA

1500mA

1950mA

3000mA

5

2

3

4

6

Voltage

120-277V

347V⁽²⁾

480V⁽²⁾

7

Color Temperature⁽⁴⁾

L30

L40

3000K

4000K

8

Distribution⁽³⁾

Type II

Type III

Type IV

9

Metal Finish

C*

CSH

See color options on finishes technical sheet

Custom Color

10

Mounting

Structura Pole⁽⁶⁾

Square Steel Pole by Structural⁽⁷⁾

Pole by Others

11

Options

WC

MS/L*

SS

HSS

Wireless Control⁽⁸⁾

Motion Sensor/Photocell⁽⁹⁾

20kA Surge Suppressor⁽¹⁰⁾

House-Side Shield

12

Special

STD

MOD

Standard

Modified

1. Lumen output based upon Type IV distribution.
2. Contact factory for alternative output options.
3. Step down transformer required and only available with Structura supplied pole.
4. Contact factory for other color temperature options.
5. Contact factory for other distribution options.
6. Structura pole specification sheet must be completed showing mounting locations and quantities as a separate item.
7. Specify steel pole on page 168 as separate item.
8. Synapse Wireless site gateway controller must be ordered separately. Please contact factory for design assistance.
9. Specify coverage pattern (see page 167 for detail).
10. 20kA surge suppressor is only available when pole is supplied by Structura. 10kA surge suppressor supplied as standard in the fixture.

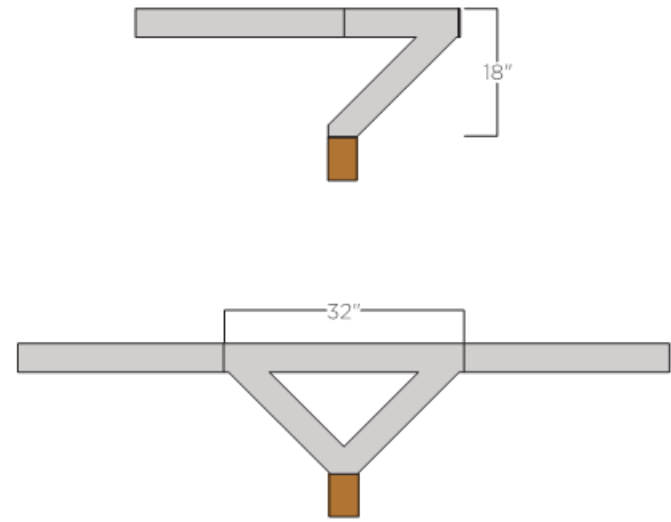
Product specification sheets subject to change.

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Lineal Lineal Post Top Mounting Arm

FIXTURE TYPE:

PROJECT NAME:



SPECIFICATIONS:

CONSTRUCTION: Welded aluminum 6061-T6 extrusion and plates.

FINISHES AND MATERIALS: All metal parts are polyester powder coat painted.

HARDWARE: All fasteners are stainless steel.

ELECTRICAL: Electrical raceway through center of arm connecting to pole.

FEATURES:

- Easy bolt plate mounting attachment
- Pole top connection with two different connection appearances and styles
- Smooth transition from luminaire[®] to mounting arm

ORDERING GUIDE: EXAMPLE: LIN-PT-SNGL

1LIN PT

2

1Series

Lineal

Post Top

2SNGL

DBL

Arm

Single

Double

1. For use with Lineal M1075, M2150, and M3195

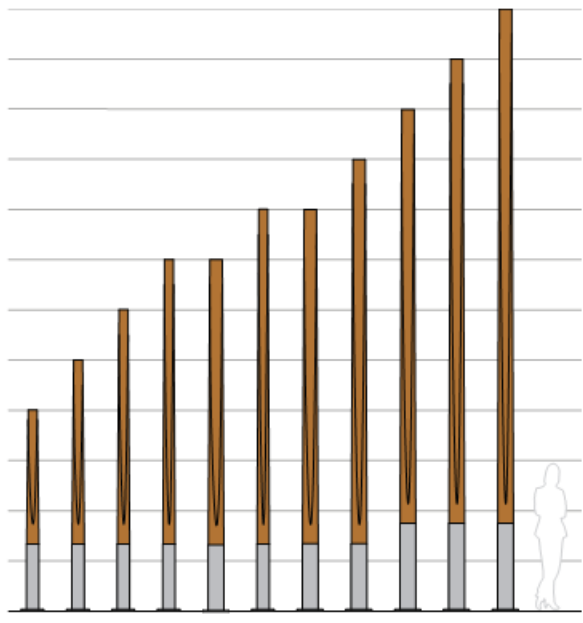
Product specification sheets subject to change.

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Bol – RSQ 8' – 24' Round Tapered to Square Pole

FIXTURE TYPE:

PROJECT NAME:



FEATURES:

- Unique CNC machined, round cross section at the base tapering to square cross section at the pole's top.
- Solid glulam wood construction
- Round extruded aluminum pole base with flush handhole cover held with countersunk stainless steel fasteners.

SPECIFICATIONS:

HOUSING: Solid wood pole is assembled through glulam construction and precision machined using CNC technology. The pole's cross section begins round at the base and tapers to a square cross section at the top. An electrical raceway is provided in the pole's center for wiring. Laminations measure no more than 2" in thickness. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions, is waterproof and rated for wet or dry use exposure.

Glulam wood shaft is fastened to aluminum pole base welded to a 3/4" thick aluminum anchor bolt base. Anchor bolt kit includes (4) 3/4" hot dip galvanized anchor bolts and fasteners and ridged concrete pour template.

FIXTURE MOUNTING:

Fixtures mount either by 2 3/8", 2 7/8", 3 1/2", or 4" diameter by 4" tall tenon or drill mount for arm brackets. Consult factory for other tenon sizes. Luminaires shall be provided by others.

ELECTRICAL:

A 5/16" – 18 grounding point is provided on the aluminum pole base. Wireway access is provided through a NEC compliant handhole with a flush, gasketed cover plate.

FINISHES AND MATERIALS:

Woods are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. All aluminum parts are polyester powder coat painted.

HARDWARE:

Fasteners are stainless steel. Anchor bolt kits are hot dip galvanized.

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F 7 2 6 . 4 8 9 1
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ICT Project No. 190072

KIRK JENNINGS
REGISTERED ENGINEER
404719
JAN 11, 2010
STATE OF TENNESSEE

16005

The Refuge Center
FOR COUNSELING


THE REFUGE CENTER
FOR COUNSELING
LONG LANE
FRANKLIN, TN
REVISION DATE

ELECTRICAL - SITE
PHOTOMETRIC
CUTSHEETS
Sheet Number

EP2.0
11 MAR 2019
INITIAL DEVELOPMENT
PLAN SUBMITTAL
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Page 155 of 307

Statement of Architectural Intent:

The Architectural Intent for the Refuge Center is to be a physical manifestation of the organization's mission and values, which is to be "a refuge from the storm and a shelter from the rain." The building itself is a 15,200 square foot 2-story lodge-like facility that is in keeping with the scale and design of single-family residential present along Long Lane. The intent for the project is to function as a transitional element from higher density development along the I-65 corridor and the existing Williamson County Agricultural Exposition Center on the West to low density development and single-family residential to the East and North.

Utilizing the natural topography of the land, the building will be nestled into the hillside around an entry courtyard to the East facing the parking area. The building will present as two-story from the Eastern approach and one-story from the Western approach due to the existing topography. A covered back porch to the West will take advantage of views to the HHO Conservation Overlay area. Views of the project will be obscured from neighboring properties by landscape buffers (i.e. berms, vegetation, existing tree line, etc.).

The site will include a number of outdoor amenities that are critical the Refuge Center's vision for the property, including walking trails, a prayer labyrinth, an open-air prayer chapel, picnic pavilion, water feature, fire pit, outdoor play structure, celebration and memorial gardens, as well as multiple informal contemplation spaces. Parking spaces are anticipated to be kept to the minimum required, broken into smaller parking 'trays' by landscaping, bioswales, etc.

The building will utilize a stone base along the perimeter of the building. Residential-type vertical board and batten siding will be used for a majority of the exterior walls with aluminum-clad wood windows to further articulate the residential and human scale for the project. The collection of gabled roof forms will be standing seam metal and are intended to break down the scale of the building into residential proportions.

Description of Design Concepts and Design Standards:

The project will be in compliance with the Regional Commerce Design Concept and the Goose Creek Character Overlay District. This is primarily achieved by the residential scale and aesthetic of the project and it's unique position as a transitional element between commercial and residential densities. The intended use as Professional Office is in compliance with the proposed Design Concepts and Standards. The building is sited to utilize natural topography and respond to the context of the surrounding natural environment, which also demonstrates compliance with the standards identified.

Preliminary Codes Analysis:

I. APPLICABLE CODES AND REGULATIONS Local (City of Franklin)

International Building Code (IBC)	2018
International Fuel Gas Code (IFGC)	2018
International Mechanical Code (IMC)	2018
International Plumbing Code (IPC)	2018
International Property Maintenance Code (IPMC)	2018
International Fire Code (IFC)	2018
International Energy Conservation Code (IECC)	2018
International Existing Building Code (IEBC)	2018
NFPA 101 Life Safety Code	2018
National Electric Code	2017
ICC A117.1 Access. and Useable Bldg and Facilities	2017

II. OCCUPANCY CLASSIFICATION

Project Type:	New Construction
Occupancy Type:	Business (B)

III. CONSTRUCTION TYPE

Construction Type:	VB (Protected)
--------------------	----------------

IV. AREA + HEIGHT CALCULATIONS

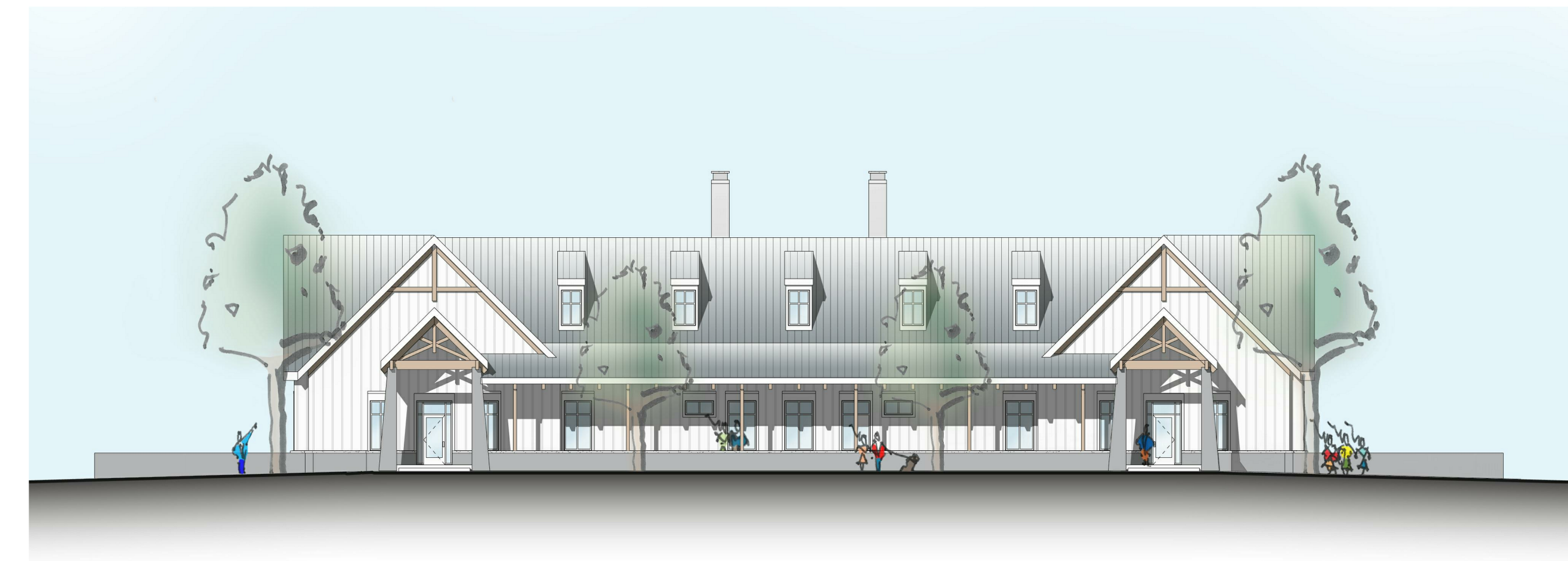
Maximum Allowable Height:	40 feet + 20 feet (Protected)
Actual Height:	38' - 6"
Maximum Allowable Stories:	2 + 1 (Protected)
Actual Stories:	2
Allowable Building Area per Floor:	9,000 sf
Actual Maximum Area per floor:	7,700 sf



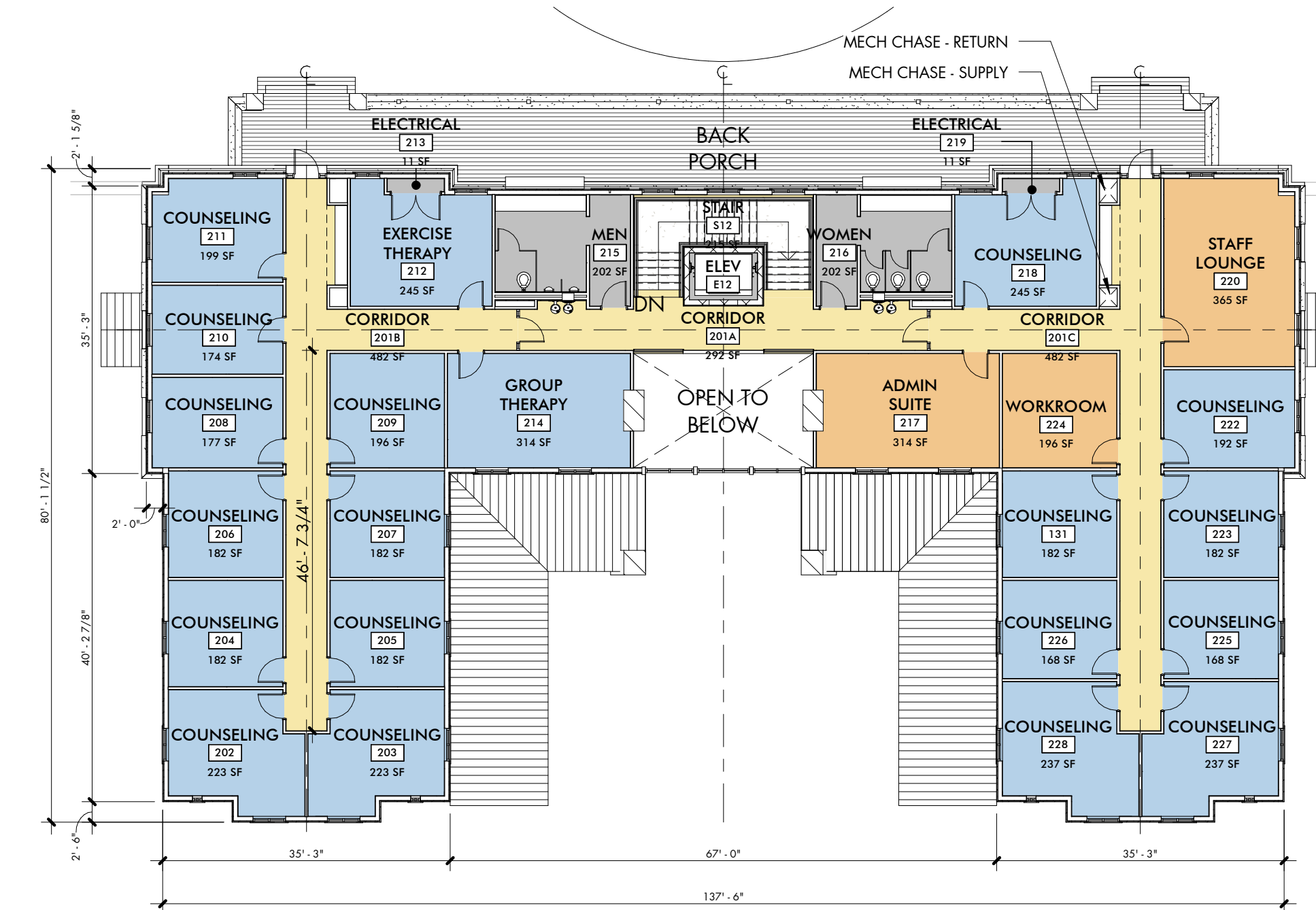
01 FLOOR PLAN
LEVEL 01



03 BUILDING ELEVATION
EAST ENTRY



05 BUILDING ELEVATION
WEST HILLSIDE



02 FLOOR PLAN
LEVEL 02



04 BUILDING ELEVATION
NORTH



06 BUILDING ELEVATION
SOUTH

16005

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FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

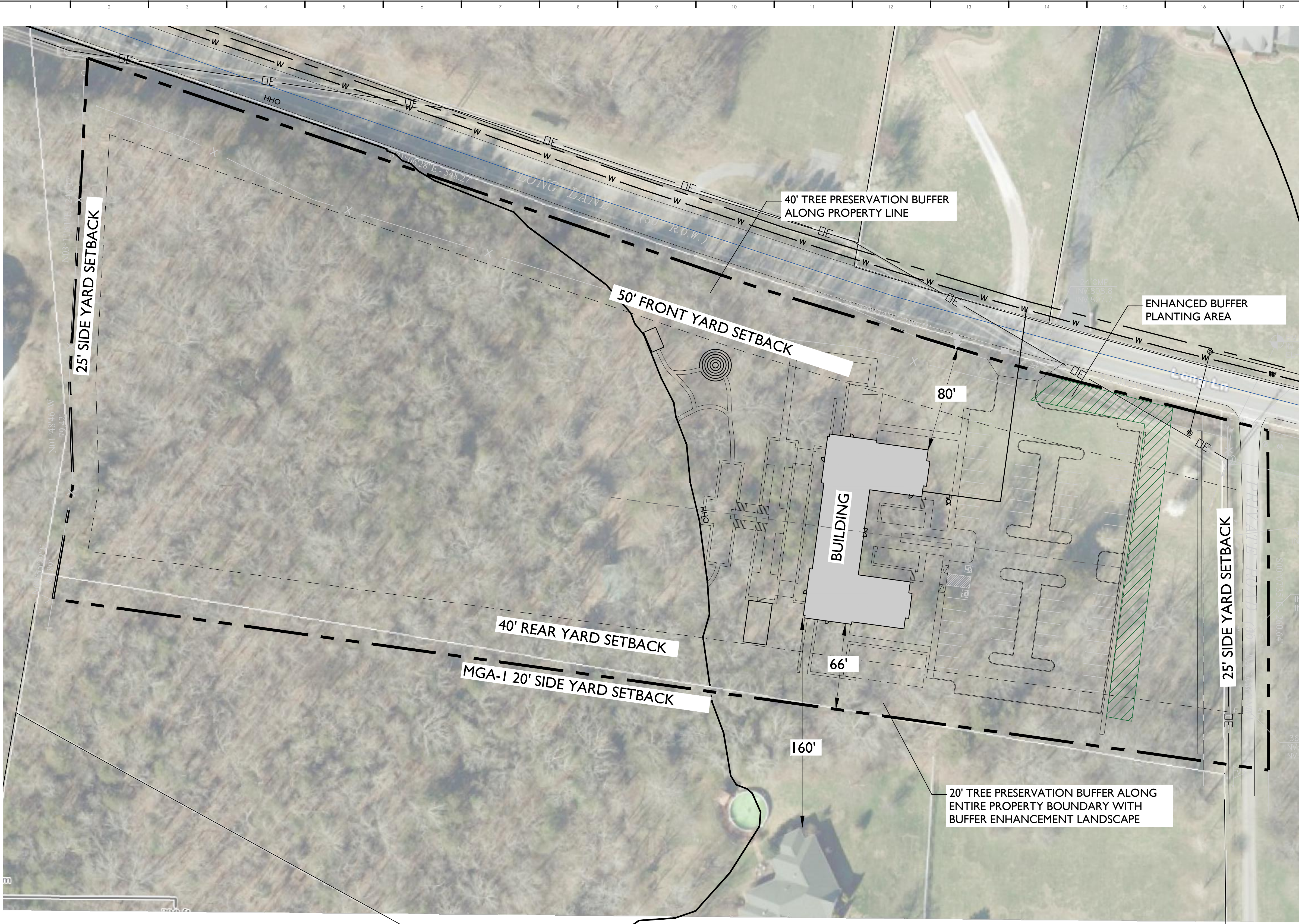
REVISION DATE

CONCEPTUAL
FLOOR PLANS +
ELEVATIONS

A1.0

04 APRIL 19
PUD DEVELOPMENT PLAN SUBMITTAL

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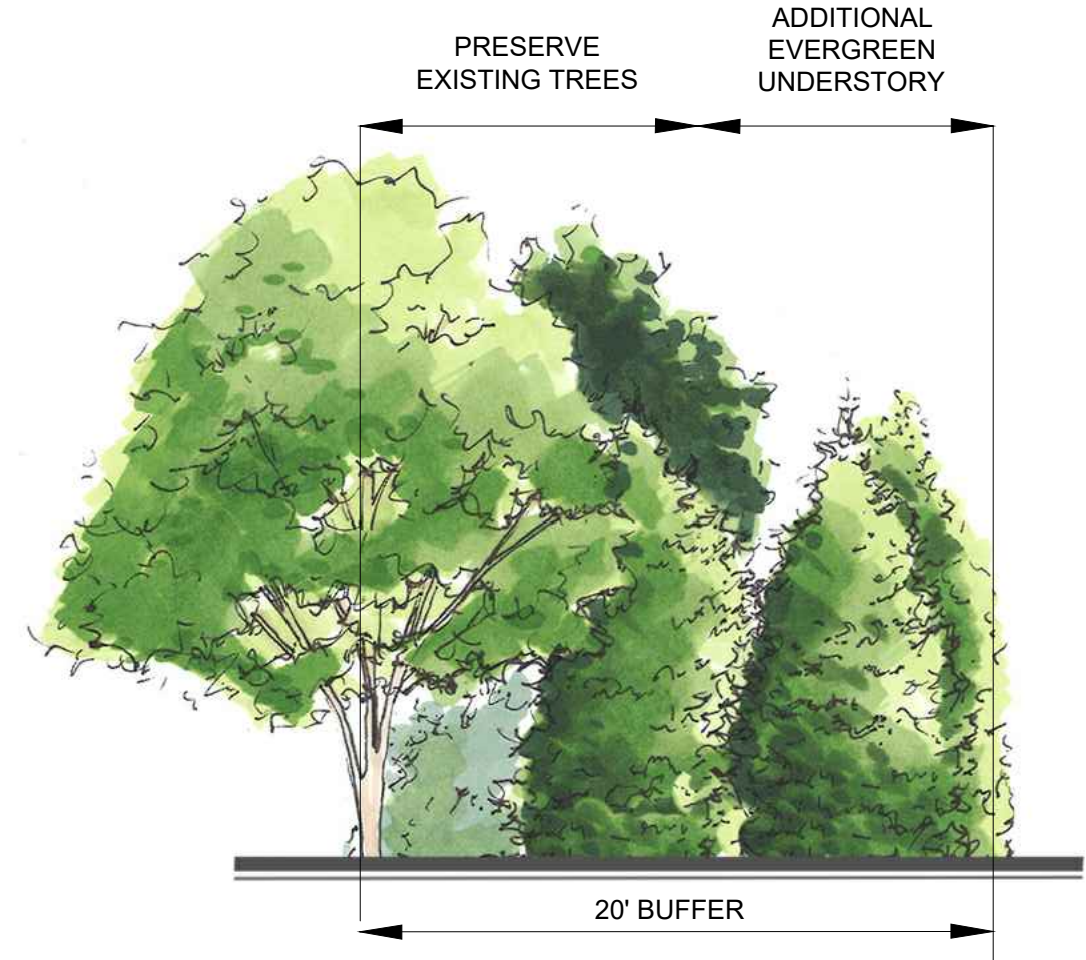


SITE DATA:

PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT NUMBER:	6944
SUBDIVISION:	N/A
SITE ACREAGE:	7.00 AC
ZONING:	MGA-1
PROPOSED ZONING:	GO (PUD)
APPLICABLE OVERLAYS:	GCCO-4D
OTHER APPLICABLE OVERLAYS:	HHO
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LSR:	30%, 2.1 AC
PROVIDED LSR:	83%, 5.83 AC
ORIGINAL CANOPY COVER:	239,131 SF, 78% OF TOTAL SITE
PRESERVED CANOPY COVER:	172,759 SF
SPECIMEN TREE REMOVAL:	391"

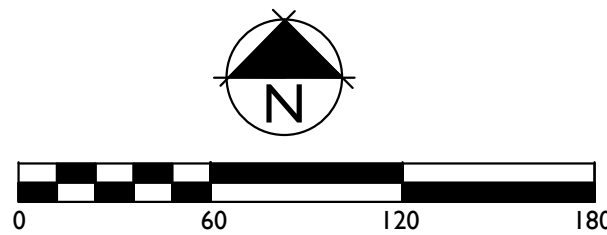
PUD COMMITMENTS

- BUILDING HEIGHT OF 2 STORIES
- BUILDING SETBACKS GREATER THAN REQUIRED FOR GENERAL OFFICE
- NIGHT SKY COMPLIANT (FULL CUT OFF) PARKING LOT LIGHTS
- TREE PRESERVATION BUFFERS ALONG THE PROPERTY BOUNDARY WHERE EXISTING TREES EXIST
- ADDITIONAL BUFFER PLANTING WHERE NECESSARY TO SCREEN PARKING AREAS
- ADDITION OF RIGHT TURN LANE ON LONG LANE
- NO OVERNIGHT STAYS
- NO PHARMACEUTICAL SALES



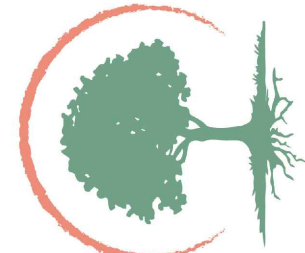
20' REAR YARD BUFFER

20' BUFFER PLANTINGS TO BE APPLIED ALONG SIDE THE PROPOSED BUILDING AND PARKING LOT AREA WHERE SCREENING NEEDS TO BE ENHANCED ADJACENT EXISTING RESIDENTIAL HOME.



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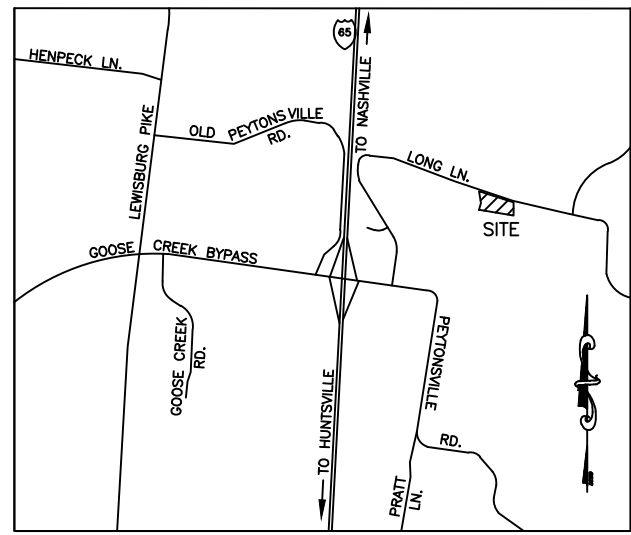
LONG LANE
FRANKLIN, TN

REVISION DATE

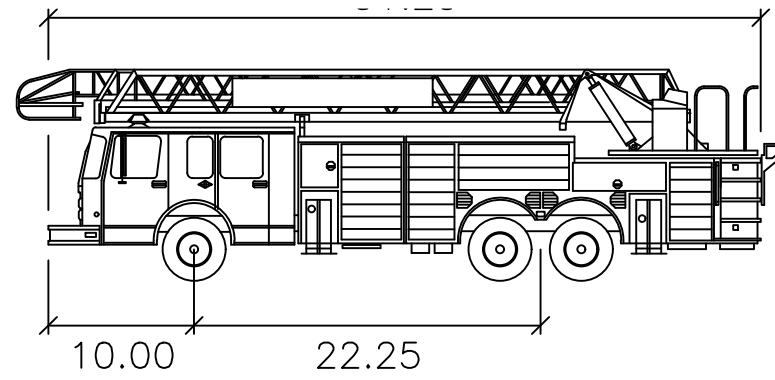
PLAN
FEATURES

A1.10

11 MARCH 19
INITIAL SUBMITTAL



VICINITY MAP (NTS)



T-2 SUTPHEN (SP100)–Franklin

Width	: 8.66
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 42.0

BM: MAG NAIL
IN ASPHALT
EL=799.60

24' CMP
INV: 795.4
INV: 794.0

10' CMP
INV: 797.2
INV: 796.4

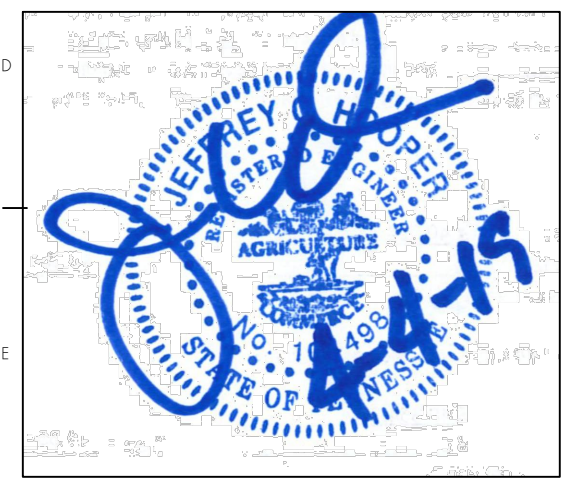
24' CMP
INV: 794.0
INV: 792.0

36' CMP
INV: 790.6
INV: 788.6

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REVISION
PUD RESUBMITTAL

DATE
04/04/19

COF# 6944

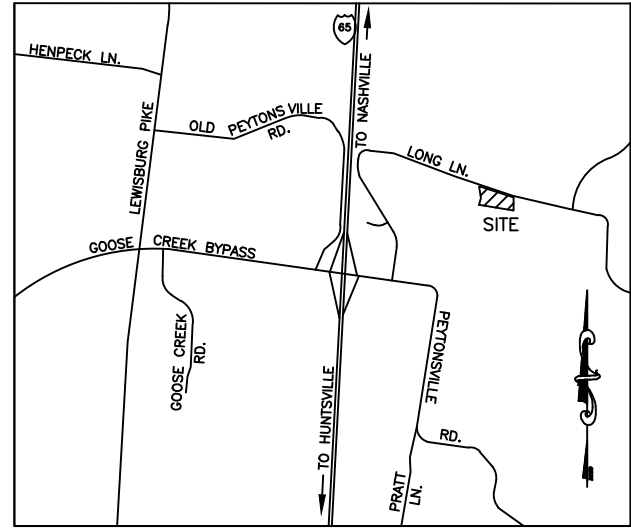
AUTOTURN
EXHIBIT

EX1.0

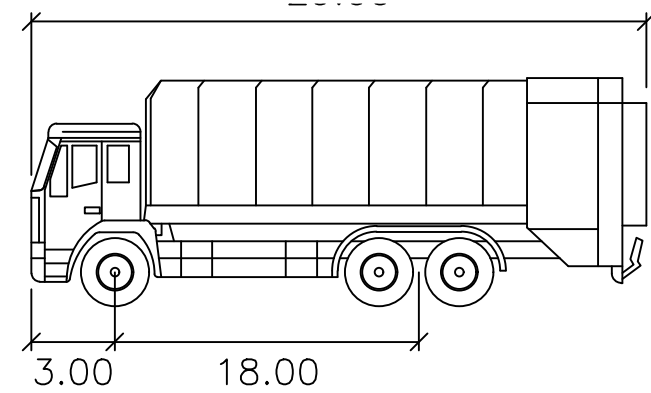
04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL

www.baueraskewarchitecture.com



VICINITY MAP (NTS)

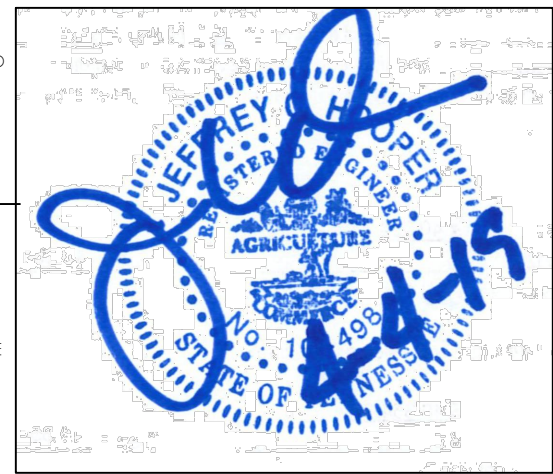


compactor 3-Franklin

feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 40.0

BM: MAG NAIL
IN ASPHALT
EL=799.60

BAUER | ASKEW
architecture, pllc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

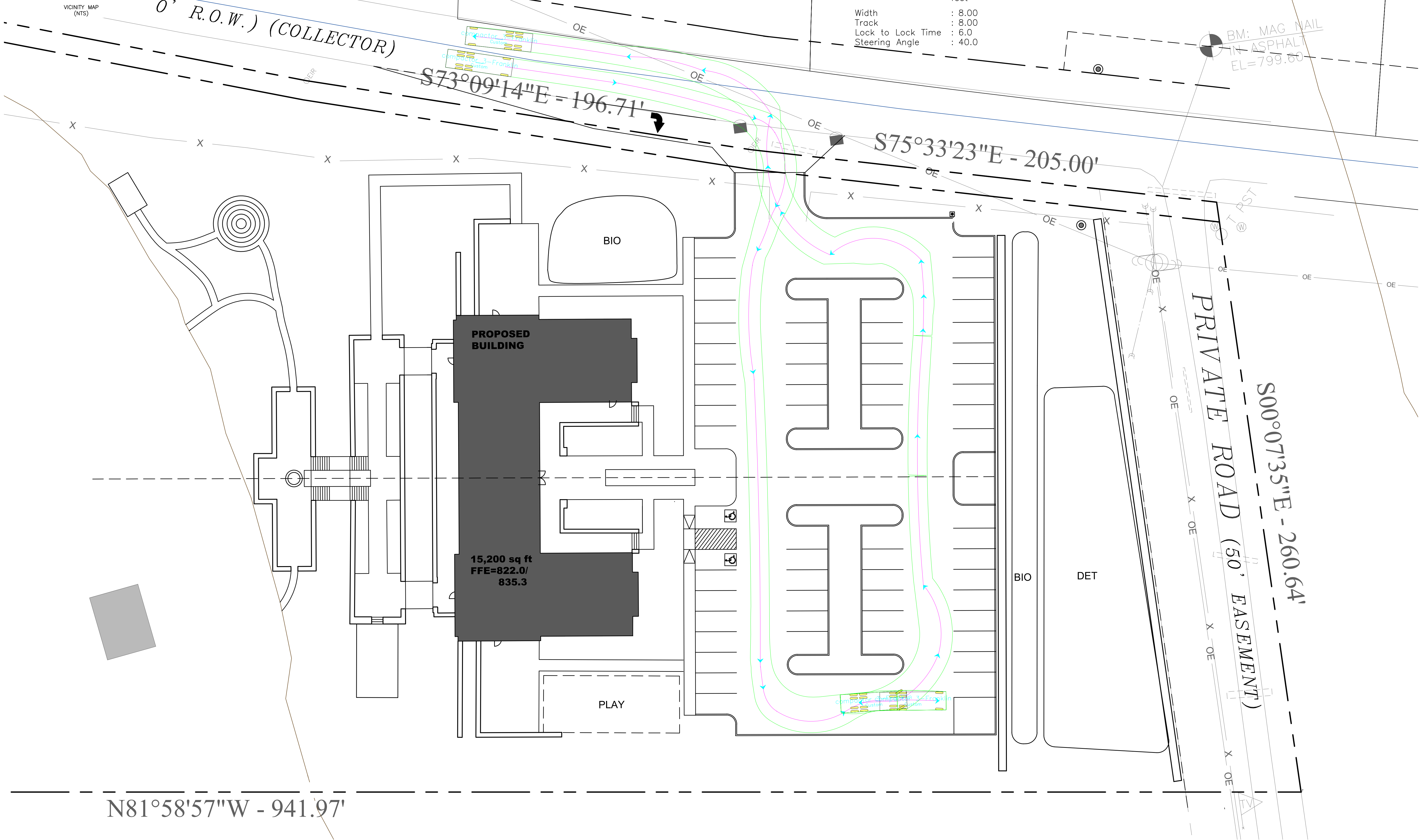


16005

The Refuge Center
FOR COUNSELING

THE REFUGE CENTER
FOR COUNSELING
LONG LANE
FRANKLIN, TN
REVISION
PUD RESUBMITTAL
DATE
0404-19

COF# 6944
AUTOTURN
EXHIBIT
EX1.1
04 APRIL 19
PUD DEVELOPMENT PLAN SUBMITTAL
www.bauerasaskewarchitecture.com



CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - PUD Plan Checklist

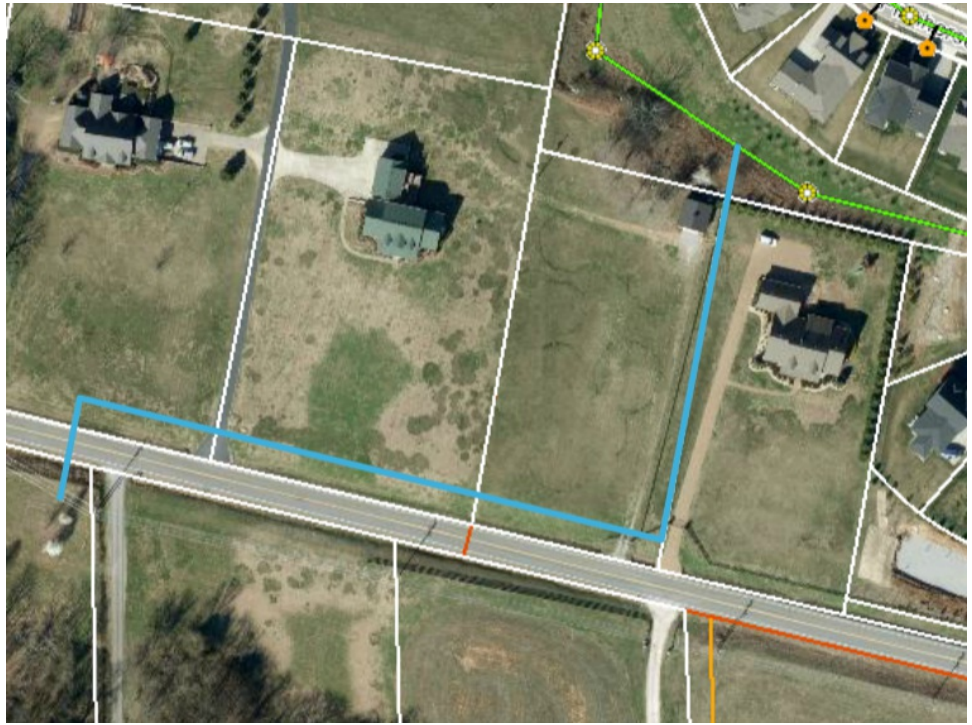
General Issues

23. E. Existing Conditions Plan

lance.fittro@franklintn.gov The previous comment, "Applicant shall show all easements (including drainage), both existing and proposed, with dimensions and designations as to type. Show all existing structures and utilities in the vicinity of the off-site sanitary sewer extension so that utility conflicts and the impacts to those properties is clear. **Acquisition of off-site easements necessary for the sanitary sewer extension is the responsibility of the developer.** All necessary easements shall be acquired prior to the approval of any Site Plan or issuance of any permits for the development." has not been fully-addressed.

Owner information for off-site properties being crossed is now shown along with the existing public water main and associated easement (thank you). Still now shown are the existing improvements (homes, accessory structures, driveways, etc) on the properties that are to be crossed with the required off-site sanitary sewer extension. Full survey is not necessary, but the approximate location of these existing improvements must be shown so that the proposed impacts to these properties is clear:





32. I. Utility Plan

lance.fittro@franklin.tn.gov

This is an advisory comment:

The provided exhibit illustrating the three alternatives for sanitary sewer routing to serve the development has been added to the submittal folder.

Applicant shall be aware that extension of public sanitary sewer to the property and acquisition of all off-site easements necessary for the sanitary sewer extension is the responsibility of the developer, regardless of which route is ultimately approved. All necessary easements shall be acquired prior to the approval of any Site Plan or issuance of any permits for the development.

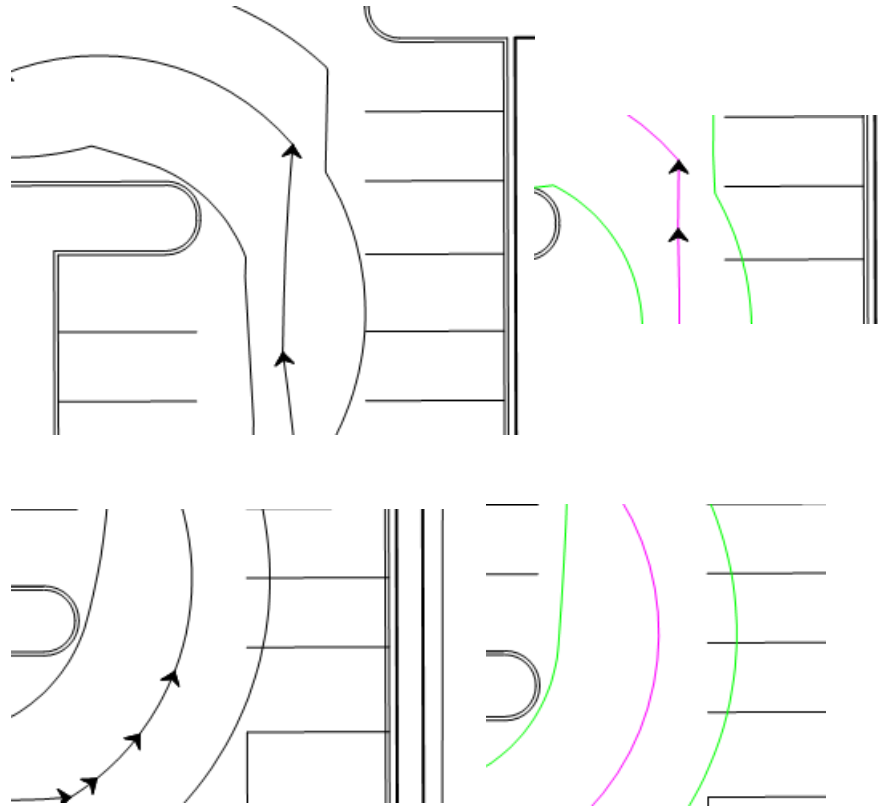
Fire-Planning

General Issues

13. Access

curt.edelmann@franklin.tn.gov

There appears to be no change between the original plan and the revision except for the colors.



15. Fire Protection

curt.edelmann@franklin.tn.gov

Applicant should proceed at their own risk as the water supply may not be adequate since the tank is very close in elevation to the building site.
[Edited By Andy King]

Stormwater

General Issues

4. Hydrologic Determination

Doug.Noonan@franklin.tn.gov

Comment not addressed, "Applicant shall provide documentation from TDEC-Division of Water Resources verifying the jurisdictional status of the channel(s) onsite as a wet weather conveyance. If a hydrologic determination has not been performed the channel shall be treated as a jurisdictional stream and water quality buffers shall be provided."

Please provide TDEC's letter accepting the features identified in the BDY report.
[Edited By Doug Noonan]

Water/Sewer

General Issues

24. Sanitary sewer

ben.mcneil@franklin.tn.gov At site plan, the final route shall be determined for the sanitary sewer main by Franklin Water and Engineering. All applicable City of Franklin code and general design requirements shall be met. If the proposed layout is not acceptable to the City of Franklin at site plan, the routing shall be changed to meet all Franklin requirements.
[Edited By Ben McNeil]

DATE: April 17, 2019

TO: Franklin Municipal Planning Commission

FROM: Josh King, Principal Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

..title

Consideration of Resolution 2019-29: A Resolution Approving A Development Plan For The Refuge Center For Counseling PUD Subdivision, For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center.

..body

Project Information

COF Project Number: 6939
Applicant: JC Elder, Bauer Askew Architecture
Owner: Michael and Denise Bennett

Background/Staff Comments

The applicant has submitted a development plan for the property located on the south side of Long Lane and adjacent to the Williamson County Agricultural Expo Center. The parcel is currently vacant and across Long Lane from the Ladd Park PUD subdivision and 5 single family residences.

Envision Franklin places this area into two separate design concepts. The developable portions of the site are in Regional Commerce.

"The Regional Commerce design concept contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources.

Regional Commerce should transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas.

Regional Commerce areas have a high level of visibility along I-65 and primary arterial streets and are important gateways into Franklin. New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor."

The Regional Commerce Design Concept was applied to this area based on the City of Franklin's Capital Improvement Plan for roadway improvements. As part(s) of a future TIP project, Carothers Parkway and Peytonsville Road will be extended and Long Lane improved with a flyover over I-65. These future roadway improvements would be supportive of more intensive uses with appropriate transitions to the existing neighborhoods and residences in this area.

A portion of this site contains a protected hillside with slopes exceeding 14%. This area was designated on previous planning efforts conducted by the City of Franklin as worthy of preservation as part of the Hillside Protection Overlay (HHO). Envision Franklin carried these efforts forward and places this area in a Conservation Design concept.

"The Conservation design concept contemplates as little development as possible in order to protect sensitive land and environmental features. These Conservation areas include ... hillsides with steep slopes, hilltops... Conservation of floodplains, hillsides, and hilltops has an inherent long-term value.

New development should be designed around conservation areas to highlight them as community amenities..."

The Development plan will regulate the building form, placement on site, and overall access to the site. The development plan and General Office zoning complies with Envision Franklin by:

1. Providing the least intensive commercial zoning on this site (General Office)
2. Providing an office building with Residential Design features and scale
3. Clustering all development (walls, parking lot, and site amenities) on the portions of the lot under the Regional Commerce design concept
4. Preserving (No grading or structures) the portion of the lot covered by the Conservation Design Concept.
5. Providing an additional landscape screen and compatible setbacks along Long Lane to mitigate the transition of uses from Single Family Residential to an office use on this site.

Project Considerations

Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

Three options for extending sewer to this location have been proposed and vetted by City Engineering and Water Management staff. It is up to the applicant to secure a route for sewer extension at the time a site plan is submitted.

Recommendation

..recommendation

Recommend approval to the Board of Mayor and Aldermen.

..end

See attached pages for a list of staff recommended conditions of approval.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.



File #: 21-02459

DATE: December 10, 2021
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2021-45, An Ordinance To Rezone 0.78 Acres From Office Residential (OR) District To Planned (PD 1.28/6,500) District For The Property Located North Of West Main Street And West Of Downs Boulevard, Located At 1624 West Main Street (1624 West Main PUD Subdivision). Establishing A Public Hearing For February 8, 2022.
FMPC 12/9/21, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7659
Applicant: Adam Seger, Dale & Associates
Owner: Rick English

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the property located at 1624 West Main Street from Office Residential (OR) to Planned (PD 1.28/6500) District to accommodate the 1624 W Main PUD Subdivision. Envision Franklin places this parcel into the Neighborhood Mixed-Use design concept, which supports local commercial, professional office, and a variety of housing types as recommended uses. For new development along W. Main, Envision Franklin states, "Commercial nodes within these corridors are encouraged at intersections. The eclectic mix of land uses, such as neighborhood retail and restaurants, should remain, since they make this area unique." The applicant intends to construct a 6,500 square foot commercial building on the property, which is in alignment with the recommendations of Envision Franklin. The applicant is also requesting a residential density of 1.28. No residential units are being proposed at this time. However, should a future property owner wish to re-develop the property for residential purposes, a development plan revision would not be required. Due to current site restraints, the property could not accommodate both a commercial structure and a residential structure.

PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Ordinance 2021-45 by a vote of (8-0).

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2021-45.

ORDINANCE 2021-45

AN ORDINANCE TO REZONE 0.78 ACRES FROM OFFICE RESIDENTIAL (OR) DISTRICT TO PLANNED (PD 1.28/6,500) DISTRICT FOR THE PROPERTY LOCATED NORTH OF WEST MAIN STREET AND WEST OF DOWNS BOULEVARD, LOCATED AT 1624 WEST MAIN STREET (1624 WEST MAIN PUD SUBDIVISION).

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Planned (PD 1.28/6,500) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2021-152, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Office Residential (OR)** District to **Planned (PD 1.28/6,500)** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
78P-1.00 & 2.00	0.78
Total	0.78

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

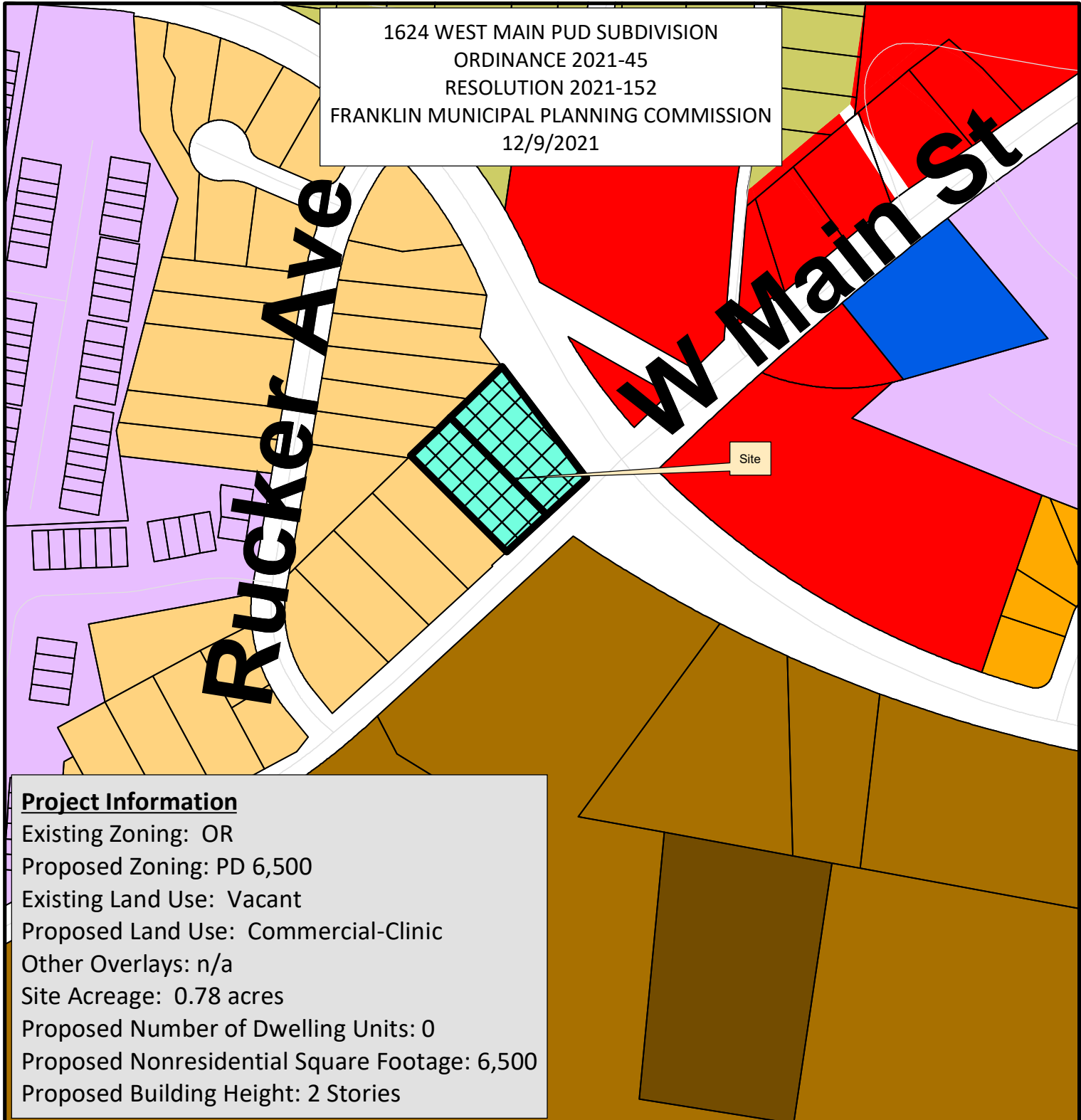
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

1624 WEST MAIN PUD SUBDIVISION
 ORDINANCE 2021-45
 RESOLUTION 2021-152
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/9/2021



Project Information

Existing Zoning: OR
 Proposed Zoning: PD 6,500
 Existing Land Use: Vacant
 Proposed Land Use: Commercial-Clinic
 Other Overlays: n/a
 Site Acreage: 0.78 acres
 Proposed Number of Dwelling Units: 0
 Proposed Nonresidential Square Footage: 6,500
 Proposed Building Height: 2 Stories

- | | |
|--------------------------------|------------------------------------|
| 1624 West Main PUD | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



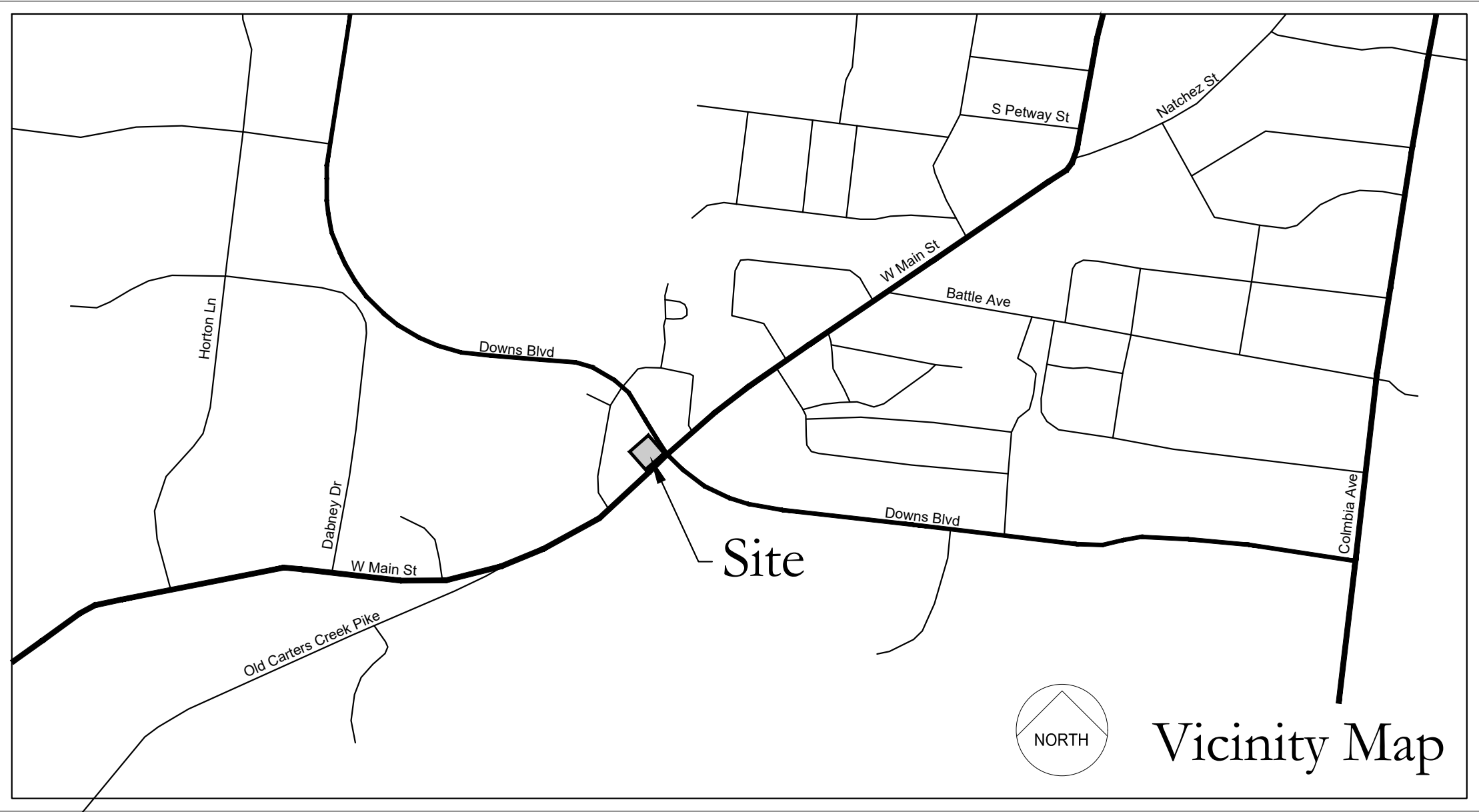
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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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Rezone

1624 West Main

Map 78P, Group A, Parcels 1 & 2
1624 & 1628 West Main St
Franklin, Williamson Co., Tennessee



Owner
Boston English Properties, LLC
Contact: Rick English
1717 Championship Blvd.
Franklin, TN 37064
Phone: 615-519-5555
Email: RE55@comcast.net

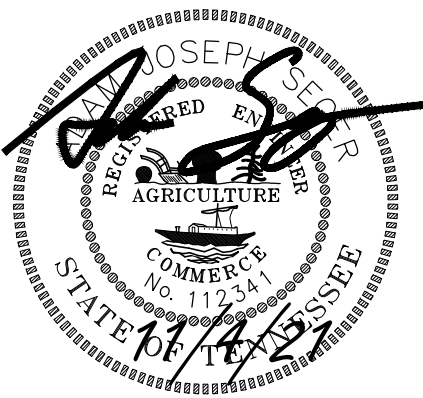
Engineer
Dale and Associates, PLLC
Contact: Adam Seger, PE
516 Heather Place
Nashville, TN 37204
615-297-5166
adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Site Data Chart	
Project Name: 1624 West Main	
COF Project # 7659	
1624 & 1628 W Main St	
Franklin, TN 37064	
Map 78P, Parcels 1 & 2	
Total Site Area - 0.78 Ac. (33,795 sq ft)	
Regulations	
Base Zoning:	OR
Proposed Zoning:	PD 1.28/6500
Overlay Zoning:	None
Building Types:	Commercial/Mixed-Use House
Frontage Types:	Landscape or Urban
Setbacks	
Front Yard:	10 Ft
Side Yard:	5ft
Rear Yard:	5ft
Commercial SF:	Up to 6,500 sq ft Total
Clinics:	0-6,500 sq ft
Offices:	0-6,500 sq ft
Personal Services:	0-2,000 sq ft
Residential:	0-4,000 sq ft
Restaurants:	0-3,000 sq ft
Retail:	0-3,000 sq ft
Building Height:	2 stories max
Minimum Landscape Surface Area:	20%

SHEET SCHEDULE

C0.0	Cover Sheet
C1.0	Rezoning Plan



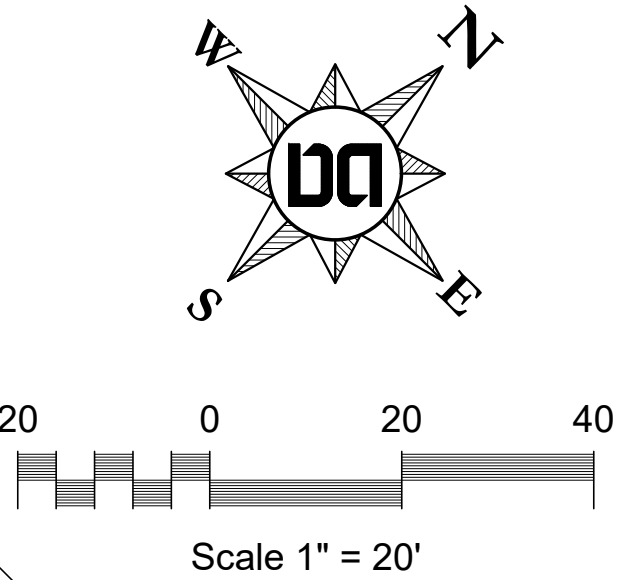
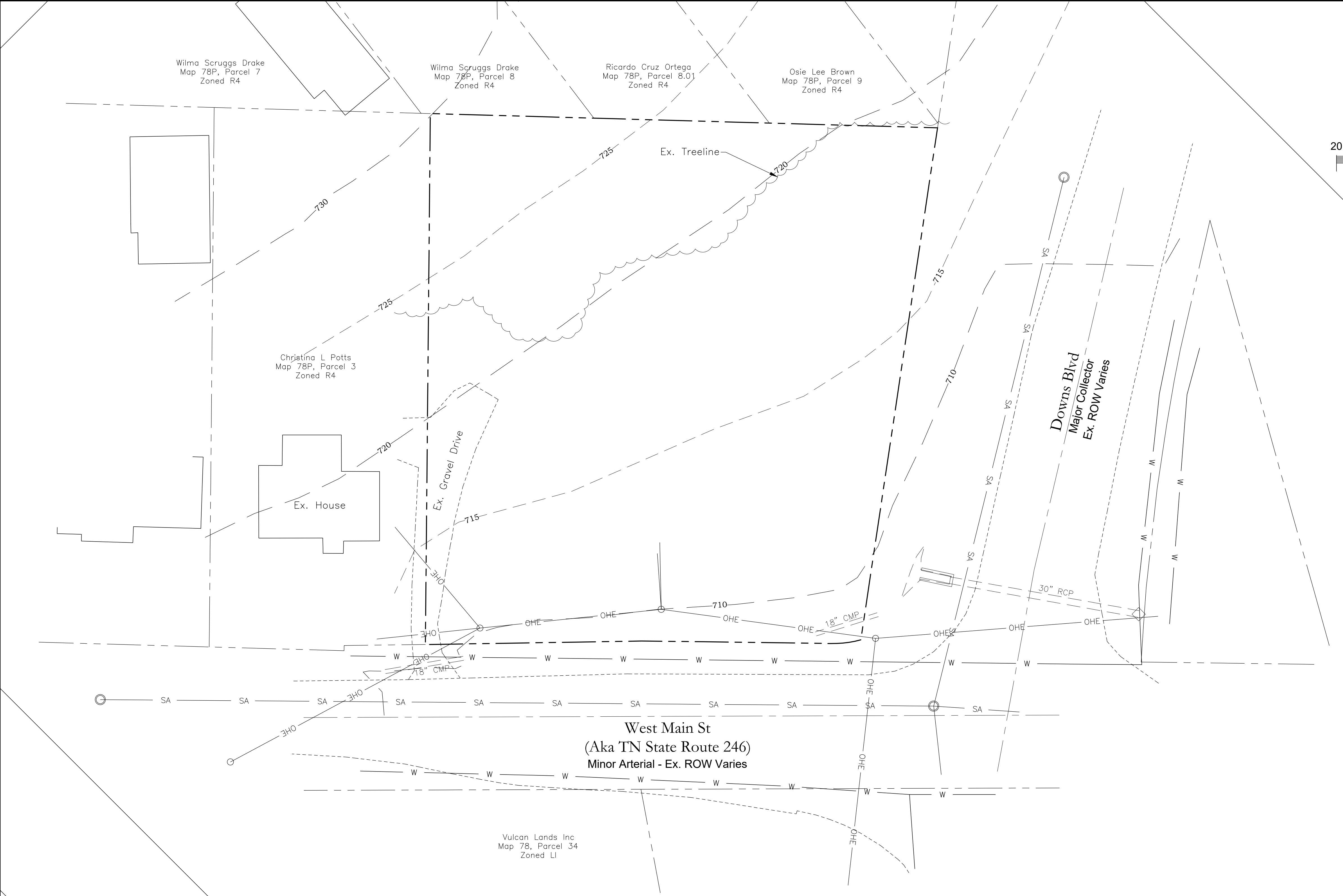
Submittal Date:	September 13, 2021
Revision Date:	October 7, 2021
	November 4, 2021

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21122
1624 West Main

C0.0



Owner
Boston English Properties, LLC
Contact: Rick English
1717 Championship Blvd.
Franklin, TN 37064
Phone: 615-519-5555
Email: RE55@comcast.net

Engineer
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Site Data Chart

Project Name: 1624 West Main
COF Project # 7659
1624 & 1628 W Main St
Franklin, TN 37064
Map 78P, Parcels 1 & 2
Total Site Area - 0.78 Ac. (33,795 sq ft)

Regulations

Base Zoning: OR
Proposed Zoning: PD 1.28/6500
Overlay Zoning: None
Building Types: Commercial/Mixed-Use House
Frontage Types: Landscape or Urban

Setbacks

Front Yard: 10 Ft
Side Yard: 5ft
Rear Yard: 5ft

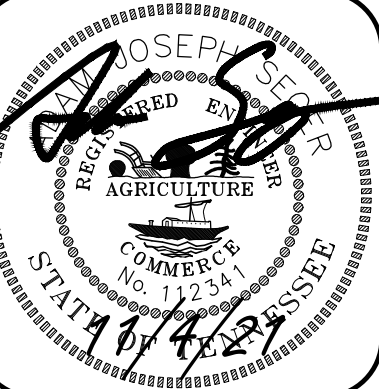
Commercial SF: Up to 6,500 sq ft Total
Clinics: 0-6,500 sq ft
Offices: 0-6,500 sq ft
Personal Services: 0-2,000 sq ft
Residential: 0-4,000 sq ft
Restaurants: 0-3,000 sq ft
Retail: 0-3,000 sq ft

Building Height: 2 stories max
Minimum Landscape Surface Area: 20%

Drawing Date:
September 13, 2021

Revisions
10/7/21 - Address Staff Comments

Development Plan
1624 West Main
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee



Rezoning Plan

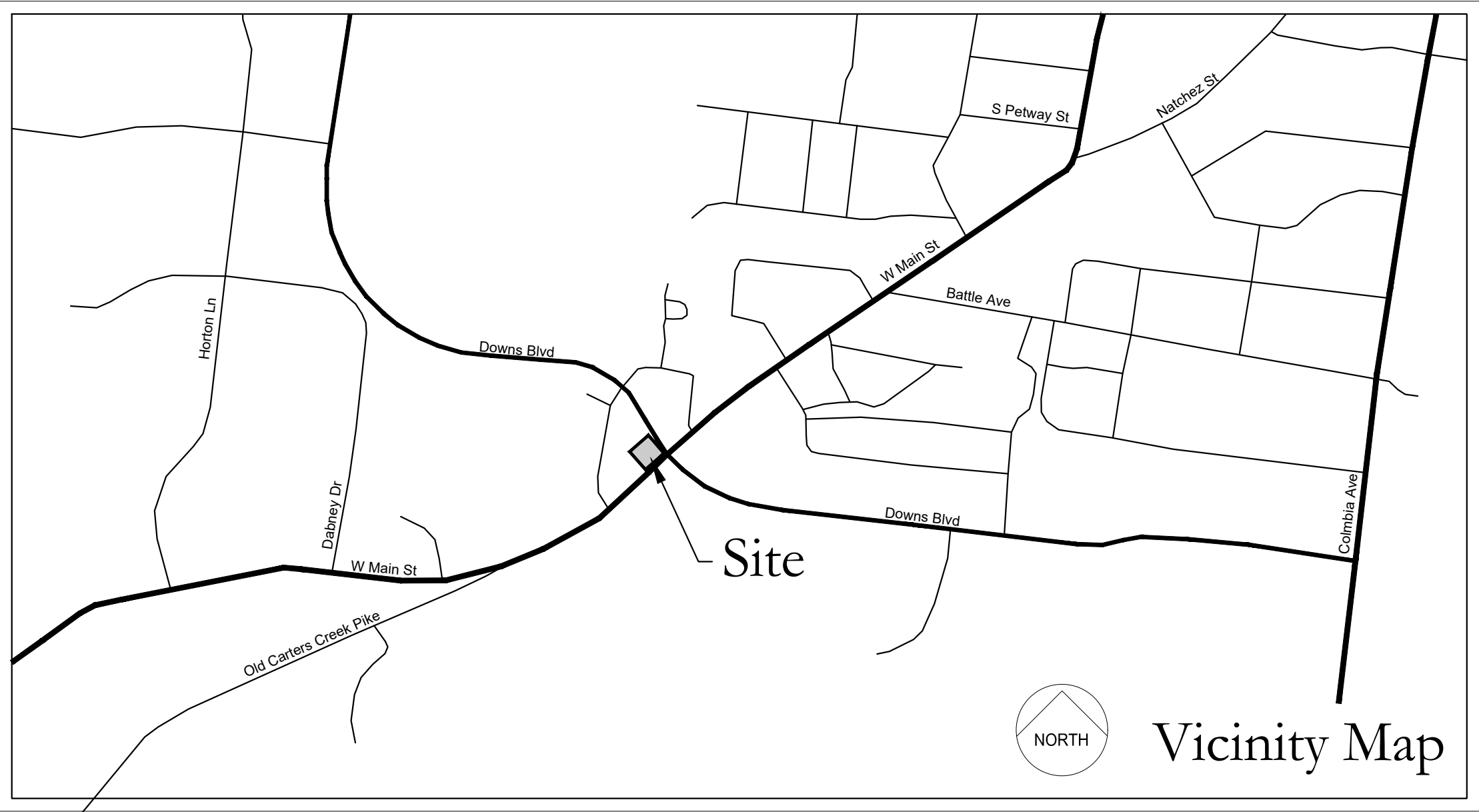


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516 Heather Place
Nashville, TN 37204
(615) 297-5166
D&A Project #21122
1624 West Main
C1.0

Rezone

1624 West Main

Map 78P, Group A, Parcels 1 & 2
1624 & 1628 West Main St
Franklin, Williamson Co., Tennessee



Owner
Boston English Properties, LLC
Contact: Rick English
1717 Championship Blvd.
Franklin, TN 37064
Phone: 615-519-5555
Email: RE55@comcast.net

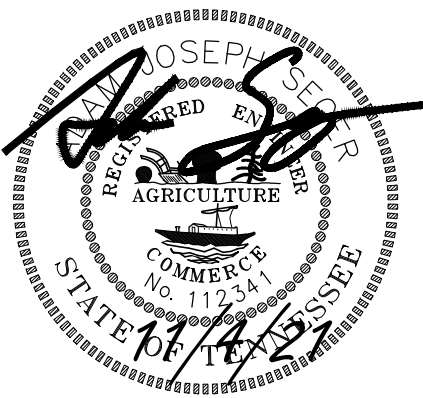
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1624 & 1628 W Main St	
Franklin, TN 37064	
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Restaurants:	0-3,000 sq ft
Retail:	0-3,000 sq ft
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Minimum Landscape Surface Area:	20%

SHEET SCHEDULE

C0.0	Cover Sheet
C1.0	Rezoning Plan

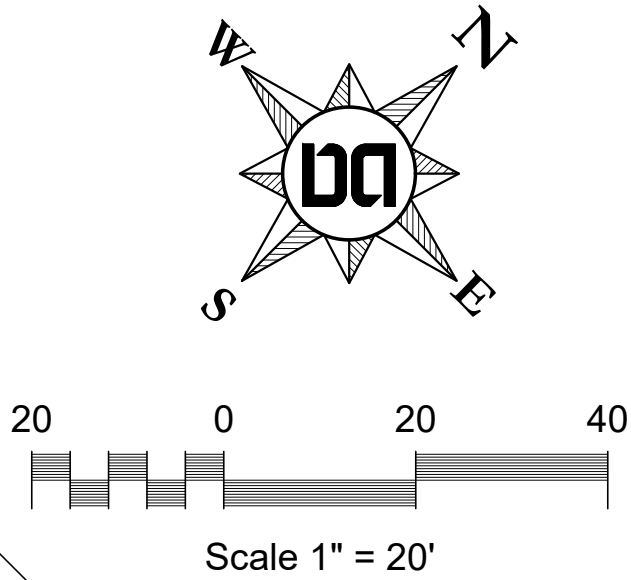
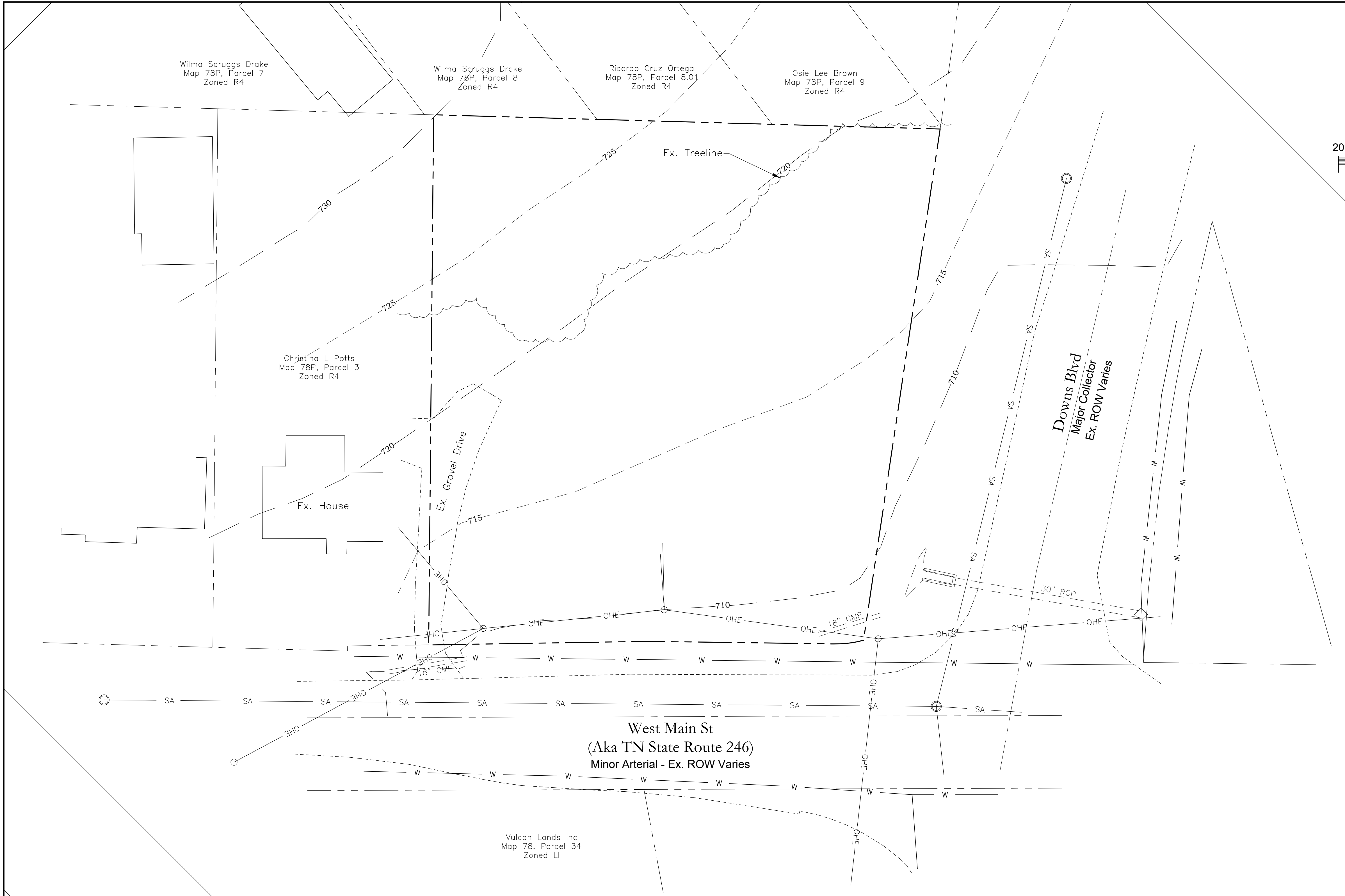


Submittal Date:	September 13, 2021
Revision Date:	October 7, 2021
	November 4, 2021

Dale & Associates
Civil Engineering
Land Planning & Zoning
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D&A Project #21122
1624 West Main
C0.0

516 Heather Place
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Site Data Chart

Project Name: 1624 West Main
COF Project # 7659
1624 & 1628 W Main St
Franklin, TN 37064
Map 78P, Parcels 1 & 2
Total Site Area - 0.78 Ac. (33,795 sq ft)

Regulations

Base Zoning: OR
Proposed Zoning: PD 1.28/6500
Overlay Zoning: None
Building Types: Commercial/Mixed-Use
House
Frontage Types: Landscape or Urban

Setbacks

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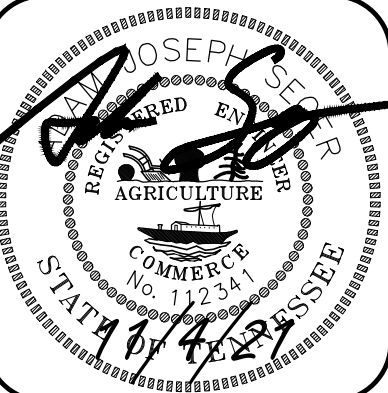
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Offices: 0-6,500 sq ft
Personal Services: 0-2,000 sq ft
Residential: 0-4,000 sq ft
Restaurants: 0-3,000 sq ft
Retail: 0-3,000 sq ft

Building Height: 2 stories max
Minimum Landscape Surface Area: 20%

Drawing Date:
September 13, 2021

Revisions
10/7/21 - Address Staff
Comments

Development Plan
1624 West Main
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee



Rezoning Plan

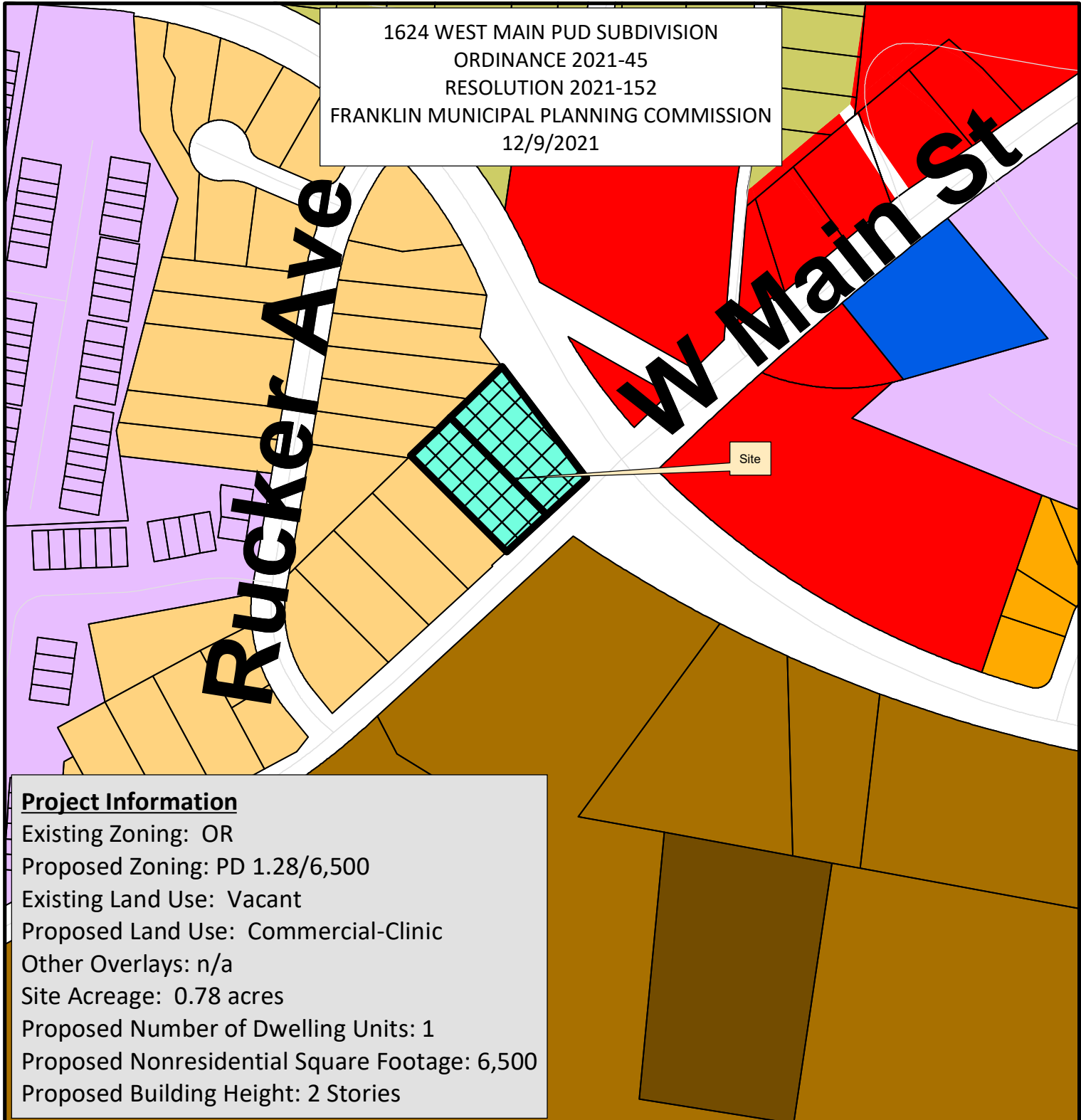


Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21122
1624 West Main

C1.0

1624 WEST MAIN PUD SUBDIVISION
 ORDINANCE 2021-45
 RESOLUTION 2021-152
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/9/2021



Project Information

Existing Zoning: OR
 Proposed Zoning: PD 1.28/6,500
 Existing Land Use: Vacant
 Proposed Land Use: Commercial-Clinic
 Other Overlays: n/a
 Site Acreage: 0.78 acres
 Proposed Number of Dwelling Units: 1
 Proposed Nonresidential Square Footage: 6,500
 Proposed Building Height: 2 Stories

- | | |
|--------------------------------|------------------------------------|
| 1624 West Main PUD | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



0 62.5 125 250 375 Feet

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 It was compiled from the most authentic information available.
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File #: 21-02460

DATE: December 10, 2021
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-152, A Resolution Approving A Development Plan For 1624 West Main PUD Subdivision With 2 Modifications Of Development Standards (Transitional Buffer And Sidewalks), For The Property Located North Of West Main Street And West Of Downs Boulevard, Located At 1624 West Main Street. Establishing A Public Hearing On February 8, 2022.

FMPC 12/9/21, 8-0
MOS 1 to Approve, 8-0
MOS 2 to Approve, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7660
Applicant: Adam Seger, Dale & Associates
Owner: Rick English

BACKGROUND/STAFF COMMENTS:

The applicant is proposing a planned unit development for the northwest corner of the West Main-Downs Boulevard intersection. The development calls for a 6,500 square foot commercial facility. Envision Franklin places this property in the Neighborhood Mixed-Use Design Concept. For new development along W. Main, Envision Franklin states, "Commercial nodes within these corridors are encouraged at intersections. The eclectic mix of land uses, such as neighborhood retail and restaurants, should remain, since they make this area unique." The applicant is also requesting a residential density of 1.28. No residential units are being proposed at this time. However, should a future property owner wish to re-develop the property for residential purposes, a development plan revision would not be required. Due to current site restraints, the property could not accommodate both a commercial structure and a residential structure.

For architecture within Neighborhood Mixed-Use, Envision Franklin states that, "Building design should have pedestrian-scaled architectural details that enhance the appearance of the building at the street level. Architectural styles may vary, but features should include storefront windows, awnings, distinctive roof forms, and outdoor lighting. Buildings should engage and define the street edge with landscaping, pedestrian walkways, and street furnishings to allow for safe and comfortable

movement of pedestrians." At the Joint Conceptual workshop, the applicant was given feedback for the structure to have more of an Office Residential form in order to blend in better with the established neighborhood that sits adjacent and behind the subject property. The architectural elevations provided with this submittal respond to those comments and maintains a one-story, residential form. The applicant should review the glazing to see if any can be removed to further enforce the residential character.

Modifications of Standards:

There are two modifications of standards with this development plan.

MOS #1: Requesting to allow parking, dumpster, and drive aisle into Transition Zone 1.

The applicant is requesting to allow parking, a dumpster, and drive aisle within the Transition Zone 1 buffer. Section 8.1.2(B) of the Zoning Ordinance permits only landscaping within Transition Zone 1 to establish a green space buffer between the new development and adjacent residential properties.

The applicant has shown that the minimum plantings needed can still be achieved, per the requirements outlined in Section 8.1.2(B) of the Zoning Ordinance. Additionally, the proposed building is one-story, so the building is compatible to the adjacent properties in height, form, and mass. The additional shrub requirements of the transition zone will help further screen the parking, which is the principal element that is encroaching into the transition zone. As part of the conditions of approval to address the existing driveway on site, parking needs to be re-configured and will locate it entirely behind the residence on the adjacent lot.

If the encroaching parking spaces were to be removed in accordance with the requirements of the Zoning Ordinance, the allowable square footage that could be achieved on site with the remaining parking spaces would be approximately 4,700 square feet, which is very limiting for this corner property, located along main thoroughfares. Staff is supporting the MOS for given all the reasons above.

Staff recommends approval with conditions of MOS #1.

MOS #2: Not require sidewalks along West Main Street.

The applicant is requesting to not require sidewalks along West Main Street. Section 9.6.1 requires that sidewalks must be installed "on both sides of public and private streets and internal drives" with all new development. The City of Franklin periodically receives requests to construct sidewalks in existing neighborhoods where a sidewalk was not required previously. Generally, sidewalk gap projects are much more expensive to construct than if they were constructed with development. Sidewalk gap requests can ultimately become larger capital projects that cost the City hundreds of thousands if not millions of dollars. The Zoning Ordinance requirement for sidewalks is essential for developments to provide pedestrian infrastructure for future and existing residents.

Staff recommends denial of MOS 2. Should any of the MOS requests for removal of required sidewalks be approved by BOMA, staff recommends the condition that sidewalk fees-in-lieu be paid by the developer at \$19 per square foot for future sidewalk gap projects.

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online

plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

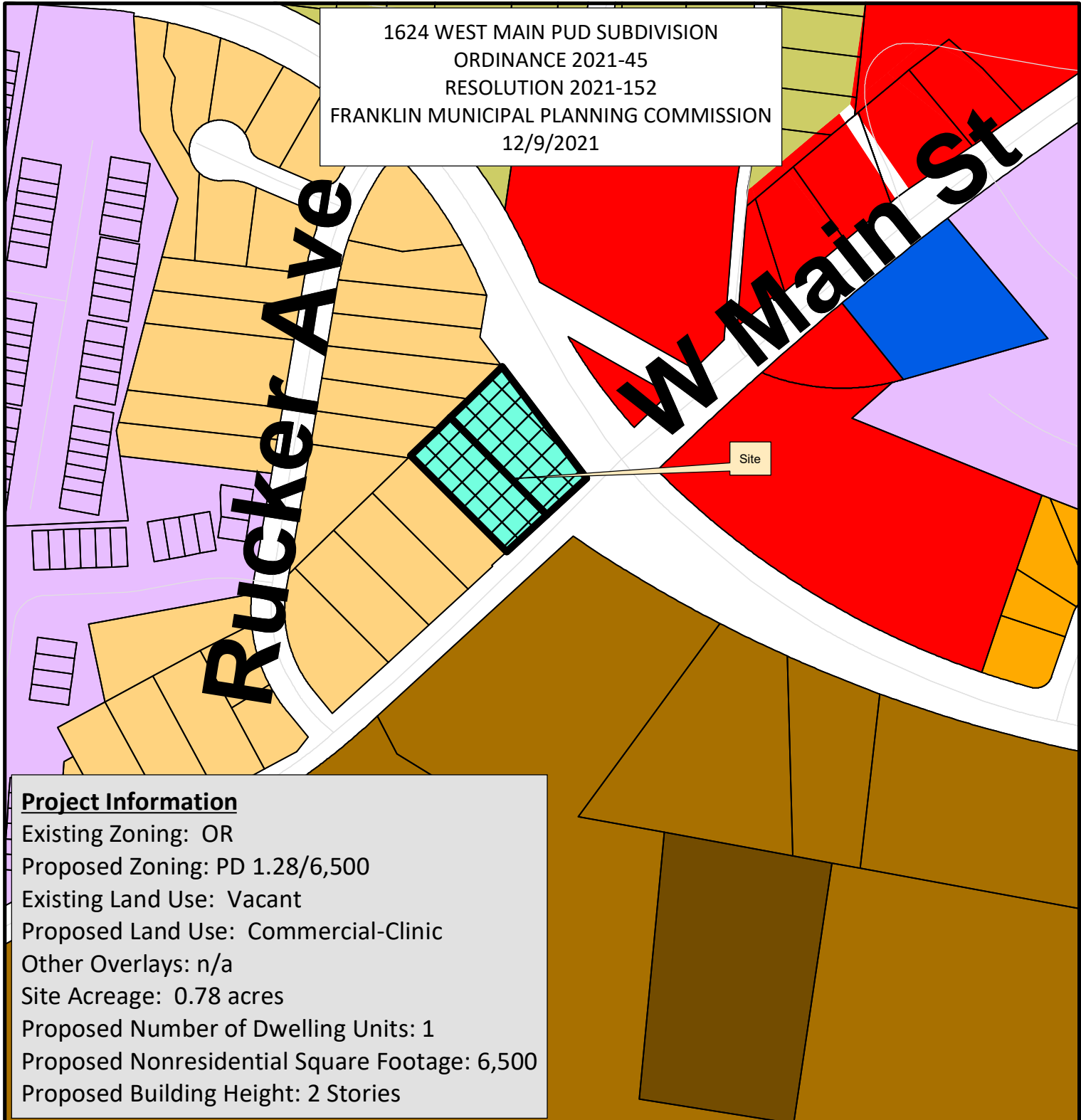
Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2021-152, with conditions, by a vote of (8-0).

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-152 with conditions.

1624 WEST MAIN PUD SUBDIVISION
 ORDINANCE 2021-45
 RESOLUTION 2021-152
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/9/2021



Project Information

Existing Zoning: OR
 Proposed Zoning: PD 1.28/6,500
 Existing Land Use: Vacant
 Proposed Land Use: Commercial-Clinic
 Other Overlays: n/a
 Site Acreage: 0.78 acres
 Proposed Number of Dwelling Units: 1
 Proposed Nonresidential Square Footage: 6,500
 Proposed Building Height: 2 Stories

- | | |
|--------------------------------|------------------------------------|
| 1624 West Main PUD | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



0 62.5 125 250 375 Feet

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RESOLUTION 2021-152

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR 1624 WEST MAIN PUD SUBDIVISION WITH 2 MODIFICATIONS OF DEVELOPMENT STANDARDS (TRANSITIONAL BUFFER AND SIDEWALKS), FOR THE PROPERTY LOCATED NORTH OF WEST MAIN STREET AND WEST OF DOWNS BOULEVARD, LOCATED AT 1624 WEST MAIN STREET.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2021-45; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
78P-1.00 & 2.00	0.78
Total	0.78

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the 1624 West Main PUD Subdivision are as follows:

Entitlements	1624 West Main PUD
Base Zone District	PD 1.28/6,500
Other Zoning Overlays	n/a
Number of Dwelling Units	1
Number of Nonresidential Square Footage	6,500
Number of Hotel Rooms	0
Open Space Requirements	n/a
Number of Phases in Development	1

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Request to allow parking, dumpsters, and drive aisles within the Zone 1 transitional buffer. Approved: _____ Denied: _____	8.1.2(A) & (B) Transitional Zone 1: Buffer Transitional Zone 1 provides a buffer between nonresidential and residential uses. Only plantings are permitted within the Zone 1 Buffer. <i>Staff recommended <u>approval</u>.</i>
MOS 2: Request to not require sidewalks along West Main Street. Approved: _____ Denied: _____	9.6.1(A) Pedestrian Circulation-Placement and Connections Sidewalks and curb shall be required on both sides of public and private streets and internal drives <i>Staff recommended <u>denial</u>.</i>

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2021-45, on third and final reading, the health, safety, and welfare of the citizens requiring it.

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____9/7/2021_____

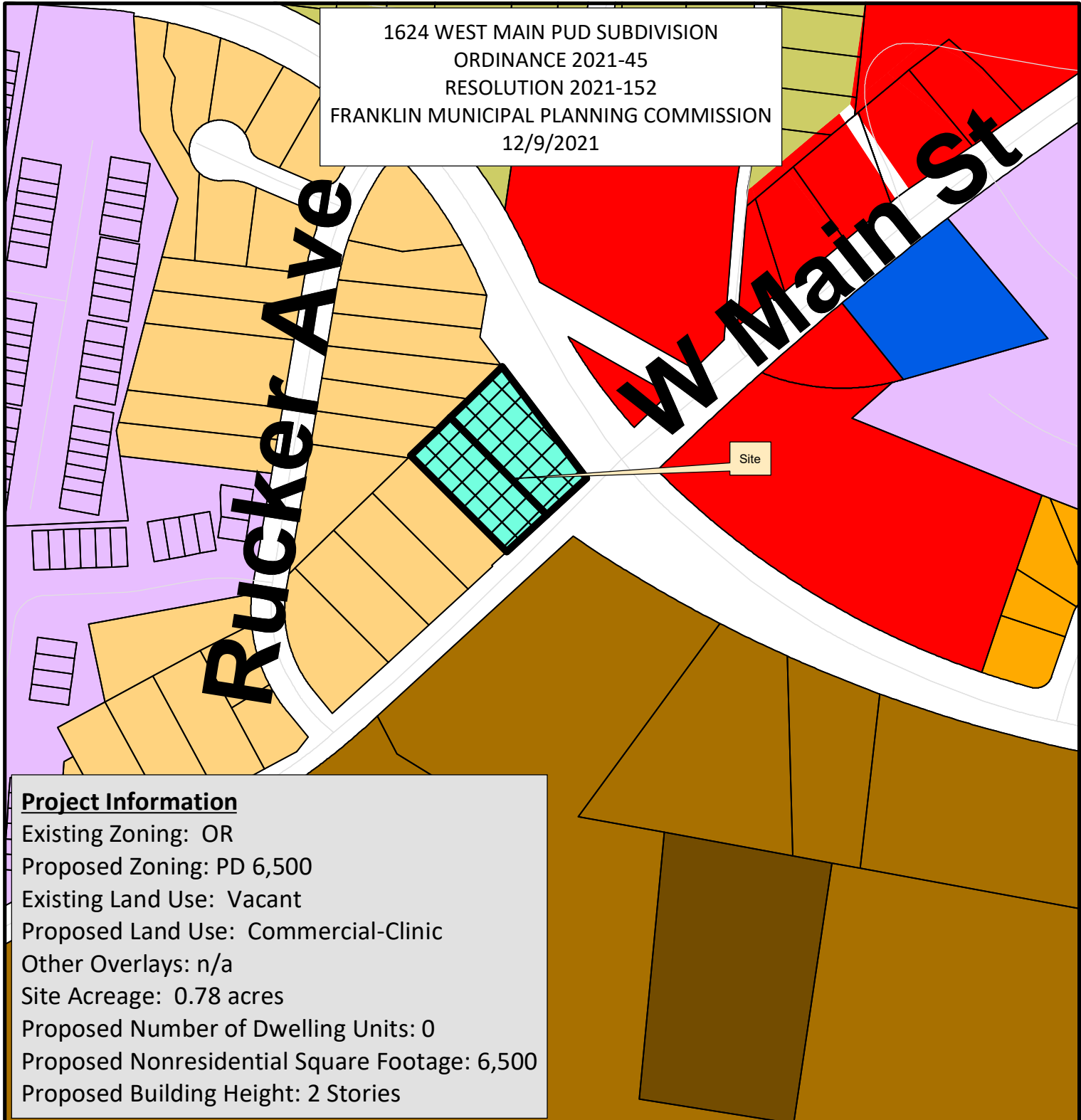
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____9/23/2021_____

NEIGHBORHOOD MEETING: _____9/8/2021_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

1624 WEST MAIN PUD SUBDIVISION
 ORDINANCE 2021-45
 RESOLUTION 2021-152
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/9/2021



Project Information

Existing Zoning: OR
 Proposed Zoning: PD 6,500
 Existing Land Use: Vacant
 Proposed Land Use: Commercial-Clinic
 Other Overlays: n/a
 Site Acreage: 0.78 acres
 Proposed Number of Dwelling Units: 0
 Proposed Nonresidential Square Footage: 6,500
 Proposed Building Height: 2 Stories

- | | |
|--------------------------------|------------------------------------|
| 1624 West Main PUD | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
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| PD Planned District | LI Light Industrial District |
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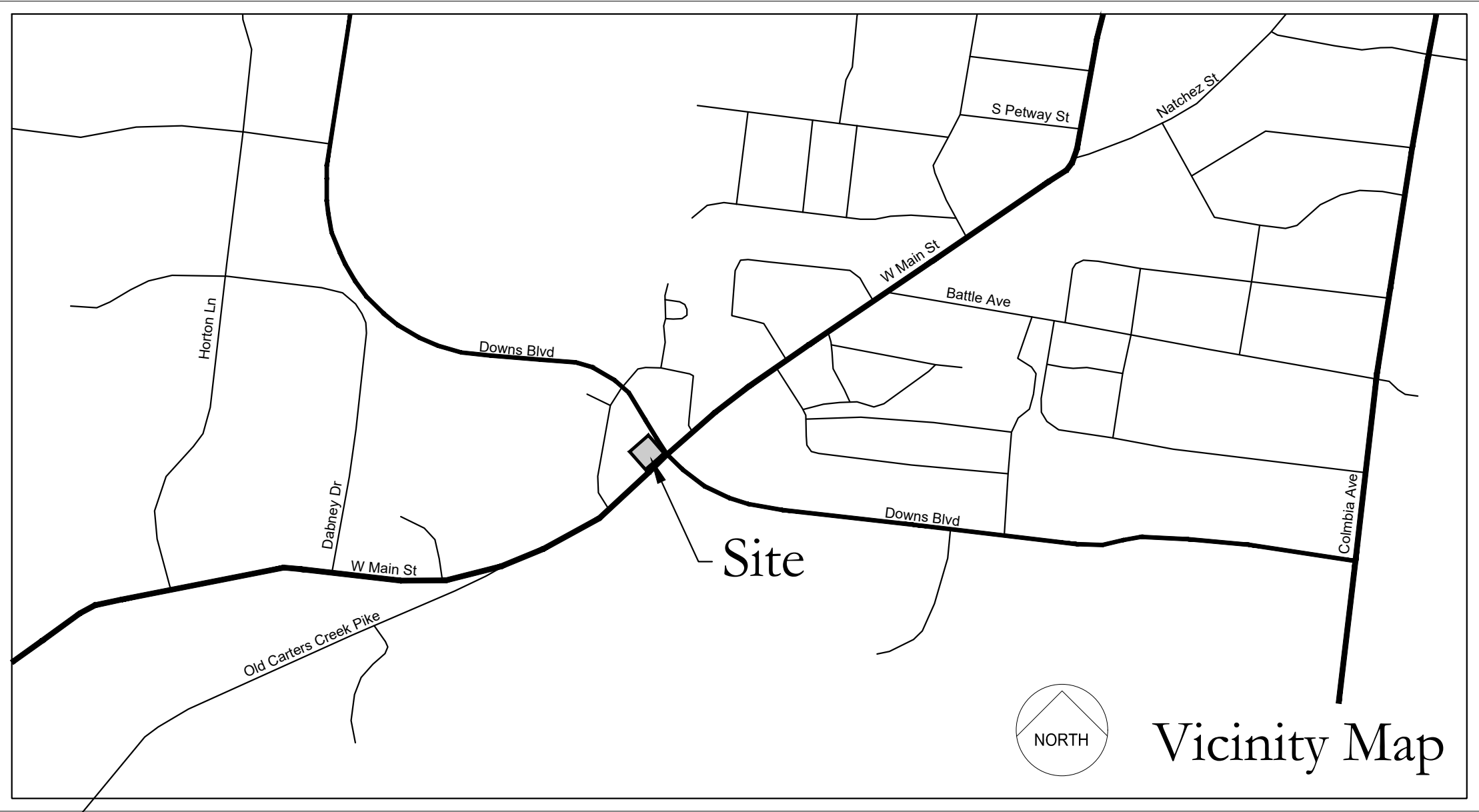
0 62.5 125 250 375 Feet

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Development Plan

1624 West Main

Map 78P, Group A, Parcels 1 & 2
1624 & 1628 West Main St
Franklin, Williamson Co., Tennessee



Owner
Boston English Properties, LLC
Contact: Rick English
1717 Championship Blvd.
Franklin, TN 37064
Phone: 615-519-5555
Email: RE55@comcast.net

Engineer
Dale and Associates, PLLC
Contact: Adam Seger, PE
516 Heather Place
Nashville, TN 37204
615-297-5166
adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Modification of Standards Request

1. Section 8.1.2 of Zoning Code. This project requests a Modification of Standards to allow parking, dumpster, and drive aisle in the Zone 1 Transitional Buffer along the west side of the property, as shown.

Justification: The subject property is located along a row of parcels that will likely develop in the future as a neighborhood commercial use along an arterial street. The adjacent residential property is older and not likely to remain residential in perpetuity. By strictly enforcing the transitional buffers along the west side of the lot, it significantly reduces the ability to develop the property on a prominent intersection. Furthermore, the adjacent residential property is already utilizing an existing driveway that straddles the property line. By allowing the driveway to remain on the eastern side of the property, it allows the access to Main Street to remain further away from the main intersection. The layout is set up to transition into the adjacent property should that property ever be rezoned to commercial.
2. Section 9.6 of Zoning Code. This project requests a Modification of Standards by allowing the construction of the sidewalk along the Main Street frontage to be deferred.

Justification: West Main Street is a state route that is already proposed to be improved someday. Furthermore, the adjacent properties are smaller older residential houses with not current sidewalk. The use of a sidewalk along this portion of West Main would not be utilized on its own. There are also two large power poles to navigate, and if those were to be relocated it would render any development on this corner economically unfeasible. It is not disputed that a sidewalk should eventually be installed along West Main and the project will prepare the internal site plan to account for that. But the request for MOS is to defer the implementation of the sidewalk until it coincides with West Main St Road Improvements.

General Notes

1. Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at the Site Plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

Site Data Chart	
Project Name: 1624 West Main	
COF Project # 7660	
1624 & 1628 W Main St	
Franklin, TN 37064	
Map 78P, Parcels 1 & 2	
Total Site Area - 0.78 Ac. (33,795 sq ft)	
Regulations	
Base Zoning:	OR
Proposed Zoning:	PD 1.28/6500
Overlay Zoning:	None
Building Types:	Commercial/Mixed-Use
	House
Frontage Types:	Landscape or Urban
Setbacks	
Front Yard: 10 Ft	
Side Yard: 5ft	
Rear Yard: 5ft	
Commercial SF:	Up to 6,500 sq ft Total
Clinics:	0-6,500 sq ft
Offices:	0-6,500 sq ft
Personal Services:	0-2,000 sq ft
Residential:	0-4,000 sq ft
Restaurants:	0-3,000 sq ft
Retail:	0-3,000 sq ft
Building Height: 2 stories max	
Minimum Landscape Surface Area: 20%	
(See Landscape Plans for landscape, open space, and tree requirements)	
Parking Required:	
For Rezoning, Assume Entire Building is Parked at 4 Spaces per 1,000 Sq Ft.	
@6,500 Sq Ft = 26 Parking Spaces Required	
Parking Provided:	26 Spaces

SHEET SCHEDULE

C0.0	Cover Sheet
C1.0	Existing Conditions
C2.0	Development Plan
C2.1	Fire Truck Turn Template
C2.2	Garbage Truck Turn Template
C3.0	Grading & Drainage Plan
C4.0	ROW & Access Plan
C5.0	Utility Plan
L1.0	Tree Preservation Plan



Submittal Date: September 13, 2021
Revision Date: October 7, 2021
November 4, 2021

Dale & Associates

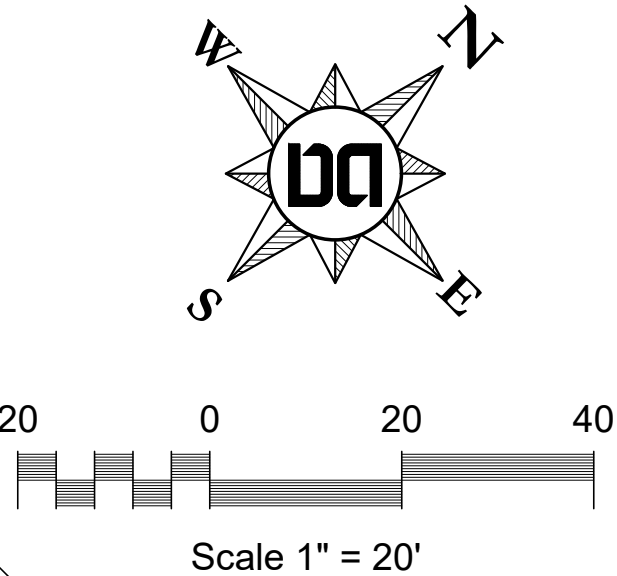
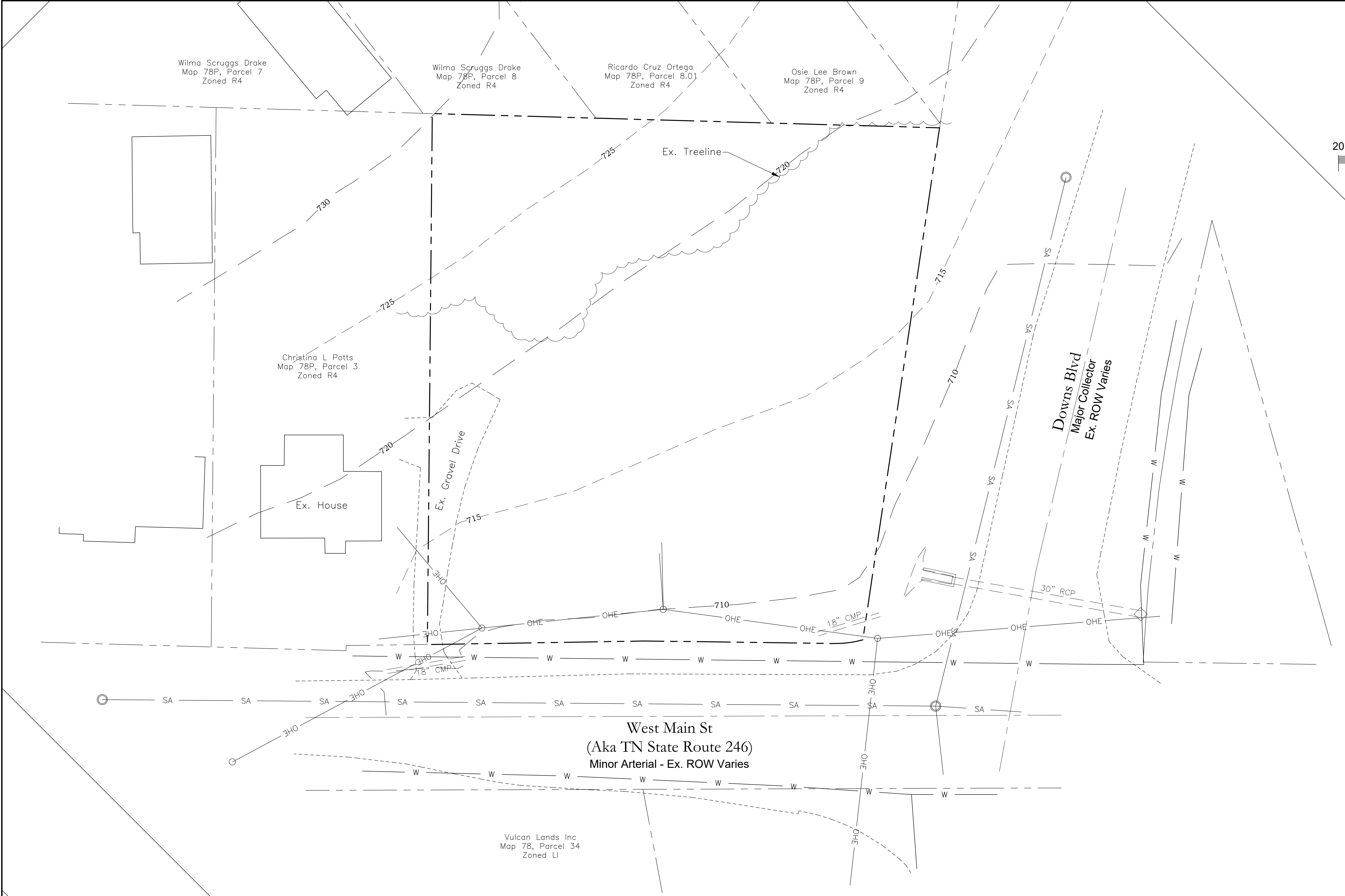
Civil Engineering
Land Planning & Zoning
Surveying

516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21122

1624 West Main

C0.0



Owner
Boston English Properties, LLC
Contact: Rick English
1717 Championship Blvd.
Franklin, TN 37064
Phone: 615-519-5555
Email: RE55@comcast.net

Engineer
Dale and Associates, PLLC
Contact: Adam Seger, PE
516 Heather Place
Nashville, TN 37204
615-297-5166
adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Site Data Chart

Project Name: 1624 West Main
COF Project # 7660
1624 & 1628 W Main St
Franklin, TN 37064
Map 78P, Parcels 1 & 2
Total Site Area - 0.78 Ac. (33,795 sq ft)

Regulations

Base Zoning: OR
Proposed Zoning: PD 1.28/6500
Overlay Zoning: None
Building Types: Commercial/Mixed-Use House
Frontage Types: Landscape or Urban

Setbacks

Front Yard: 10 Ft
Side Yard: 5ft
Rear Yard: 5ft

Commercial SF: Up to 6,500 sq ft Total

Clinics: 0-6,500 sq ft
Offices: 0-6,500 sq ft
Personal Services: 0-2,000 sq ft
Residential: 0-4,000 sq ft
Restaurants: 0-3,000 sq ft
Retail: 0-3,000 sq ft

Building Height: 2 stories max
Minimum Landscape Surface Area: 20%
(See Landscape Plans for landscape, open space, and tree requirements)

Parking Required:
For Rezoning, Assume Entire Building is Parked at 4 Spaces per 1,000 Sq Ft.
@6,500 Sq Ft = 26 Parking Spaces Required

Parking Provided: 26 Spaces

Grading & Drainage Data Chart - Existing

Site Area: 0.78 Acres
Impervious Area: 0.03 Acres
Disturbed Area: 0.74 Acres
Rv Value: 0.18
Peak Flow Runoff
- 2 year: 1.35 CFS
- 5 year: 2.57 CFS
- 10 year: 3.45 CFS
- 25 year: 4.63 CFS
- 50 year: 5.55 CFS
- 100 year: 6.48 CFS

Stormwater Narrative - Existing Conditions

The existing site is vacant and is approximate 0.8 acres across two parcels at the corner of Downs & Main. The property is generally sloped from northwest to southeast, with an outfall point at the intersection. Water generally sheet flows across the majority of the site and makes its way into existing road side ditches along both Downs and Main. The water then is conveyed to an existing 30" RCP that drains to the east under Downs Boulevard.

The existing site is predominantly a mowed field, and there is a stand of trees in the rear (northwest) portion of the property.

Drawing Date:
September 13, 2021

Revisions
10/7/21 - Address Comments from staff per DRT review

Development Plan
1624 West Main
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee

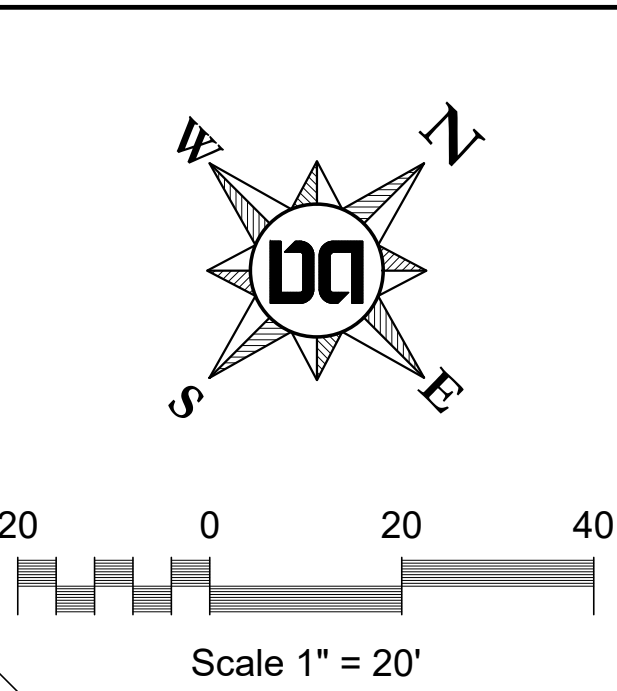
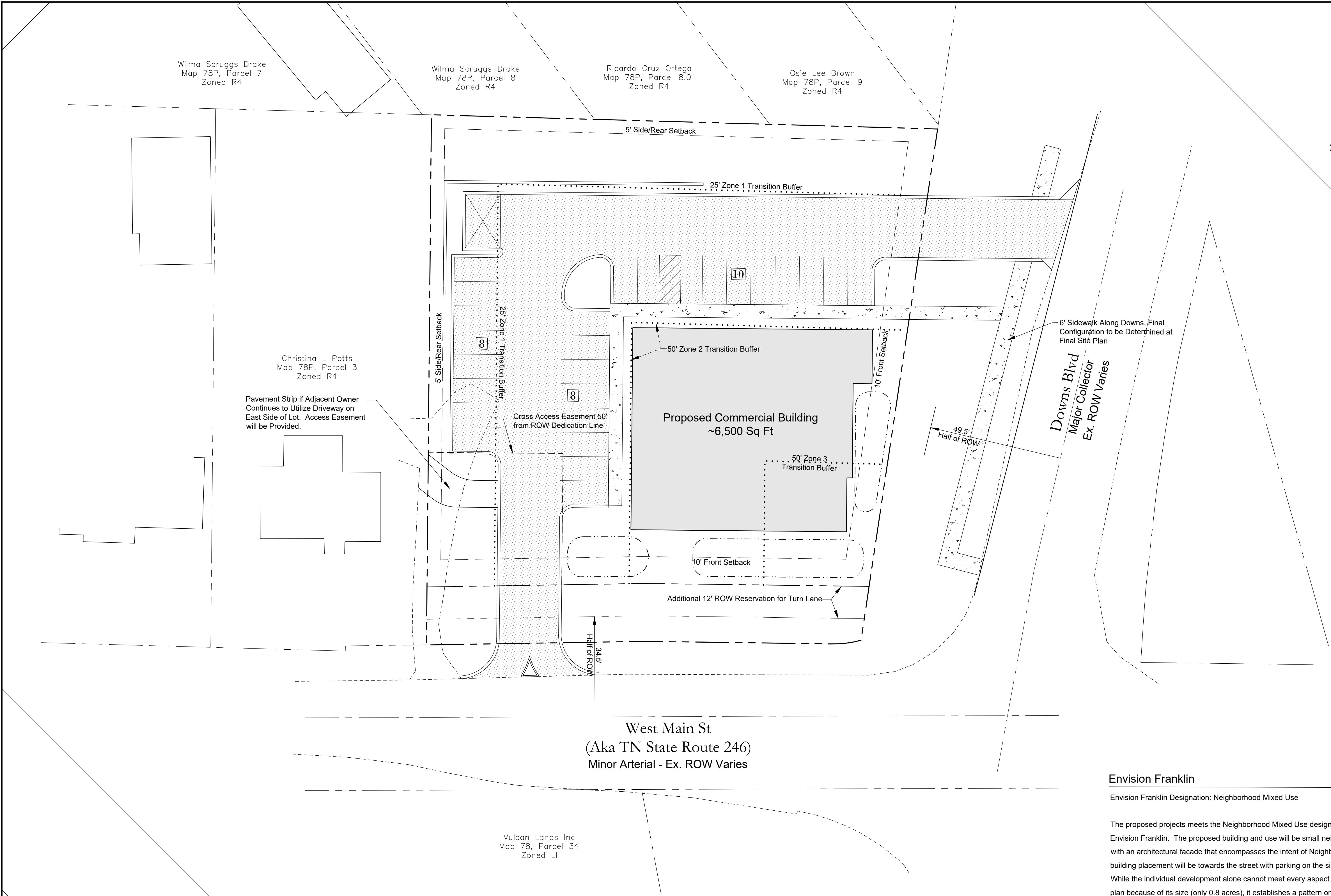


Existing Conditions

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

D&A Project #21122
1624 West Main
C1.0





Owner
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 Contact: Rick English
 1717 Championship Blvd.
 Franklin, TN 37064
 Phone: 615-519-5555
 Email: RE55@comcast.net

Engineer
 Dale and Associates, PLLC
 Contact: Adam Seger, PE
 516 Heather Place
 Nashville, TN 37204
 615-297-5166
 adam@daleandassociates.net

Floodnote
 This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Drawing Date:
 September 13, 2021

Revisions
 10/7/21 - Address Comments from staff per DRT review
 11/4/21 - Address 2nd Round of Comments from staff per DRT review.

Site Data Chart

Project Name: 1624 West Main
 COF Project # 7660
 1624 & 1628 W Main St
 Franklin, TN 37064
 Map 78P, Parcels 1 & 2
 Total Site Area - 0.78 Ac. (33,795 sq ft)

Regulations

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Proposed Zoning:	PD 1.28/6500
Overlay Zoning:	None
Building Types:	Commercial/Mixed-Use House
Frontage Types:	Landscape or Urban

Setbacks

Front Yard:	10 Ft
Side Yard:	5ft
Rear Yard:	5ft

Commercial SF: Up to 6,500 sq ft Total

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Personal Services:	0-2,000 sq ft
Residential:	0-4,000 sq ft
Restaurants:	0-3,000 sq ft
Retail:	0-3,000 sq ft

Building Height: 2 stories max
Minimum Landscape Surface Area: 20%
 (See Landscape Plans for landscape, open space, and tree requirements)

Parking Required:
 For Rezoning, Assume Entire Building is Parked at 4 Spaces per 1,000 Sq Ft.
 @6,500 Sq Ft = 26 Parking Spaces Required

Parking Provided: 26 Spaces

Envision Franklin

Envision Franklin Designation: Neighborhood Mixed Use

The proposed projects meets the Neighborhood Mixed Use designation as defined in Envision Franklin. The proposed building and use will be small neighborhood commercial with an architectural facade that encompasses the intent of Neighborhood Mixed-Use. The building placement will be towards the street with parking on the sides/rear of the site. While the individual development alone cannot meet every aspect of the Envision Franklin plan because of its size (only 0.8 acres), it establishes a pattern on the corner that is able to be extended in either direction. When taken in context, the project fits nicely within the framework of Envision Franklin and its intent for the area.

Statement of Impacts

Police/Fire

The proposed project is a typical small neighborhood commercial building to serve the surrounding area, with an emphasis on clinics/office. These types of uses are general services for the surrounding community and are not anticipated to have any adverse impact on police or fire departments in any way.

Solid Waste

The proposed use will provide a dumpster on site and is not anticipated to be any different than any other clinic, office, or general small neighborhood commercial use.

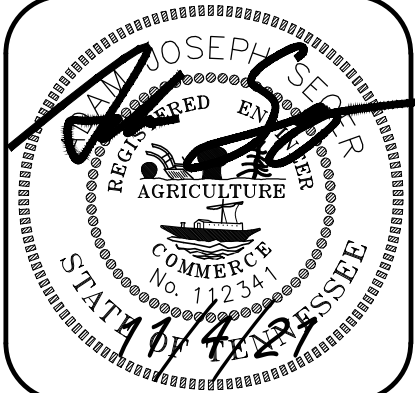
Public Recreational Facilities

The proposed project will not have any impact to public recreational facilities.

Planned District

1624 West Main

Map 78P, Parcels 1 & 2
 Franklin, Williamson County, Tennessee



Development Plan



Dale & Associates

Civil Engineering
 Land Planning & Zoning
 Surveying

D&A Project #21122
 1624 West Main
C2.0

Owner
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Contact: Rick English
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adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood
Hazard Area as Depicted on the Current
Flood Insurance Rate Maps (FIRM) Number
47187C0192G Dated 12/22/2016.

906
STUDIO
ARCHITECTS
+ INTERIORS

Drawing Date:
October 7, 2021

Revisions



EAST ELEVATION
View from Downs Blvd. SCALE: 1/8"=1'



SOUTH ELEVATION
View from West Main SCALE: 1/8"=1'



NORTH ELEVATION
View from Parking Lot SCALE: 1/8"=1'



ARCHITECTURAL CHARACTER IMAGES

Planned District
1624 West Main
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee



ARCHITECTURAL
ELEVATIONS

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



D&A Project #21122
1624 West Main
A100
Page 188 of 307

CONDITIONS OF APPROVAL:

Open Issues: 12 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

3. Sidewalks

joe.marlo@franklintn.gov Comment shall remain open as a Condition of Approval of the Development Plan pending determination of MOS.

Applicant shall provide the following regarding sidewalks:

1. A 6'-0" sidewalk and curb/gutter complying with the Street Technical Standards is required along frontage with Downs Boulevard and W Main Street. [COF Zoning Ordinance 9.6]. Grading and storm infrastructure shall be revised accordingly.
2. Applicant shall provide a minimum of one accessible route from public sidewalk to the accessible building entrance served. [IBC 1104.1]

4. Future Widening

joe.marlo@franklintn.gov Comment shall remain open as a Condition of Approval of the Development Plan.

The proposed development shall not hinder the future widening of Downs Boulevard or W Main Street.

At Site Plan, the Applicant shall show the following:

1. Ultimate widening of Downs Boulevard and W Main Street along property frontage, including roadway, additional turn lanes, and sidewalk.
2. Proposed grades that tie into future design grades for the widened sections using slopes 3H:1V or flatter and without the need for retaining walls.
3. Corridor construction and grading that does not require Green Infrastructure elements (including bioretention) or building elements to be modified, relocated, or temporarily shored.

6. Stormwater Feature Locations

joe.marlo@franklintn.gov Comment shall remain open as a Condition of Approval of the Development Plan.

At Site Plan, stormwater features, including bioretention ponds, shall be located a minimum of five feet or the distance equal to the height from grade at nearest ROW / ROW Reservation to the bottom of stormwater feature sump, whichever is greater.

10. Grading

joe.marlo@franklintn.gov Comment shall remain open as a Condition of Approval of the Development Plan.

At Site Plan, drawings shall conform with the following:

1. Slope in parking areas shall not exceed five percent. [Zoning Ordinance 10.1.13] Portions of parking areas currently appear to exceed this limit. Retaining wall heights shall not exceed those listed in the Zoning Ordinance if grading must be revised to meet allowable parking slope.
2. Storm inlets shall be provided at each drive connection such that stormwater runoff from drives does not surface flow into public streets.

29. Final Plat

joe.marlo@franklintn.gov Comment shall remain open as a Condition of Approval of the Development Plan.

At Final Plat, as part of the conditional approval of the request for Modification of Engineering Standards, the following note shall be included on the plat:

"Upon redevelopment of the property to the southwest, access to W Main Street shall be through an access easement on that property, and all other accesses to W Main Street that do not comply with TDOT and City of Franklin standards for driveway locations shall be removed."

FIRE--Planning

General Issues

44. Advisory comments

curt.edelmann@franklintn.gov The following comment does not affect approval of the development plan.

A fire hydrant is required within 150-feet of the fire department connection for buildings with a fire sprinkler system.

Planning

General Issues

40. Modification of Standards

joseph.bryan@franklintn.gov With the additional screening information, location of the encroachment relative to the neighboring property, and given the additional limitations of the property, Staff can support the MOS for transitional buffer encroachment. Applicant shall reconfigure the parking so the space on the western lot line are located entirely behind the neighboring residence on the adjacent property.

[Edited By Joseph Bryan]

41. Modification of Standards

joseph.bryan@franklintn.gov Staff cannot support MOS 1 for not requiring external sidewalks along the development..

43. Driveway Relocation

joseph.bryan@franklintn.gov While the current proposal meets the ZO and Street Specs, it does eliminate a portion of driveway used by the adjacent owner. This driveway is NOT in a shared access easement.

Should the developer wish to preserve some of this driveway for the adjacent property owner, staff could accept a revision that maintains all ZO regulations, including but not limited to transitional buffer plantings, parking minimums, and connectivity requirements.

[Edited By Joseph Bryan]

46. Architecture

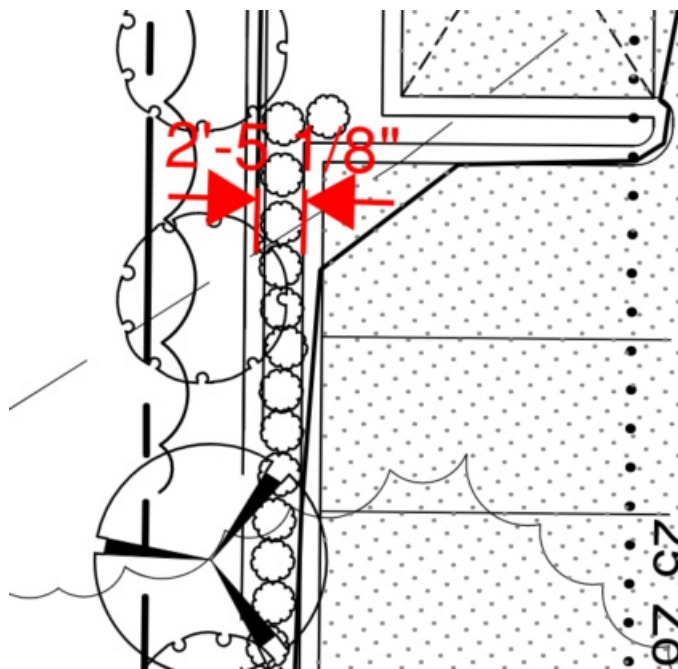
joseph.bryan@franklintn.gov Applicant shall review the glazing requirements and remove any additional glazing so that the building is more in keeping with the established character of the neighboring residential properties.

Planning (Landscape)

General Issues

45. Landscape Plan

jason.arnold@franklintn.gov At site plan, selection of appropriate plant materials will be critical for the buffer to function and maintain health.



Stormwater

General Issues

11. Drainage

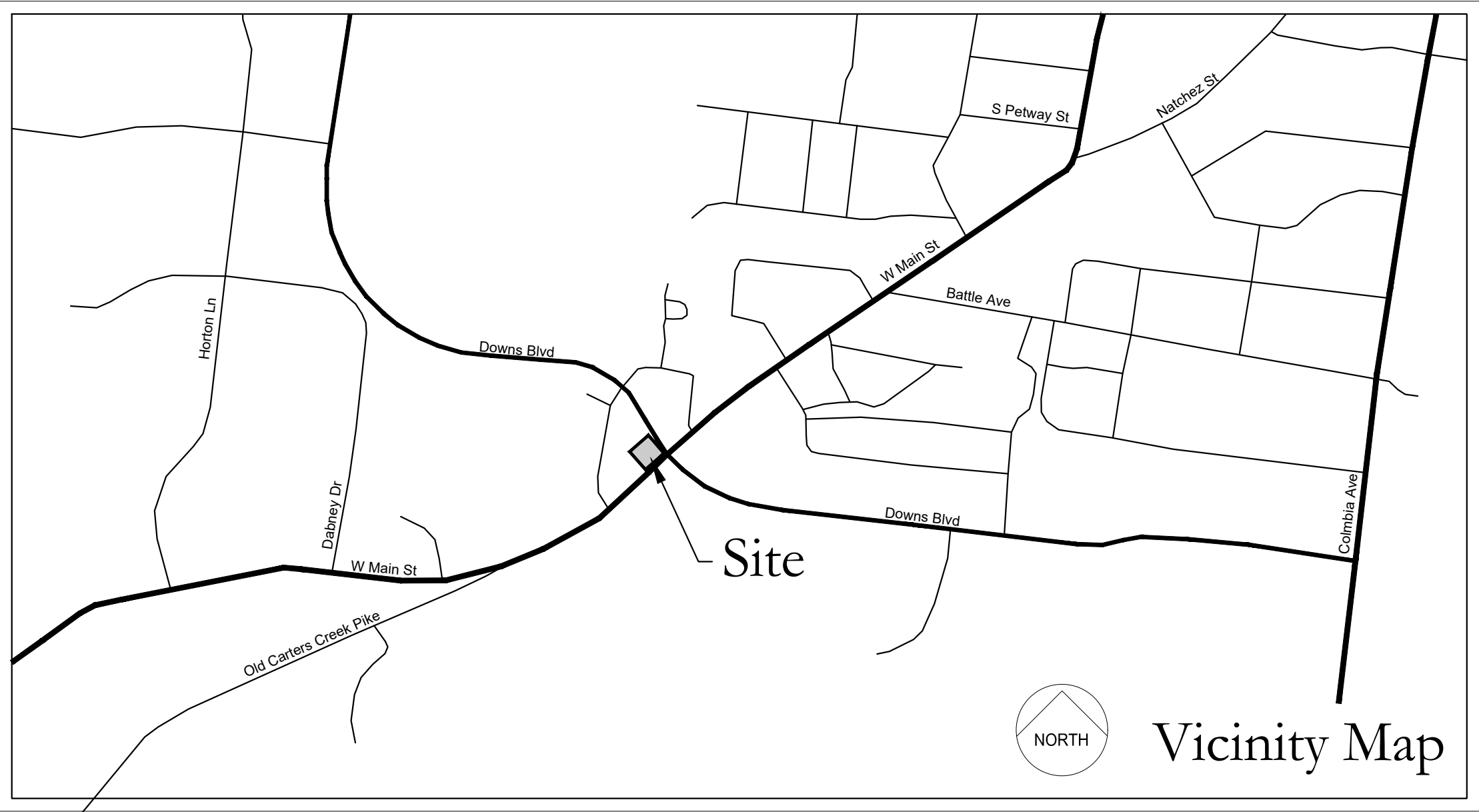
ellen.moore@franklintn.gov This is an advisory comment and does not hinder development plan approval.

Applicant shall analyze the two downstream structures from any outfall onsite at the site plan stage to ensure existing infrastructure can handle the flows from the 10 yr storm (50-year storm and checked for 100-year storm at culverts).

Development Plan

1624 West Main

Map 78P, Group A, Parcels 1 & 2
1624 & 1628 West Main St
Franklin, Williamson Co., Tennessee



SHEET SCHEDULE

C0.0	Cover Sheet
C1.0	Existing Conditions
C2.0	Development Plan
C2.1	Fire Truck Turn Template
C2.2	Garbage Truck Turn Template
C3.0	Grading & Drainage Plan
C4.0	ROW & Access Plan
C5.0	Utility Plan
L1.0	Tree Preservation Plan

Owner
Boston English Properties, LLC
Contact: Rick English
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Email: RE55@comcast.net

Engineer
Dale and Associates, PLLC
Contact: Adam Seger, PE
516 Heather Place
Nashville, TN 37204
615-297-5166
adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Modification of Standards Request

- Section 8.1.2 of Zoning Code. This project requests a Modification of Standards to allow parking, dumpster, and drive aisle in the Zone 1 Transitional Buffer along the west side of the property, as shown.

Justification: The subject property is located along a row of parcels that will likely develop in the future as a neighborhood commercial use along an arterial street. The adjacent residential property is older and not likely to remain residential in perpetuity. By strictly enforcing the transitional buffers along the west side of the lot, it significantly reduces the ability to develop the property on a prominent intersection. Furthermore, the adjacent residential property is already utilizing an existing driveway that straddles the property line. By allowing the driveway to remain on the eastern side of the property, it allows the access to Main Street to remain further away from the main intersection. The layout is set up to transition into the adjacent property should that property ever be rezoned to commercial.

- Section 9.6 of Zoning Code. This project requests a Modification of Standards by allowing the construction of the sidewalk along the Main Street frontage to be deferred.

Justification: West Main Street is a state route that is already proposed to be improved someday. Furthermore, the adjacent properties are smaller older residential houses with not current sidewalk. The use of a sidewalk along this portion of West Main would not be utilized on its own. There are also two large power poles to navigate, and if those were to be relocated it would render any development on this corner economically unfeasible. It is not disputed that a sidewalk should eventually be installed along West Main and the project will prepare the internal site plan to account for that. But the request for MOS is to defer the implementation of the sidewalk until it coincides with West Main St Road Improvements.

General Notes

- Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at the Site Plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

Site Data Chart

Project Name: 1624 West Main
COF Project # 7660
1624 & 1628 W Main St
Franklin, TN 37064
Map 78P, Parcels 1 & 2
Total Site Area - 0.78 Ac. (33,795 sq ft)

Regulations

Base Zoning: OR
Proposed Zoning: PD 1.28/6500
Overlay Zoning: None
Building Types: Commercial/Mixed-Use
House
Frontage Types: Landscape or Urban

Setbacks

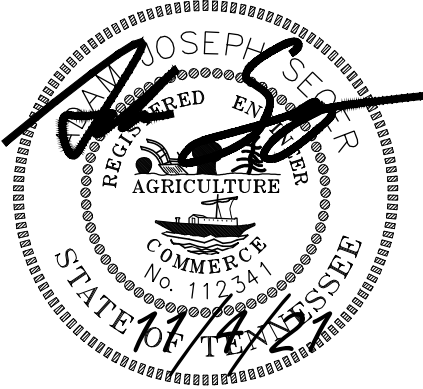
Front Yard: 10 Ft
Side Yard: 5ft
Rear Yard: 5ft
Commercial SF: Up to 6,500 sq ft Total

Clinics: 0-6,500 sq ft
Offices: 0-6,500 sq ft
Personal Services: 0-2,000 sq ft
Residential: 0-4,000 sq ft
Restaurants: 0-3,000 sq ft
Retail: 0-3,000 sq ft

Building Height: 2 stories max
Minimum Landscape Surface Area: 20%
(See Landscape Plans for landscape, open space, and tree requirements)

Parking Required:
For Rezoning, Assume Entire Building is Parked at 4 Spaces per 1,000 Sq Ft.
@6,500 Sq Ft = 26 Parking Spaces Required

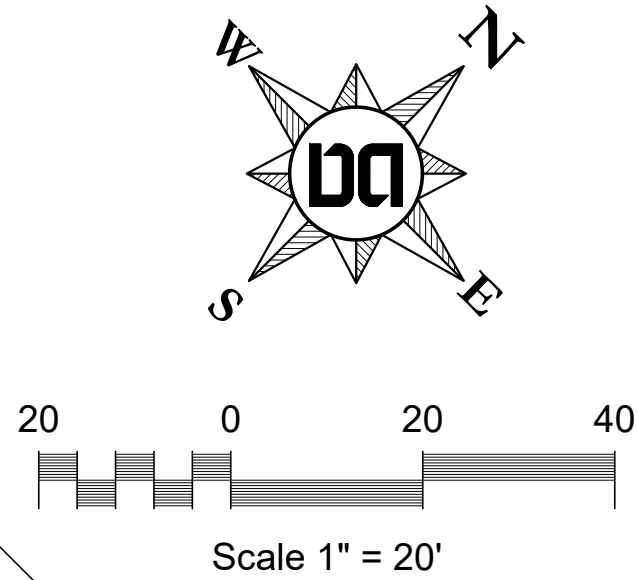
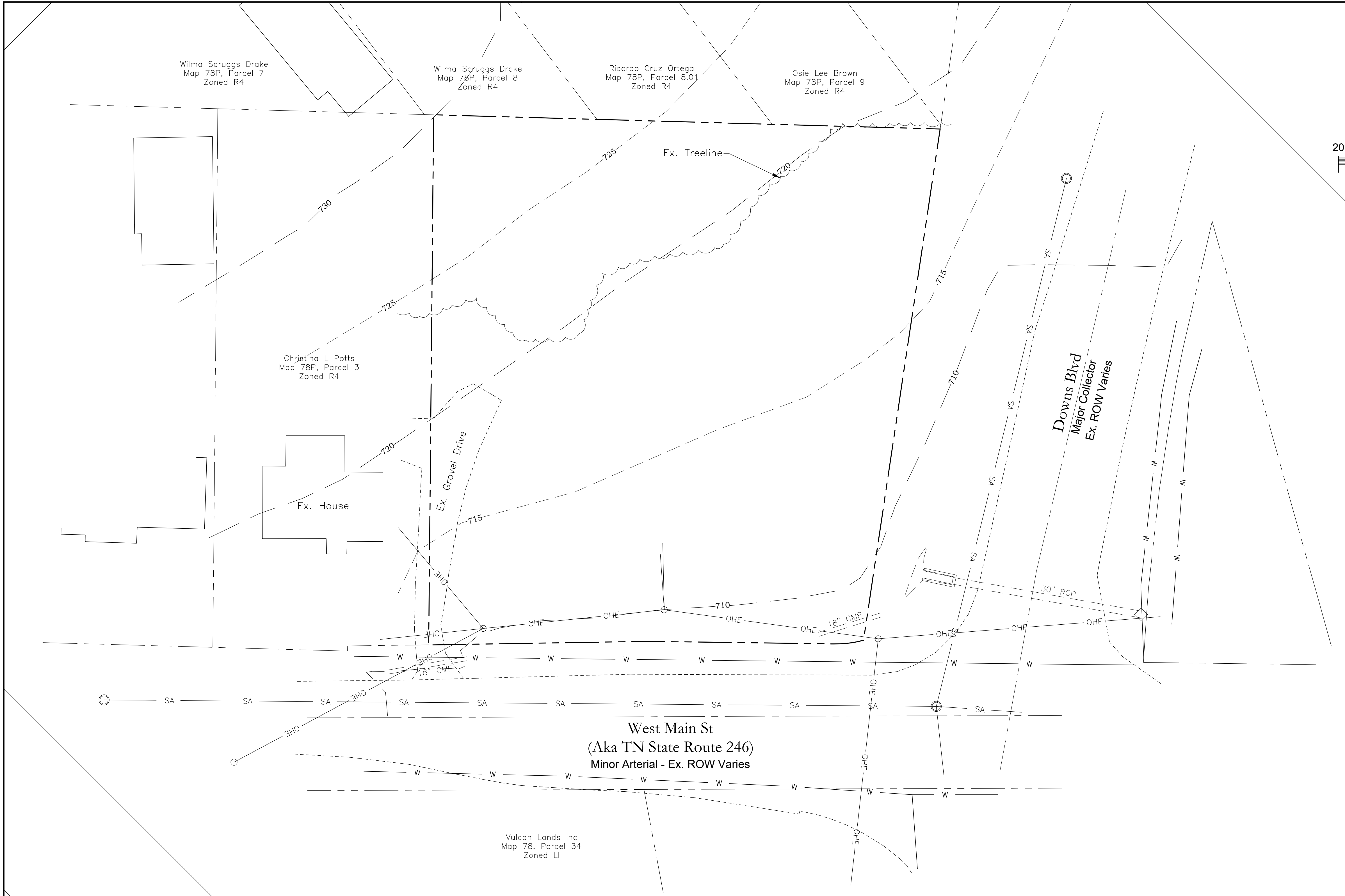
Parking Provided: 26 Spaces



Submission Date: September 13, 2021

Revision Date: October 7, 2021
November 4, 2021





Owner
Boston English Properties, LLC
Contact: Rick English
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Franklin, TN 37064
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Engineer
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Retail: 0-3,000 sq ft

Building Height: 2 stories max
Minimum Landscape Surface Area: 20%

(See Landscape Plans for landscape, open space, and tree requirements)

Parking Required:

For Rezoning, Assume Entire Building is Parked at 4 Spaces per 1,000 Sq Ft.
@6,500 Sq Ft = 26 Parking Spaces Required

Parking Provided: 26 Spaces

Grading & Drainage Data Chart - Existing

Site Area: 0.78 Acres
Impervious Area: 0.03 Acres
Disturbed Area: 0.74 Acres
Rv Value: 0.18
Peak Flow Runoff

- 2 year: 1.35 CFS
- 5 year: 2.57 CFS
- 10 year: 3.45 CFS
- 25 year: 4.63 CFS
- 50 year: 5.55 CFS
- 100 year: 6.48 CFS

Stormwater Narrative - Existing Conditions

The existing site is vacant and is approximate 0.8 acres across two parcels at the corner of Downs & Main. The property is generally sloped from northwest to southeast, with an outfall point at the intersection. Water generally sheet flows across the majority of the site and makes its way into existing road side ditches along both Downs and Main. The water then is conveyed to an existing 30" RCP that drains to the east under Downs Boulevard.

The existing site is predominantly a mowed field, and there is a stand of trees in the rear (northwest) portion of the property.

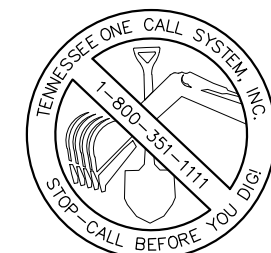
Drawing Date:
September 13, 2021

Revisions
10/7/21 - Address Comments from staff per DRT review

Development Plan
1624 West Main
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee

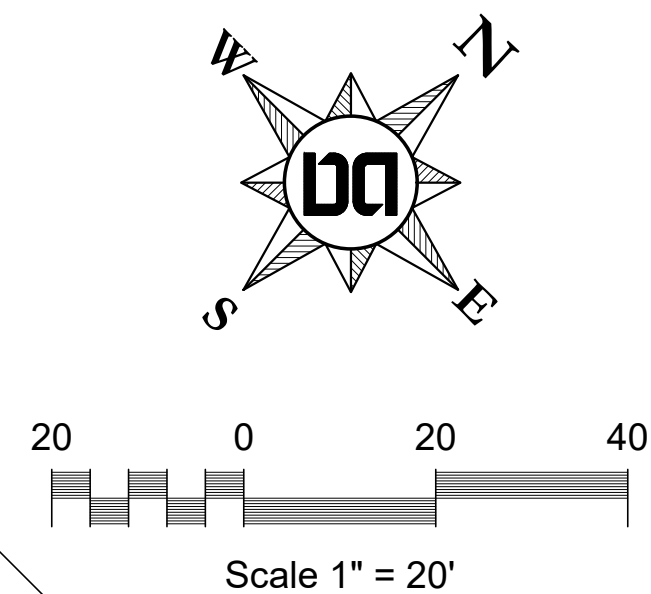


Existing Conditions



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #21122
1624 West Main
C1.0



Engineer
Dale and Associates, PLLC
Contact: Adam Seger, PE
516 Heather Place
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615-297-5166
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Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

11/4/21 - Address 2nd Round of Comments from staff per DRT review.

Planned District
1624 West Main
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee

Building Height: 2 stories max

Minimum Landscape Surface Area: 20%

(See Landscape Plans for landscape, open space, and tree requirements)

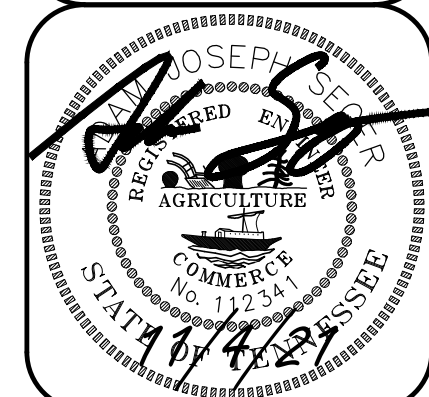
Parking Required:

For Rezoning, Assume Entire Building is Parked at 4 Spaces per 1,000 Sq Ft.

@6,500 Sq Ft = 26 Parking Spaces Required

Parking Provided: 26 Spaces

The proposed project will not have any impact to public recreational facilities.



Development Plan

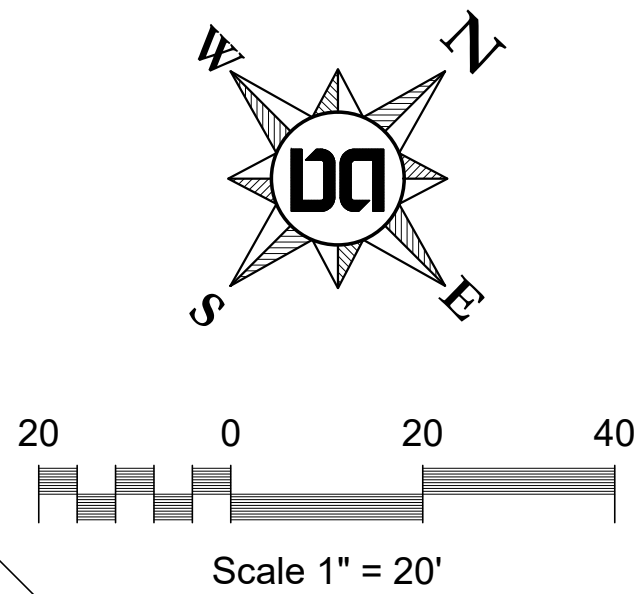
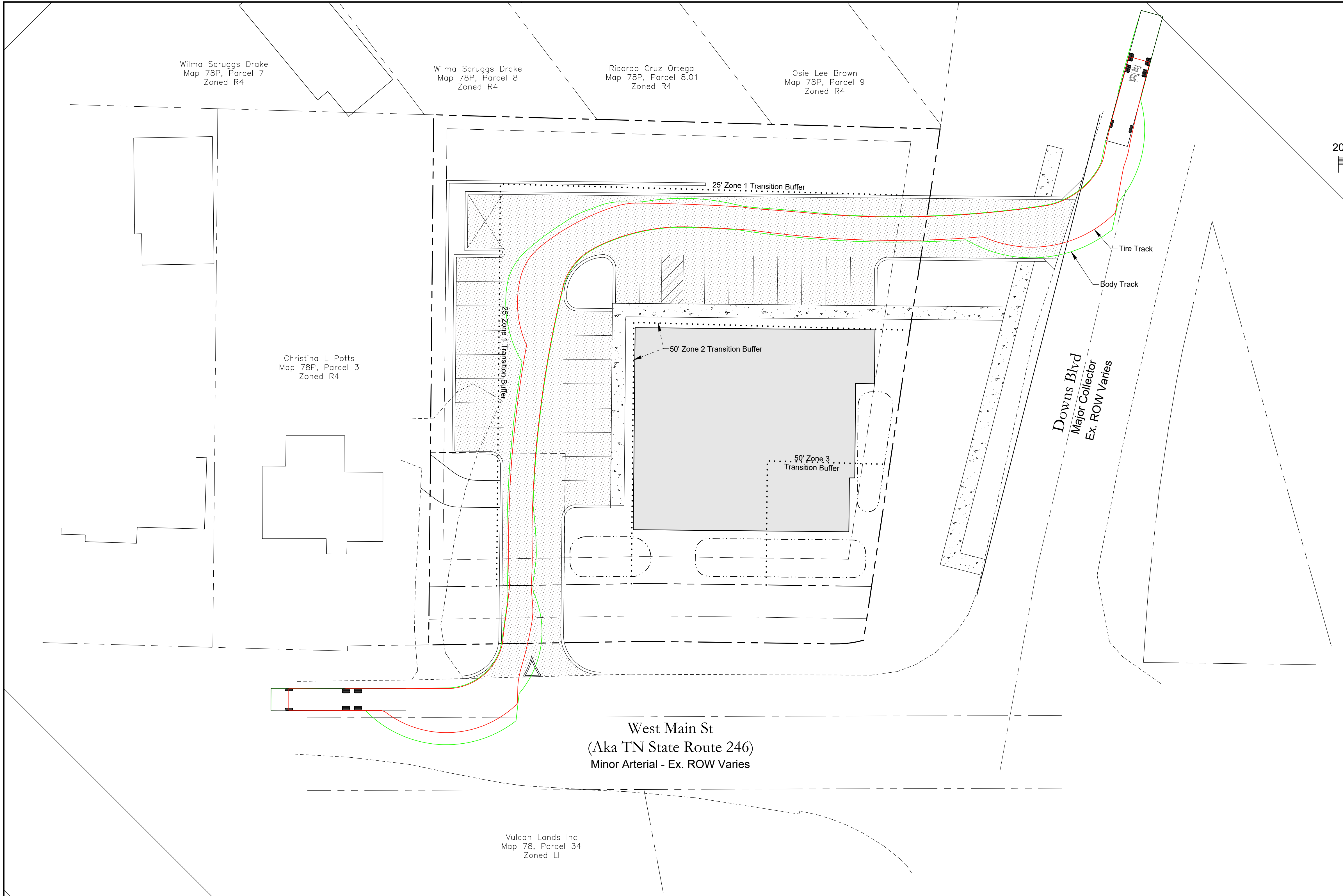
Dale & Associates
516 Heather Place
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(615) 297-2510

DA

Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #21122
1624 West Main
C2.0

D&A Project #21122
1624 West Main
C2.0



Owner
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Floodnote
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Drawing Date:
September 13, 2021

Revisions
10/7/21 - Address Comments from staff per DRT review

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1624 & 1628 W Main St
Franklin, TN 37064
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Regulations

Base Zoning: OR
Proposed Zoning: PD 1.28/6500
Overlay Zoning: None
Building Types: Commercial/Mixed-Use
House
Frontage Types: Landscape or Urban

Setbacks

Front Yard: 10 Ft
Side Yard: 5ft
Rear Yard: 5ft

Commercial SF: Up to 6,500 sq ft Total

Clinics: 0-6,500 sq ft
Offices: 0-6,500 sq ft
Personal Services: 0-2,000 sq ft
Residential: 0-4,000 sq ft
Restaurants: 0-3,000 sq ft
Retail: 0-3,000 sq ft

Building Height: 2 stories max
Minimum Landscape Surface Area: 20%

(See Landscape Plans for landscape, open space, and tree requirements)

Parking Required:

For Rezoning, Assume Entire Building is Parked at 4 Spaces per 1,000 Sq Ft.
@6,500 Sq Ft = 26 Parking Spaces Required

Parking Provided: 26 Spaces

Statement of Impacts

Police/Fire

The proposed project is a typical small neighborhood commercial building to serve the surrounding area, with an emphasis on clinics/office. These types of uses are general services for the surrounding community and are not anticipated to have any adverse impact on police or fire departments in any way.

Solid Waste

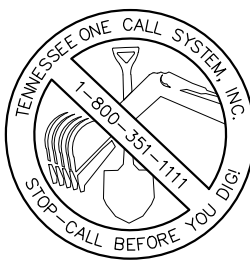
The proposed use will provide a dumpster on site and is not anticipated to be any different than any other clinic, office, or general small neighborhood commercial use.

Public Recreational Facilities

The proposed project will not have any impact to public recreational facilities.

Fire Apparatus Specifications

Number of Front Axles	1
Front Track Width	8
Wheels on Each Front Axle	2
Number of Rear Axles	2
Rear Track Width	8
Wheel Base	21.316'
Rear Axle Spacing	4.417'
Body Length	50.0417'
Width	8.33'
Rear Overhang	22.1424'
Body Style	Fire Truck
Turning Radius Wall to Wall	42'
Min Design Speed	5 MPH



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

Planned District
1624 West Main
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee

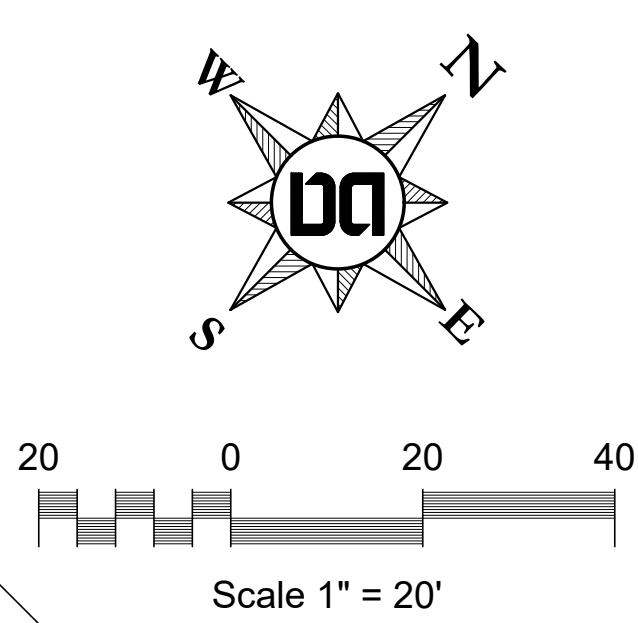
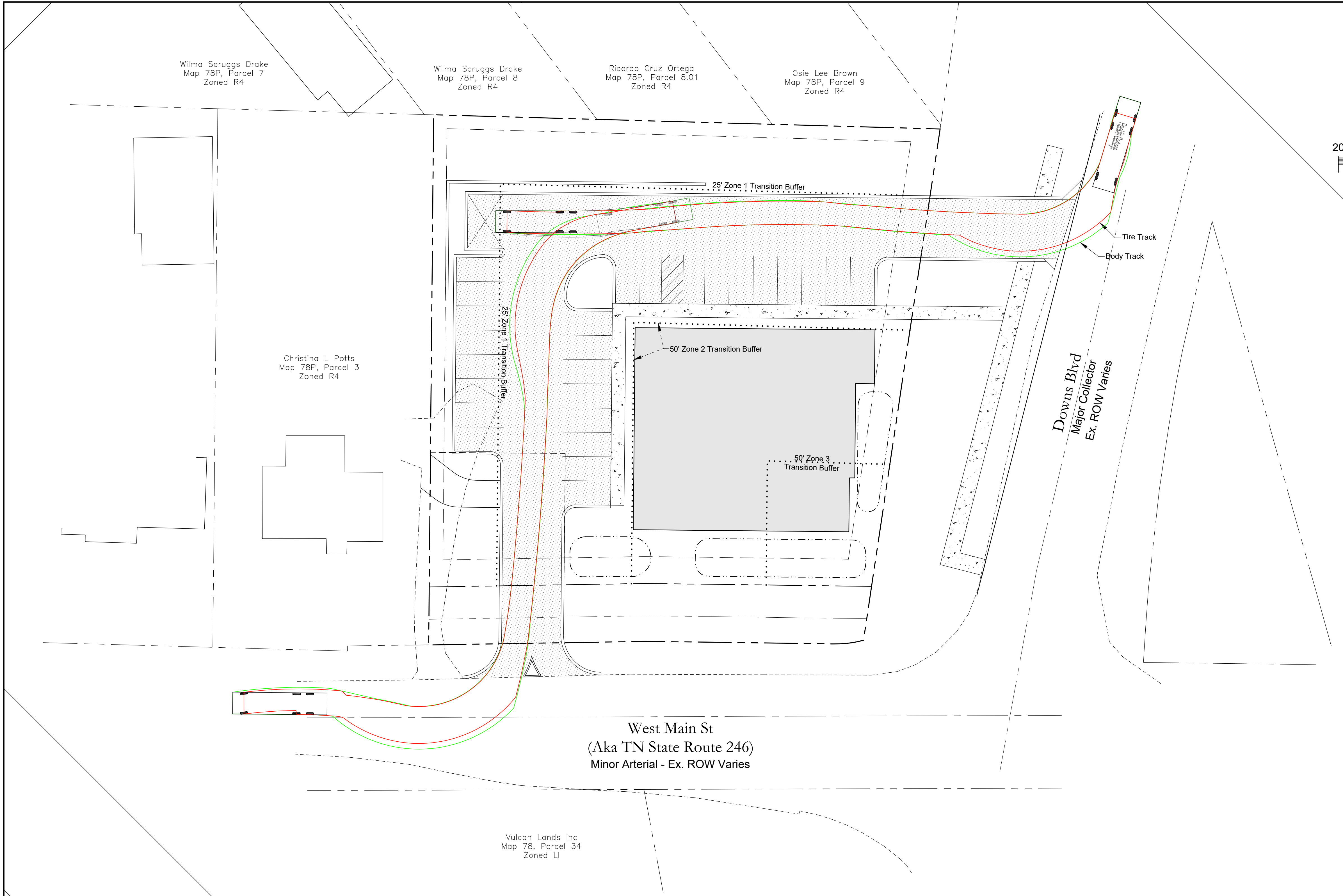


**Fire Truck
Turn Layout**

D&A Project #21122

1624 West Main

C2.1



Owner
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1624 & 1628 W Main St
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Regulations

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Proposed Zoning: PD 1.28/6500
Overlay Zoning: None
Building Types: Commercial/Mixed-Use House
Frontage Types: Landscape or Urban

Setbacks

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Side Yard: 5ft
Rear Yard: 5ft

Commercial SF: Up to 6,500 sq ft Total

Clinics: 0-6,500 sq ft
Offices: 0-6,500 sq ft
Personal Services: 0-2,000 sq ft
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Restaurants: 0-3,000 sq ft
Retail: 0-3,000 sq ft

Building Height: 2 stories max
Minimum Landscape Surface Area: 20%
(See Landscape Plans for landscape, open space, and tree requirements)

Parking Required:
For Rezoning, Assume Entire Building is Parked at 4 Spaces per 1,000 Sq Ft.
@6,500 Sq Ft = 26 Parking Spaces Required

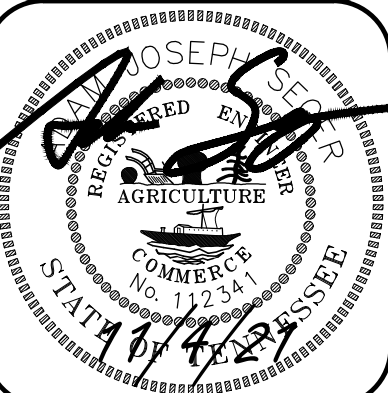
Parking Provided: 26 Spaces

Dumptruck Apparatus Specifications	
Height:	12.5'
Wheel Base:	237" (19.5')
Width:	97" (8'-1")
Overhead clearance with can in raised position:	18.5'
Turning Radius:	46'
Turning Diameter:	97'
Track:	78.6" (approx. 6'-6")
Total length with boom overhang and arms extended:	41'
Total overall length of truck (with boom overhang):	37'
Truck length without boom:	35'
Front overhang:	50" (4'-2")
Fork length:	4'
Boom arms front of bumper overhang:	24"
Empty scale weight:	40,400 pounds
Total gross vehicle gross:	18,000 pounds (max without being over weight limits)
	18,000 pounds
Front axle weight:	700 pounds
Empty trash dumpster estimated weight:	1,600 pounds
Full trash dumpster estimated weight:	5 MPH
Minimum Design Speed:	

Drawing Date:
September 13, 2021

Revisions
10/7/21 - Address Comments from staff per DRT review

Planned District
1624 West Main
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee

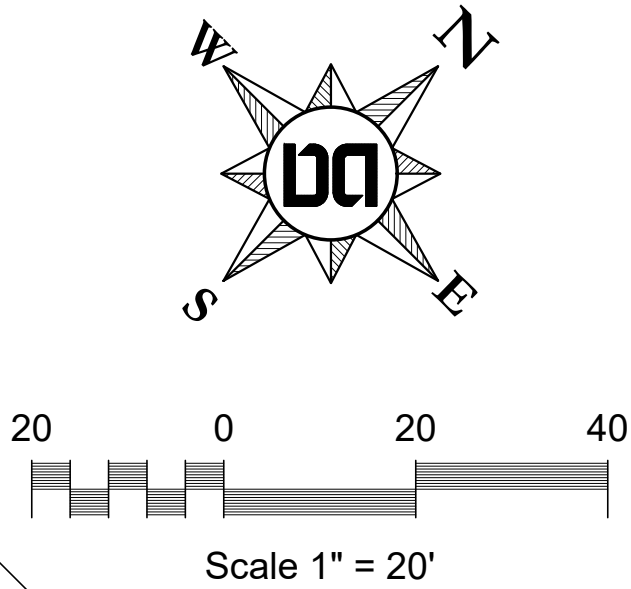
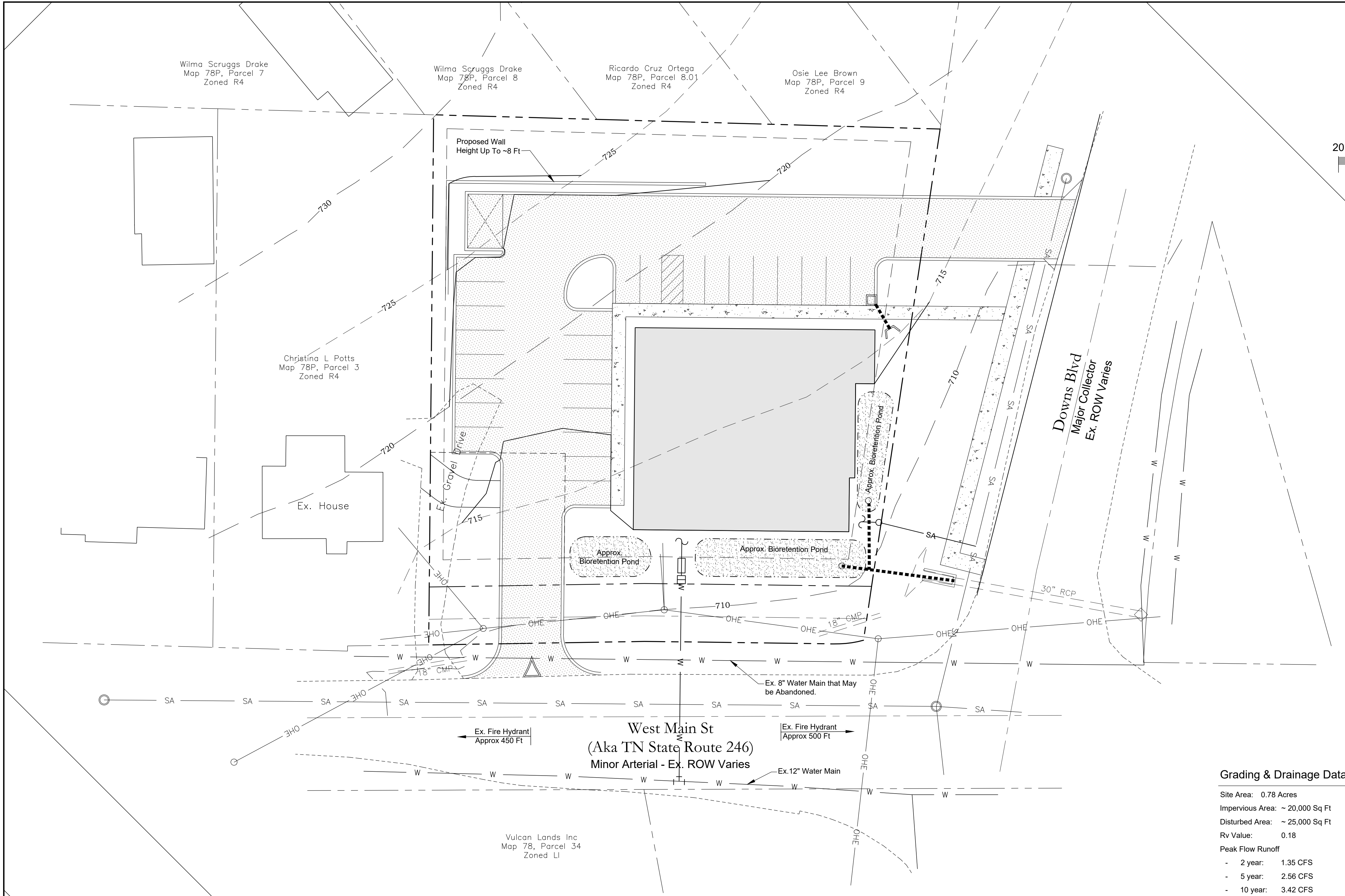


Garbage Truck
Turn Layout



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #21122
1624 West Main
C2.2



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Floodnote
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Regulations

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Rear Yard:	5ft

Commercial SF: Up to 6,500 sq ft Total

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Parking Required:
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@6,500 Sq Ft = 26 Parking Spaces Required

Parking Provided: 26 Spaces

Grading & Drainage Data Chart - Proposed

Site Area: 0.78 Acres
Impervious Area: ~ 20,000 Sq Ft
Disturbed Area: ~ 25,000 Sq Ft
Rv Value: 0.18

Peak Flow Runoff

- 2 year:	1.35 CFS
- 5 year:	2.56 CFS
- 10 year:	3.42 CFS
- 25 year:	4.60 CFS
- 50 year:	5.51 CFS
- 100 year:	6.44 CFS

Stormwater Narrative - Proposed Conditions

The proposed site will consist of a single commercial building approximately 6,000 +/- Sq Ft and associated parking to serve the building use. Stormwater will generally flow from northwest to southeast, and will be collected in a series of private stormwater inlets on site. The system will then discharge the stormwater into treatment practices, likely bioretention, and treat and detain the stormwater. Ultimately, the stormwater will be discharged into the existing 30" RCP at the southeast corner of the site, and continue on eastward under Downs Blvd.

Statement of Impacts

Proposed Stormwater Management

The proposed project will add about 20,000 sq ft of impervious area, which is about 57% of the property. This is moderate for a commercial property, and it will increase the stormwater runoff rate. For this reason, stormwater managment facilities will be implemented to treat the runoff from both a water quality and water quantity standpoint. Bioretention ponds will likely be utilized, and it is possible that permeable pavers or other urban bioretention methods will be designed to treat the water quality and also hold back water to reduce peak flows. Infiltration practices will be promoted to reduce the runoff and ensure that less stormwater leaves the site than what it does in existing conditions. The outfall point of the property is unchanged and any surface discharge will leave the site through the existing 30" pipe under Downs Blvd.

Drawing Date:
September 13, 2021

Revisions
10/7/21 - Address Comments from staff per DRT review
11/4/21 - Address 2nd Round of Comments from staff per DRT review

Planned District
1624 West Main
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee

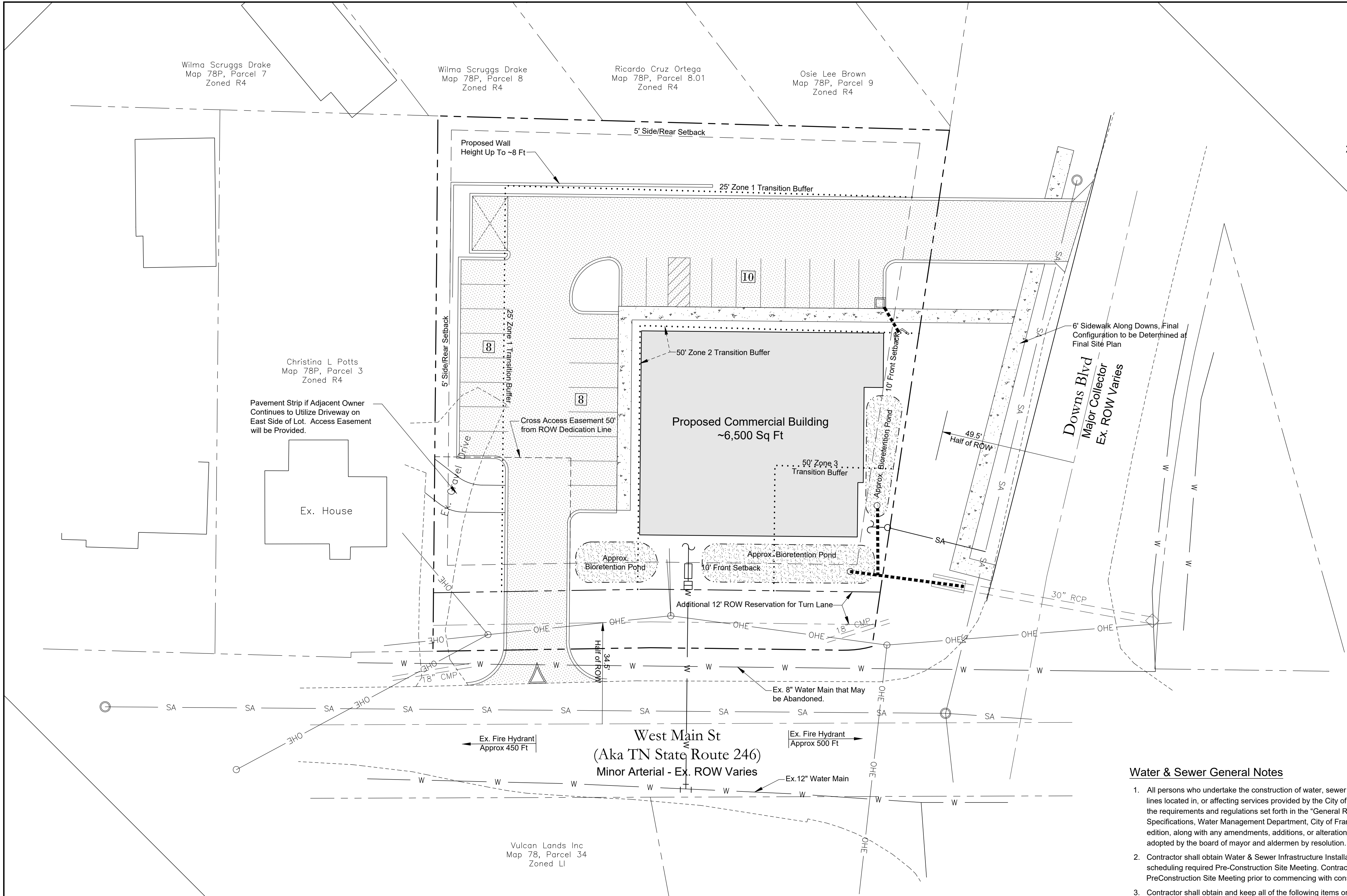


Grading & Drainage Plan



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #21122
1624 West Main
C3.0



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Restaurants: 0-3,000 sq ft
Retail: 0-3,000 sq ft

Building Height: 2 stories max

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Parking Required:

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@6,500 Sq Ft = 26 Parking Spaces Required

Parking Provided: 26 Spaces

Water & Sewer General Notes

- All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
- Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the Pre-Construction Site Meeting prior to commencing with construction.
- Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - Approved, Stamped and Signed Water and/or Sewer Plans
 - Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - Copy of approved availability request response letter.
 - A copy of all approved Cut Sheets.
- Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
- Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Water Management Department.
- All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
- Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.

ADJACENT HYDRANT TEST

Existing Fire Hydrants along West Main St. Test performed by Century Fire Protection on September 29, 2021. Below is a summary of the flow results:

STATIC PRESSURE: 70 PSI
RESIDUAL PRESSURE: 65 PSI
FLOW: 564 GPM
FLOW @ 20 PSI: 1956 GPM

WEST MAIN STREET (SR-246) 30 DOWNS BOULEVARD TO NATCHEZ STREET

West Main street is a heavy commercial and industrial corridor on the southwest side of the City. This minor arterial contains heavy truck traffic and vehicles. The road will be widened to 3 lanes to add a turn lane to help the flow of traffic. The 2015 LOS is C from Natchez Street to Battle Avenue and a D from Battle Avenue to Downs Boulevard. The 2040 LOS after improvements is a B, except at the intersection of West Main Street and Battle Avenue, which remains a C.

DOWNS BOULEVARD 62 WEST MAIN STREET (SR-246) TO COLUMBIA AVENUE (SR-6/US-31)

Downs Boulevard will be widened from West Main Street (SR-246) to Columbia Avenue (SR-6/US-31). This roadway will be widened from 2 to 4 lanes. Downs Boulevard is a key each west connector between W Main Street and Columbia Avenue. If the gravel pit ever becomes available for development an upgraded road will be needed. This segment has a 2015 LOS of B. The 2040 LOS after improvements is A.

PROJECT OVERVIEW	
OVERALL COST:	\$10,000,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Arterial
SEGMENT LENGTH:	0.72 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	2 (3 w/ TWLTL)
PROPOSED RIGHT OF WAY:	69 feet

PROJECT OVERVIEW	
OVERALL COST:	\$16,000,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin
PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Collector
SEGMENT LENGTH:	1.01 miles
EXISTING LANES:	2
PROPOSED TRAVEL LANES:	4 (5 w/ TWLTL)
PROPOSED RIGHT OF WAY:	99 feet

Statement of Impacts

ROW - Streets

The proposed project is a typical small neighborhood commercial building to serve the surrounding area. It is important for neighborhood commercial services to provide good access for ease in and out of the property. This is important for the health of the property and businesses. This property already has an existing driveway access onto W. Main St as shown. A new access will be installed to Downs Blvd as shown. Each of these access points are shifted to the furthest extent away from the road intersection to allow for good maneuverability onto and off the roads.

To help mitigate turning movement conflicts, the West Main Access will be constructed as a right-in/right-out type of access.

The proposed uses will create negligible trips when compared to the volumes of Downs and West Main. Approximately 30-50 trips per day.

Utilities

The proposed project will have negligible effect on the water & sewer utilities. Small commercial buildings typically do not have high water demands and will only experience normal faucet/toilet operation during normal business hours. It is likely that the entire building will demand less than one single family equivalent unit of flow.

Water & Sewer Data Chart

Facility Type: Clinic

Unit Flow in GPD: 2 Doctors @ 75 =150 GPD
10 Employees @ 20= 200 GPD
15 Patients @ 10=150 GPD

Total Flow in GPD: 500 GPD

Drawing Date:
September 13, 2021

Revisions
10/7/21 - Address Comments from staff per DRT review

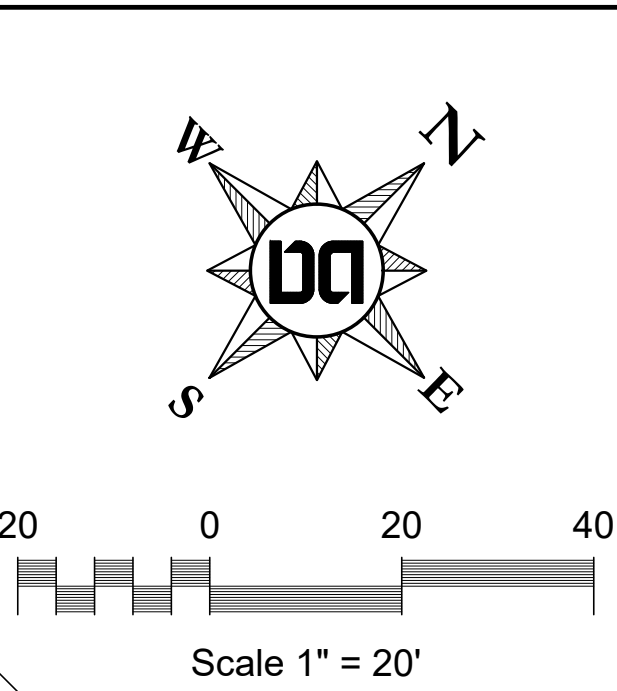
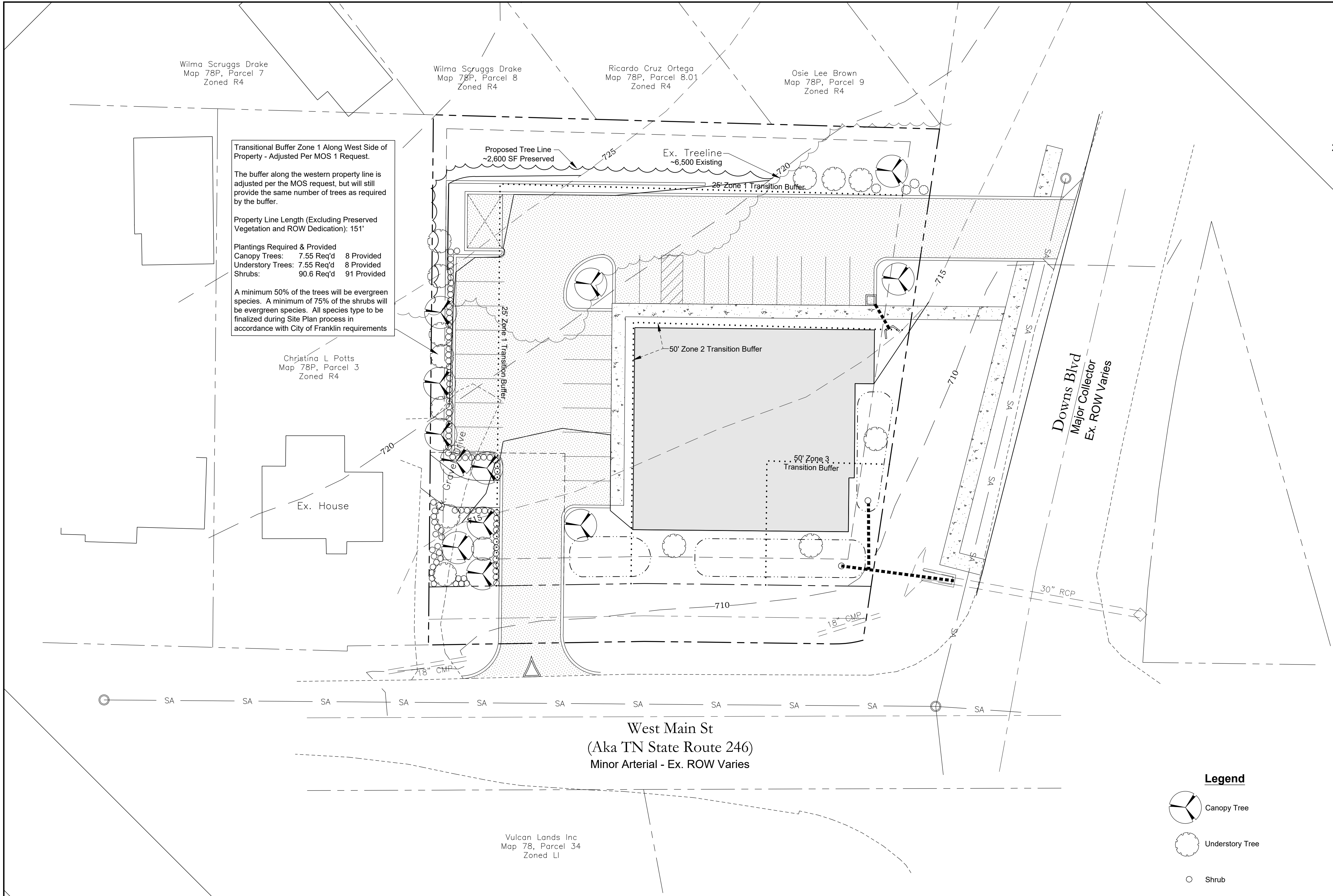
11/4/21 - Address 2nd Round of Comments from staff per DRT review

Planned District
1624 West Main
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee



ROW Access & Utility Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166
D&A Project #21122
1624 West Main
C4.0



Owner
Boston English Properties, LLC
Contact: Rick English
1717 Championship Blvd.
Franklin, TN 37064
Phone: 615-519-5555
Email: RE55@comcast.net

Engineer
Dale and Associates, PLLC
Contact: Adam Seger, PE
516 Heather Place
Nashville, TN 37204
615-297-5166
adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Drawing Date:
September 13, 2021

Revisions
10/7/21 - Address Comments from staff per DRT review
11/4/21 - Address 2nd Round of Comments per DRT review

Site Data Chart

Project Name: 1624 West Main
COF Project # 7660
1624 & 1628 W Main St
Franklin, TN 37064
Map 78P, Parcels 1 & 2
Total Site Area - 0.78 Ac. (33,795 sq ft)

Regulations

Base Zoning:	OR
Proposed Zoning:	PD 1.28/6500
Overlay Zoning:	None
Building Types:	Commercial/Mixed-Use House
Frontage Types:	Landscape or Urban

Setbacks

Front Yard:	10 Ft
Side Yard:	5ft
Rear Yard:	5ft

Commercial SF: Up to 6,500 sq ft Total

Clinics:	0-6,500 sq ft
Offices:	0-6,500 sq ft
Personal Services:	0-2,000 sq ft
Residential:	0-4,000 sq ft
Restaurants:	0-3,000 sq ft
Retail:	0-3,000 sq ft

Building Height: 2 stories max
Minimum Landscape Surface Area: 20%
(See Landscape Plans for landscape, open space, and tree requirements)

Parking Required:
For Rezoning, Assume Entire Building is Parked at 4 Spaces per 1,000 Sq Ft.
@6,500 Sq Ft = 26 Parking Spaces Required

Parking Provided: 26 Spaces

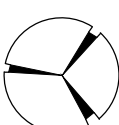
Landscape Data Chart

Site Acreage: 0.78 Acres

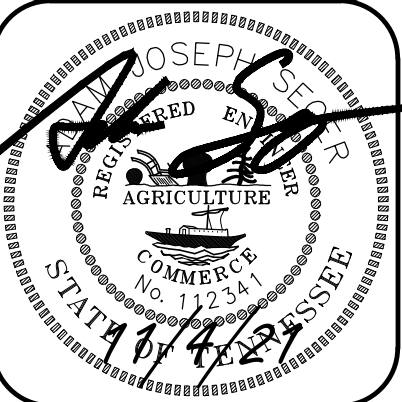
Site Zoning:	OR
Proposed Zoning:	PD 6500
Overlay Zoning:	None

Min Req'd Landscape Surface Area: 20% (6,800 SF)
Provided Landscape Surface Area: ~30% (11,000 SF)
Percent and Acreage of Original Canopy Cover: 19% (6,500 SF)
Percent and Acreage of Tree Canopy Req'd: 26% (1,690 SF)
Estimated Tree Canopy to be Preserved: 40% (2,600 SF)
Number and DBH of Specimen Trees Removed: None

Legend

-  Canopy Tree
-  Understory Tree
-  Shrub

Planned District
1624 West Main
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee



Tree Preservation Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21122
1624 West Main
L1.0

Owner
Boston English Properties, LLC
Contact: Rick English
1717 Championship Blvd.
Franklin, TN 37064
Phone: 615-519-5555
Email: RE55@comcast.net

Engineer
Dale and Associates, PLLC
Contact: Adam Seger, PE
516 Heather Place
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615-297-5166
adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood
Hazard Area as Depicted on the Current
Flood Insurance Rate Maps (FIRM) Number
47187C0192G Dated 12/22/2016.

906
STUDIO
ARCHITECTS
+ INTERIORS

Drawing Date:
October 7, 2021

Revisions



EAST ELEVATION
View from Downs Blvd. SCALE: 1/8"=1'



SOUTH ELEVATION
View from West Main SCALE: 1/8"=1'



NORTH ELEVATION
View from Parking Lot SCALE: 1/8"=1'



ARCHITECTURAL CHARACTER IMAGES

Planned District
1624 West Main
Map 78P, Parcels 1 & 2
Franklin, Williamson County, Tennessee



ARCHITECTURAL
ELEVATIONS

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



D&A Project #21122
1624 West Main
A100
Page 200 of 307



File #: 21-02525

DATE: December 10, 2021
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2021-47, An Ordinance To Rezone 2.24 Acres From Planned (PD) District To Planned (PD 11.61) District For The Property Located South Of North Petway Street And East Of Shawnee Drive, At 1101 Shawnee Drive (Shawnee PUD Subdivision). Establishing A Public Hearing On February 8, 2022.
FMPC 12/9/21, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7693
Applicant: Darrell James, James + Associates Engineers and Planners, Inc.
Owner: Franklin Housing Authority, Derwin Jackson

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the subject property from Planned (PD) District to Planned 11.61 (PD 11.61) District for the Shawnee PUD Subdivision. The Envision Franklin Land Use Plan places this parcel in the Mixed Residential Design Concept, which supports the proposed rezoning. The Shawnee PUD is proposing to tear down the existing structures and replace them with 6 residential structures with a total of 26 new dwelling units.

PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

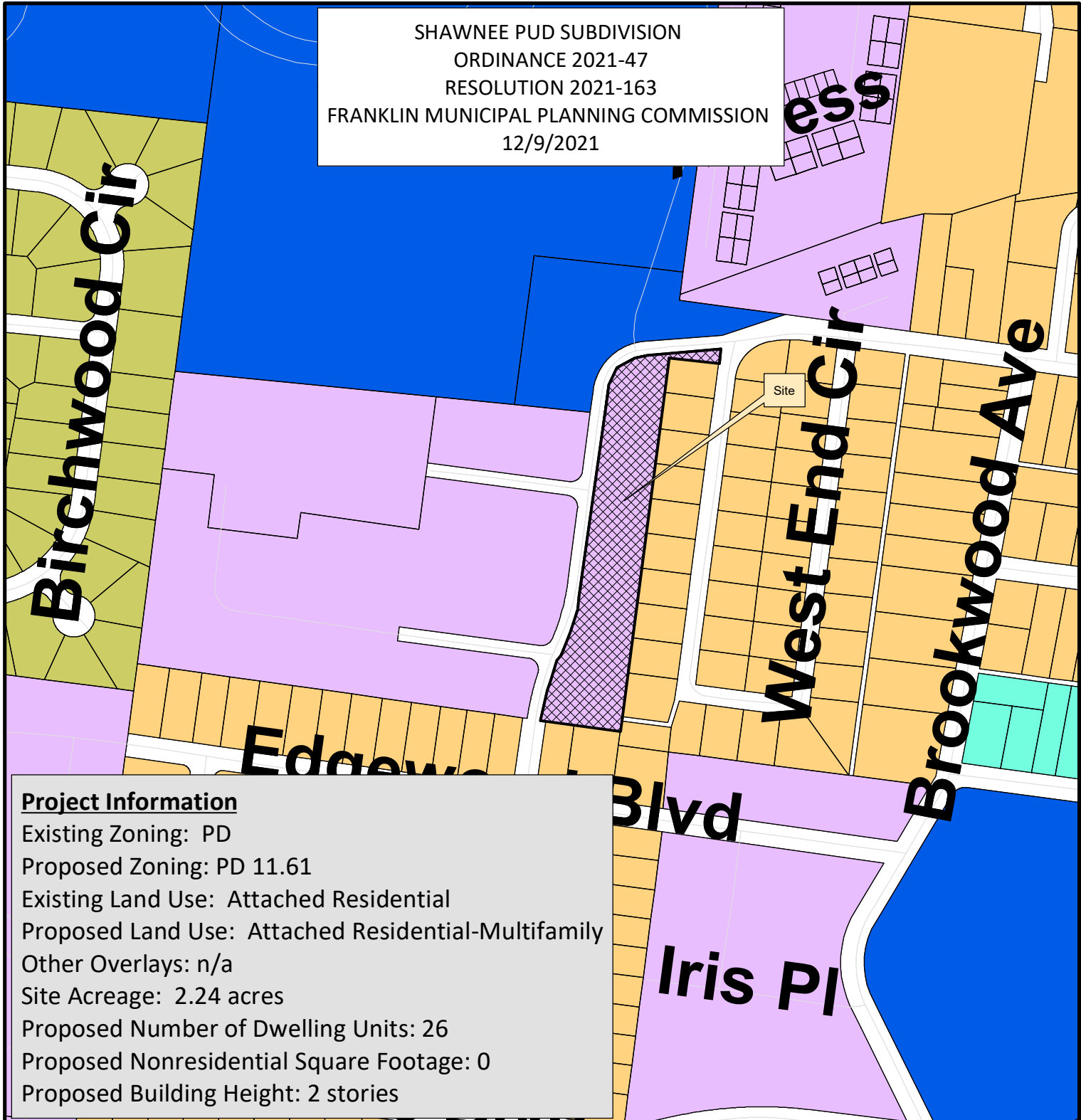
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Ordinance 2021-47 by a vote of (8-0).
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2021-47.

SHAWNEE PUD SUBDIVISION
 ORDINANCE 2021-47
 RESOLUTION 2021-163
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/9/2021



Project Information

Existing Zoning: PD
 Proposed Zoning: PD 11.61
 Existing Land Use: Attached Residential
 Proposed Land Use: Attached Residential-Multifamily
 Other Overlays: n/a
 Site Acreage: 2.24 acres
 Proposed Number of Dwelling Units: 26
 Proposed Nonresidential Square Footage: 0
 Proposed Building Height: 2 stories

- | | |
|---------------------------------|------------------------------------|
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |
| CI Civic Institutional District | |



0 145 290 580 Feet

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 It was compiled from the most authentic information available.
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ORDINANCE 2021-47

An Ordinance to Rezone 2.24 Acres from Planned (Pd) District to Planned (Pd 11.61) District for the Property Located South of North Petway Street and East of Shawnee Drive, at 1101 Shawnee Drive (Shawnee PUD Subdivision).

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Planned (PD 11.61) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2021-163 approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Planned (PD)** District to **Planned (PD 11.61)** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
78H-4.00 (portion)	2.24
Total	2.24

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

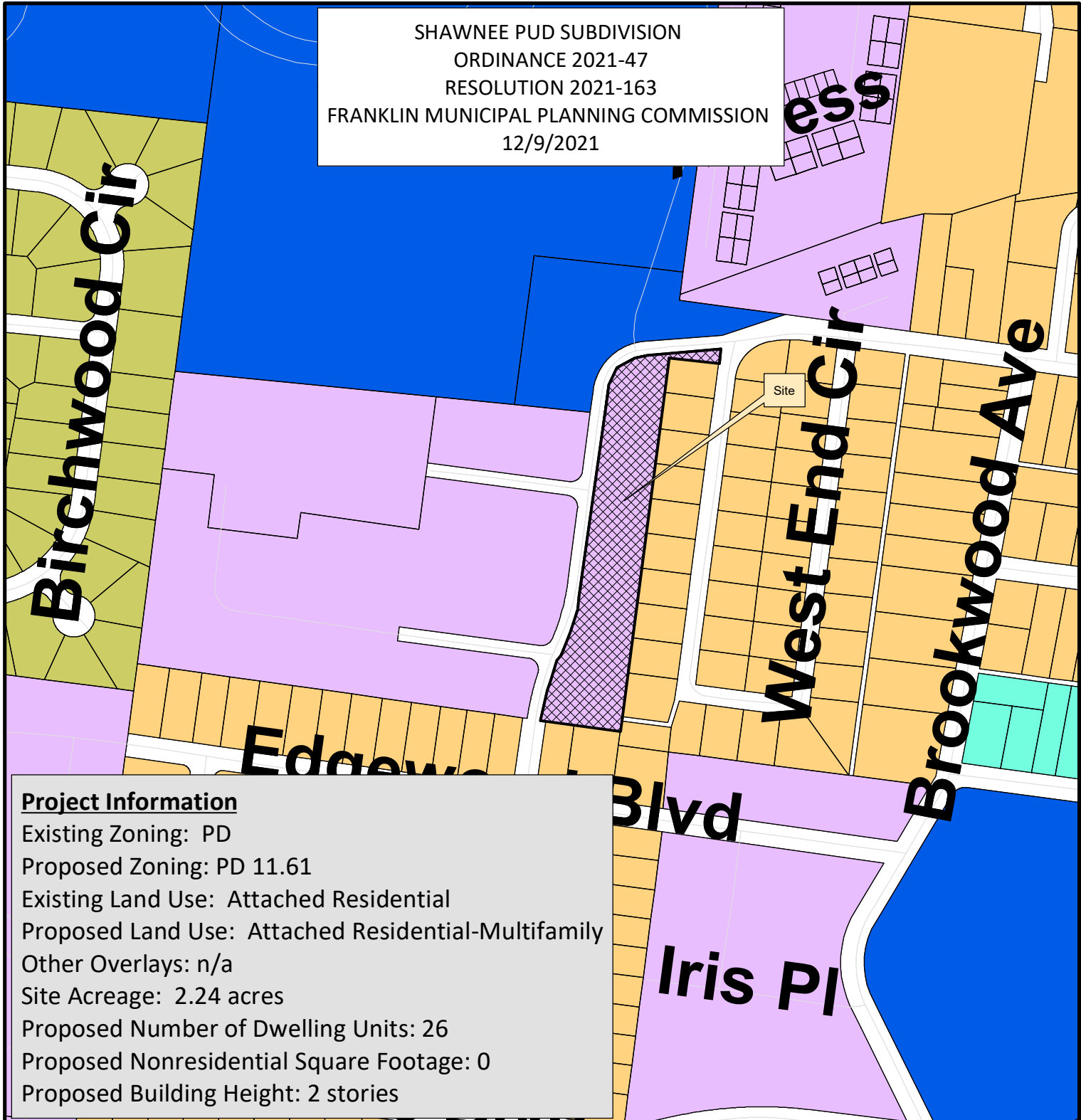
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

SHAWNEE PUD SUBDIVISION
 ORDINANCE 2021-47
 RESOLUTION 2021-163
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/9/2021



Project Information

Existing Zoning: PD
 Proposed Zoning: PD 11.61
 Existing Land Use: Attached Residential
 Proposed Land Use: Attached Residential-Multifamily
 Other Overlays: n/a
 Site Acreage: 2.24 acres
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 Proposed Nonresidential Square Footage: 0
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| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |
| CI Civic Institutional District | |



0 145 290 580 Feet

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REZONING REQUEST

SHAWNEE PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY
1101 SHAWNEE DRIVE
FOURTH ALDERMANIC WARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

SEWER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

ELECTRIC: M.T.E.M.C.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3561

GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
(615) 771-8300
(888) 286-6700

OWNER

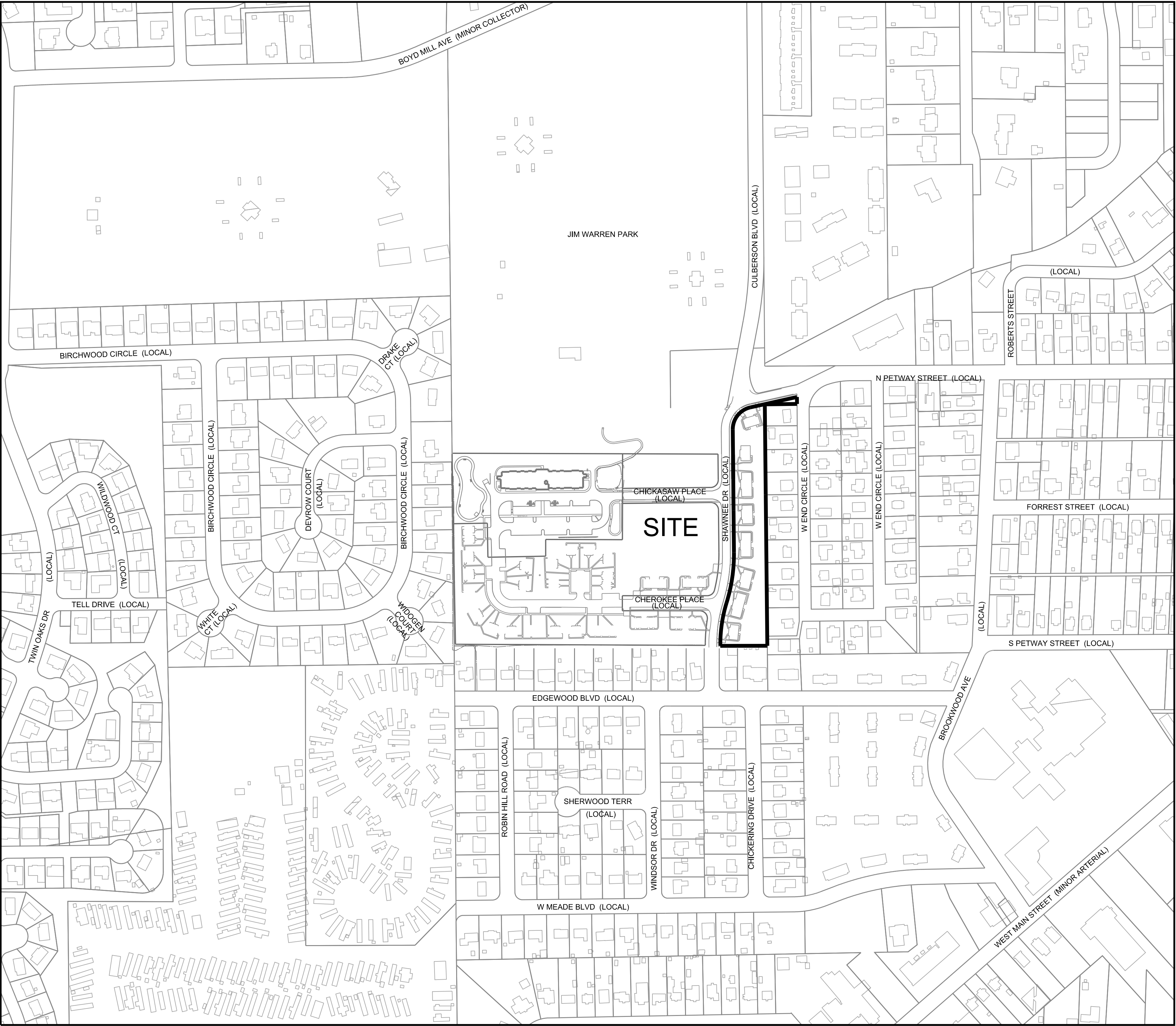
FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN 37064
(615) 794-1247
CONTACT: DERWIN JACKSON
EMAIL: djackson@franklinhousingauthority.com

CIVIL ENGINEER / APPLICANT

JAMES + ASSOCIATES, INC.
ONE VANTAGE WAY
SUITE E-220
NASHVILLE, TN 37228
(615) 726-4848
CONTACT: R. DARRELL JAMES, P.E.
EMAIL: darrell.james@jamesplus.net

ARCHITECT

NICKLE ARCHITECTS, PLLC
1612 17TH AVENUE SOUTH
NASHVILLE, TN 37212
(615) 269-3130
CONTACT: JAMES D. NICKLE, AIA
EMAIL: jnickle@nicklearchitects.com



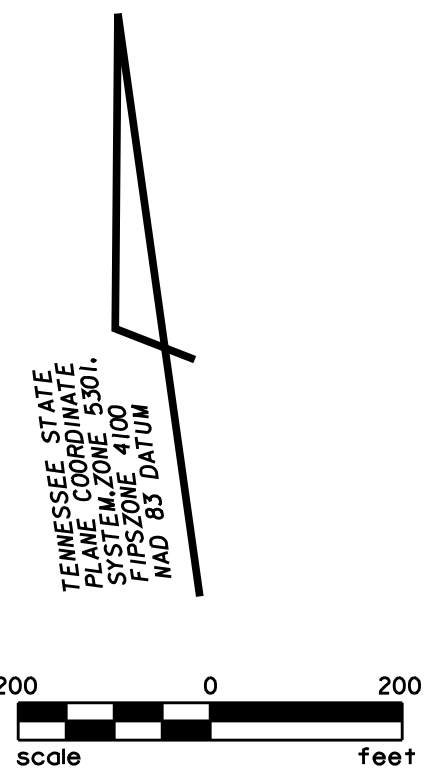
INDEX OF DRAWINGS

C0.0 COVER SHEET
C1.0 REZONING PLAN

REZONING FOR TAX MAP 78H,
GROUP "A", PARCEL 4 (part)

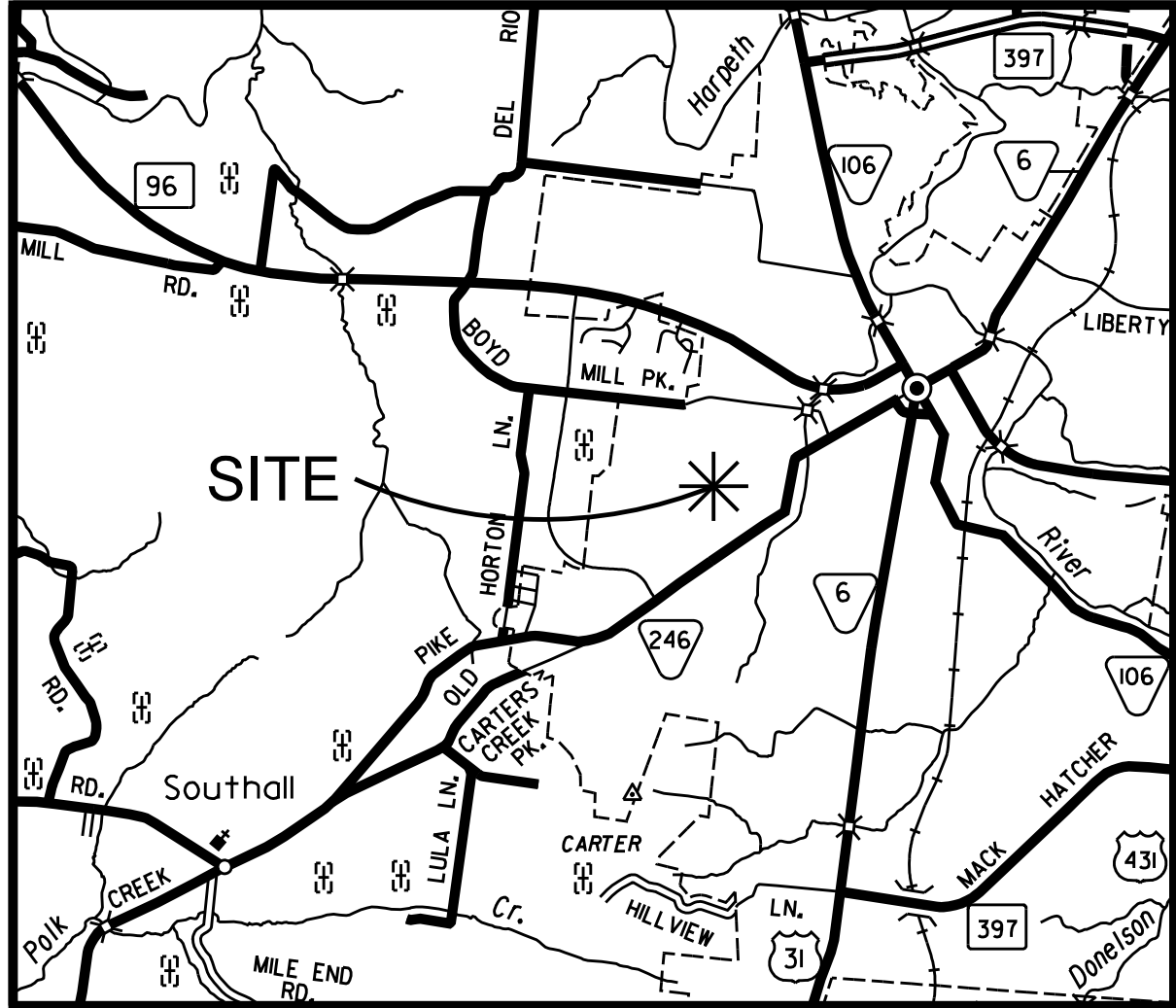
EXISTING ZONING DISTRICT:
PD, PLANNED DISTRICT

PROPOSED ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 11.61



PARCEL 4.00
GROUP A
TAX MAP 078H

COF PROJECT No. 7693
J+A PROJECT No. 1716-22
SUBMITTAL DATE: 10.11.21



FEATURE LEGEND

- UTILITY POLE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD POWER
- FENCE
- GAS METER
- UNDERGROUND
- SEWER CLEAN OUT

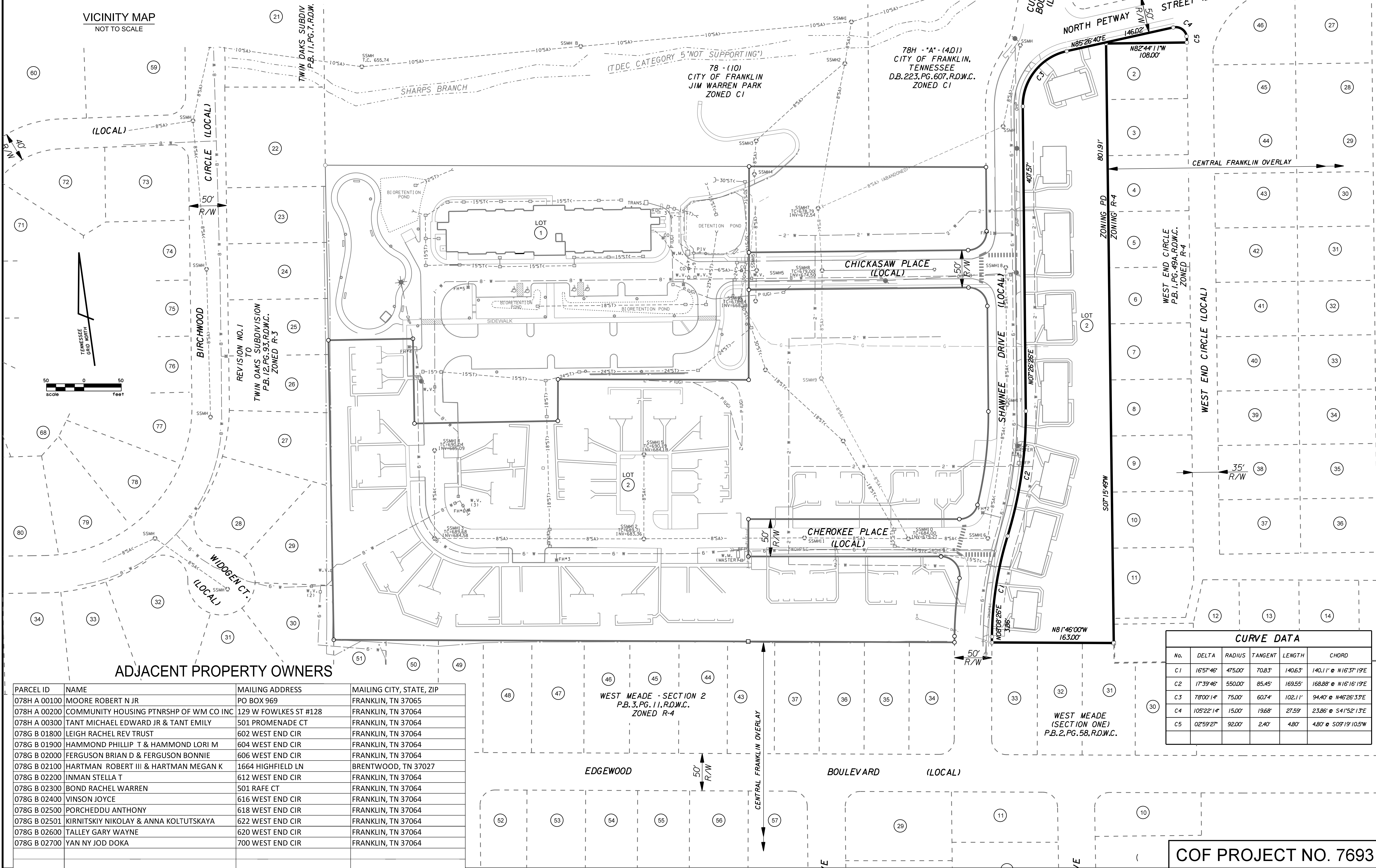
NOTES

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3. SITE IS LOCATED IN ZONE "X"(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN),ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP/COMMUNITY PANEL No.47187C0192G DATED DECEMBER 22,2016.
4. FRANKLIN CORPORATE LIMITS ARE NOT WITHIN A HALF MILE OF SITE.
5. SITE AREA IS 97,532 SQUARE FEET OR 2.24 ACRES, MORE OR LESS.
6. ENVISION FRANKLIN IDENTIFIES DESIGN CONCEPT FOR SITE AS MIXED RESIDENTIAL.

REZONING FOR TAX MAP 78H,
GROUP "A", PARCEL 4 (part)

EXISTING ZONING DISTRICT:
PD, PLANNED DISTRICT

PROPOSED ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 11.61



ADJACENT PROPERTY OWNERS

PARCEL ID	NAME	MAILING ADDRESS	MAILING CITY, STATE, ZIP
078H A 00100	MOORE ROBERT N JR	PO BOX 969	FRANKLIN, TN 37065
078H A 00200	COMMUNITY HOUSING PTRNSHP OF WM CO INC	129 W FOWLKES ST #128	FRANKLIN, TN 37064
078H A 00300	TANT MICHAEL EDWARD JR & TANT EMILY	501 PROMENADE CT	FRANKLIN, TN 37064
078G B 01800	LEIGH RACHEL REV TRUST	602 WEST END CIR	FRANKLIN, TN 37064
078G B 01900	HAMMOND PHILLIP T & HAMMOND LORI M	604 WEST END CIR	FRANKLIN, TN 37064
078G B 02000	FERGUSON BRIAN D & FERGUSON BONNIE	606 WEST END CIR	FRANKLIN, TN 37064
078G B 02100	HARTMAN ROBERT III & HARTMAN MEGAN K	1664 HIGHFIELD LN	BRENTWOOD, TN 37027
078G B 02200	INMAN STELLA T	612 WEST END CIR	FRANKLIN, TN 37064
078G B 02300	BOND RACHEL WARREN	501 RAFF CT	FRANKLIN, TN 37064
078G B 02400	VINSON JOYCE	616 WEST END CIR	FRANKLIN, TN 37064
078G B 02500	PORCHEDDU ANTHONY	618 WEST END CIR	FRANKLIN, TN 37064
078G B 02501	KIRNITSKY NIKOLAY & ANNA KOLTUTSKAYA	622 WEST END CIR	FRANKLIN, TN 37064
078G B 02600	TALLEY GARY WAYNE	620 WEST END CIR	FRANKLIN, TN 37064
078G B 02700	YAN NY JOD DOKA	700 WEST END CIR	FRANKLIN, TN 37064

CURVE DATA				
No.	DELTA	RADIUS	TANGENT	CHORD
C1	16°57'46"	475.00'	70.83'	140.63' @ N16°37'19"E
C2	17°39'46"	550.00'	85.45'	168.88' @ N16°16'19"E
C3	78°00'14"	75.00'	60.74'	102.11' @ N46°26'33"E
C4	105°22'14"	15.00'	19.68'	27.59' @ S41°52'13"E
C5	02°59'27"	92.00'	2.40'	4.80' @ S09°19'10.5"W

One Vantage Way, Suite E-220 • Nashville, Tennessee 37228-955 • 615/726/4848

Engineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.

JOHN M. DUFFER
REGISTERED LAND SURVEYOR
No. 1431
STATE OF TENNESSEE

10-11-21

REZONING PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CHK	DATE	DESCRIPTION
JRG	10-11-21	SUBMITTAL TO CITY OF FRANKLIN
JRG	11-04-21	CITY OF FRANKLIN COMMENTS
JMD		
JMD		
JMD		
JMD		

C1.0

FILE NO. 1716-22

REZONING REQUEST

SHAWNEE PLANNED UNIT DEVELOPMENT

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1101 SHAWNEE DRIVE
FOURTH ALDERMANIC WARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

ELECTRIC: M.T.E.M.C.
2156 EDWARD CURD LANE
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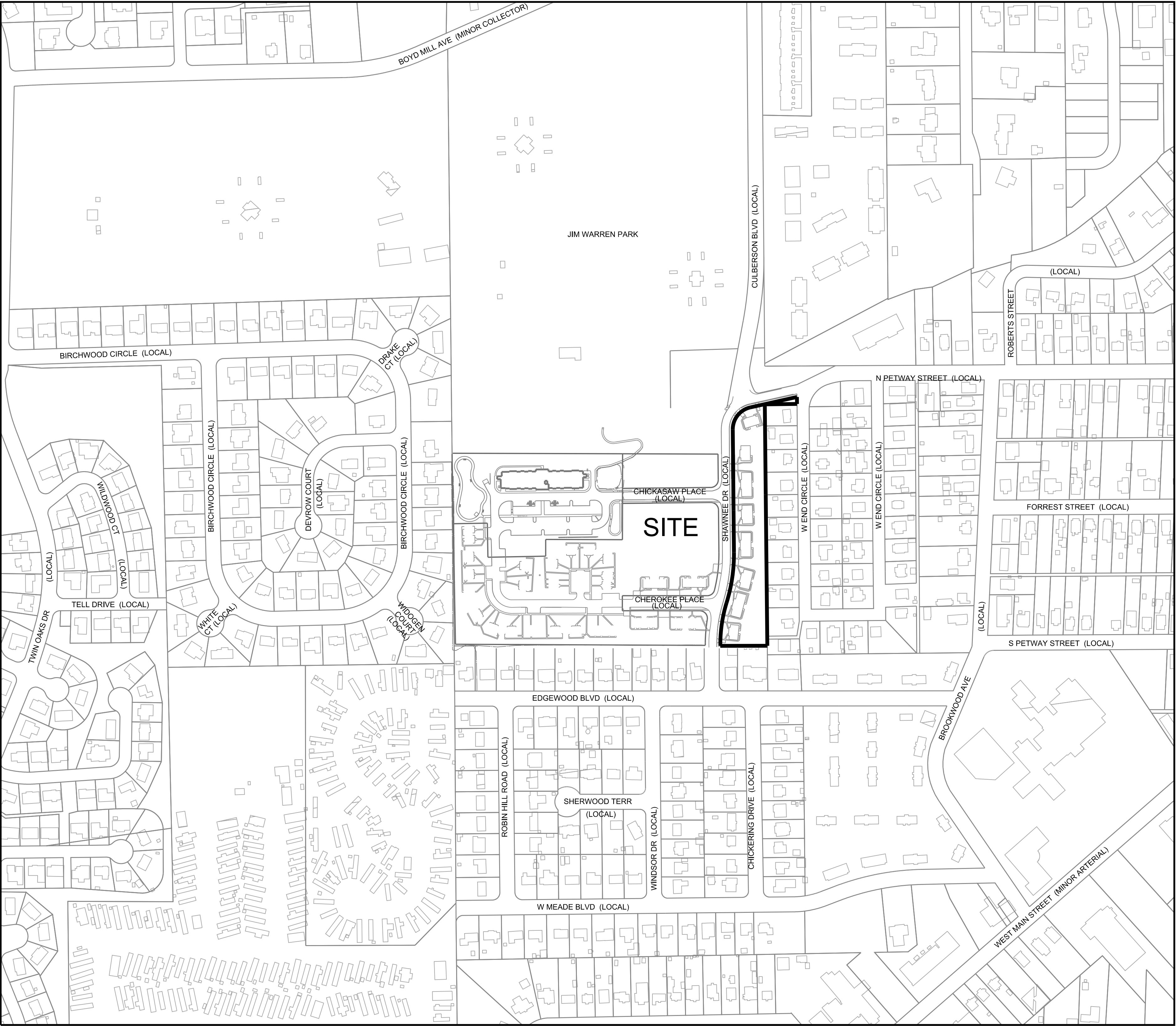
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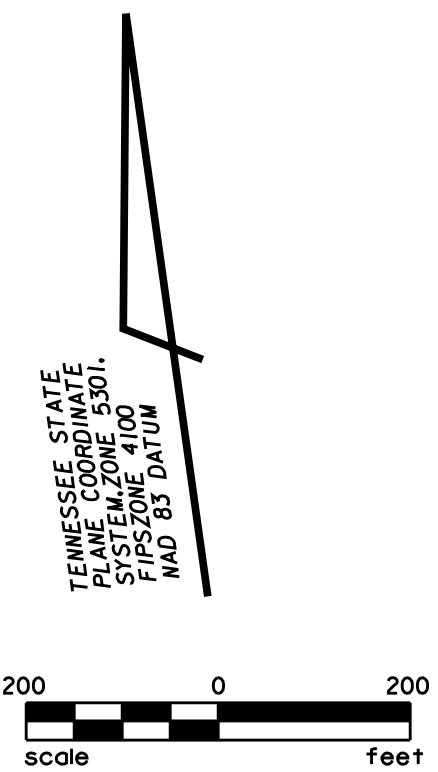
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REZONING FOR TAX MAP 78H,
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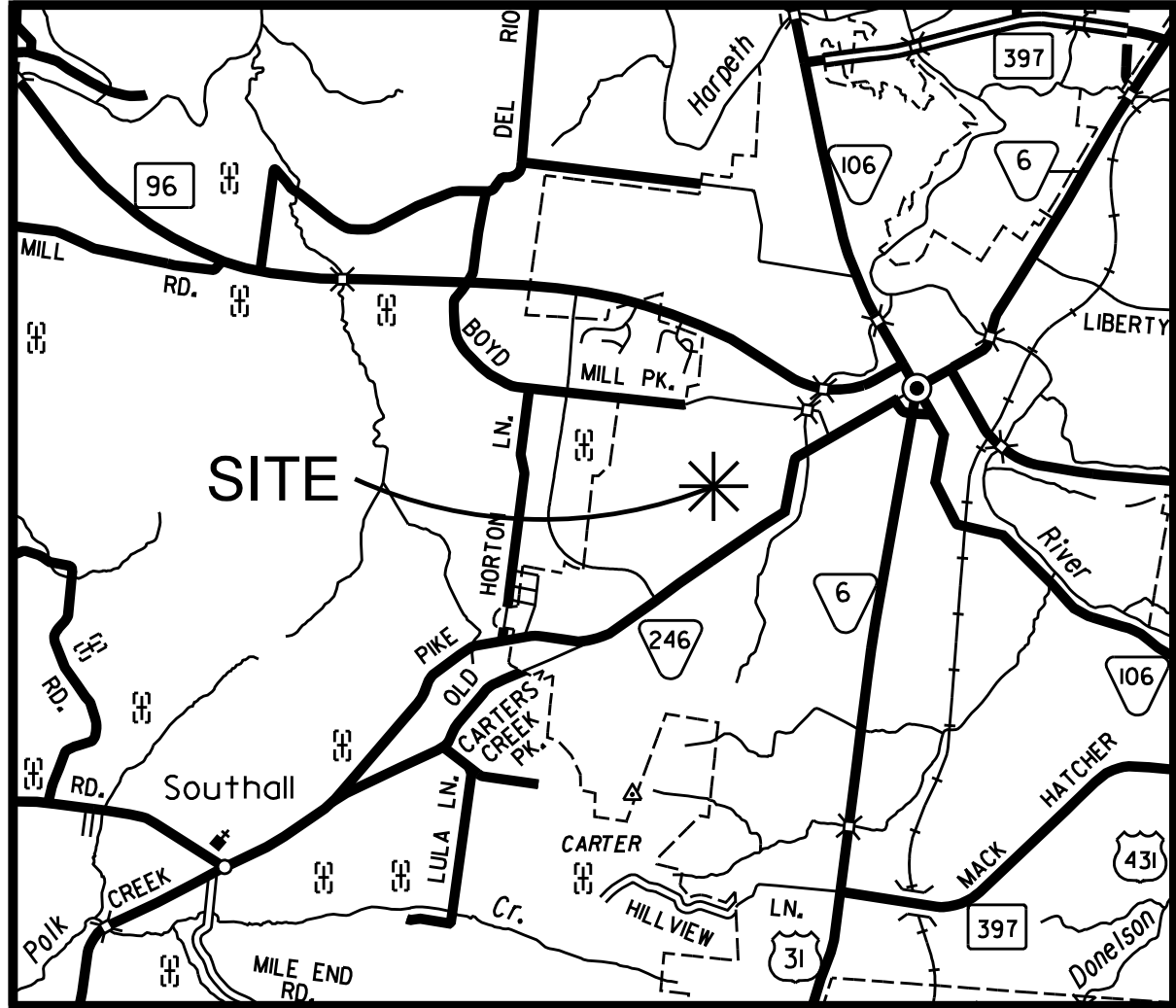
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RESIDENTIAL DENSITY 11.61



PARCEL 4.00
GROUP A
TAX MAP 078H

COF PROJECT No. 7693
J+A PROJECT No. 1716-22
SUBMITTAL DATE: 10.11.21



FEATURE LEGEND

- UTILITY POLE
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NOTES

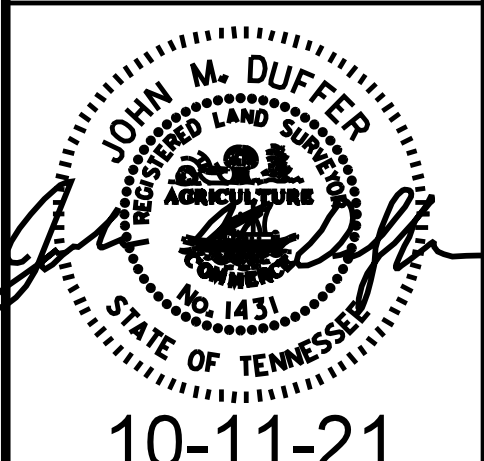
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6. ENVISION FRANKLIN IDENTIFIES DESIGN CONCEPT FOR SITE AS MIXED RESIDENTIAL.

REZONING FOR TAX MAP 78H,
GROUP "A", PARCEL 4 (part)

EXISTING ZONING DISTRICT:
PD, PLANNED DISTRICT

PROPOSED ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 11.61

One Vantage Way, Suite E-220 • Nashville, Tennessee 37228-955 • 615/726/4848
JA Engineers
Planners and
Computer Applications
JAMES + ASSOCIATES, INC.



REZONING PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ADJACENT PROPERTY OWNERS

PARCEL ID	NAME	MAILING ADDRESS	MAILING CITY, STATE, ZIP
078H A 00100	MOORE ROBERT N JR	PO BOX 969	FRANKLIN, TN 37065
078H A 00200	COMMUNITY HOUSING PTRNSHP OF WM CO INC	129 W FOWLKES ST #128	FRANKLIN, TN 37064
078H A 00300	TANT MICHAEL EDWARD JR & TANT EMILY	501 PROMENADE CT	FRANKLIN, TN 37064
078G B 01800	LEIGH RACHEL REV TRUST	602 WEST END CIR	FRANKLIN, TN 37064
078G B 01900	HAMMOND PHILLIP T & HAMMOND LORI M	604 WEST END CIR	FRANKLIN, TN 37064
078G B 02000	FERGUSON BRIAN D & FERGUSON BONNIE	606 WEST END CIR	FRANKLIN, TN 37064
078G B 02100	HARTMAN ROBERT III & HARTMAN MEGAN K	1664 HIGHFIELD LN	BRENTWOOD, TN 37027
078G B 02200	INMAN STELLA T	612 WEST END CIR	FRANKLIN, TN 37064
078G B 02300	BOND RACHEL WARREN	501 RAFF CT	FRANKLIN, TN 37064
078G B 02400	VINSON JOYCE	616 WEST END CIR	FRANKLIN, TN 37064
078G B 02500	PORCHEDDU ANTHONY	618 WEST END CIR	FRANKLIN, TN 37064
078G B 02501	KIRNITSKY NIKOLAY & ANNA KOLTUTSKAYA	622 WEST END CIR	FRANKLIN, TN 37064
078G B 02600	TALLEY GARY WAYNE	620 WEST END CIR	FRANKLIN, TN 37064
078G B 02700	YAN NY JOD DOKA	700 WEST END CIR	FRANKLIN, TN 37064

CURVE DATA				
No.	DELTA	RADIUS	TANGENT	CHORD
C1	16°57'46"	475.00'	70.83'	140.63' @ N16°37'19"E
C2	17°39'46"	550.00'	85.45'	169.55' @ N16°16'19"E
C3	78°00'14"	75.00'	60.74'	94.40' @ N46°26'33"E
C4	105°22'14"	15.00'	19.68'	27.59' @ S41°52'13"E
C5	02°59'27"	92.00'	2.40'	4.80' @ S09°19'10.5"W

COF PROJECT NO. 7693

C1.0

FILE NO. 1716-22



File #: 21-02526

DATE: December 10, 2021
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-163, A Resolution Approving A Development Plan For Shawnee PUD Subdivision With 3 Modifications Of Development Standards (Parking, Foundation Heights, Transitional Buffers), For The Property Located South Of North Petway Street And East Of Shawnee Drive, Located At 1101 Shawnee Drive. Establishing A Public Hearing On February 8, 2022.

FMPC 12/9/21, 8-0
MOS 1 to Approve, 8-0
MOS 2 to Approve, 8-0
MOS 3 to Approve, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7694
Applicant: Darrell James, James + Associates Engineers and Planners, Inc.
Owner: Franklin Housing Authority, Derwin Jackson

BACKGROUND/STAFF COMMENTS:

The applicant is proposing to construct 26 dwelling units in 6 new residential buildings as part of the Cherokee Place PUD. The plan calls for the removal of the existing buildings and new buildings to be constructed. The Envision Franklin Land Use Plan places this lot in the Mixed Residential Design Concept. Envision Franklin states, " contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods." It further states, "Infill and redevelopment near Downtown Franklin should maintain the traditional residential character and reflect the scale of the area. Architecture, building setbacks, housing choices, scale, and walkability are important components of this design concept." Under Special Considerations, it further states that "Franklin Housing Authority properties may include a limited number of multifamily residential in accordance with their master plans". The plan as proposed features a variety of building types with setbacks and architectural styling that is compatible with the surrounding neighborhoods. Walkways create a pedestrian-friendly community that connect to city parks and green spaces. The plan overall meets the recommendations and principles of Envision Franklin.

MODIFICATION OF STANDARDS:

There are three Modification of Standards requests with this plan.

MOS #1: Requesting to revise minimum parking standards for multifamily to 2.25 spaces per 2-bedroom unit and 2.75 spaces per 3-bedroom unit.

The applicant is requesting to revise the minimum parking standards for multifamily use as follows: 2.25 spaces per 2-bedroom unit and 2.75 spaces per 3-bedroom unit. Section 10.1.6 of the Zoning Ordinance states that a minimum of 2.5 spaces be required for every 2-bedroom unit and 3 spaces for every 3-bedroom unit. In addition to the site constraints, the applicant has provided additional examples and supplementary information that justifies this request. This same request was previously approved by BOMA on the Cherokee PUD across the street.

Staff recommends approval of MOS #1.

MOS #2: Requesting to remove the 18-inch minimum height for foundations for non-multifamily residential building types.

The applicant is requesting to remove the 18-inch minimum height for the non-multifamily building types foundation requirement. The Zoning Ordinance requires townhouse and duplex building types to have a minimum 18-inch foundation. In order to comply with applicable housing regulations, the residential buildings must be constructed at ground level or feature ADA accessible ramps to the various entries. Given the public nature of this housing project, it is important to provide as much accessibility for each dwelling unit as possible. This same request was previously approved by BOMA on the Cherokee PUD across the street.

Staff recommends approval of MOS #2.

MOS #3: Requesting to encroach 550 square feet of building footprint into Transition Zone 2.

The applicant is requesting to allow approximately 550 square feet of the southernmost building to encroach in the Transition Zone 2 buffer. Section 8.1.2(C) of the Zoning Ordinance permits only limited, passive uses and site features to be located within the Transition Zone 2 buffer. Due to the long narrow shape of the lot, and what is proposed provides more of a buffer between new and existing development when compared to the current site configuration, Staff can support the request in this instance.

Staff recommends approval of MOS #3.

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

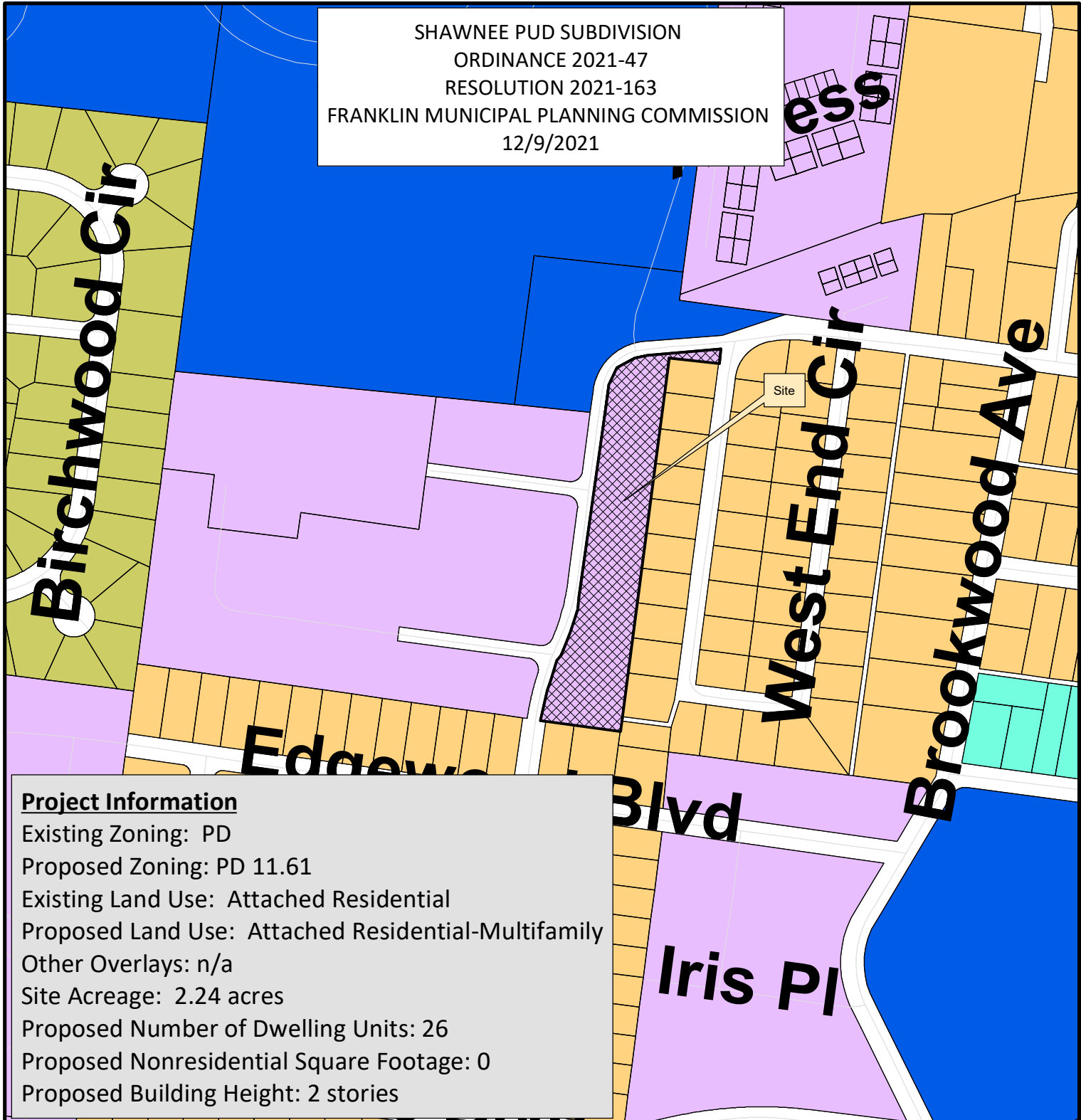
Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2021-163 by a vote of (8-0).

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-163 with conditions.

SHAWNEE PUD SUBDIVISION
 ORDINANCE 2021-47
 RESOLUTION 2021-163
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/9/2021



Project Information

Existing Zoning: PD
 Proposed Zoning: PD 11.61
 Existing Land Use: Attached Residential
 Proposed Land Use: Attached Residential-Multifamily
 Other Overlays: n/a
 Site Acreage: 2.24 acres
 Proposed Number of Dwelling Units: 26
 Proposed Nonresidential Square Footage: 0
 Proposed Building Height: 2 stories

- | | |
|---------------------------------|------------------------------------|
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |
| CI Civic Institutional District | |



0 145 290 580 Feet

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 It was compiled from the most authentic information available.
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RESOLUTION 2021-163

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR SHAWNEE PUD SUBDIVISION WITH 3 MODIFICATIONS OF DEVELOPMENT STANDARDS (PARKING, FOUNDATION HEIGHTS, TRANSITIONAL BUFFERS) FOR THE PROPERTY LOCATED SOUTH OF NORTH PETWAY STREET AND EAST OF SHAWNEE DRIVE, LOCATED AT 1101 SHAWNEE DRIVE.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2021-47; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
78H-4.00 (portion)	2.24
Total	2.24

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Shawnee PUD are as follows:

Entitlements	Shawnee PUD
Base Zone District	PD 11.61
Other Zoning Overlays	n/a
Number of Dwelling Units	26
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Open Space Requirements	
Number of Phases in Development	1

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Request to modify minimum required parking for multifamily to 2.25 spaces per 2 bedroom unit, 2.75 per 3 bedroom unit, and 3 spaces per 4+ bedroom unit. Approved: _____ Denied: _____	10.1.6 – Minimum Parking 2.5 spaces for a 2 bedroom unit 3 spaces for a 3+ bedroom unit <i>Staff recommended <u>approval</u>.</i>
MOS 2: Request to not require 18-inch foundation height for townhouse building type. Approved: _____ Denied: _____	6.6 – Townhouse - Foundations Minimum 18 inches above grade at front facade <i>Staff recommended <u>approval</u>.</i>

MOS 3: Request to allow 550 SF of building footprint within Transition Zone 2. Approved: _____ Denied: _____	8.1.2(C) – Transition Zone 2: Restricted Use Principal buildings not permitted within Transition Zone 2. <i>Staff recommended <u>approval</u>.</i>
--	--

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2021-47, on third and final reading, the health, safety, and welfare of the citizens requiring it.

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

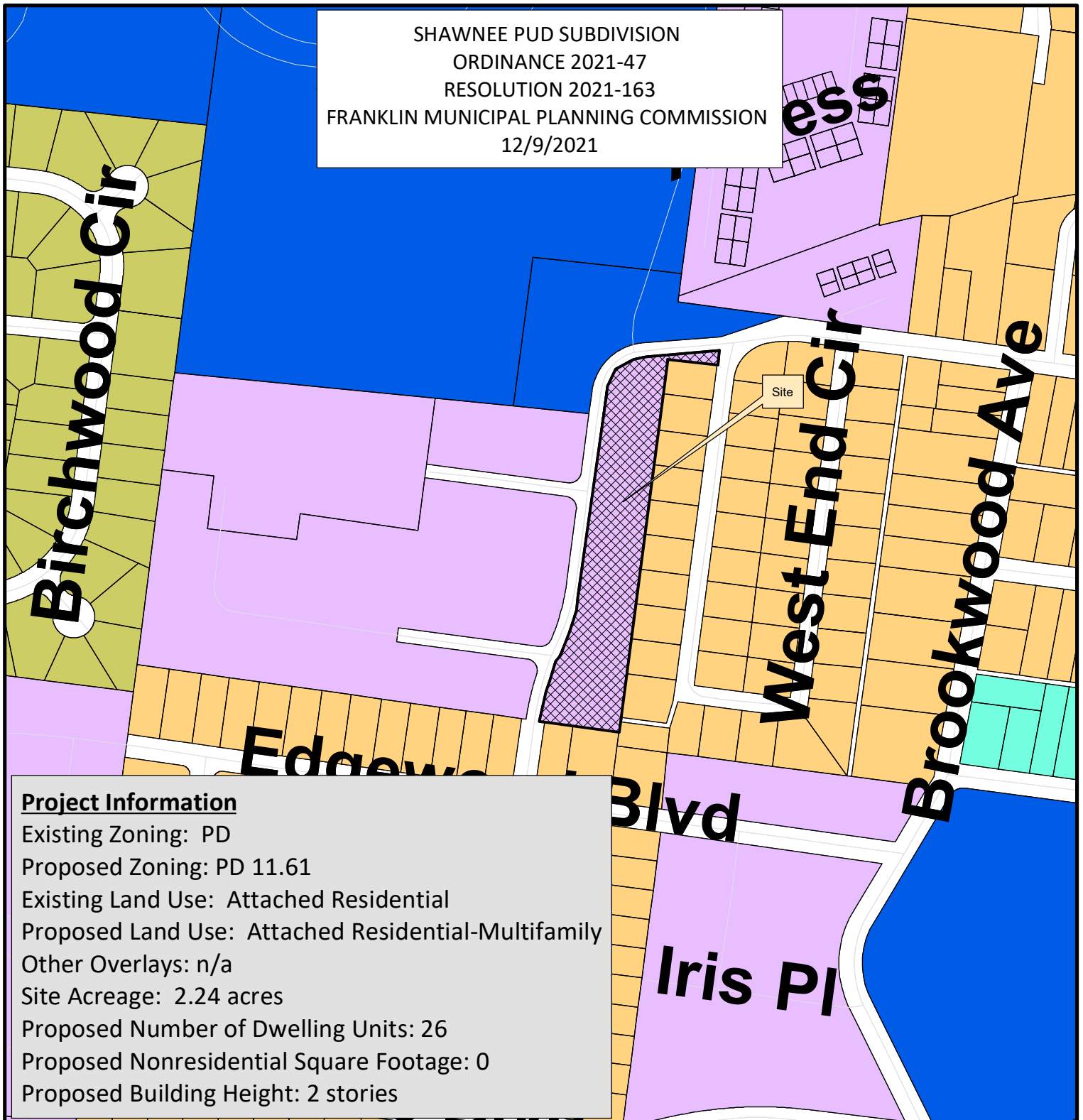
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

NEIGHBORHOOD MEETING:

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

SHAWNEE PUD SUBDIVISION
ORDINANCE 2021-47
RESOLUTION 2021-163
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/9/2021



Project Information

Existing Zoning: PD
Proposed Zoning: PD 11.61
Existing Land Use: Attached Residential
Proposed Land Use: Attached Residential-Multifamily
Other Overlays: n/a
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Proposed Number of Dwelling Units: 26
Proposed Nonresidential Square Footage: 0
Proposed Building Height: 2 stories

AG Agricultural District	NC Neighborhood Commercial
ER Estate Residential District	CC Central Commercial District
R1 Residential 1 District	DD Downtown District
R2 Residential 2 District	1ST Avenue District
R3 Residential 3 District	5TH Avenue District
R4 Residential 4 District	RC6 Regional Commerce 6 District
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MR Mixed Residential District	GO General Office District
PD Planned District	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District
CI Civic Institutional District	



0 145 290 580 Feet

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DEVELOPMENT PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY
1101 SHAWNEE DRIVE
FOURTH ALDERMANIC WARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

OWNER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN 37064
(615) 794-1247
CONTACT: DERWIN JACKSON
EMAIL: djackson@franklinhousingauthority.com

CIVIL ENGINEER / APPLICANT

JAMES + ASSOCIATES, INC.
ONE VANTAGE WAY
SUITE E-220
NASHVILLE, TN 37228
(615) 726-4848
CONTACT: R. DARRELL JAMES, P.E.
EMAIL: darrell.james@jamesplus.net

ARCHITECT

NICKLE ARCHITECTS, PLLC
1612 17TH AVENUE SOUTH
NASHVILLE, TN 37212
(615) 269-3130
CONTACT: JAMES D. NICKLE, AIA
EMAIL: jnickle@nicklearchitects.com

FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

SEWER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

ELECTRIC: M.T.E.M.C.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3561

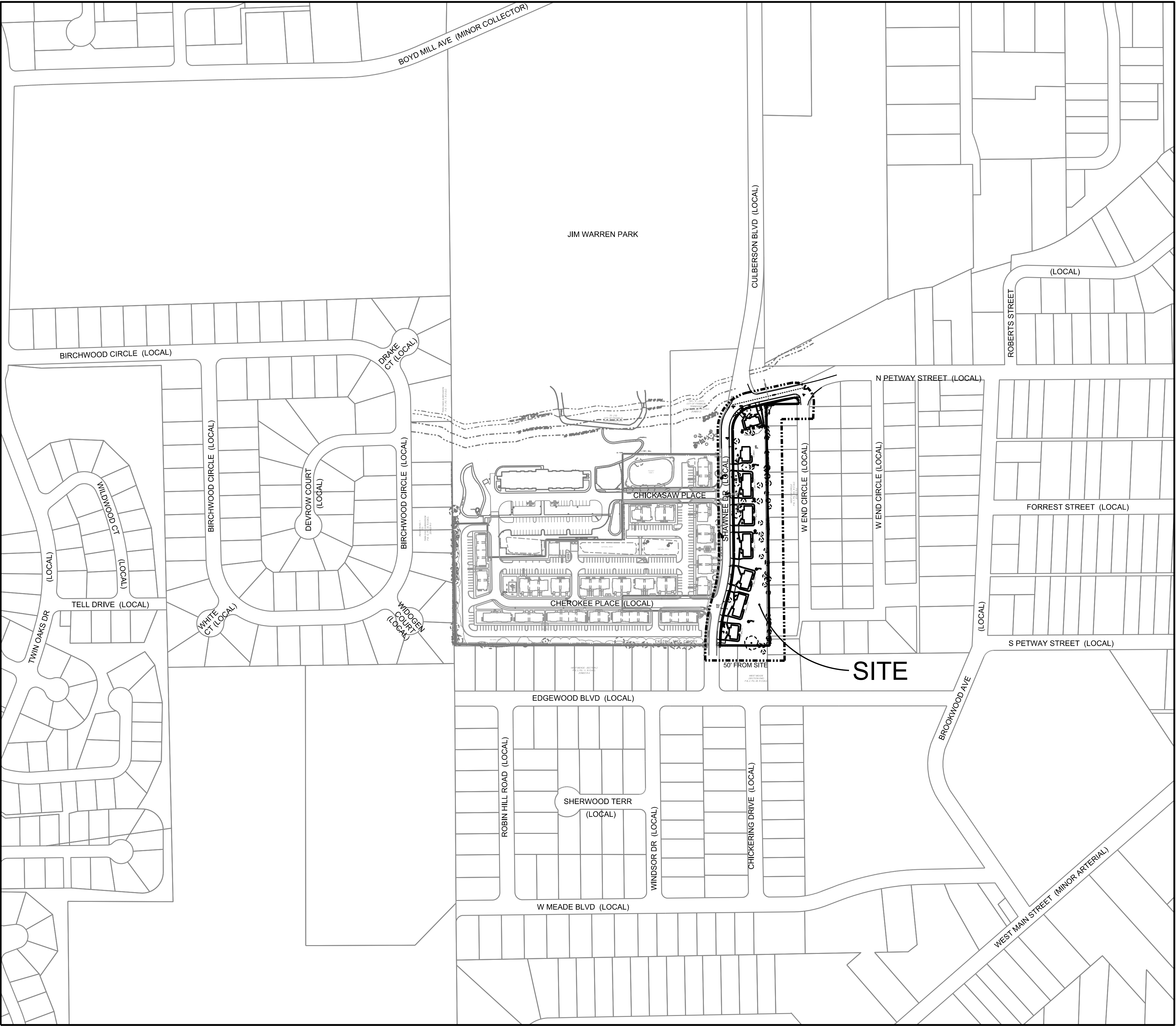
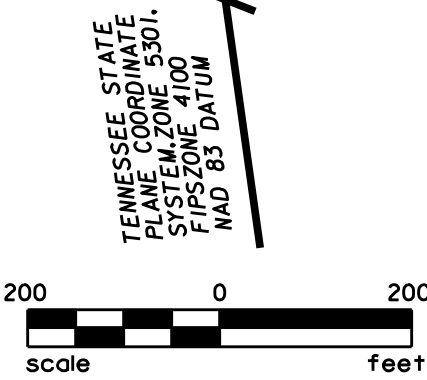
GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
(615) 771-8300
(888) 286-6700

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

REQUIRED LOCATION REQUEST INFORMATION

NAME OF CALLER
TELEPHONE NUMBER
BEST TIME TO CALL
COUNTY
CITY
STREET ADDRESS
START DATE
TYPE OF WORK
DRAINAGE
WORK BEING DONE BY
WORK BEING DONE FOR

CALL THREE WORKING DAYS BEFORE YOU DIG
1-800-351-1111
IN NASHVILLE: 366-1987
Tennessee
SYSTEM INCORPORATED



PARCEL 4.00
GROUP A
TAX MAP 078H

PARKLAND IMPACT FEE:
26 UNITS TOTAL WITH 16 EXISTING
10 NEW UNITS x \$4,304 = \$43,040
FEES SHALL BE PAID AT FINAL PLAT

James R. Gillespie
11-04-21

INDEX OF DRAWINGS

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING & DRAINAGE PLAN
C3.1	ENLARGED GRADING & DRAINAGE PLAN
C3.2	ENLARGED GRADING & DRAINAGE PLAN
C3.3	ENLARGED GRADING & DRAINAGE PLAN
C4.0	ROW & ACCESS PLAN
C4.1	AUTOTURN PLAN
C4.2	AUTOTURN PLAN
C4.3	AUTOTURN PLAN
C4.4	AUTOTURN PLAN
C5.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1	SITE PLAN
A2.1	BUILDING H
A2.2	BUILDING H
A3.1	BUILDING J
A3.2	BUILDING J
A4.1	BUILDING Y
A4.2	BUILDING Y

REQUEST FOR MODIFICATION OF STANDARDS:

MOS #1: Modification of Zoning Ordinance Section 10.1.5 ("Calculation of Minimum Parking") and Section 10.1.6 ("Minimum Parking") to allow the development site to be served by 69 vehicle parking spaces. Based on the current breakdown of residential dwelling units onsite, the unmodified Section 10.1.6 would require a minimum of 74 vehicle parking spaces:

2 Bedroom - 8 @ 2.5 per unit =	20
3 Bedroom - 12 @ 3.0 per unit =	36
4 Bedroom - 6 @ 3.0 per unit =	18
Minimum Vehicle Parking Spaces =	74

The site presents significant challenges for parking, as Applicant is unable to utilize parallel parking along Shawnee Drive due to insufficient geometry. The tract of land is unusually narrow, and areas reserved for parking are constrained by the boundary of Transition Zone 1.

Applicant hereby requests a modification of the table entitled "Minimum Parking" in Section 10.1.6, for the row entitled "Duplexes/Multiplexes/Townhouses/Multifamily Residential," to read as follows:

1.5 spaces for a studio
1.5 spaces for a 1 bedroom unit
2.25 spaces for a 2 bedroom unit
2.75 spaces for a 3 bedroom unit
3 spaces for a 4+ bedroom unit

With the approval of MOS #1, the calculation of minimum parking under Sections 10.1.5 and 10.1.6 would be as follows:

2 Bedroom - 8 @ 2.25 per unit =	18
3 Bedroom - 12 @ 2.75 per unit =	33
4 Bedroom - 6 @ 3.0 per unit =	18
Minimum Vehicle Parking Spaces =	69

MOS #2: Modification of Zoning Ordinance Section 6.6 ("Building Types: Townhouse") to remove, for non-multifamily buildings (containing fewer than 5 units per building), the requirement that the finished floor elevation must be a minimum of 18 inches above grade at front façade.

In order to serve the Franklin community and to comply with applicable regulations, Franklin Housing Authority (FHA) must provide a minimum number of accessible units and adaptable units. With accessibility requirements in mind, it would be a substantial burden for FHA to provide 18-inch minimum foundations for non-multifamily buildings, as this would require constructing complex ramps in order to make these units accessible or adaptable. Removing the requirement to provide these 18-inch minimum foundations would better enable FHA to serve its residents and the Franklin community.

Applicant hereby requests a modification of Zoning Ordinance Section 6.6, Subsection "Foundations, Porches, and Stoops" by deleting the words "Finished Floor Elevation: Minimum 18 inches above grade at front façade" and thereby removing the requirement to provide the same.

MOS #3: Modification of Zoning Ordinance Section 8.1.4 ("Transition Zone 2: Restricted Use") to allow a limited section of a new residential building to lie within Transition Zone 2. This tract of land has an unusually narrow shape, especially in its northern portion. This hardship is further compounded by the existence of Transition Zones 1 and 2, which take up a sizeable portion of the most buildable part of the tract, the southern end. Furthermore, at COF request, the applicant is proposing to align the southern access drive with Cherokee Place, which takes up a part of the buildable area on the southern portion of the tract.

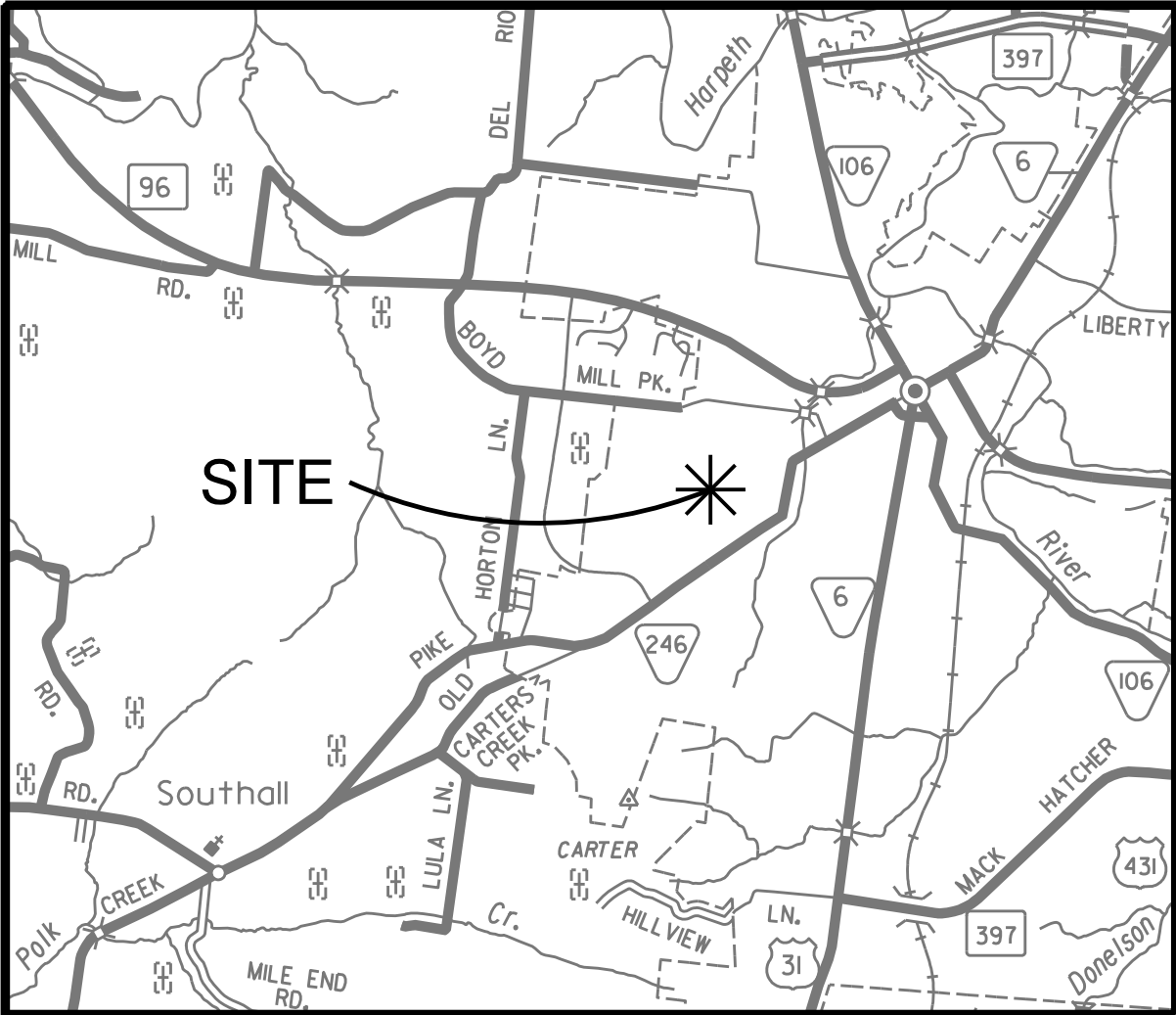
The applicant requests that approximately 550 SF of a new residential building footprint be permitted to be within Transition Zone 2. Impact is lessened compared with the existing conditions, since an existing residential building has been lying over the same area since the 1970s and already lies within both Transition Zone 1 and Transition Zone 2. As applied to the new building, this MOS #3 would result in an improvement over the current impact of the existing building.

ASSOCIATED PD ZONING ENTITLEMENT REQUEST:

Applicant is submitting a Rezoning Request application reflecting the following:

Existing Zoning District – PD, Planned District
Proposed Zoning District – PD, Planned District, Residential Density 11.61

COF PROJECT NO. 7694
J+A PROJECT NO. 1716-22
ISSUE DATE: 11.04.21



VICINITY MAP
NOT TO SCALE

CURVE DATA					
No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	16°57'46"	475.00'	70.83'	140.63'	140.11' @ N16°37'19"E
C2	17°39'46"	550.00'	85.45'	169.55'	168.88' @ N16°16'19"E
C3	78°00'14"	75.00'	60.74'	102.11'	94.40' @ N46°26'33"E
C4	105°22'14"	15.00'	19.68'	27.59'	23.86' @ S41°52'13"E
C5	02°59'27"	92.00'	2.40'	4.80'	4.80' @ S09°19'10.5"W

LINE TABLE		
No.	BEARING	DISTANCE
L1	N08°08'26"E	3.86'

NOTES

- BEARINGS SHOWN HEREON BASED ON THE TENNESSEE STATE COORDINATE SYSTEM, NAD83.
- DEED AND PLAT BOOK REFERENCES SHOWN HEREON PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 47187C0192F DATED SEPTEMBER 29, 2006.
- DIMENSIONS SHOWN THUS: (100') ARE DEED OR PLAT DIMENSIONS.
- RIGHTS-OF-WAY FOR SHAWNEE DRIVE, CHICKASAW PLACE AND CHEROKEE PLACE ESTABLISHED BY DEED OF DEDICATION BETWEEN FRANKLIN HOUSING AUTHORITY AND CITY OF FRANKLIN OF RECORD IN DEED BOOK 181, PAGE 31, R.O.W.C.
- NO TITLE REPORT FURNISHED THIS SURVEYOR.
- CURRENT ZONING IS PD, PLANNED DISTRICT.

TAX REFERENCE

PROPERTY MAP 78H
GROUP "A"
PART OF PARCEL No. 4

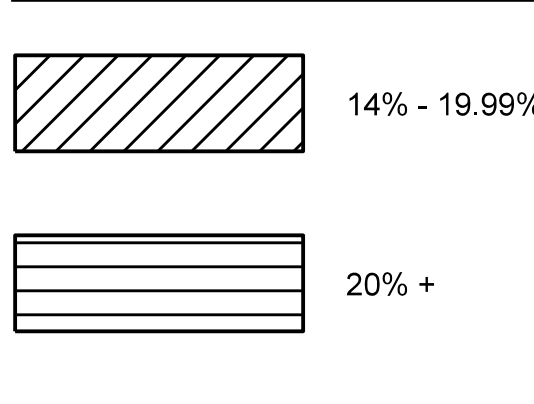
DEED REFERENCE

TO: FRANKLIN HOUSING AUTHORITY
FROM: MRS. ELLA K. WARR
DEED BOOK 127, PAGE 33, R.O.W.C.
et ux, PEGGY TOHRNER
DEED BOOK 130, PAGE 161, R.O.W.C.

PLAT REFERENCE

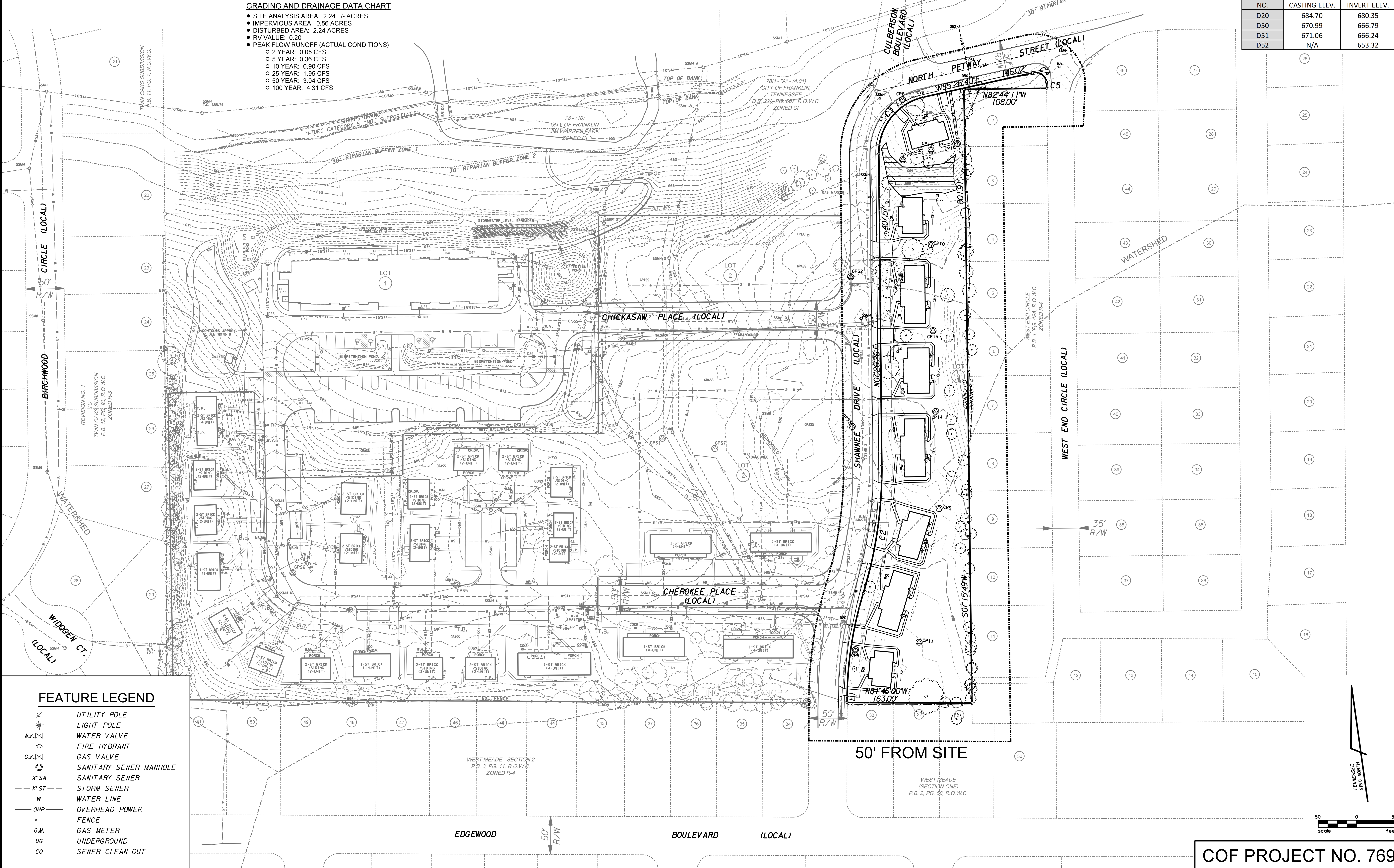
PART OF LOT 2
CHICKASAW PUD SUBDIVISION
PLAT BOOK P69, PAGE 40, R.O.W.C.

SLOPE LEGEND



SANITARY SEWER STRUCTURE TABLE				
STRUCTURE NO.	CASTING ELEV.	INVERT IN	INVERT OUT	INVERT OUT
SSMH J	684.32	681.46	679.20	679.06
SSMH P	685.48	679.98	679.88	679.75
SSMH 2	690.20	.	.	.
SSMH 3	693.24	.	.	.
SSMH 4	682.53	670.95	.	.
SSMH 5	675.12	.	.	.
SSMH 6	674.42	.	.	.

STORM SEWER STRUCTURE TABLE		
NO.	CASTING ELEV.	INVERT ELEV.
D20	684.70	680.35
D50	670.99	666.79
D51	671.06	666.24
D52	N/A	653.32



EXISTING CONDITIONS PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
AYS	JRG	09-31-21	PRELIMINARY - CITY / OWNER REVIEW
AYS	JRG	09-24-21	PRE-APPLICATION SUBMITTAL
TEAM	JRG	10-11-21	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG	11-04-21	DEVELOPMENT PLAN RESUBMITTAL

C1.0
FILE NO. 1716-22

One Vantage Way, Suite E-220 • Nashville, Tennessee 37228-955 • 615/726/4848

Engineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.

James R. Gillespie
REGISTERED PROFESSIONAL ENGINEER
No. 182950
STATE OF TENNESSEE

11-04-21

SITE DATA CHART
PROJECT NAME: SHAWNEE PLANNED UNIT DEVELOPMENT
PROJECT #: 7694
ADDRESS: 1101 SHAWNEE DRIVE, FRANKLIN, TENNESSEE, 37064
PARCEL(S): 078H A 00400
ACREAGE/SQUARE FOOTAGE OF SITE: 2.24 ACRES/97,532 SF
VESTING (DATE DEVELOPMENT FIRST BECAME VESTED, IF A REVISION): N/A

REGULATIONS:
BASE ZONING: PD
PROPOSED ZONING: PD 11.61
OVERLAY ZONING: N/A
BUILDING TYPES APPLIED: MULTIFAMILY, TOWNHOME
FRONTAGE TYPES APPLIED: URBAN LANDSCAPE FRONTAGE
LOT WIDTH (RESIDENTIAL): N/A
LOT SIZE (RESIDENTIAL): N/A
SET BACKS:
FRONT YARD: 5 FT. FROM BACK OF CURB
SIDE YARD: 10 FT. FROM PROPERTY LINE
REAR YARD: 10 FT. FROM PROPERTY LINE
DWELLING UNIT COUNT, BY TYPE:
2 BEDROOM UNIT = 8
3 BEDROOM UNIT = 12
4 BEDROOM UNIT = 6
COMMERCIAL SF, BY USE: N/A
HOTEL KEYS: N/A
BUILDING HEIGHT: 30'-3" MAX.
MINIMUM LANDSCAPE SURFACE AREA: 20%
OPEN SPACE SF REQUIRED: 4,877 S.F. (5%)
NATURAL AREA SF REQUIRED: 9,753 S.F. (ADDITIONAL 10%)
TREE CANOPY RETENTION ACREAGE: 0.52 AC
PARKING REQUIRED, BY USE: 74 SPACES
PARKING PROVIDED, BY USE: 69 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): N

OPEN SPACE PROVIDED: 5,342 S.F.
NATURAL AREA PROVIDED: 10,450 S.F.

OPEN SPACE PROVIDED:
POCKET PARKS (ZONING ORDINANCE 11.6)
POCKET PARK 1: GAZEBO; BIKE RACK; BENCHES;
WALKING PATH
POCKET PARK 2: GAZEBO / PAVILION; SEATING;
ADA PICNIC TABLE

COMPLIANCE WITH THE OBJECTIVES OF "ENVISION FRANKLIN"
GUIDING PRINCIPLES: THIS DEVELOPMENT PLAN IS CONSISTENT WITH ENVISION FRANKLIN'S GOAL OF CREATING EXCEPTIONAL PLACES FOR CITIZENS WHILE PRESERVING THE CITY'S UNIQUE IDENTITY AND CHARACTER.
MANAGED GROWTH: DENSITY IS ONLY INCREASING SLIGHTLY AND IS SUPPORTED BY IMPROVEMENTS TO THE CITY UTILITY INFRASTRUCTURE ONSITE.
ECONOMIC VITALITY: THE DEVELOPMENT WILL INCREASE THE AMOUNT OF AFFORDABLE AND LOW-INCOME HOUSING IN THE CITY.
VIBRANT NEIGHBORHOODS: BUILDINGS ON THE DEVELOPMENT SITE ARE BEING DESIGNED TO BE VISUALLY APPEALING. COMMUNITY FACILITIES ARE BEING MADE AVAILABLE AND ACCESSIBLE TO RESIDENTS.
HISTORIC PRESERVATION: THE DEVELOPMENT SITE DOES NOT LIE WITHIN A HISTORIC DISTRICT AND DOES NOT CONTAIN ANY SITES ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.
NATURAL BEAUTY: THE DEVELOPMENT WILL COMPLY WITH ZONING ORDINANCE REQUIREMENTS REGARDING LANDSCAPING, TREE CANOPY, NATURAL AREA, AND OPEN SPACE. THERE ARE NO SCENIC VISTAS OR VIEWSHEDS TO PRESERVE ONSITE.
EXCEPTIONAL DESIGN: BUILDINGS WILL BE COMPOSED OF HIGH-QUALITY MATERIALS AND WILL FRONT THE STREET. OPEN SPACE AND NATURAL AREA ARE BEING SET ASIDE FOR PUBLIC GATHERING AND PASSIVE ENJOYMENT.
CONNECTED COMMUNITY: THE DEVELOPMENT LIES ADJACENT TO AN EXISTING PUBLIC TRANSIT NETWORK. BICYCLE PARKING IS PROVIDED, AND A PEDESTRIAN CIRCULATION SYSTEM CONNECTS THE BUILDINGS AND OPEN SPACE IN THE DEVELOPMENT.
CONTEXT-RESPONSIVE INFILL: AS A "TRANSITIONAL AREA" INFILL (PER APPENDIX E), THE REDEVELOPMENT OF THE DEVELOPMENT SITE WILL SERVE TO ENHANCE COMMUNITY CHARACTER, WITH NEW, WELL-DESIGNED BUILDINGS AND LANDSCAPING THAT ARE AN IMPROVEMENT OVER THE EXISTING SITE.
CHARACTER AREA: ACCORDING TO APPENDIX B OF ENVISION FRANKLIN, THE DEVELOPMENT SITE LIES WITHIN THE CENTRAL FRANKLIN CHARACTER AREA. THE DEVELOPMENT DOES NOT LIE WITHIN THE CENTRAL FRANKLIN OVERLAY DISTRICT.
SPECIAL AREA: THE DEVELOPMENT SITE DOES NOT LIE WITHIN A "SPECIAL AREA".
DESIGN CONCEPTS: THE DEVELOPMENT WILL BE A MIXED RESIDENTIAL NEIGHBORHOOD COMPOSED PRIMARILY OF MULTIFAMILY BUILDINGS, WHICH IS CONSISTENT WITH THE "MIXED RESIDENTIAL" DESIGNATION SHOWN IN APPENDIX F, FIGURE F.2 ("CORRIDOR CHARACTER MAP") OF ENVISION FRANKLIN. THE DEVELOPMENT HAS BEEN DESIGNED TO BE WALKABLE FOR RESIDENTS, OPEN SPACE AND NATURAL AREA HAVE BEEN SET ASIDE, AND LANDSCAPING HAS BEEN INCLUDED THROUGHOUT, IN ORDER TO ENHANCE THE NEIGHBORHOOD FEEL OF THE DEVELOPMENT. A BUFFER IN TRANSITION ZONE 1 ADJACENT TO THE SOUTHERN AND EASTERN BOUNDARIES HELPS WITH STREAMLINING THE DEVELOPMENT SITE INTO THE EXISTING ADJACENT RESIDENTIAL AREAS.

STATEMENT OF IMPACTS:
THE NEW DEVELOPMENT ONLY REPRESENTS A NET INCREASE OF 10 DWELLING UNITS OVER THE PREVIOUS DEVELOPMENT LOCATED ONSITE. BECAUSE THIS INCREASE IN UNITS IS LIMITED IN SIZE, THE IMPACT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES WILL BE RELATIVELY SMALL. THE PUBLIC STREETS ABUTTING THE DEVELOPMENT SITE (NORTH PETWAY STREET AND SHAWNEE DRIVE) ARE REMAINING BASICALLY UNCHANGED. SO POLICE AND FIRE ACCESSIBILITY WILL REMAIN THE SAME. THERE WILL BE A FEW MORE BUILDINGS FOR POLICE AND FIRE TO SERVICE ONSITE, BUT ONLY A LIMITED INCREASE. LIKE WISE, THE NET INCREASE OF 10 UNITS WILL NOT SIGNIFICANTLY IMPACT SOLID WASTE, AND DUMPSTERS LOCATED ONSITE WILL SERVE RESIDENTS. THE DEVELOPMENT WILL HAVE ITS OWN PRIVATE POCKET PARKS, WHICH WILL ALLEVIATE THE POTENTIAL IMPACTS ON PUBLIC PARKS SUCH AS JIM WARREN PARK.

RESIDENTIAL USE
3 BUILDING TYPES
6 BUILDINGS TOTAL
2 BEDROOM UNIT = 8
3 BEDROOM UNIT = 12
4 BEDROOM UNIT = 6
TOTAL UNITS = 26
URBAN LANDSCAPE FRONTAGE

PARKING REQUIRED
ZONING ORDINANCE TABLE 10.1.6
RESIDENTIAL MULTI-FAMILY
2 BEDROOM - 8 @ 2.5 PER UNIT = 20
3 BEDROOM - 12 @ 3.0 PER UNIT = 36
4 BEDROOM - 6 @ 3.0 PER UNIT = 18
TOTAL REQUIRED = 74
TOTAL PROVIDED = 69

TOTAL SITE ACREAGE 2.24 ACRES
TOTAL HOUSING UNITS 26 UNITS
PROPOSED DENSITY 11.61 UNITS PER ACRE

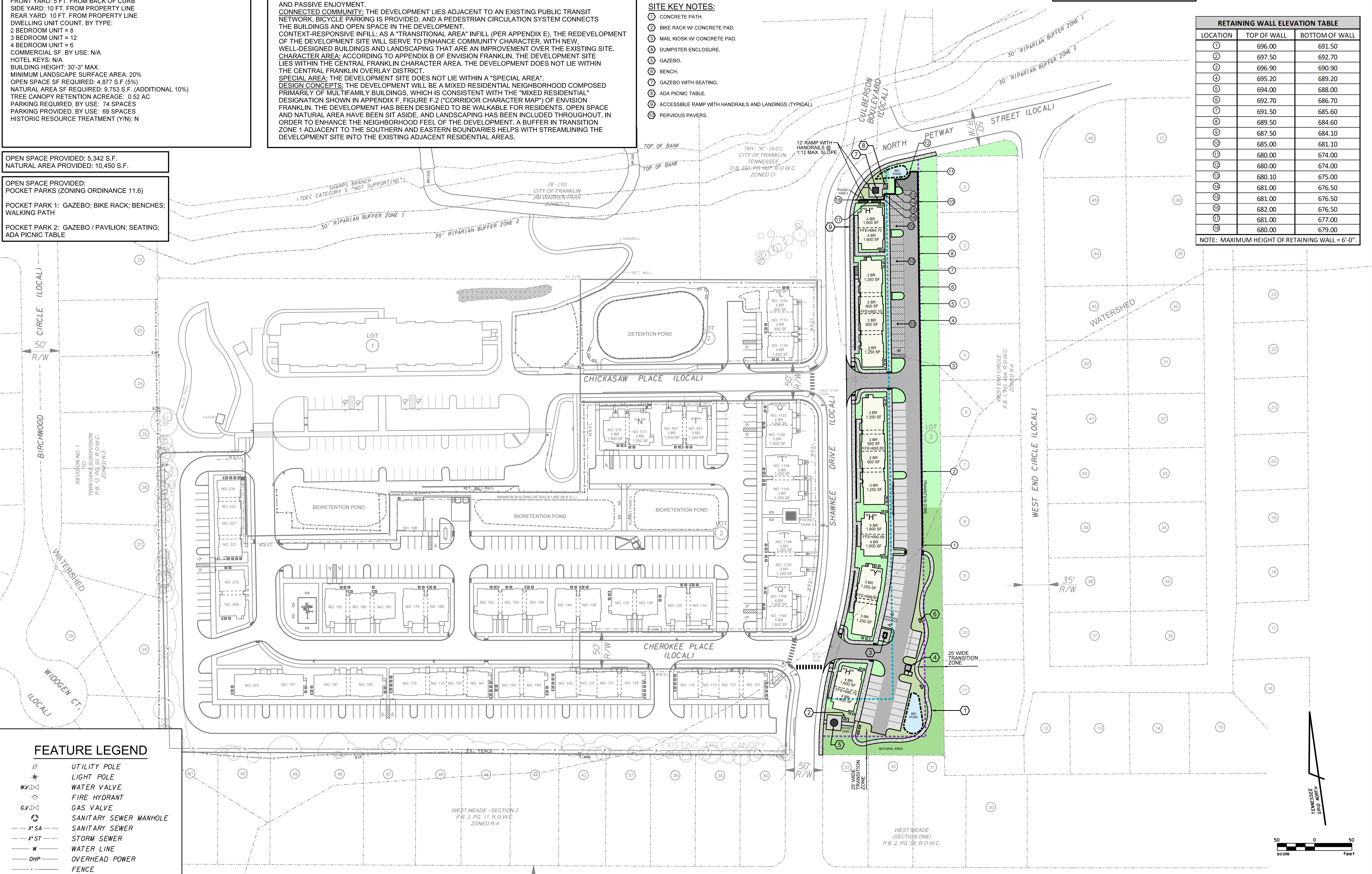
LEGEND
- - - - - PUBLIC ACCESS EASEMENT
- - - - - DRAINAGE EASEMENT
- - - - - UTILITY EASEMENT
- - - - - TRANSITION ZONE 1
- - - - - TRANSITION ZONE 2
- - - - - TRANSITION ZONE 3

UNCONTROLLED PEDESTRIAN CROSSING LOCATIONS WILL BE DETERMINED BY CITY OF FRANKLIN ENGINEERING STAFF ON A CASE-BY-CASE BASIS WITH THE REVIEW OF SUBSEQUENT SITE PLANS.

NOTE: THE CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL EQUIPMENT IS COMPLETELY SCREENED FROM ALL DIRECTIONS AND OFF SITE VIEWS.
NOTE: THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT ADDITIONAL MEASURES BE TAKEN TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS.

SITE KEY NOTES:

- 1 CONCRETE PATH.
- 2 BIKE RACK W/ CONCRETE PAD.
- 3 MAIL KIOSK W/ CONCRETE PAD.
- 4 DUMPSTER ENCLOSURE.
- 5 GAZEBO.
- 6 BENCH.
- 7 GAZEBO WITH SEATING.
- 8 ADA PICNIC TABLE.
- 9 ACCESSIBLE RAMP WITH HANDRAILS AND LANDINGS (TYPICAL).
- 10 PERVIOUS PAVERS.



RETAINING WALL ELEVATION TABLE		
LOCATION	TOP OF WALL	BOTTOM OF WALL
1	696.00	691.50
2	697.50	692.70
3	696.90	690.90
4	695.20	689.20
5	694.00	688.00
6	692.70	686.70
7	691.50	685.60
8	689.50	684.60
9	687.50	684.10
10	685.00	681.10
11	680.00	674.00
12	680.00	674.00
13	680.10	675.00
14	681.00	676.50
15	681.00	676.50
16	682.00	676.50
17	681.00	677.00
18	680.00	679.00

NOTE: MAXIMUM HEIGHT OF RETAINING WALL = 6'-0".

FEATURE LEGEND
UTILITY POLE
LIGHT POLE
WATER VALVE
FIRE HYDRANT
GAS VALVE
SANITARY SEWER MANHOLE
SANITARY SEWER
STORM SEWER
WATER LINE
OVERHEAD POWER
FENCE
GAS METER
UNDERGROUND
SEWER CLEAN OUT

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11-04-21

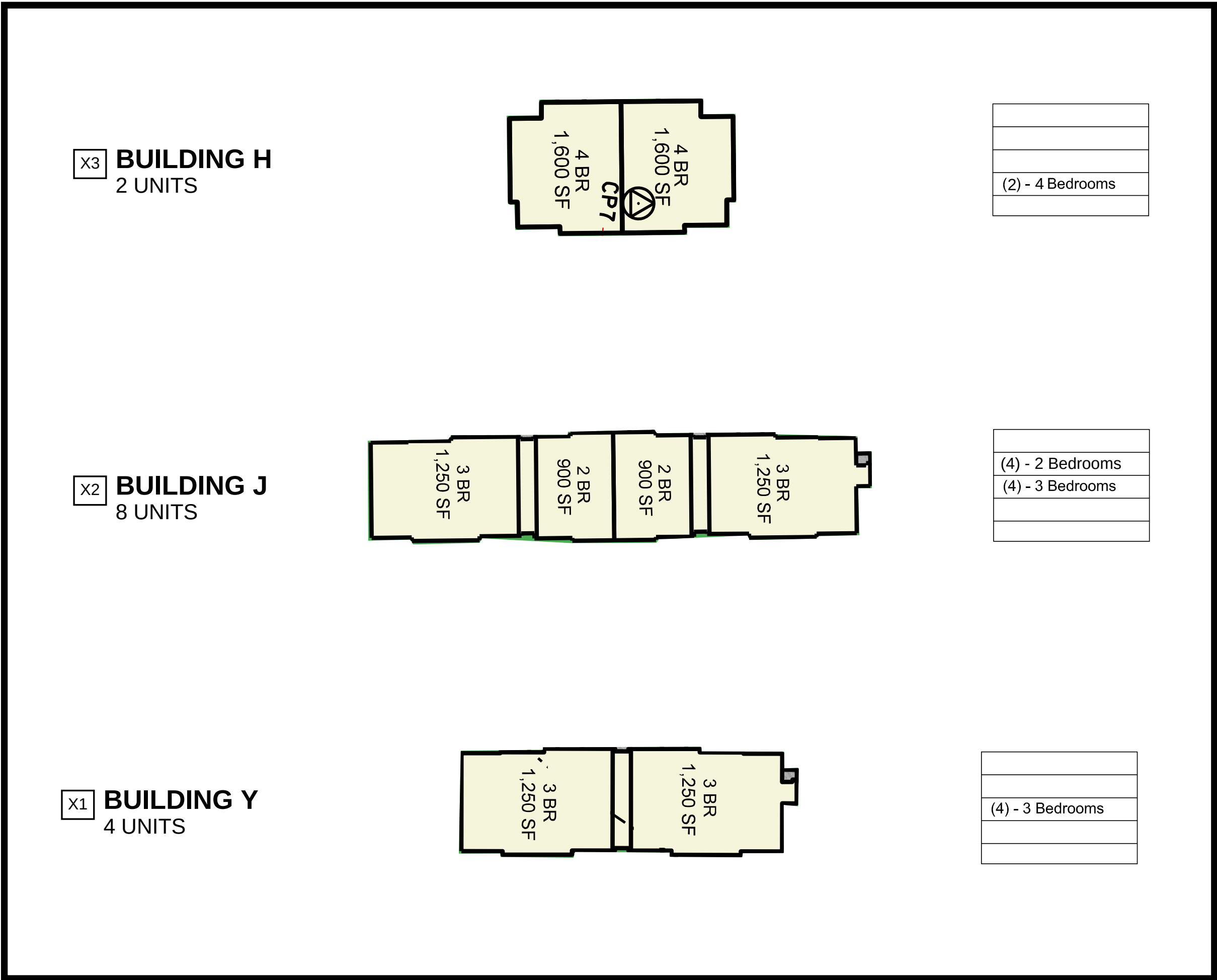
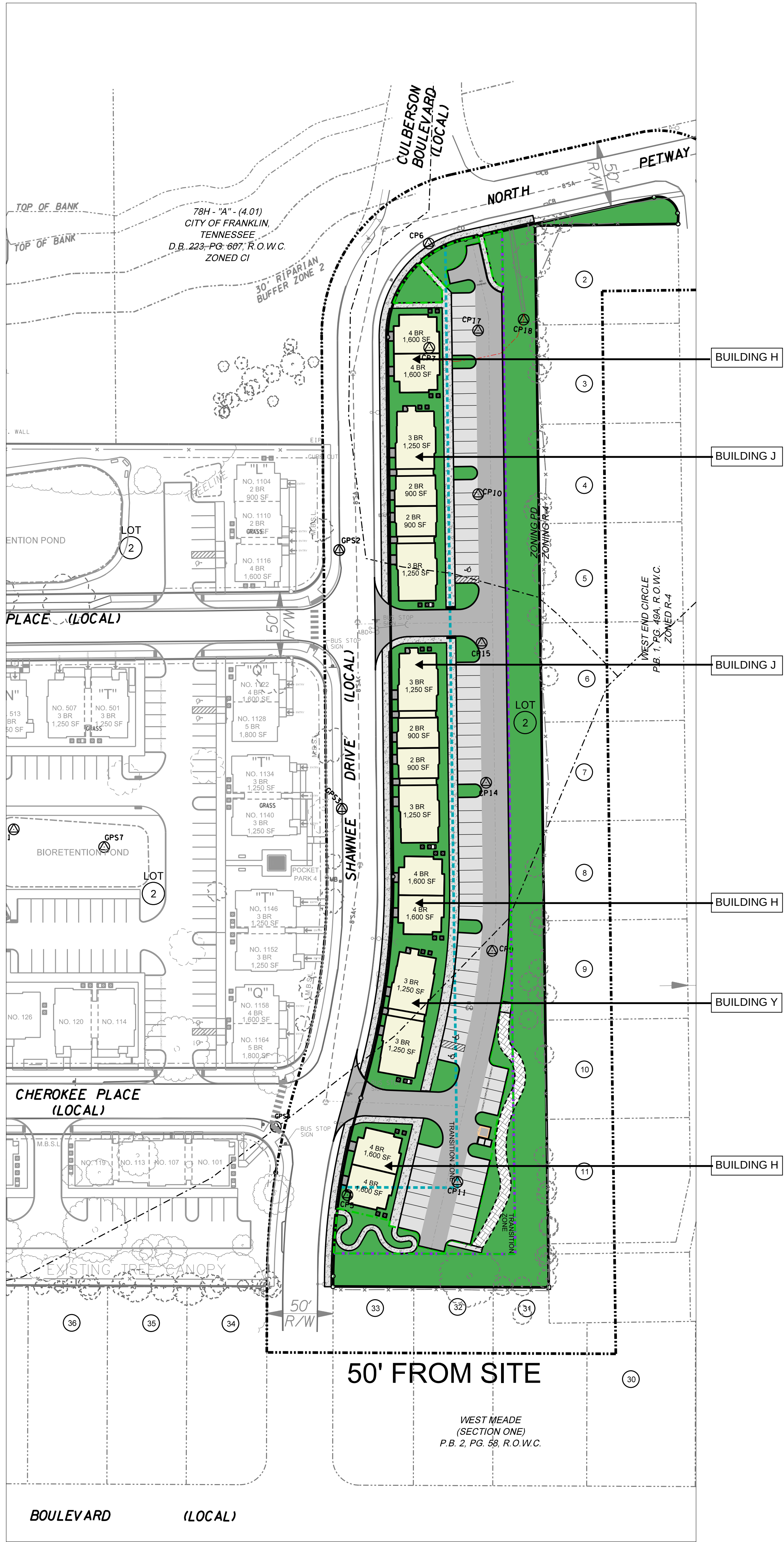
DEVELOPMENT PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
AYS	JRG	09-21-21	PRELIMINARY - CITY / OWNER REVIEW
AYS	JRG	09-24-21	PRE-APPLICATION SUBMITTAL
TEAM	JRG	10-11-21	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG	11-04-21	DEVELOPMENT PLAN RESUBMITTAL

C2.0

FILE NO. 1716-22



COF PROJECT NO. 7694



DEVELOPMENT PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
AYS	JRG	09-31-21	PRELIMINARY - CITY / OWNER REVIEW
AYS	JRG	09-24-21	PRE-APPLICATION SUBMITTAL
TEAM	JRG	10-11-21	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG	11-04-21	DEVELOPMENT PLAN SUBMITTAL

A1

SITE PLAN

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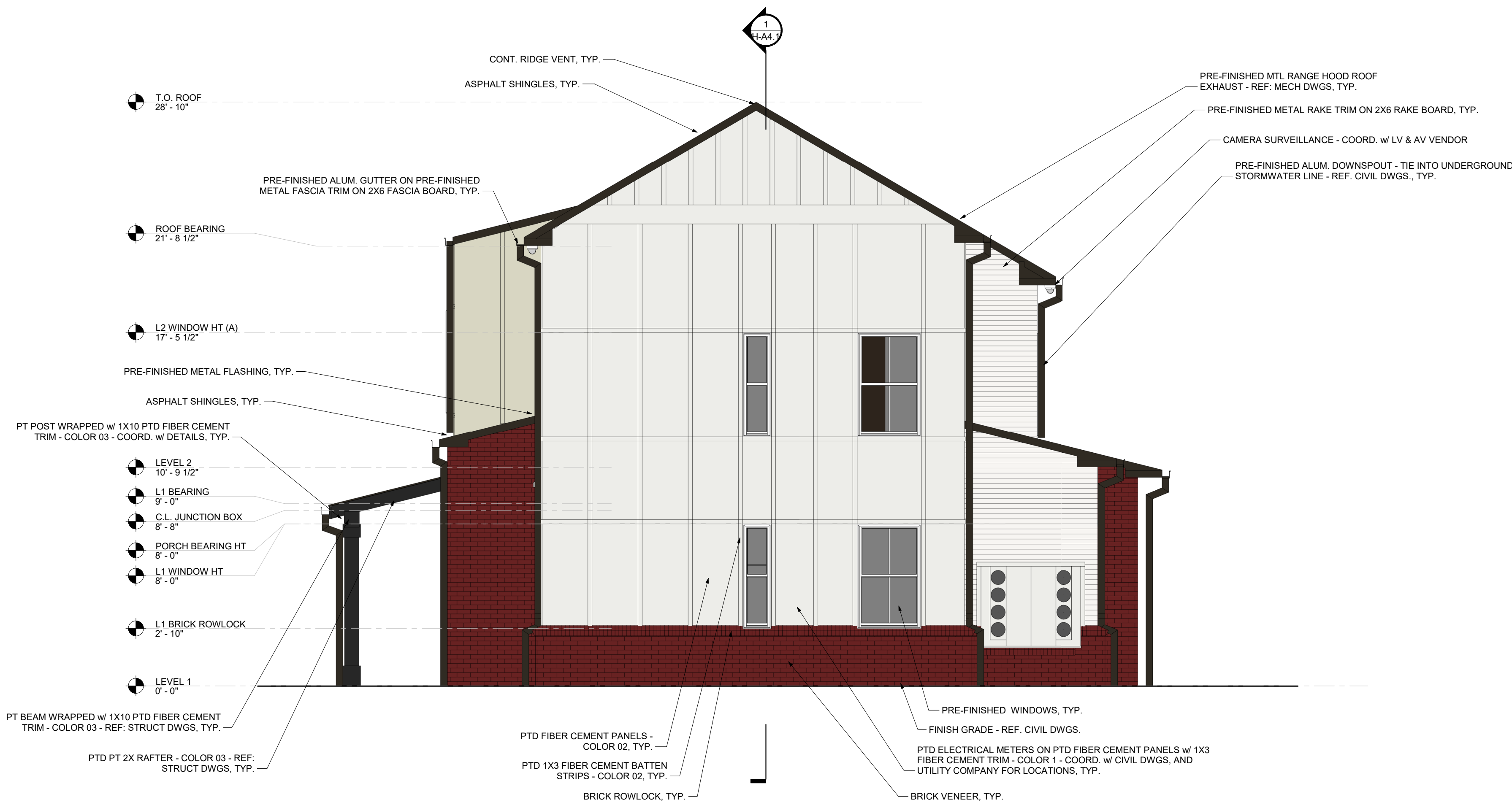
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NICKLE
ARCHITECTS PLLC
— ESTD 2001 —



FRONT ELEVATION

1



RIGHT ELEVATION

2

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DEVELOPMENT PLAN

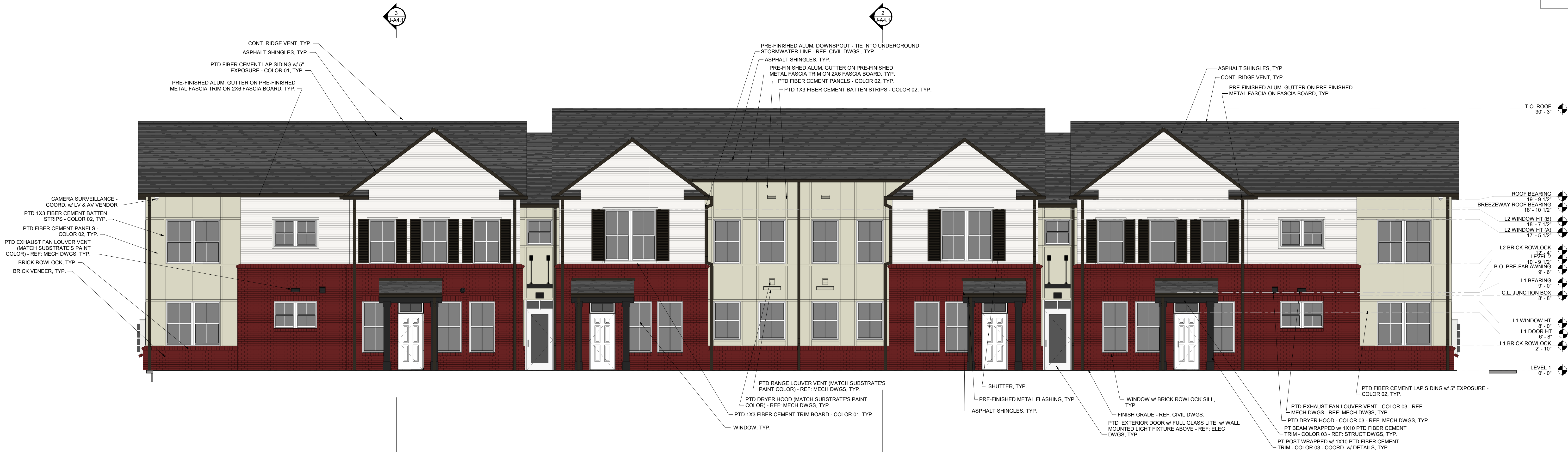
SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
AYS	JRG	09-31-21	PRELIMINARY - CITY / OWNER REVIEW
AYS	JRG	09-24-21	PRE-APPLICATION SUBMITTAL
TEAM	JRG	10-11-21	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG	11-04-21	DEVELOPMENT PLAN SUBMITTAL

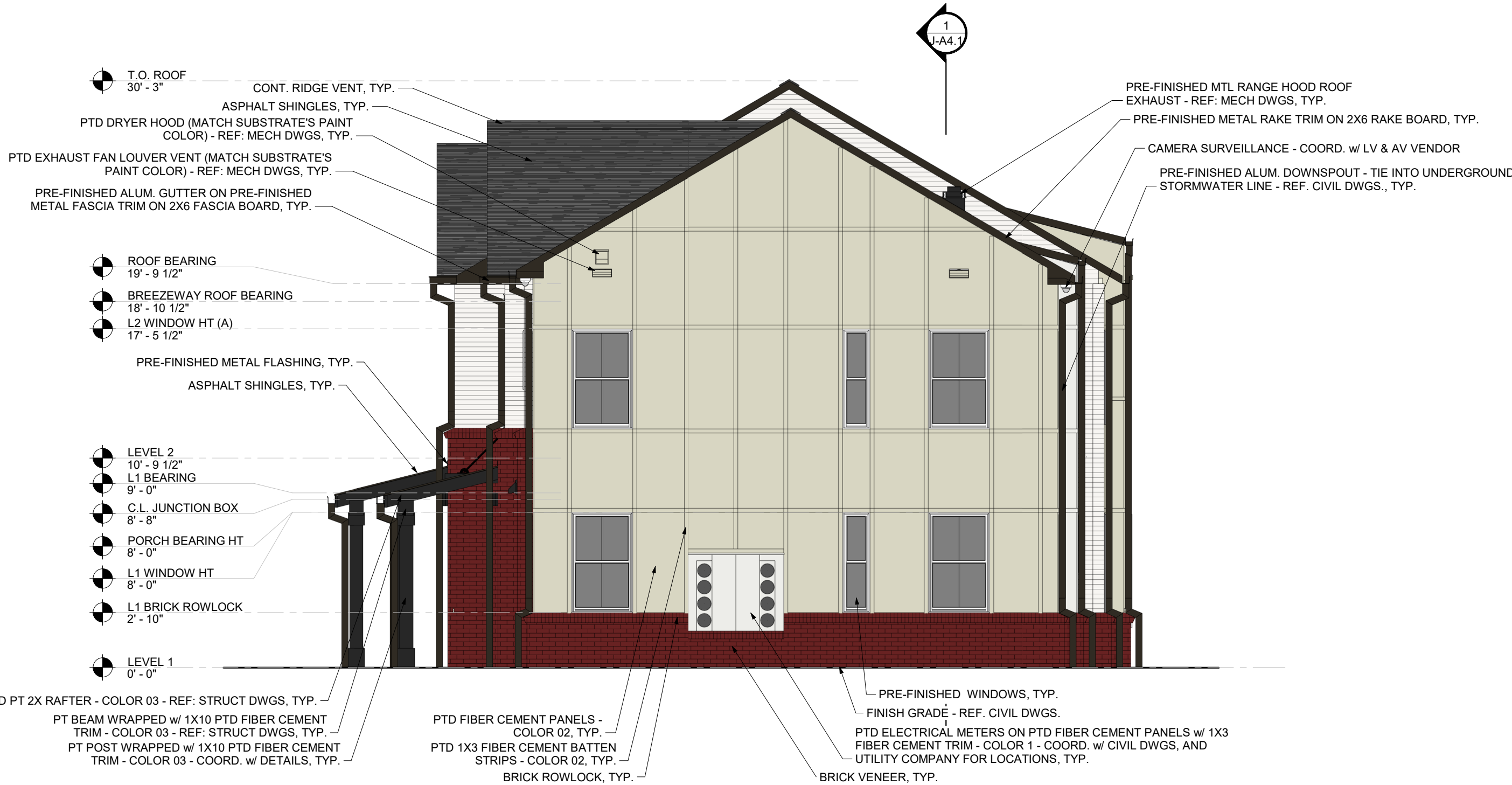
A2.1
BUILDING H

COF PROJECT NO. 7694

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FRONT ELEVATION 1



RIGHT ELEVATION 2

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DEVELOPMENT PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
AYS	JRG	09-31-21	PRELIMINARY - CITY / OWNER REVIEW
AYS	JRG	09-24-21	PRE-APPLICATION SUBMITTAL
TEAM	JRG	10-11-21	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG	11-04-21	DEVELOPMENT PLAN SUBMITTAL

A3.1
BUILDING J

COF PROJECT NO. 7694

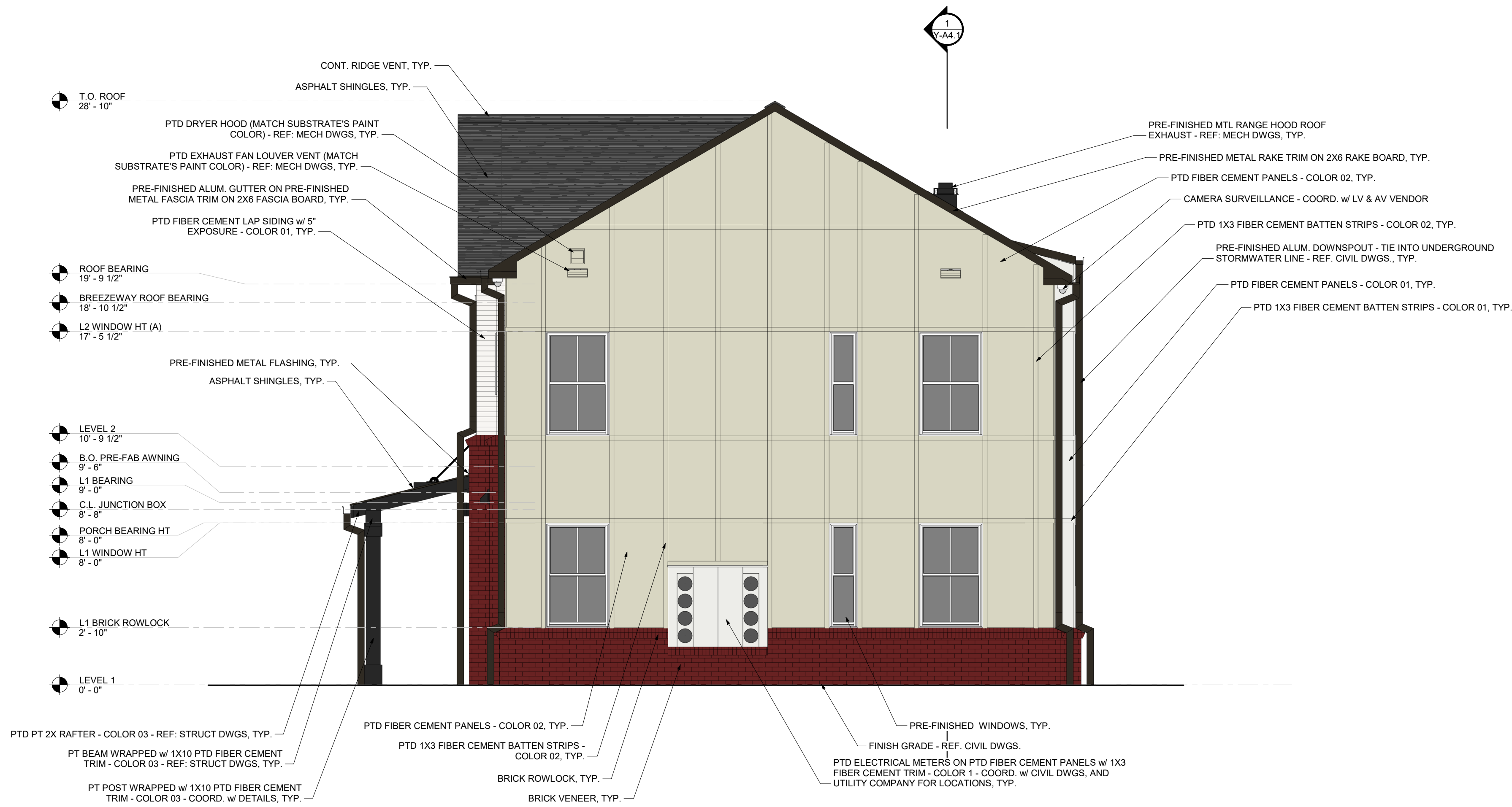
NICKLE
ARCHITECTS PLLC
— ESTD 2001 —



FRONT ELEVATION

8' 4' 2' 0'

1



RIGHT ELEVATION

8' 4' 2' 0'

2

DEVELOPMENT PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
AYS	JRG	09-31-21	PRELIMINARY - CITY / OWNER REVIEW
AYS	JRG	09-24-21	PRE-APPLICATION SUBMITTAL
TEAM	JRG	10-11-21	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG	11-04-21	DEVELOPMENT PLAN SUBMITTAL

A4.1
BUILDING Y

COF PROJECT NO. 7694

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CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Planning

General Issues

26. Building Type

joseph.bryan@franklintn.gov Applicant shall also add "Duplex" and "Multiplex" to Building Types in Sit Data Chart.

REGULATIONS:

BASE ZONING: PD

PROPOSED ZONING: PD 11.61

OVERLAY ZONING: N/A

BUILDING TYPES APPLIED: MULTIFAMILY, TOWNHOME

FRONTAGE TYPES APPLIED: URBAN LANDSCAPE FRONTAGE

LOT WIDTH (RESIDENTIAL): N/A

LOT SIZE (RESIDENTIAL): N/A

[Edited By Joseph Bryan]

29. Multiplex

joseph.bryan@franklintn.gov After further consideration, Building Y would be classified a multiplex as it only has 4 units. Applicant shall revise the design so it has the appearance of one single-family home. A potential option is to do one larger central massing with an awning that extends over the 3 entrances.



[Edited By Joseph Bryan]

Stormwater

General Issues

7. Drainage

ellen.moore@franklintn.gov This is an advisory comment and does not affect development plan approval.

Applicant shall analyze the two downstream structures from any outfall onsite to ensure existing infrastructure can handle the flows from the 10 yr storm. Existing storm infrastructure shall be cleaned.

DEVELOPMENT PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY
1101 SHAWNEE DRIVE
FOURTH ALDERMANIC WARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

OWNER
FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN 37064
(615) 794-1247
CONTACT: DERWIN JACKSON
EMAIL: djackson@franklinhousingauthority.com

CIVIL ENGINEER / APPLICANT
JAMES + ASSOCIATES, INC.
ONE VANTAGE WAY
SUITE E-220
NASHVILLE, TN 37228
(615) 726-4848
CONTACT: R. DARRELL JAMES, P.E.
EMAIL: darrell.james@jamesplus.net

ARCHITECT
NICKLE ARCHITECTS, PLLC
1612 17TH AVENUE SOUTH
NASHVILLE, TN 37212
(615) 269-3130
CONTACT: JAMES D. NICKLE, AIA
EMAIL: jnickle@nicklearchitects.com

FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

SEWER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

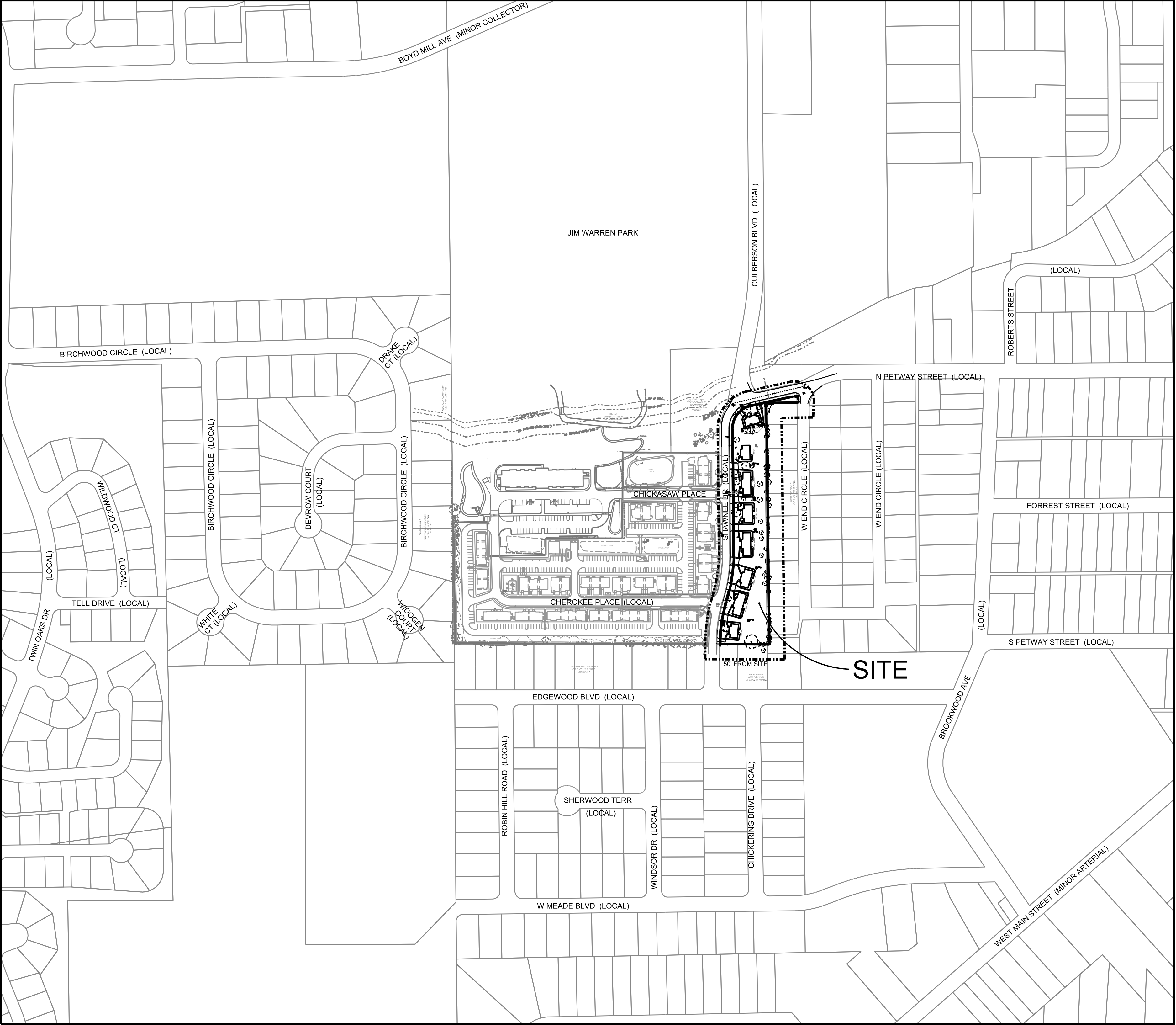
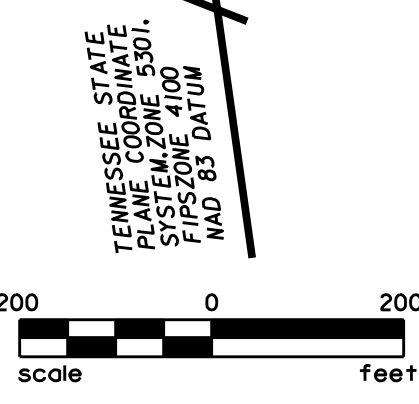
ELECTRIC: M.T.E.M.C.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3561

GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
(615) 771-8300
(888) 286-6700

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

REQUIRED LOCATION
REQUEST INFORMATION
NAME OF CALLER
TELEPHONE NUMBER
BEST TIME TO CALL
COUNTY
CITY
STREET ADDRESS
START DATE START TIME
TYPE OF WORK
DRAINAGE
WORK BEING DONE BY
WORK BEING DONE FOR

CALL THREE WORKING DAYS
BEFORE YOU DIG
1-800-351-1111
IN NASHVILLE: 366-1987
1-800-351-1111
TENNESSEE
SYSTEM INCORPORATED



PARCEL 4.00
GROUP A
TAX MAP 078H

PARKLAND IMPACT FEE:
26 UNITS TOTAL WITH 16 EXISTING
10 NEW UNITS x \$4,304 = \$43,040
FEES SHALL BE PAID AT FINAL PLAT

11-04-21

INDEX OF DRAWINGS	
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING & DRAINAGE PLAN
C3.1	ENLARGED GRADING & DRAINAGE PLAN
C3.2	ENLARGED GRADING & DRAINAGE PLAN
C3.3	ENLARGED GRADING & DRAINAGE PLAN
C4.0	ROW & ACCESS PLAN
C4.1	AUTOTURN PLAN
C4.2	AUTOTURN PLAN
C4.3	AUTOTURN PLAN
C4.4	AUTOTURN PLAN
C5.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1	SITE PLAN
A2.1	BUILDING H
A2.2	BUILDING H
A3.1	BUILDING J
A3.2	BUILDING J
A4.1	BUILDING Y
A4.2	BUILDING Y

REQUEST FOR MODIFICATION OF STANDARDS:

MOS #1: Modification of Zoning Ordinance Section 10.1.5 ("Calculation of Minimum Parking") and Section 10.1.6 ("Minimum Parking") to allow the development site to be served by 69 vehicle parking spaces. Based on the current breakdown of residential dwelling units onsite, the unmodified Section 10.1.6 would require a minimum of 74 vehicle parking spaces:

2 Bedroom - 8 @ 2.5 per unit =	20
3 Bedroom - 12 @ 3.0 per unit =	36
4 Bedroom - 6 @ 3.0 per unit =	18
Minimum Vehicle Parking Spaces =	74

The site presents significant challenges for parking, as Applicant is unable to utilize parallel parking along Shawnee Drive due to insufficient geometry. The tract of land is unusually narrow, and areas reserved for parking are constrained by the boundary of Transition Zone 1.

Applicant hereby requests a modification of the table entitled "Minimum Parking" in Section 10.1.6, for the row entitled "Duplexes/Multiplexes/Townhouses/Multifamily Residential," to read as follows:

1.5 spaces for a studio	
1.5 spaces for a 1 bedroom unit	
2.25 spaces for a 2 bedroom unit	
2.75 spaces for a 3 bedroom unit	
3 spaces for a 4+ bedroom unit	

With the approval of MOS #1, the calculation of minimum parking under Sections 10.1.5 and 10.1.6 would be as follows:

2 Bedroom - 8 @ 2.25 per unit =	18
3 Bedroom - 12 @ 2.75 per unit =	33
4 Bedroom - 6 @ 3.0 per unit =	18
Minimum Vehicle Parking Spaces =	69

MOS #2: Modification of Zoning Ordinance Section 6.6 ("Building Types: Townhouse") to remove, for non-multifamily buildings (containing fewer than 5 units per building), the requirement that the finished floor elevation must be a minimum of 18 inches above grade at front façade.

In order to serve the Franklin community and to comply with applicable regulations, Franklin Housing Authority (FHA) must provide a minimum number of accessible units and adaptable units. With accessibility requirements in mind, it would be a substantial burden for FHA to provide 18-inch minimum foundations for non-multifamily buildings, as this would require constructing complex ramps in order to make these units accessible or adaptable. Removing the requirement to provide these 18-inch minimum foundations would better enable FHA to serve its residents and the Franklin community.

Applicant hereby requests a modification of Zoning Ordinance Section 6.6, Subsection "Foundations, Porches, and Stoops" by deleting the words "Finished Floor Elevation: Minimum 18 inches above grade at front façade" and thereby removing the requirement to provide the same.

MOS #3: Modification of Zoning Ordinance Section 8.1.4 ("Transition Zone 2: Restricted Use") to allow a limited section of a new residential building to lie within Transition Zone 2. This tract of land has an unusually narrow shape, especially in its northern portion. This hardship is further compounded by the existence of Transition Zones 1 and 2, which take up a sizeable portion of the most buildable part of the tract, the southern end. Furthermore, at COF request, the applicant is proposing to align the southern access drive with Cherokee Place, which takes up a part of the buildable area on the southern portion of the tract.

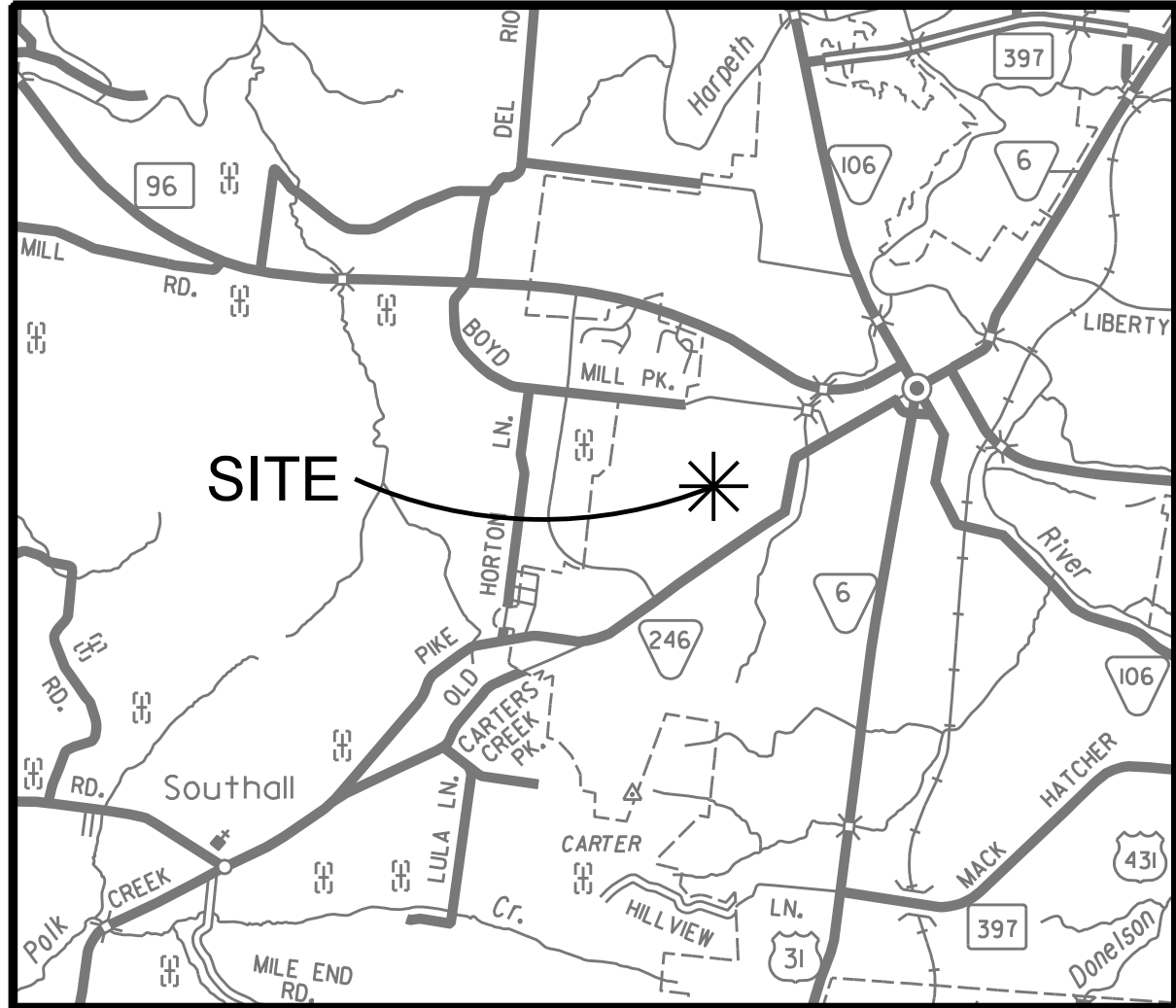
The applicant requests that approximately 550 SF of a new residential building footprint be permitted to be within Transition Zone 2. Impact is lessened compared with the existing conditions, since an existing residential building has been lying over the same area since the 1970s and already lies within both Transition Zone 1 and Transition Zone 2. As applied to the new building, this MOS #3 would result in an improvement over the current impact of the existing building.

ASSOCIATED PD ZONING ENTITLEMENT REQUEST:

Applicant is submitting a Rezoning Request application reflecting the following:

Existing Zoning District – PD, Planned District
Proposed Zoning District – PD, Planned District, Residential Density 11.61

COF PROJECT NO. 7694
J+A PROJECT NO. 1716-22
ISSUE DATE: 11.04.21



VICINITY MAP
NOT TO SCALE

CURVE DATA					
No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	16°57'46"	475.00'	70.83'	140.63'	140.11' @ N16°37'19"E
C2	17°39'46"	550.00'	85.45'	169.55'	168.88' @ N16°16'19"E
C3	78°00'14"	75.00'	60.74'	102.11'	94.40' @ N46°26'33"E
C4	105°22'14"	15.00'	19.68'	27.59'	23.86' @ S41°52'13"E
C5	02°59'27"	92.00'	2.40'	4.80'	0.50919' @ S09°19'10.5"W

LINE TABLE		
No.	BEARING	DISTANCE
L1	N08°08'26"E	3.86'

NOTES

- BEARINGS SHOWN HEREON BASED ON THE TENNESSEE STATE COORDINATE SYSTEM, NAD83.
- DEED AND PLAT BOOK REFERENCES SHOWN HEREON PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 47187C0192F DATED SEPTEMBER 29, 2006.
- DIMENSIONS SHOWN THUS: (100') ARE DEED OR PLAT DIMENSIONS.
- RIGHTS-OF-WAY FOR SHAWNEE DRIVE, CHICKASAW PLACE AND CHEROKEE PLACE ESTABLISHED BY DEED OF DEDICATION BETWEEN FRANKLIN HOUSING AUTHORITY AND CITY OF FRANKLIN OF RECORD IN DEED BOOK 181, PAGE 31, R.O.W.C.
- NO TITLE REPORT FURNISHED THIS SURVEYOR.
- CURRENT ZONING IS PD, PLANNED DISTRICT.

TAX REFERENCE

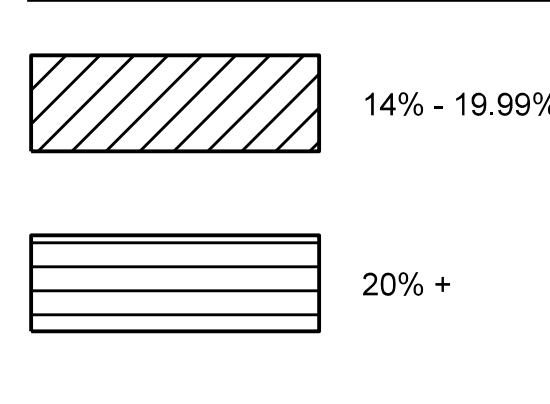
PROPERTY MAP 78H
GROUP "A"
PART OF PARCEL No. 4

DEED REFERENCE
TO: FRANKLIN HOUSING AUTHORITY
FROM: MRS. ELLA K. WARR
DEED BOOK 127, PAGE 33, R.O.W.C.
et ux, PEGGY TOHRNER
DEED BOOK 130, PAGE 161, R.O.W.C.

PLAT REFERENCE

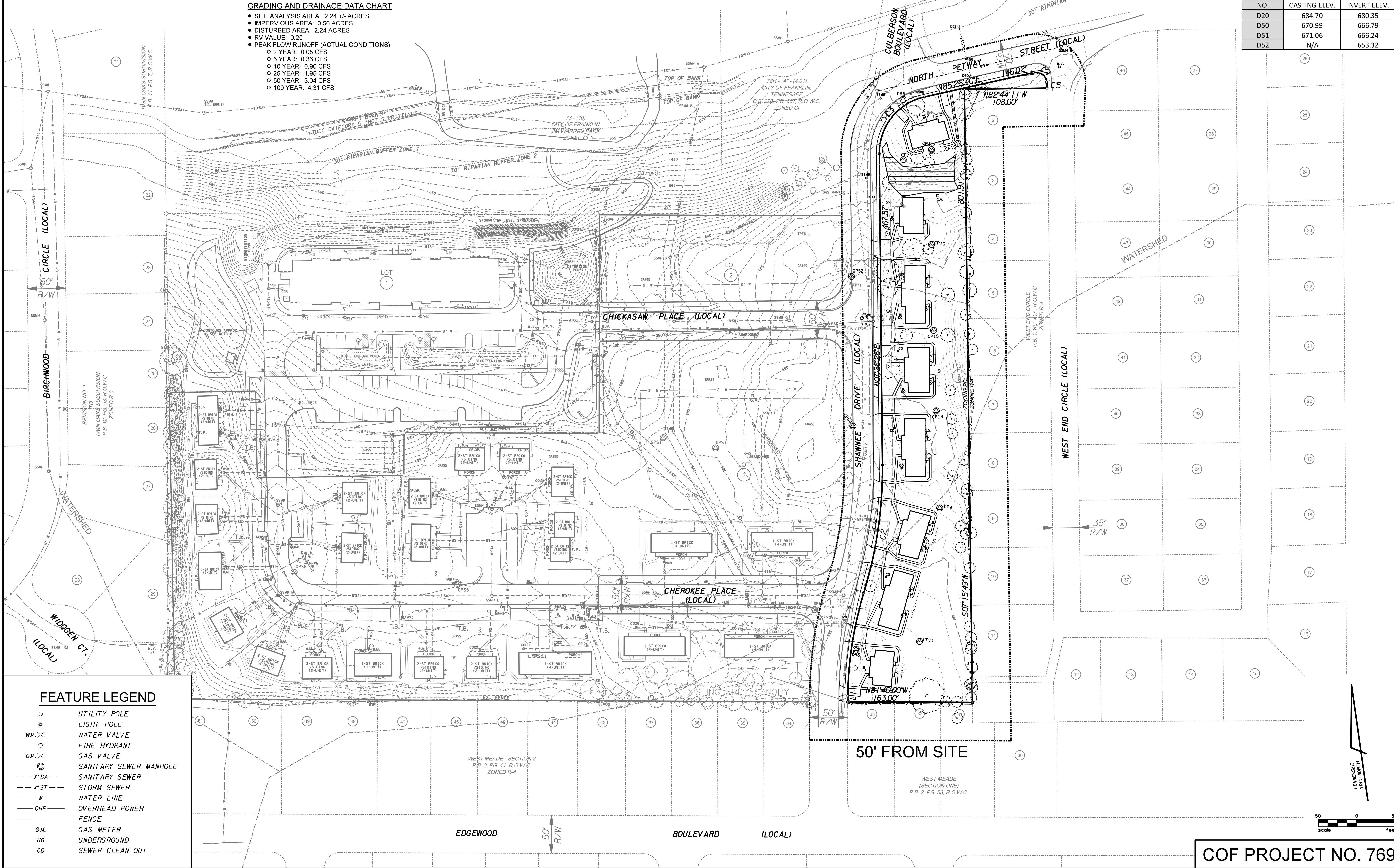
PART OF LOT 2
CHICKASAW PUD SUBDIVISION
PLAT BOOK P68, PAGE 40, R.O.W.C.

SLOPE LEGEND



SANITARY SEWER STRUCTURE TABLE				
STRUCTURE NO.	CASTING ELEV.	INVERT IN	INVERT OUT	INVERT OUT
SSMH J	684.32	681.46	679.20	679.06
SSMH P	685.48	679.98	679.88	679.75
SSMH 2	690.20	.	.	.
SSMH 3	693.24	.	.	.
SSMH 4	682.53	670.95	.	.
SSMH 5	675.12	.	.	.
SSMH 6	674.42	.	.	.

STORM SEWER STRUCTURE TABLE		
NO.	CASTING ELEV.	INVERT ELEV.
D20	684.70	680.35
D50	670.99	666.79
D51	671.06	666.24
D52	N/A	653.32



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REGISTERED PROFESSIONAL ENGINEER
No. 182950
STATE OF TENNESSEE

11-04-21

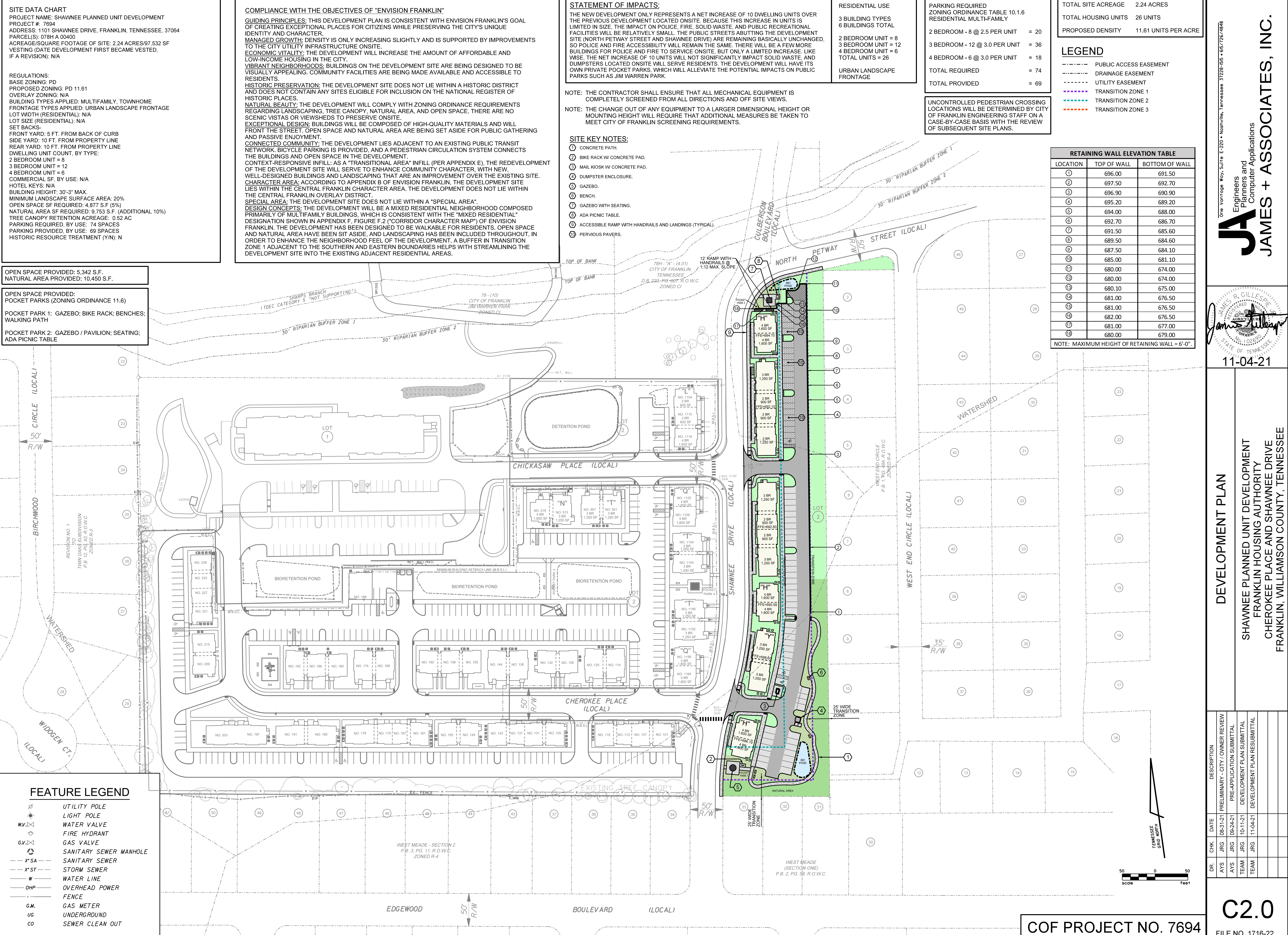
EXISTING CONDITIONS PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
AYS	JRG	09-31-21	PRELIMINARY - CITY / OWNER REVIEW
AYS	JRG	09-24-21	PRE-APPLICATION SUBMITTAL
TEAM	JRG	10-11-21	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG	11-04-21	DEVELOPMENT PLAN RESUBMITTAL

C1.0

FILE NO. 1716-22



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SEAL

James R. Gillespie, Jr.
REGISTERED PROFESSIONAL ENGINEER
No. 182950
STATE OF TENNESSEE

11-04-21

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C2.0

FILE NO. 1716-22

GRADING AND DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COURSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
7. WATER QUALITY SIGNS SHALL BE PLACED WITHIN THE WATER QUALITY AREAS. THE SIGNS, MATERIALS, AND LABOR WILL BE PROVIDED BY CITY STAFF.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- x 674.92 SPOT ELEVATIONS
- ST— STORM SEWER

RETAINING WALL ELEVATION TABLE		
LOCATION	TOP OF WALL	BOTTOM OF WALL
①	696.00	691.50
②	697.50	692.70
③	696.90	690.90
④	695.20	689.20
⑤	694.00	688.00
⑥	692.70	686.70
⑦	691.50	685.60
⑧	689.50	684.60
⑨	687.50	684.10
⑩	685.00	681.10
⑪	680.00	674.00
⑫	680.00	674.00
⑬	680.10	675.00
⑭	681.00	676.50
⑮	681.00	676.50
⑯	682.00	676.50
⑰	681.00	677.00
⑱	680.00	679.00

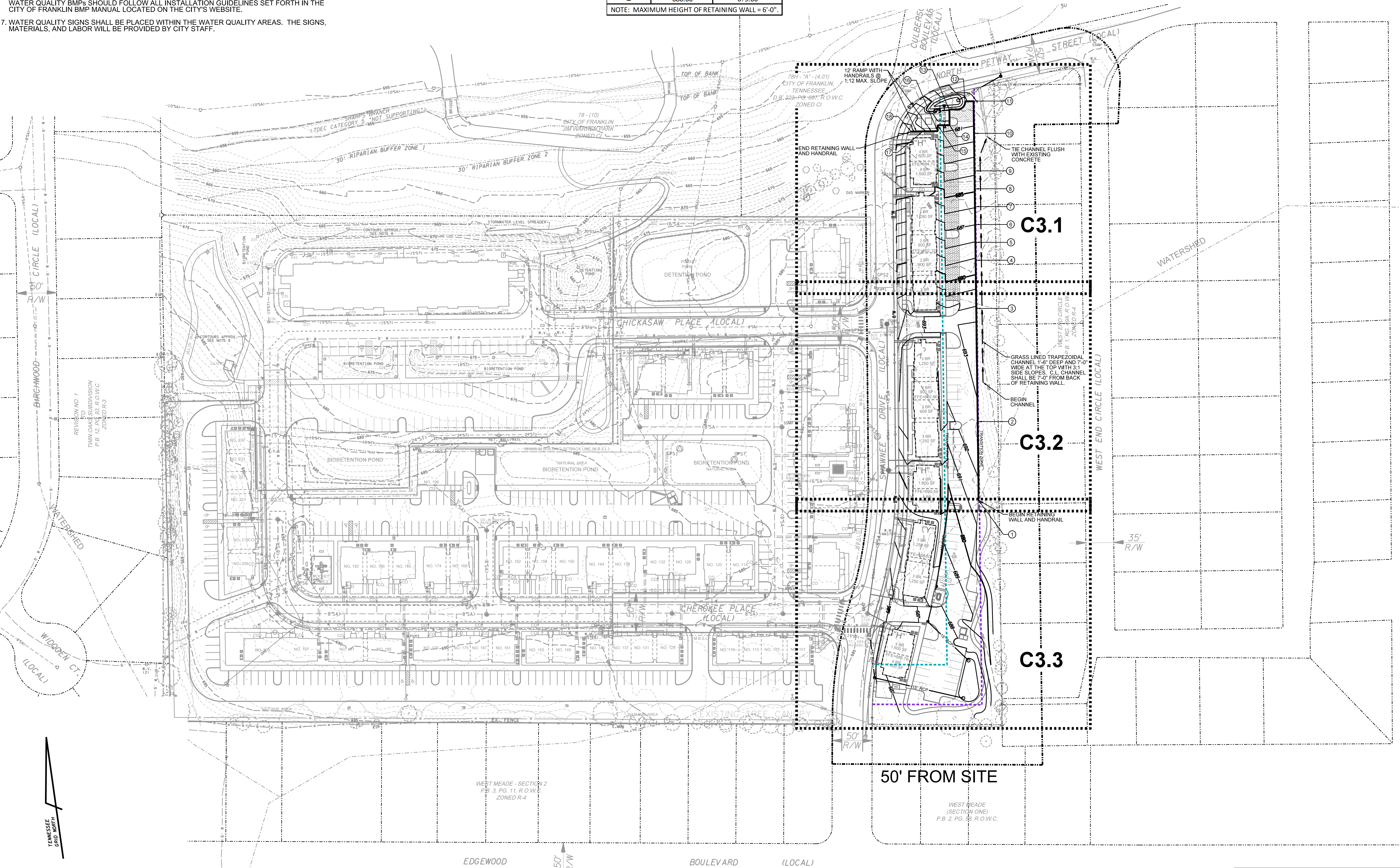
NOTE: MAXIMUM HEIGHT OF RETAINING WALL = 6'-0".

STORMWATER NARRATIVE AND STATEMENT OF IMPACTS

THE PROPOSED DEVELOPMENT IS APPROXIMATELY 2.24 ACRES IN SIZE, AND CONSISTS OF SIX HOUSING STRUCTURES WITH MULTIPLE UNITS AND A REAR PARKING AREA. THE SITE COVERAGE WILL CONSIST OF OPEN TURF GRASS MEADOWS, SIDEWALKS, DRIVE AISLES AND PARKING SPACES. WITHIN THIS DEVELOPMENT WILL ALSO BE 2 POCKET PARKS AND NATURAL AREAS TO SERVE THE RESIDENTS OF THE DEVELOPMENT. OVERALL DRAINAGE PATHS WILL REMAIN SIMILAR TO EXISTING CONDITIONS, WITH OFF-SITE WATER BYPASSED THROUGH THE SITE UTILIZING A SWALE BEHIND THE PROPOSED RETAINING WALL. THE PROPOSED REAR PARKING LOT WILL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF FROM THE HIGH POINT IN THE PARKING LOT TO THE NORTH AND TO THE SOUTH INTO BIORETENTION PONDS UTILIZING NEW REINFORCED CONCRETE PIPE AND CATCH BASINS AND A CURB CUT. PERVIOUS PAVERS HAVE BEEN INCLUDED IN A FEW PARKING STALL AREAS ON THE NORTH END OF THE DEVELOPMENT. THESE PONDS AND PAVERS WILL BE USED TO TREAT AND DETAIN WATER TO LIMIT POST-DEVELOPED PEAK FLOWS TO VALUES LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITIONS. BY LIMITING POST-DEVELOPED FLOWS TO VALUES LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITIONS, IMPACTS ON DOWNSTREAM STRUCTURES SHOULD NOT OCCUR. THE PROPOSED DEVELOPMENT WILL UTILIZE THE OUTFALLS FROM THE EXISTING CONDITIONS, WITH THE OUTFLOW FROM THE NORTHERN BIORETENTION POND ROUTED TO THE EXISTING STORM DRAINAGE SYSTEM IN NORTH PETWAY STREET AND THE OUTFLOW FROM THE SOUTHERN BIORETENTION POND ROUTED TO THE EXISTING STORM DRAINAGE SYSTEM IN SHAWNEE DRIVE.

GRADING AND DRAINAGE DATA CHART

- SITE ANALYSIS AREA: 2.24 +/- ACRES
- IMPERVIOUS AREA: 1.42 ACRES
- DISTURBED AREA: 2.24 ACRES
- RV VALUE: 0.20
- PEAK FLOW RUNOFF (ACTUAL CONDITIONS)
 - o 2 YEAR: 0.51 CFS
 - o 5 YEAR: 0.78 CFS
 - o 10 YEAR: 1.04 CFS
 - o 25 YEAR: 5.24 CFS
 - o 50 YEAR: 8.37 CFS
 - o 100 YEAR: 10.11 CFS



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No. 182950
STATE OF TENNESSEE

11-04-21

GRADING AND DRAINAGE PLAN

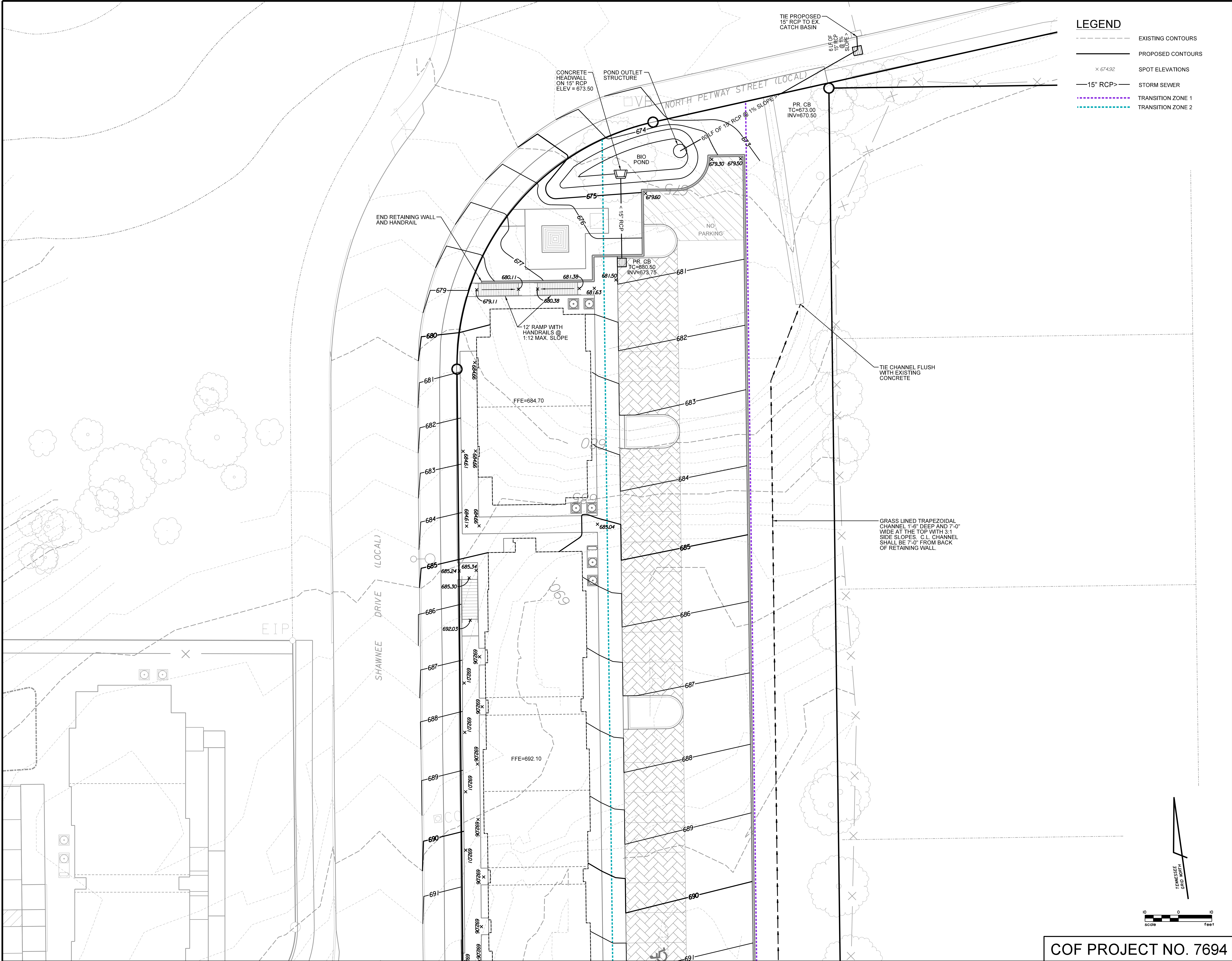
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C3.0

FILE NO. 1716-22

COF PROJECT NO. 7694



- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SPOT ELEVATIONS
 - STORM SEWER
 - TRANSITION ZONE 1
 - TRANSITION ZONE 2

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Professional Engineer
James R. Gillespie
No. 102550
STATE OF TENNESSEE

11-04-21

ENLARGED GRADING AND DRAINAGE PLAN

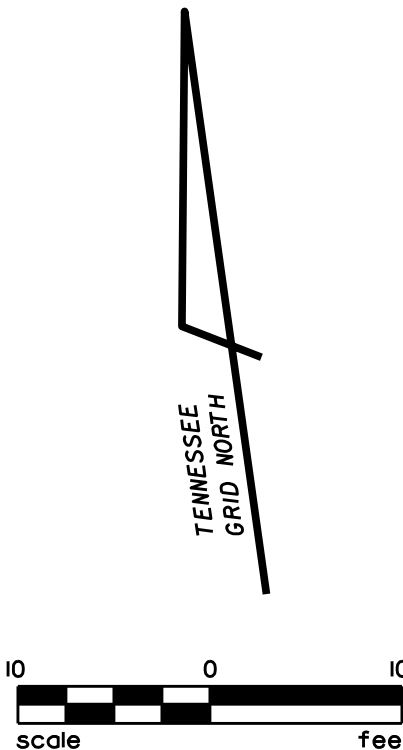
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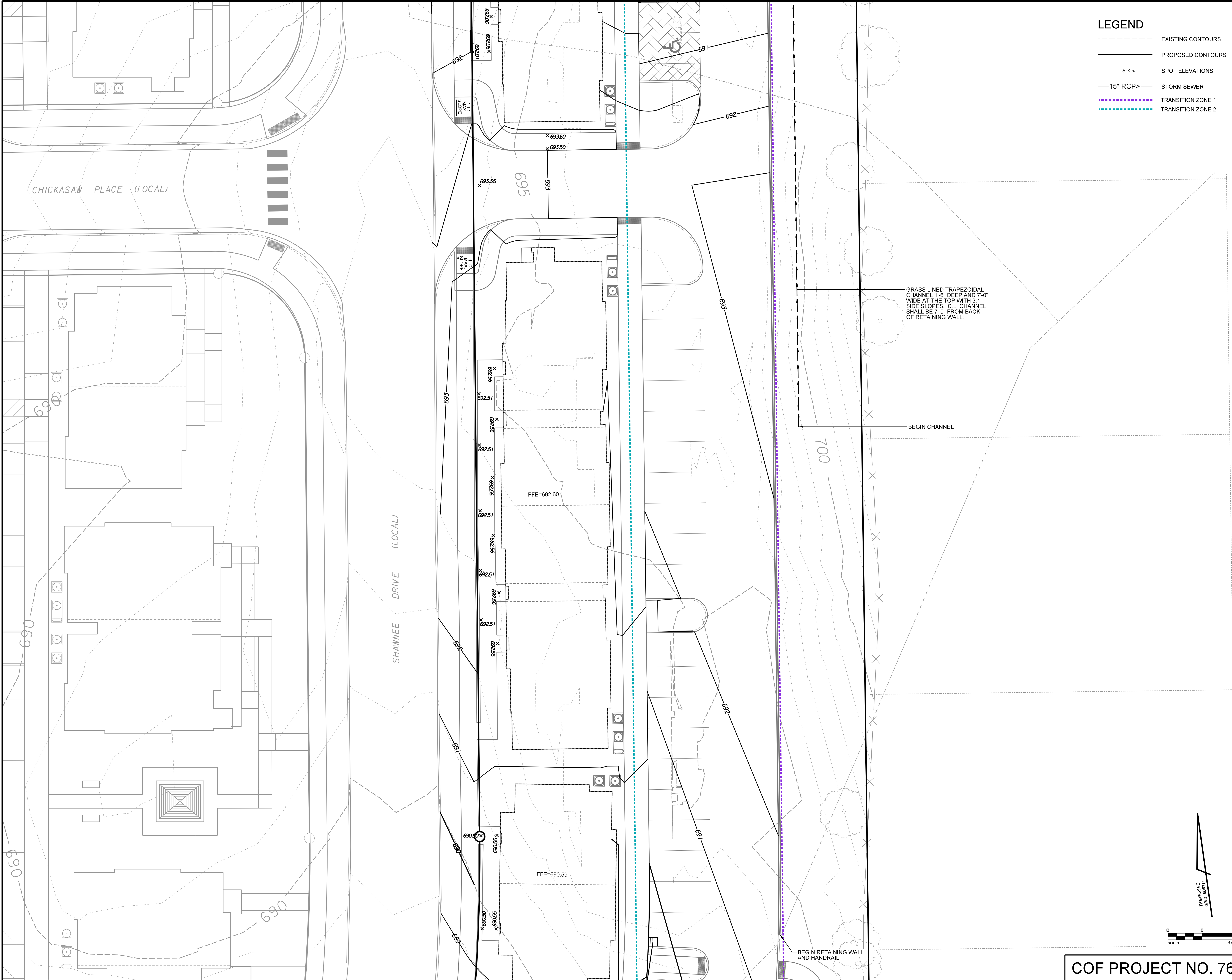
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C3.1

FILE NO. 1716-22

COF PROJECT NO. 7694



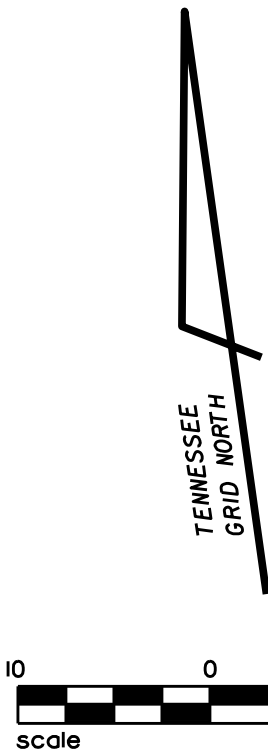


- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SPOT ELEVATIONS
 - 15" RCP
 - STORM SEWER
 - TRANSITION ZONE 1
 - TRANSITION ZONE 2

GRASS LINED TRAPEZOIDAL
CHANNEL 1'-6" DEEP AND 7'-0"
WIDE AT THE TOP WITH 3:1
SIDE SLOPES. C.L. CHANNEL
SHALL BE 7'-0" FROM BACK
OF RETAINING WALL.

BEGIN CHANNEL

BEGIN RETAINING WALL
AND HANDRAIL



ENLARGED GRADING AND DRAINAGE PLAN

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C3.2

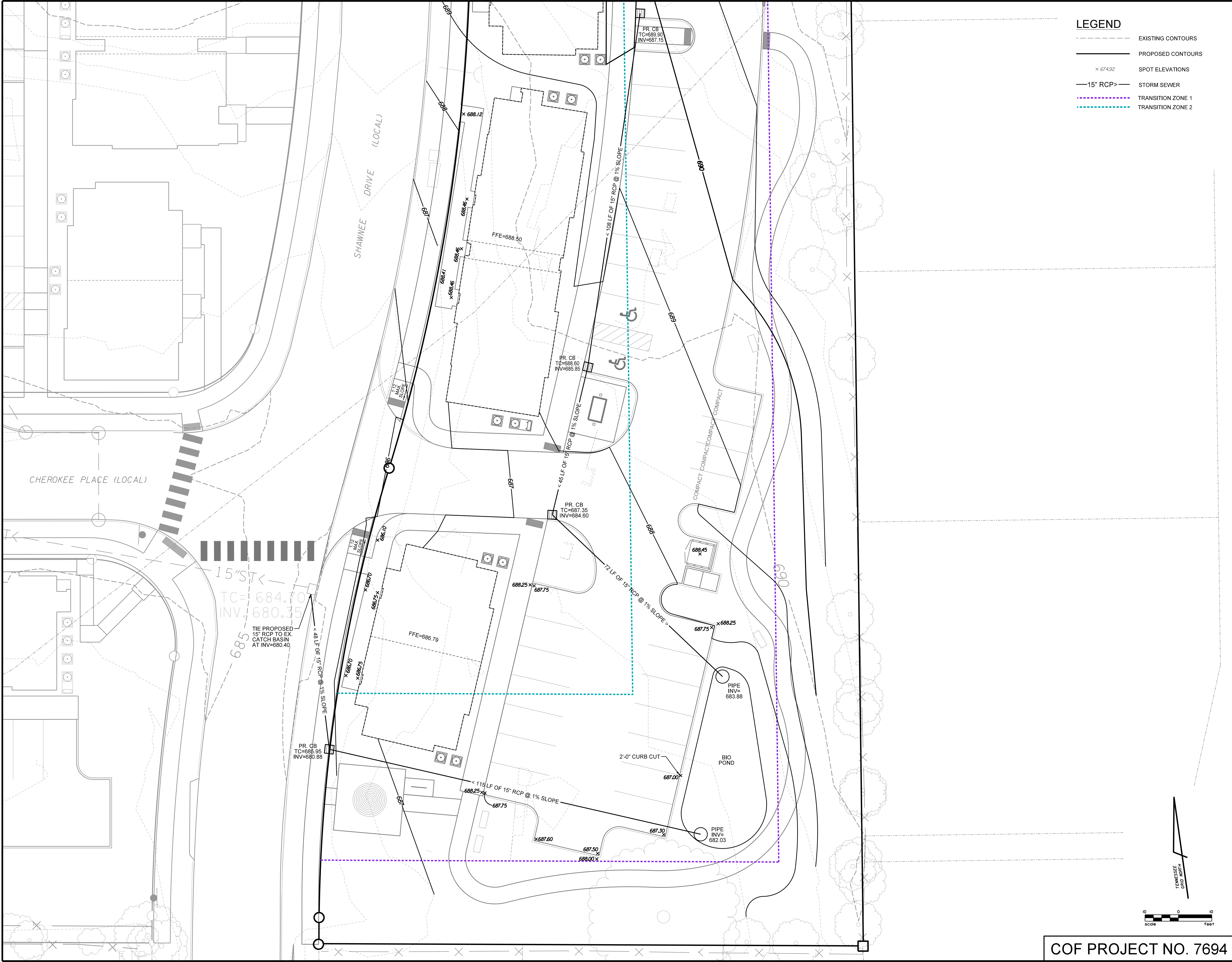
FILE NO. 1716-22

COF PROJECT NO. 7694



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- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SPOT ELEVATIONS
 - 15" RCP
 - STORM SEWER
 - TRANSITION ZONE 1
 - TRANSITION ZONE 2

ENLARGED GRADING AND DRAINAGE PLAN

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C3.3

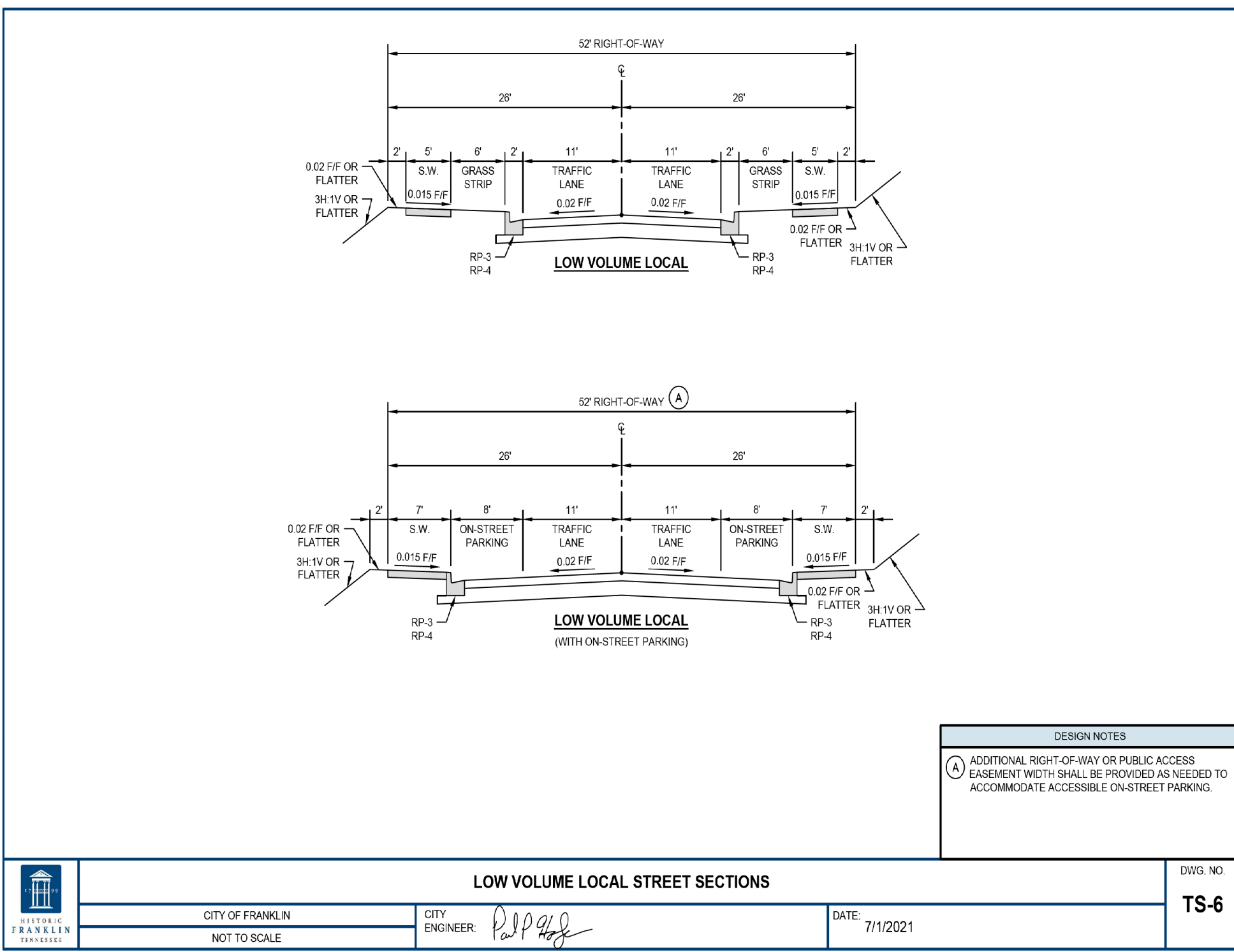
COF PROJECT NO. 7694

FILE NO. 1716-22

James R. Gillespie, Jr.
REGISTERED PROFESSIONAL ENGINEER
No. 102950
STATE OF TENNESSEE

11-04-21

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STATEMENT OF IMPACTS:

THE PROPOSED DEVELOPMENT WILL HAVE A TOTAL OF 26 UNITS. CURRENTLY THERE ARE 16 UNITS ON THE SITE THAT WILL BE DEMOLISHED AND REPLACED. THE IMPROVEMENT WILL RESULT IN 10 NEW UNITS AND TRIP GENERATION FOR THIS USE HAS BEEN ANALYZED. BASED ON INFORMATION FROM THE TRIP GENERATION MANUAL IT APPEARS THE ADDITIONAL UNITS WILL RESULT IN 8 ADDITIONAL TRIPS IN THE A.M. PEAK AND 10 ADDITIONAL TRIPS IN THE P.M. PEAK.

Land Use & Data Source	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	10	Weekday	Average	47	47	94
				9.44	50%	50%	
			AM Peak Hour	Average	2	6	8
				0.74	25%	75%	
			PM Peak Hour	Average	6	4	10
				0.99	63%	37%	

THE PROPOSED DEVELOPMENT WILL HAVE MINIMAL IMPACT ON THE EXISTING ROADWAY NETWORK. CHICKASAW PLACE HAS BEEN RECENTLY EXTENDED TO CONNECT TO CHEROKEE PLACE TO PROVIDE A CONTINUOUS ACCESS. THE PROPOSED DEVELOPMENT IS DESIGNED TO PROVIDE ACCESS POINTS THAT ALIGN WITH THE CHICKASAW PLACE AND CHEROKEE PLACE ROADWAYS.

THE INTERSECTIONS OF CHEROKEE PLACE/SHAWNEE AND CHICKASAW PLACE/SHAWNEE ARE STOP CONTROLLED AND THEY WILL CONTINUE TO OPERATE THIS WAY. CROSS WALKS AT THESE INTERSECTIONS AND A SIDEWALK ALONG THE BOUNDARY COMMON TO THE DEVELOPMENT AND WESTERLY BOUNDARY OF SHAWNEE DRIVE WILL PROVIDE PEDESTRIAN ACCESS.

NOTE: STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

SHAWNEE PLACE PUD - R.O.W. & ACCESS DATA CHART

DAILY TRIP GENERATION: 94 VEH PER DAY
PEAK HOUR TRIP GENERATION: 10 VEH PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: NO
CIRCULATION PLAN REQUIRED: NO

SHAWNEE PLACE PUD - DESIGN PARAMETERS

FRANKLIN TRANSPORTATION STREET TECHNICAL STANDARDS EDITION: 2017
DESIGN VEHICLE:
DESIGN SPEED/POSTED SPEED: 20 MPH/20 MPH
STOPPING SIGHT DISTANCE: 115 FT
INTERSECTION/DRIVEWAY SIGHT DISTANCE: 280 FT

HORIZONTAL ALIGNMENT

MIN. CENTERLINE RADIUS: 70 FT
MIN. TANGENT BETWEEN CURVES/INTERSECTIONS: 0 FT
MIN. CENTERLINE ARC LENGTH:

VERTICAL ALIGNMENT

MIN./MAX. CENTERLINE GRADE: 0.5%/10%
MAX. APPROACH CENTERLINE GRADE: 2% FOR 60 FT
MIN. CREST/SAG CURVE K-VALUE: 7/17

ACCESS MANAGEMENT

MIN. DISTANCE BETWEEN INTERSECTION: 200 FT
MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: 200 FT
MIN. DISTANCE BETWEEN DRIVEWAY & INTERSECTIONS: 50 FT
DRIVEWAY WIDTH (TWO-WAY): 10 FT - 20 FT
DRIVEWAY APPROACH STREET CONFIGURATION: CURB CUT

KEY NOTE

① EXISTING TRANSIT STOP TO REMAIN.

LEGEND

- PUBLIC ACCESS EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- TRANSITION ZONE 1
- TRANSITION ZONE 2
- TRANSITION ZONE 3

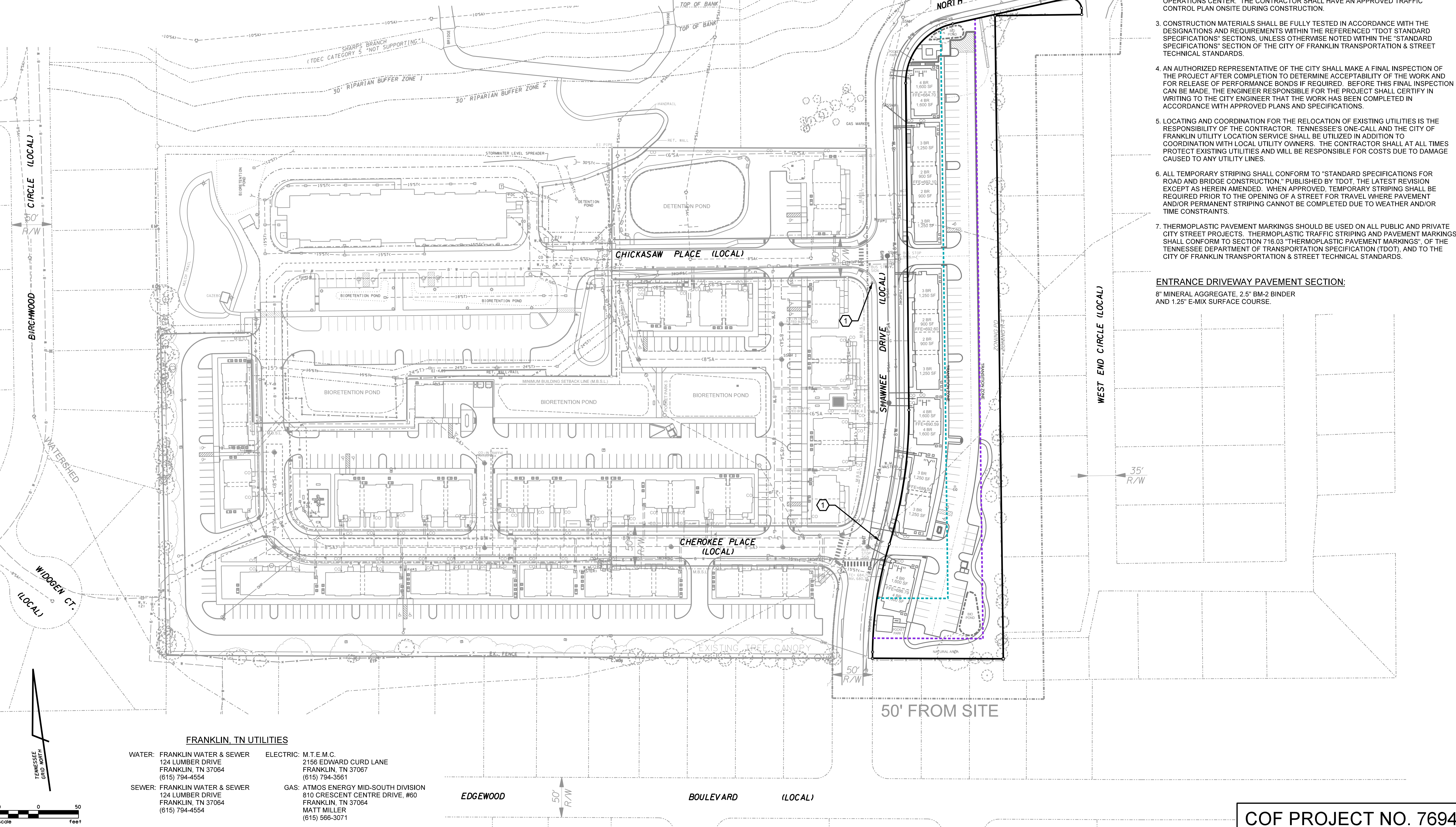
FEATURE LEGEND

- UTILITY POLE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD POWER
- FENCE
- GAS METER
- UNDERGROUND
- SEWER CLEAN OUT

- R.O.W. & ACCESS GENERAL NOTES
- PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
 - ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
 - CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
 - AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
 - LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
 - ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
 - THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATION (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

ENTRANCE DRIVEWAY PAVEMENT SECTION:

8" MINERAL AGGREGATE, 2.5" BM-2 BINDER
AND 1.25" E-MIX SURFACE COURSE.



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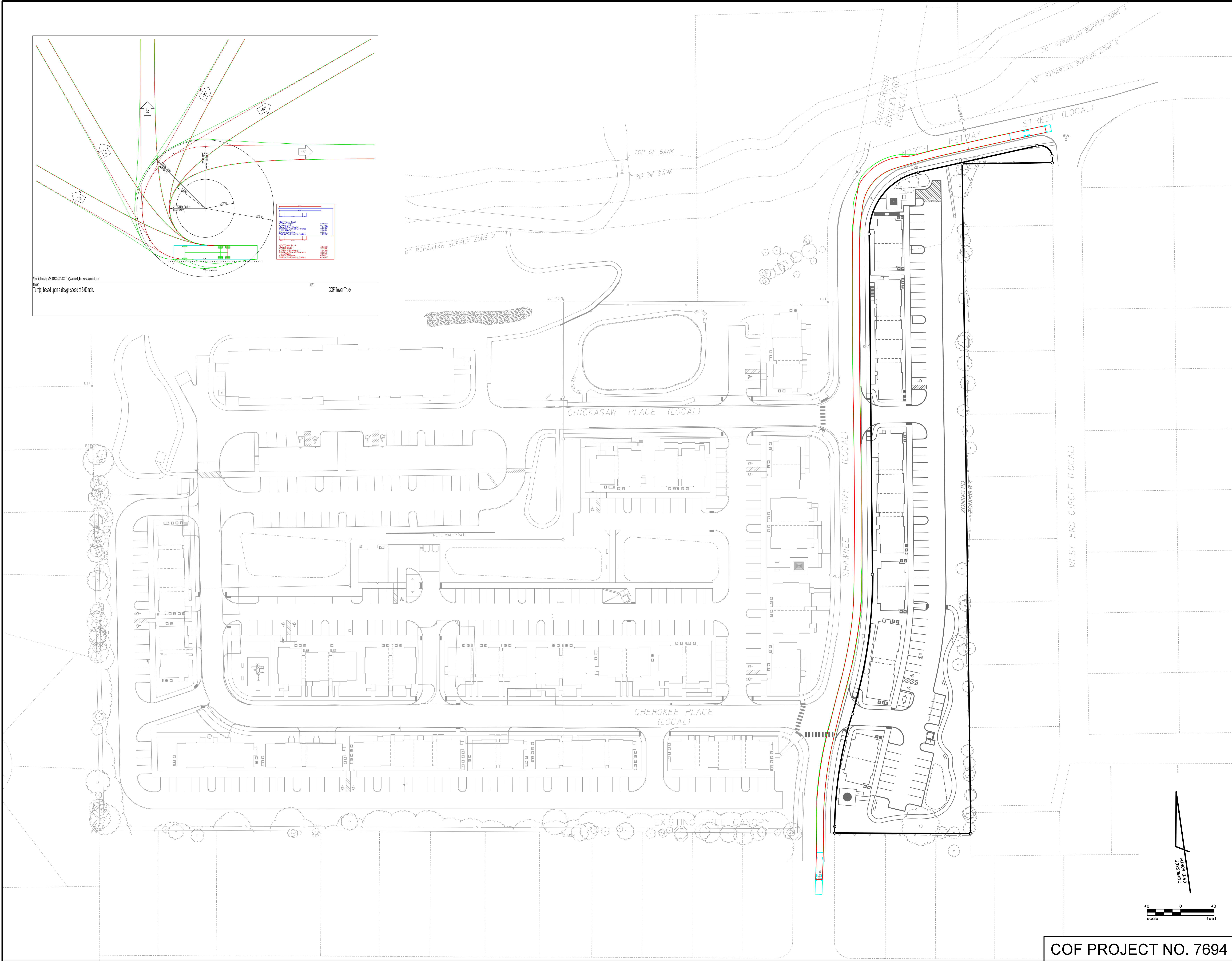
ROW AND ACCESS PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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C4.0

FILE NO. 1716-22



COF PROJECT NO. 7694

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C4.1

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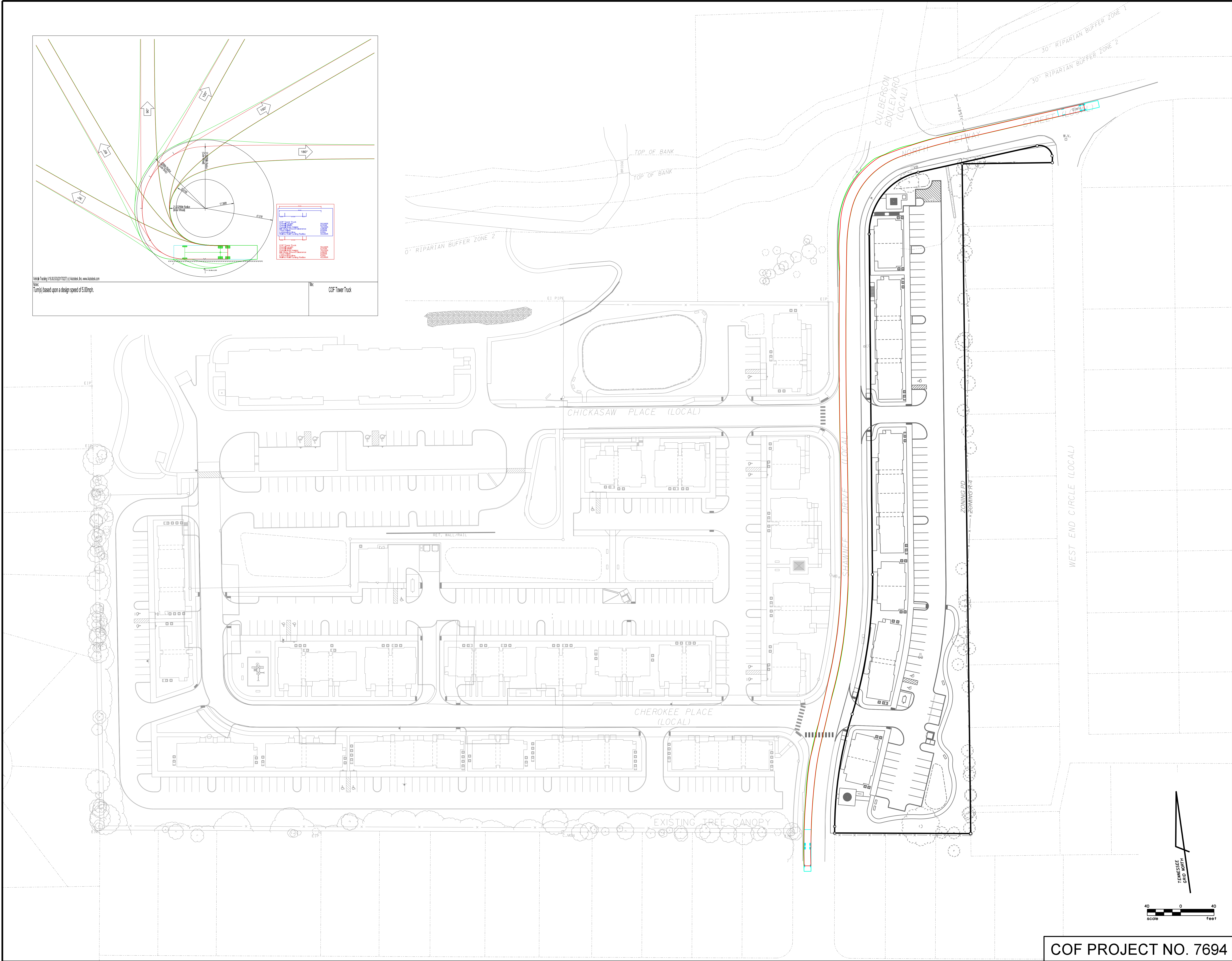
AUTOTURN PLAN

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C4.2

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AUTOTURN PLAN

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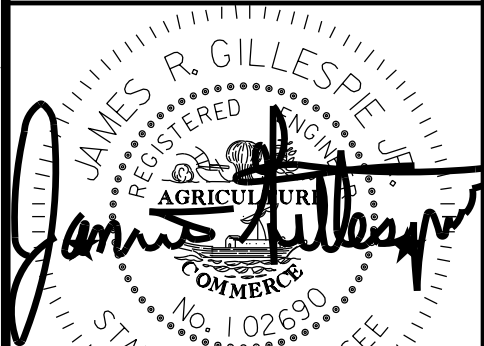
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C4.3

FILE NO. 1716-22

AUTOTURN PLAN
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



11-04-21

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COF PROJECT NO. 7694

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AYS	JRG	09-31-21	PRELIMINARY - CITY / OWNER REVIEW
AYS	JRG	09-24-21	PRE-APPLICATION SUBMITTAL
TEAM	JRG	10-11-21	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG	11-04-21	DEVELOPMENT PLAN RESUBMITTAL

C4.4

FILE NO. 1716-22

AUTOTURN PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

11-04-21

James R. Gillespie, Jr.
REGISTERED PROFESSIONAL ENGINEER
No. 102950
STATE OF TENNESSEE

JA ENGINEERS
PLANNERS and
COMPUTER APPLICATIONS
JAMES + ASSOCIATES, INC.

One Vantage Way, Suite E-220 • Knoxville, Tennessee 37228-955 • 615/726/4848

WATER AND SEWER GENERAL NOTES:

- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS AND TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER AND SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION: A) APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS. B) WATER AND SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES. C) COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER. D) A COPY OF ALL APPROVED CUT SHEETS.
- ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
- PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.

- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON SITE DURING CONSTRUCTION.
- ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
- WATER AND SEWER DATA CHART:
FACILITY TYPE - RESIDENTIAL HOUSING UNITS
UNIT FLOW IN GPD - VARIES 250-350 GPD PER UNIT TYPE
NUMBER OF UNITS - 26 RESIDENTIAL HOUSING UNITS
TOTAL FLOW IN GPD - 8,710 GPD
- WATER FOR EACH HOUSING UNIT WILL BE SUB-METERED.
- HOUSING UNITS WILL UTILIZE 13R AND 13D BASED ON GROSS SQUARE FOOTAGE OF STRUCTURE.
- HORIZONTAL UTILITY CLEAR SEPARATIONS:
WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY WASTEWATER MAIN, STORM SEWER OR SEWER MANHOLE. THE DISTANCE SHALL BE MEASURED EDGE-TO-EDGE.
- ANTICIPATED UTILITY DEPTHS:
THE DEPTH OF COVER OVER WATER AND SEWER LINES IS ANTICIPATED TO BE 36" OR GREATER. MINIMUM DEPTH OF COVER FOR WATER MAINS SHALL BE 36" AND THE FOLLOWING: 36" UNDER DRIVEWAYS AND 42" UNDER ROADWAYS. MINIMUM DEPTH OF COVER FOR GRAVITY SEWER PIPE SHALL BE 2'-0". CONCRETE PROTECTION OR CONCRETE CAP SHALL BE PROVIDED FOR INSTALLATIONS THAT HAVE LESS THAN 2.5 FEET OF COVER IN NON-TRAFFIC AREAS AND LESS THAN 4.0 FEET OF COVER IN TRAFFIC AREAS.

UTILITY KEY NOTES

- REMOVE APPROXIMATELY 725 L.F. OF EXISTING 6" WATER MAIN IN SHAWNEE DRIVE AND REPLACE WITH 8" DUCTILE IRON PIPE
- REMOVE APPROXIMATELY 360 L.F. OF EXISTING 8" SEWER MAIN AND MANHOLES IN SHAWNEE DRIVE AND REPLACE WITH 8" SDR-26 SANITARY SEWER LINE AND NEW MANHOLES.
- 6" SDR-26 SANITARY SEWER LATERAL WITH CLEANOUT AT PROPERTY LINE. TIE LATERAL TO EXISTING SANITARY SEWER SYSTEM IN SHAWNEE DRIVE. APPROXIMATELY 80 L.F. OF PIPE.
- COORDINATE WITH MTEMC ON UTILITY POLE RELOCATION.
- CUT, CAP, AND REMOVE EXISTING 2" WATER LINE.
- 6" SDR-26 SANITARY SEWER LATERAL WITH CLEANOUT AT PROPERTY LINE. TIE LATERAL TO NEW 8" SDR-26 SANITARY SEWER LINE IN SHAWNEE DRIVE. APPROXIMATELY 150 L.F. OF PIPE.
- NFPA 13R FIRE PROTECTION: 3" DUCTILE IRON PIPE FIRE LINE SHALL BE PRESSURE CLASS 350 MADE AND TESTED IN ACCORDANCE WITH ASTM A536, LATEST REVISION. TOTAL LENGTH OF PIPE FOR 3 STRUCTURES WILL BE APPROX. 90 L.F.
- 2" DOMESTIC WATER LINE WITH METER. TOTAL LENGTH OF PIPE FOR 6 STRUCTURES WILL BE APPROX. 240 L.F.

HYDRANT FLOW TEST REPORT

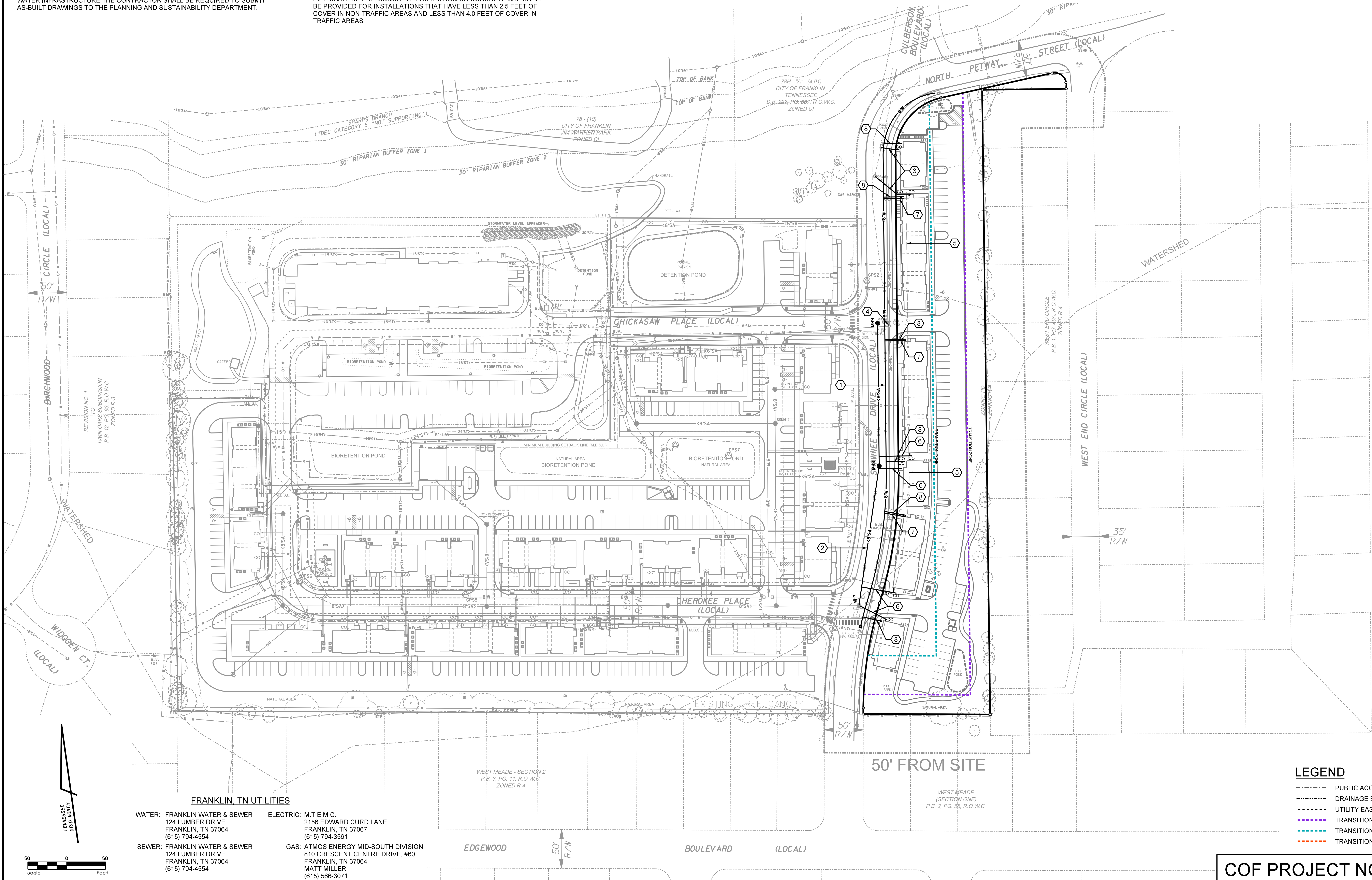
TEST DATE: 09-29-2021
TEST TIME: 9:00 A.M.
LOCATION: CHEROKEE PLACE & SHAWNEE DRIVE, FRANKLIN, TN
TESTED BY: GAGE CROWDER, GRAND FIRE PROTECTION
WITNESSED BY: BEN CONNER, CITY OF FRANKLIN
WATER DEPARTMENT
TEST HYDRANT #2: 75 PSI STATIC PRESSURE
62 PSI RESIDUAL PRESSURE
FLOW HYDRANT #1: 50 PSI
1190 GPM

STATEMENT OF IMPACTS FOR WATER AND SEWER:

THE PROPOSED DEVELOPMENT WILL HAVE A TOTAL OF 26 UNITS. CURRENTLY THERE ARE 16 UNITS ON THE SITE THAT WILL BE DEMOLISHED AND REPLACED. THE IMPROVEMENT WILL RESULT IN 10 NEW UNITS WHICH WILL HAVE AN EFFECT OF APPROXIMATELY 8,710 GPD ADDITIONAL WATER USAGE AND SANITARY SEWER FLOW.

FEATURE LEGEND

- UTILITY POLE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD POWER
- FENCE
- GAS METER
- UNDERGROUND
- SEWER CLEAN OUT



FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

ELECTRIC: M.T.E.M.C.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3581

SEWER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
MATT MILLER
(615) 566-3071

LEGEND

- PUBLIC ACCESS EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- TRANSITION ZONE 1
- TRANSITION ZONE 2
- TRANSITION ZONE 3

COF PROJECT NO. 7694

One Vantage Way, Suite E-220 • Nashville, Tennessee 37228-955 • 615/726/4468

Engineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.

11-04-21

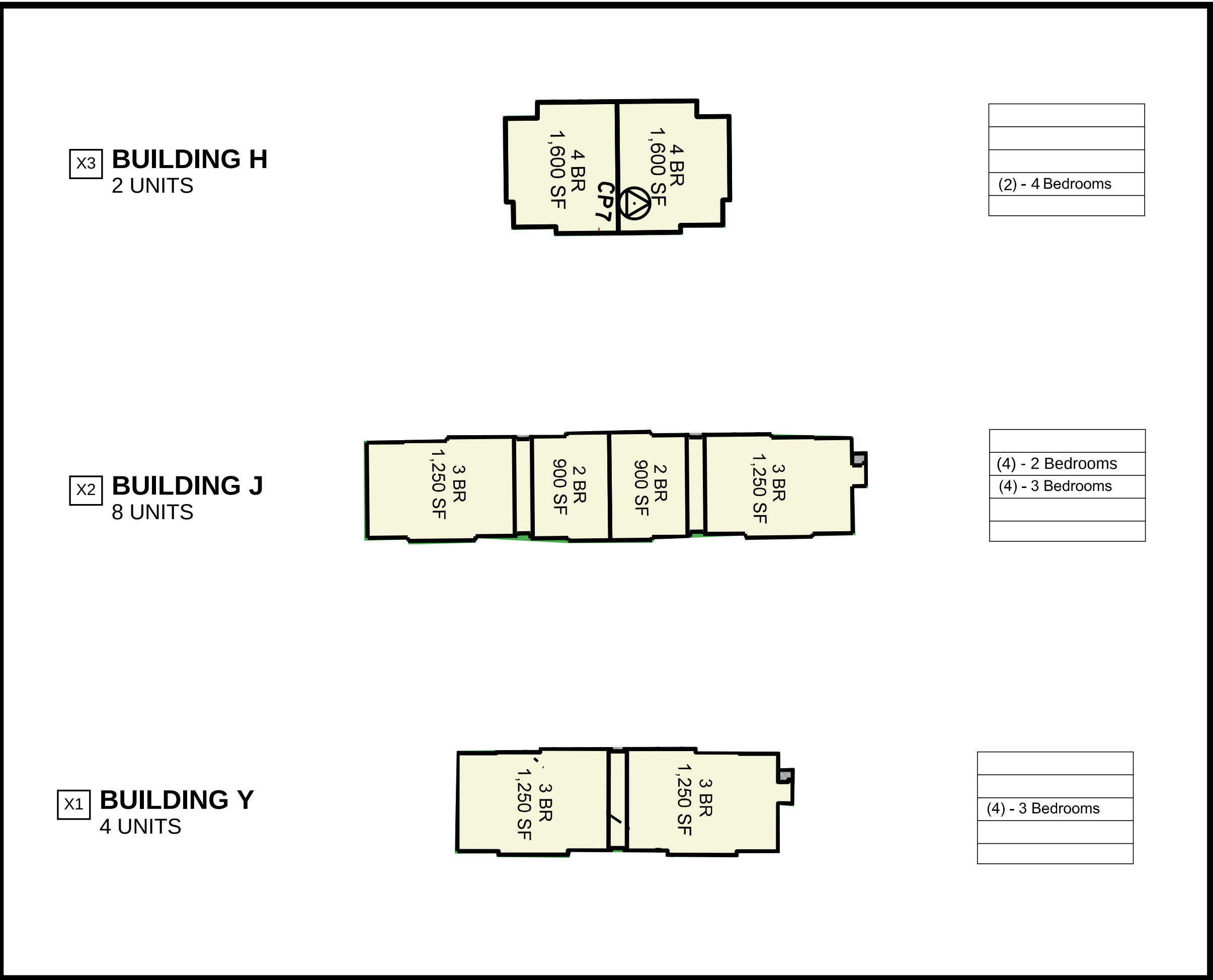
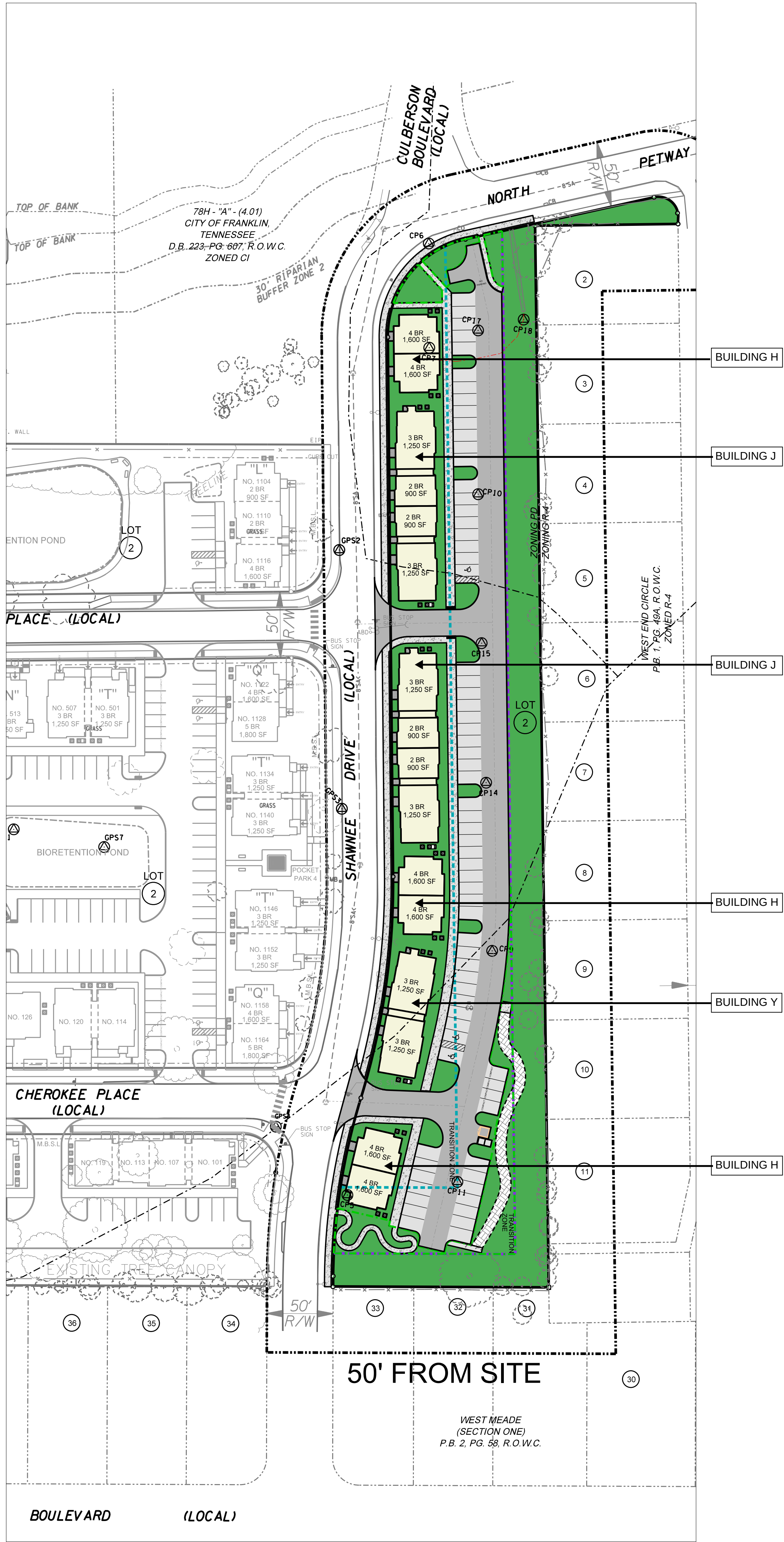
UTILITY PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CHK	DATE	DESCRIPTION
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TEAM	11-04-21	DEVELOPMENT PLAN RESUBMITTAL

C5.0

FILE NO. 1716-22



DEVELOPMENT PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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A1
SITE PLAN



DEVELOPMENT PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

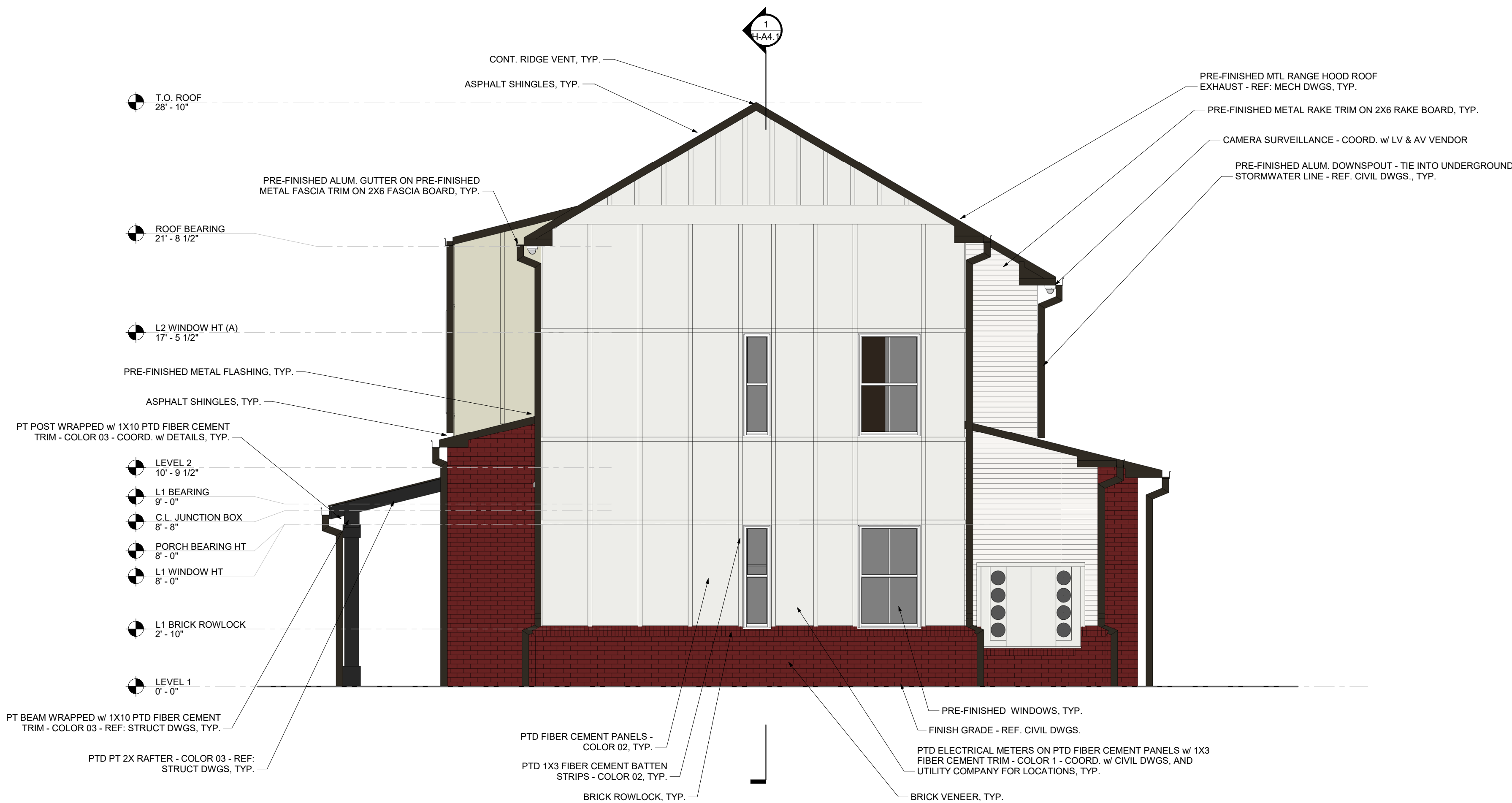
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A2.1
BUILDING H



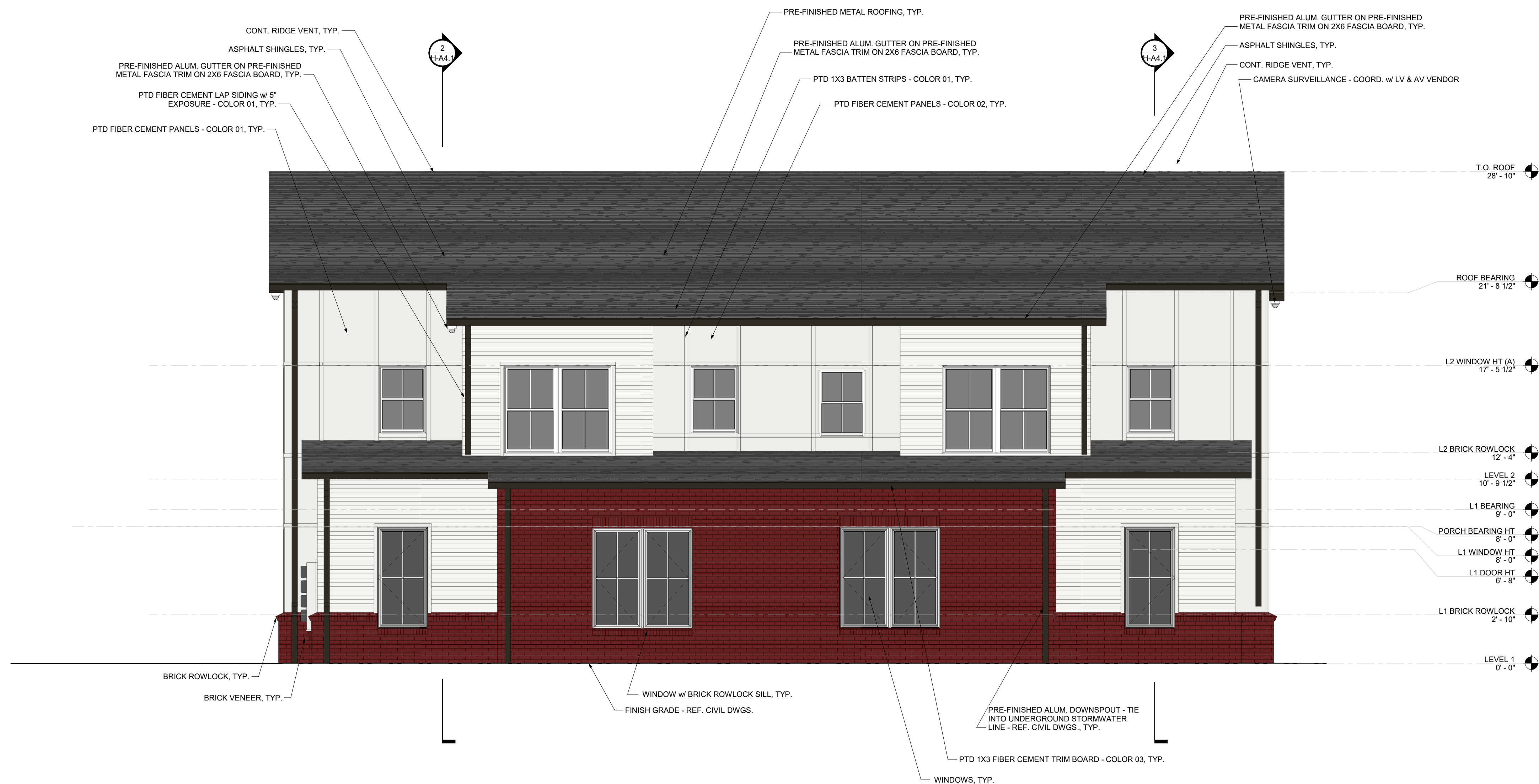
FRONT ELEVATION

1

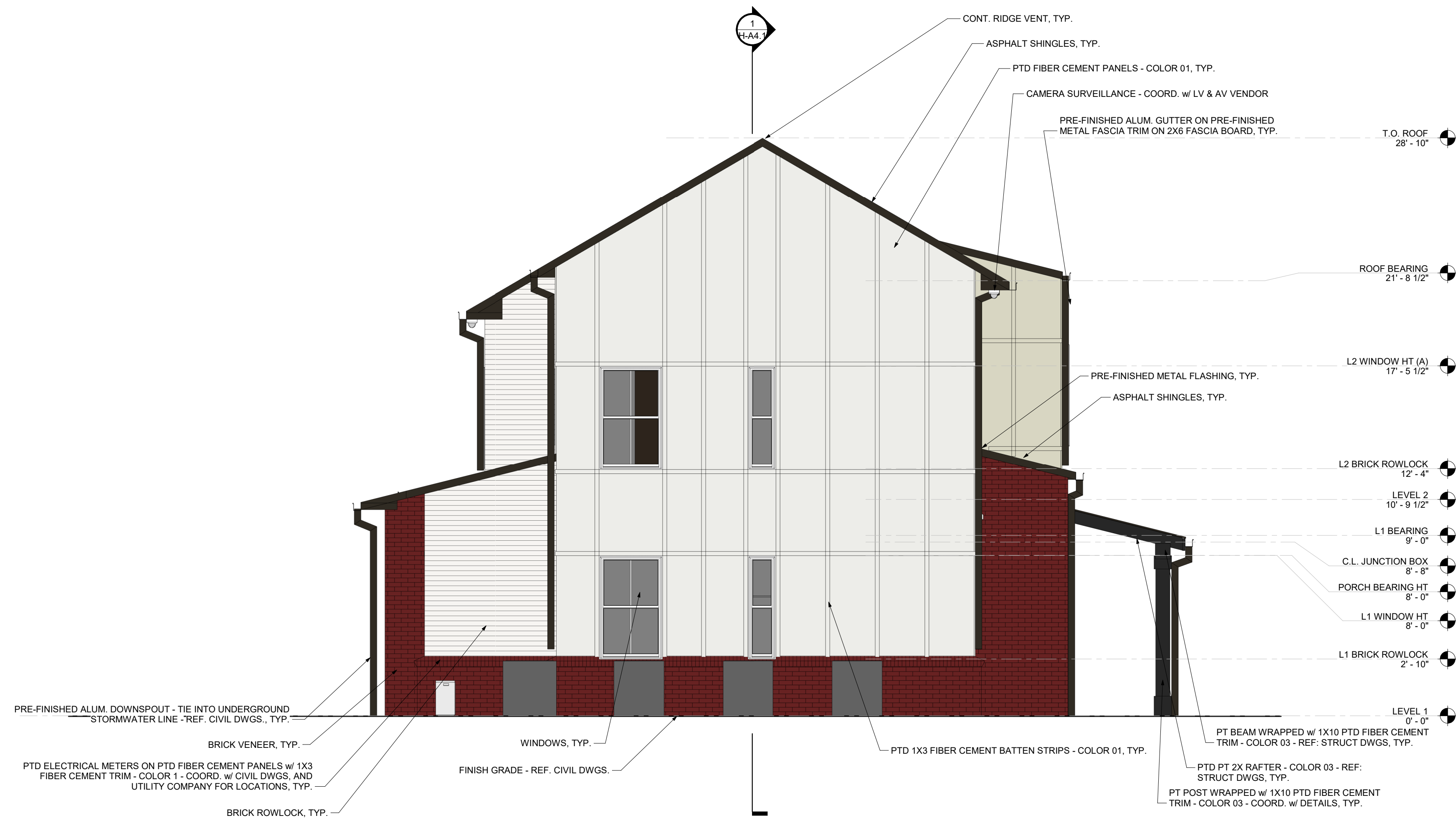


RIGHT ELEVATION

2



REAR ELEVATION 3



LEFT ELEVATION 4



DEVELOPMENT PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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A2.2
BUILDING H



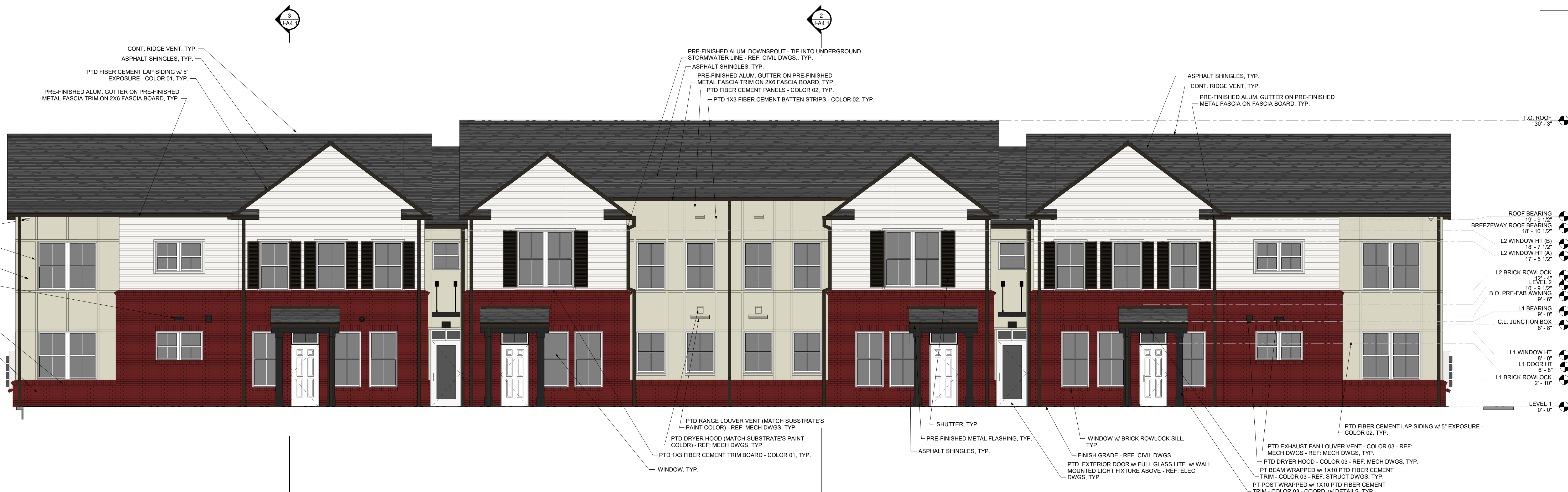
DEVELOPMENT PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
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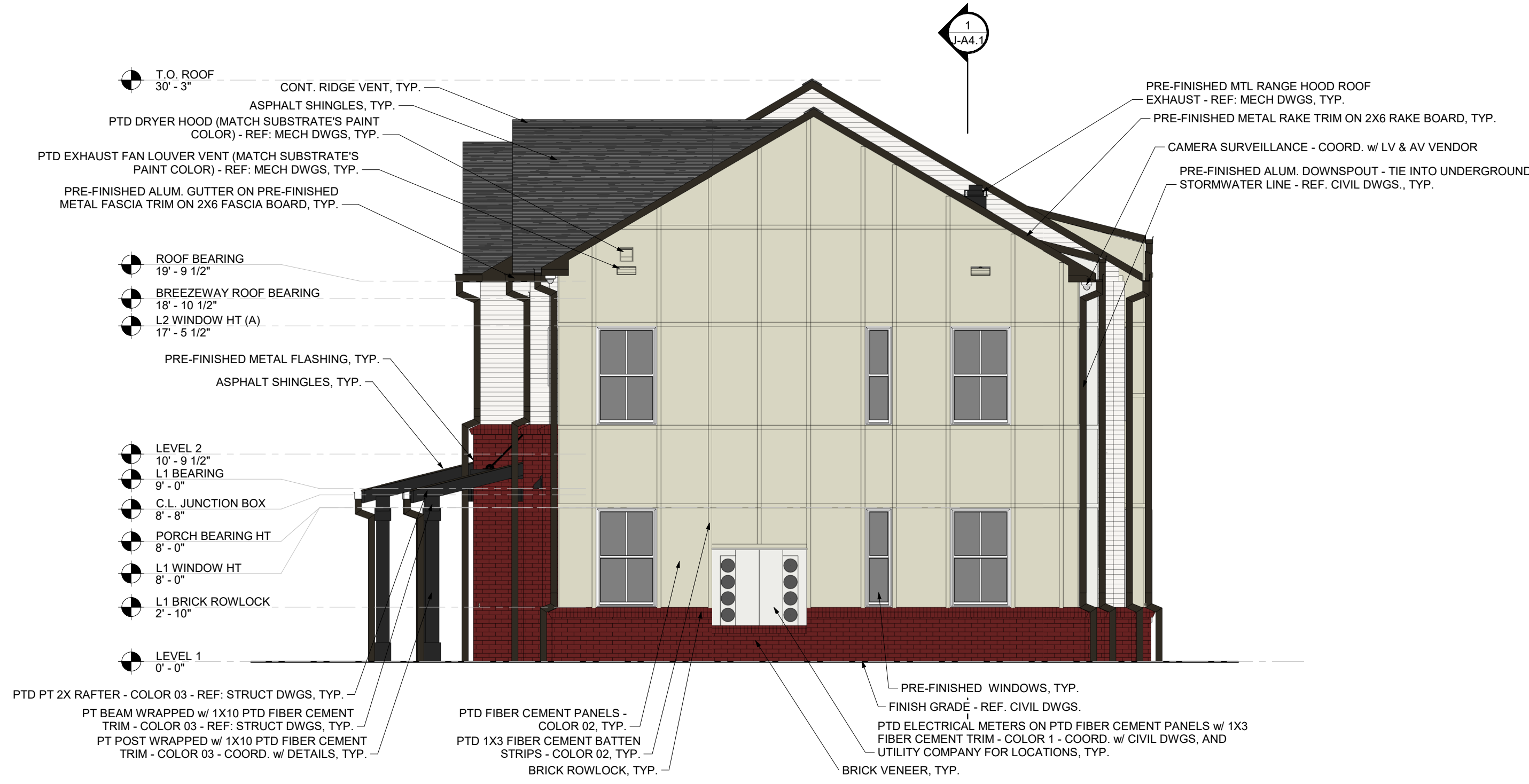
A3.1
BUILDING J

COF PROJECT NO. 7694



FRONT ELEVATION

1



RIGHT ELEVATION

2



DEVELOPMENT PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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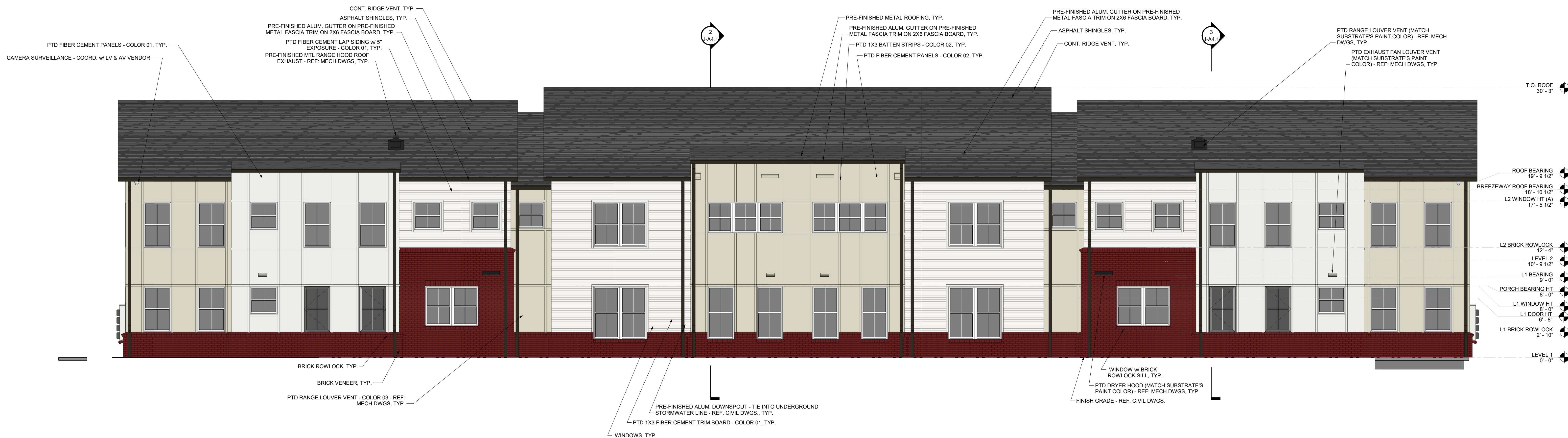
A3.2
BUILDING J

COF PROJECT NO. 7694

REAR ELEVATION

8' 4' 2' 0'

3

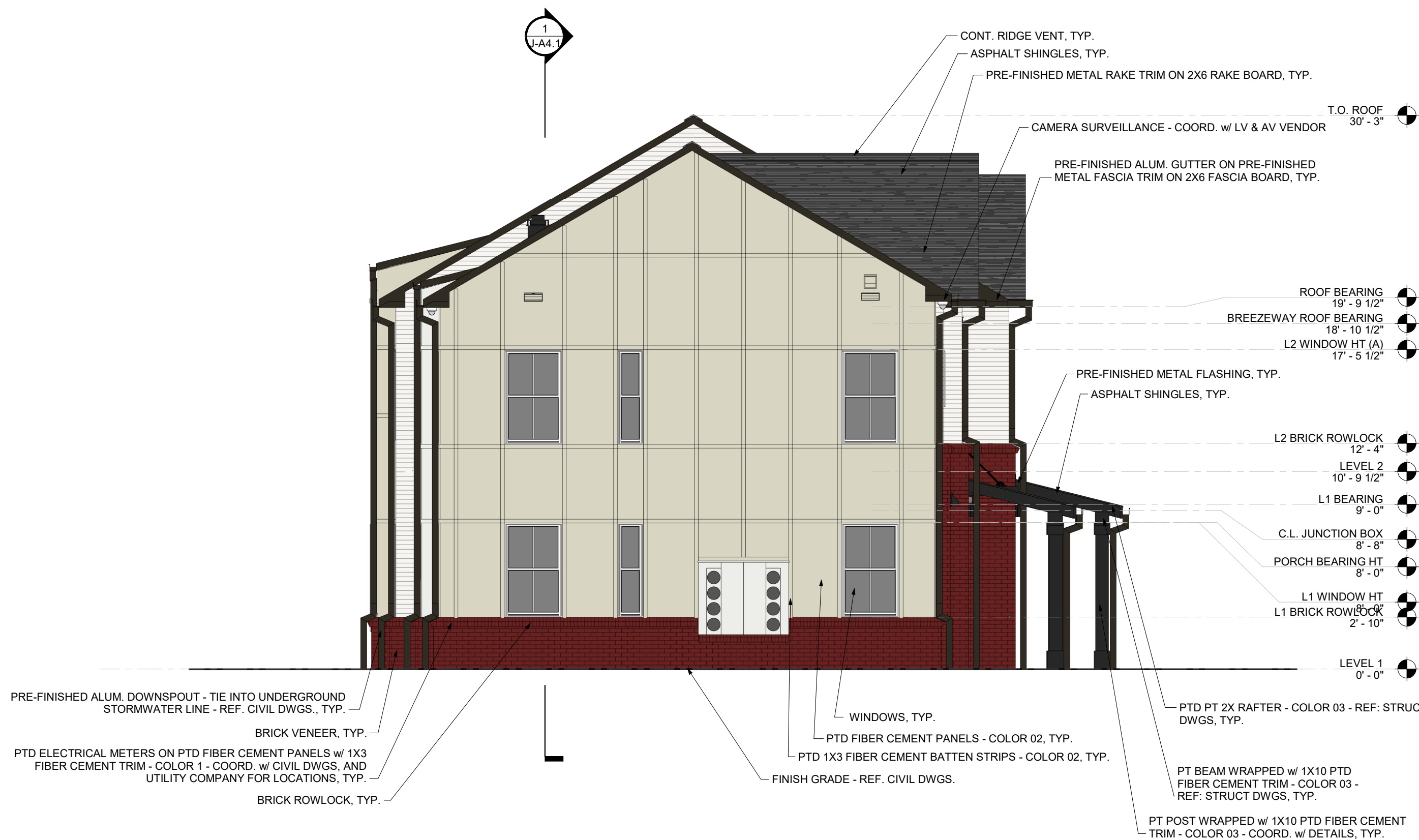


CONTROL JOINTS @ ALL INSIDE
MASONRY CORNERS, TYP.

LEFT ELEVATION

8' 4' 2' 0'

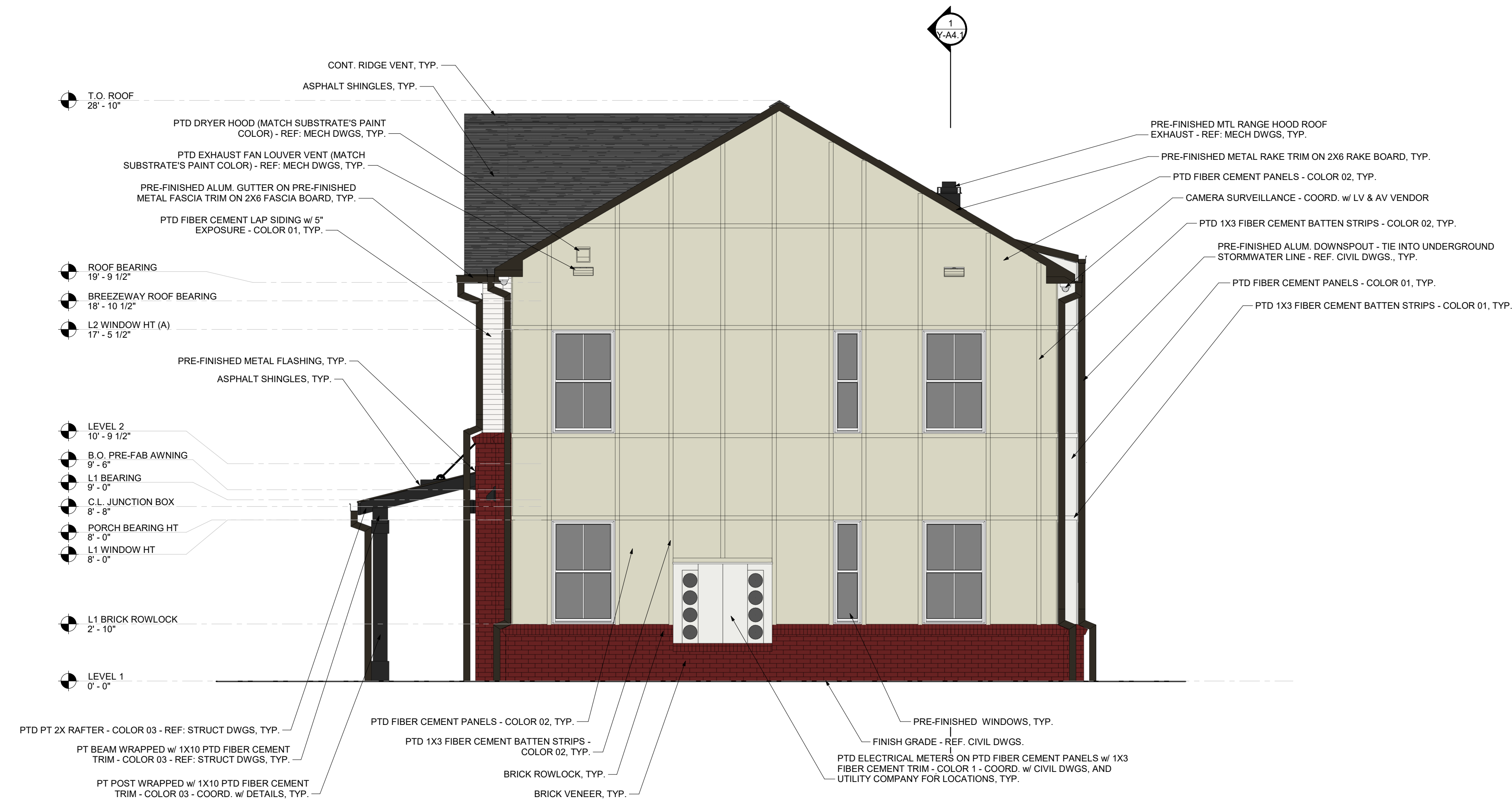
4





FRONT ELEVATION

1



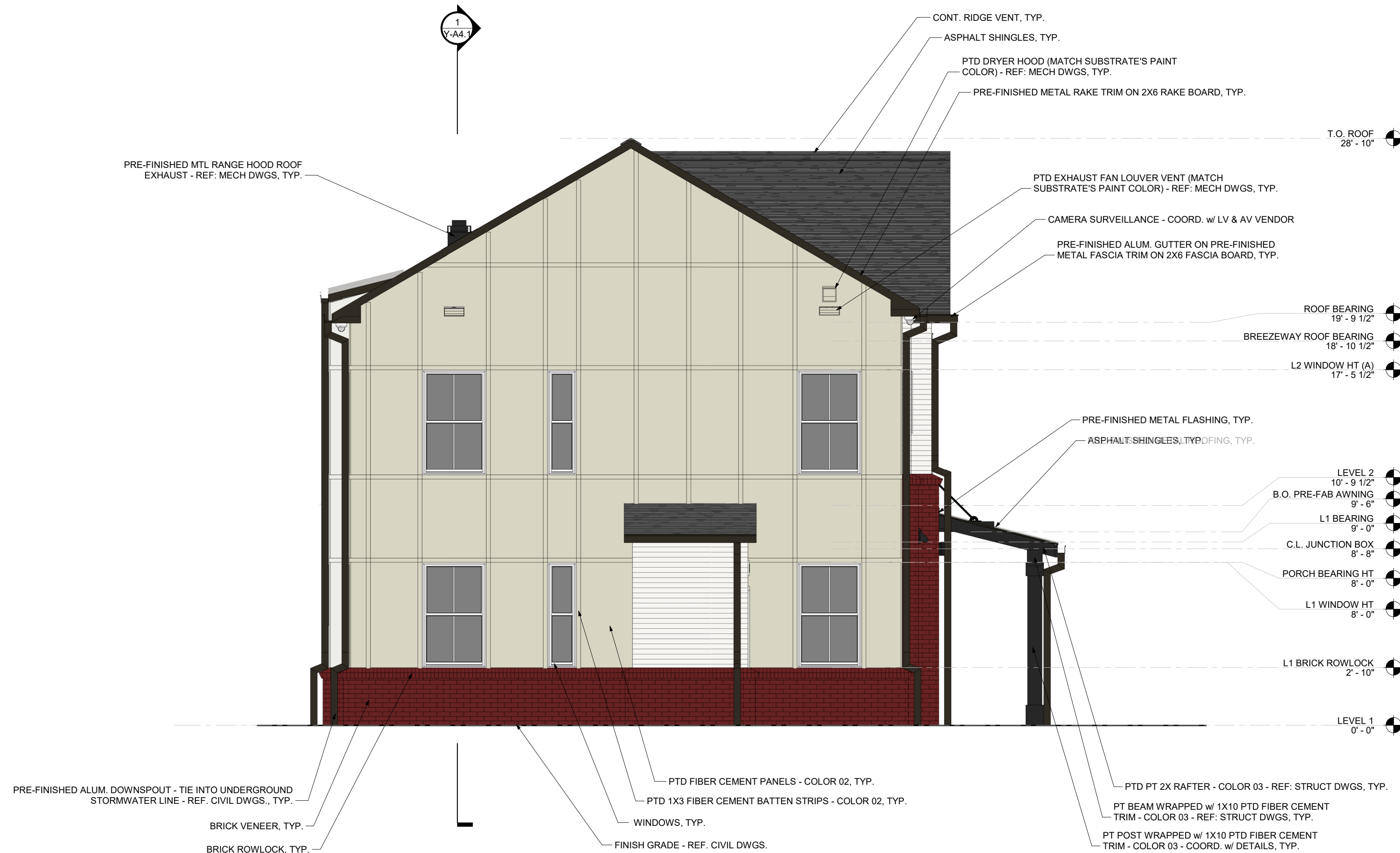
RIGHT ELEVATION

2

DR	CHK	DATE	DESCRIPTION
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TEAM	JRG	11-04-21	DEVELOPMENT PLAN SUBMITTAL



REAR ELEVATION 3



LEFT ELEVATION 4



DEVELOPMENT PLAN

SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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TEAM	JRG	11-04-21	DEVELOPMENT PLAN SUBMITTAL



File #: 21-02532

DATE: November 23, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks

SUBJECT:

Consideration Of COF Contract No. 2021-0284, Parkland Impact Fee (PAYMENT OF FEE ONLY) Agreement For Shawnee PUD Subdivision Between The City Of Franklin And Franklin Housing Authority.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the consideration Of COF Contract No. 2021-0284 Parkland Impact Fee (PAYMENT OF FEE ONLY) Agreement For Shawnee PUD Subdivision Between The City Of Franklin and Franklin Housing Authority.

BACKGROUND/STAFF COMMENTS:

The Franklin Housing Authority is in the process of developing the property located at 1101 Shawnee Drive, located in Parkland Quadrant 4 of the City, resulting in the net increase of 10 dwelling units in the Shawnee PUD Subdivision.

FINANCIAL IMPACT:

The total Parkland Impact Fee obligation for this project is \$43,040 and Twenty-Five Percent (25%) or \$10,760 of which shall be paid at the final plat or at the issuance of the first building permit when a plat is not required. The remaining Seventy-Five Percent (75%) or \$32,280 shall be collected at a pro-rated per permit rate of Three Thousand Two Hundred Twenty-Eight and 00/100 Dollars (\$3,228.00) until the full obligation has been paid.

In a separate request by Resolution, the Franklin Housing Authority will be requesting the City to off-set the total parkland impact fee. Like previous parkland agreements, the City would utilize the General Fund to make the incentive payment to FHA with the Board of Mayor and Alderman approving for staff to process the appropriation of the General Fund revenues through a future budget amendment.

RECOMMENDATION:

Staff recommends consideration of COF Contract No. 2021-0284.

**PARKLAND IMPACT FEE (PAYMENT OF FEE ONLY)
AGREEMENT FOR SHAWNEE PUD SUBDIVISION BETWEEN THE
CITY OF FRANKLIN AND FRANKLIN HOUSING AUTHORITY
CONTRACT NO. 2021-0284**

This PARKLAND IMPACT FEE AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2021 by and between THE CITY OF FRANKLIN, TENNESSEE ("City") and Franklin Housing Authority ("Owner") pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code, and the Owner of that certain land known as Shawnee PUD Subdivision in Williamson County, Tennessee. The parties join herein for the sole purpose of consenting to and approving this Agreement, and hereby consent to and approve this Agreement.

WITNESSETH:

WHEREAS, the Owner is in the process of developing the property located at 1101 Shawnee Drive (the "Development Project"), located in Parkland Quadrant 4 of the City, resulting in the net increase of 10 dwelling units in the Shawnee PUD Subdivision; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405 "Ordinance"); and

WHEREAS, the Owner's Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee obligation for this project is \$43,040 and Twenty-Five Percent (25%) or \$10,760 of which shall be paid at the final plat or at the issuance of the first building permit when a plat is not required. The remaining Seventy-Five Percent (75%) or \$32,280 shall be collected at a pro-rated per permit rate of Three Thousand Two Hundred Twenty-Eight and 00/100 Dollars (\$3,228.00) until the full obligation has been paid.

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PAYMENT OF PARKLAND IMPACT FEES

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. This Agreement is non-transferable to the successors or assigns of Owner unless the successor assumes the same obligations of Owner in writing. Such assignment shall be provided to the City within fifteen (15) days of its occurrence. Upon assignment, the Owner shall be relieved from further liability under this Agreement.
3. The City and Owner agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns.
4. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to any state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.
5. All notices required to be given by any party shall be in writing, addressed to all other parties,

and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Vernon J. Gerth, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of Owner:

Franklin Housing Authority
Attn: Derwin Jackson
200 Spring Street
Franklin, TN 37064

6. This Agreement constitutes the entire agreement between the parties. There are no further or other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only by an instrument of equal formality signed by the respective parties.

II. General Terms and Conditions

1. **Personal Liability.**
No member, Mayor, Alderman, official, or employee of the City shall be personally liable to the Owner or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to the Owner or successor or on any obligations hereunder.
2. **Warranties /Limitation of Liability/Waiver**
The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by the Owner to limit its liability shall be void and unenforceable. The City, being a Tennessee governmental entity, is governed by the provisions of the Tennessee Governmental Tort Liability Act, Tenn. Code Ann. § 29-20-101 et. seq., for causes of action sounding in tort. Further, no contract provision requiring a Tennessee political entity to indemnify or hold harmless the Contractor beyond the liability imposed by law is enforceable because it appropriates public money and nullifies governmental immunity without the authorization of the General Assembly.
3. **Severability.**
If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

[Signature pages to follow]

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE

Attest:

By: _____
Dr. Ken Moore, Mayor

By: _____
Eric S. Stuckey, City Administrator

Date: _____

Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____, 20____.

NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
Maricruz R. Fincher, Staff Attorney

**FRANKLIN HOUSING
AUTHORITY**

By:
Name:
Title:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
)
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

My Commission Expires: _____



File #: 21-02527

DATE: December 10, 2021
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-164, A Resolution Approving A Revised Development Plan For The Gateway Village PUD Subdivision, For The Property Located South Of Lynwood Way And West Of Franklin Road, At 120 Davenport Boulevard. Establishing A Public Hearing On February 8, 2022. FMPC 12/9/21, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7703
Applicant: Jim Lukens, Lukens Engineering Consultants
Owner: CVHC10 LLC, Shabnam Aminmadani, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to add educational facilities as a permitted use within the Gateway Village PUD Subdivision. The proposed academy would utilize existing office space within the development. No additional buildings or square footage is being proposed with this revision. Due to the nature and management of the private academy, no additional parking spaces are required. The most recent revision to the Gateway Village PUD Subdivision was approved in November 2021. The addition of institutional uses to a planned unit development must be reviewed and approved by the Board of Mayor and Aldermen.

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

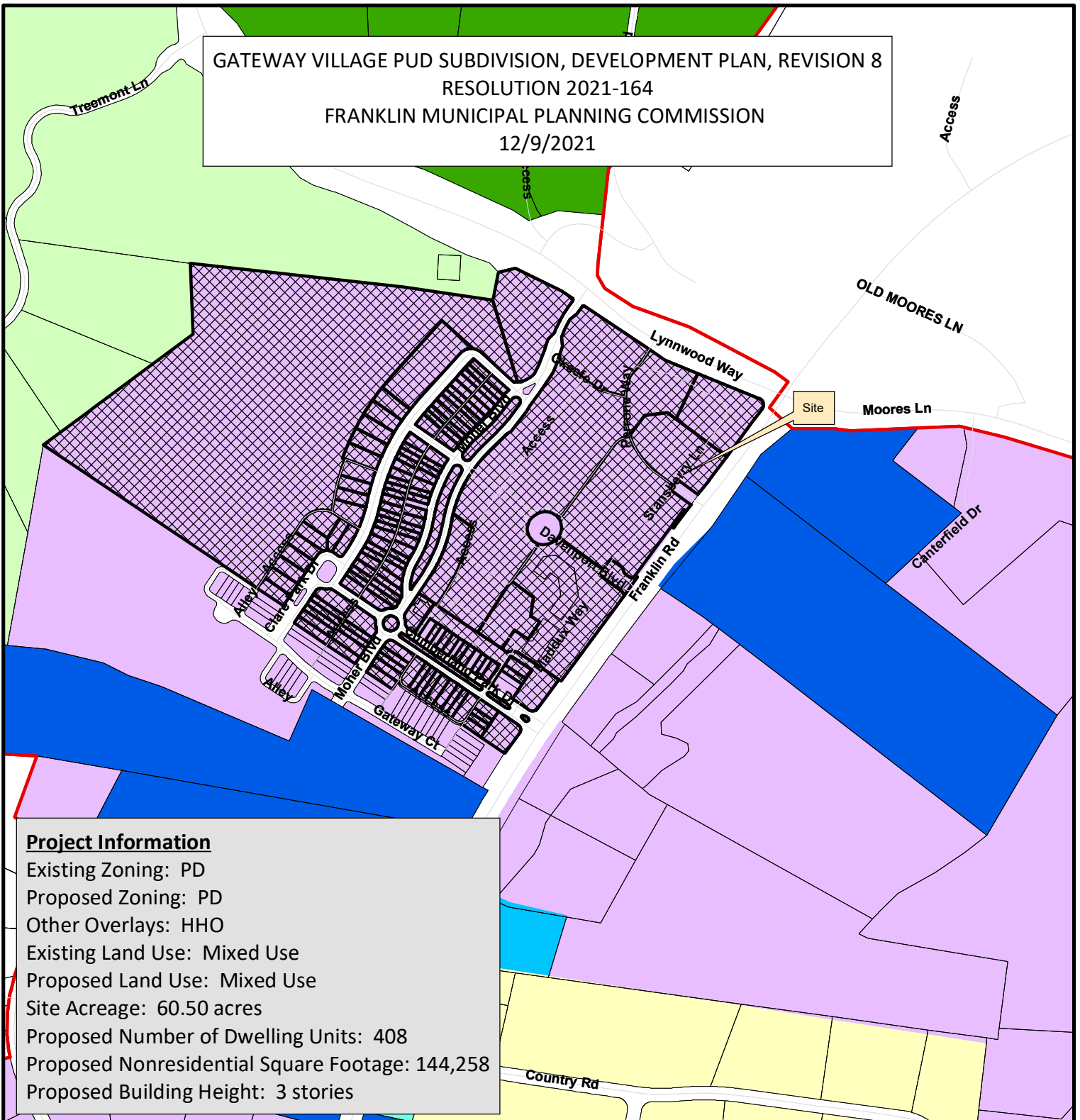
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-164.

GATEWAY VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 8
 RESOLUTION 2021-164
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/9/2021



Project Information

Existing Zoning: PD
 Proposed Zoning: PD
 Other Overlays: HHO
 Existing Land Use: Mixed Use
 Proposed Land Use: Mixed Use
 Site Acreage: 60.50 acres
 Proposed Number of Dwelling Units: 408
 Proposed Nonresidential Square Footage: 144,258
 Proposed Building Height: 3 stories

Gateway Village PUD	CI Civic Institutional District
AG Agricultural District	NC Neighborhood Commercial
ER Estate Residential District	CC Central Commercial District
R1 Residential 1 District	DD Downtown District
R2 Residential 2 District	1ST Avenue District
R3 Residential 3 District	5TH Avenue District
R4 Residential 4 District	RC6 Regional Commerce 6 District
R6 Residential 6 District	RC12 Regional Commerce 12 District
MR Mixed Residential District	GO General Office District
PD Planned District	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District



0 250 500 1,000
 Feet

This map was created by the Franklin Planning Department.
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RESOLUTION 2021-164

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR THE GATEWAY VILLAGE PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF LYNWOOD WAY AND WEST OF FRANKLIN ROAD, AT 120 DAVENPORT BOULEVARD.

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); and

WHEREAS, the BOMA originally rezoned and approved a concept plan for the subject property, located at 120 Davenport Boulevard, as part of Ordinance 03-30, on September 9, 2003; and

WHEREAS, the property owners are now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That map of the property included in the Exhibit A, as amended, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
See Exhibit B	60.50
Total	60.50

SECTION II: That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III: That the overall entitlements, as amended, for the Gateway Village PUD are as follows:

Entitlements	Gateway Village PUD
Base Zone District	PD 6.75/144,258
Other Zoning Overlays	HHO, HHO Buffer
Number of Dwelling Units	408
Number of Nonresidential Square Footage	144,258 SF
Number of Hotel Rooms	0
Open Space Requirements	5% Open 10% Natural
Number of Phases in Development	1
Original Development Plan Approval	Ordinance No. 03-30 Date of approval: 9/9/2003
Revision Number	7

SECTION IV: That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

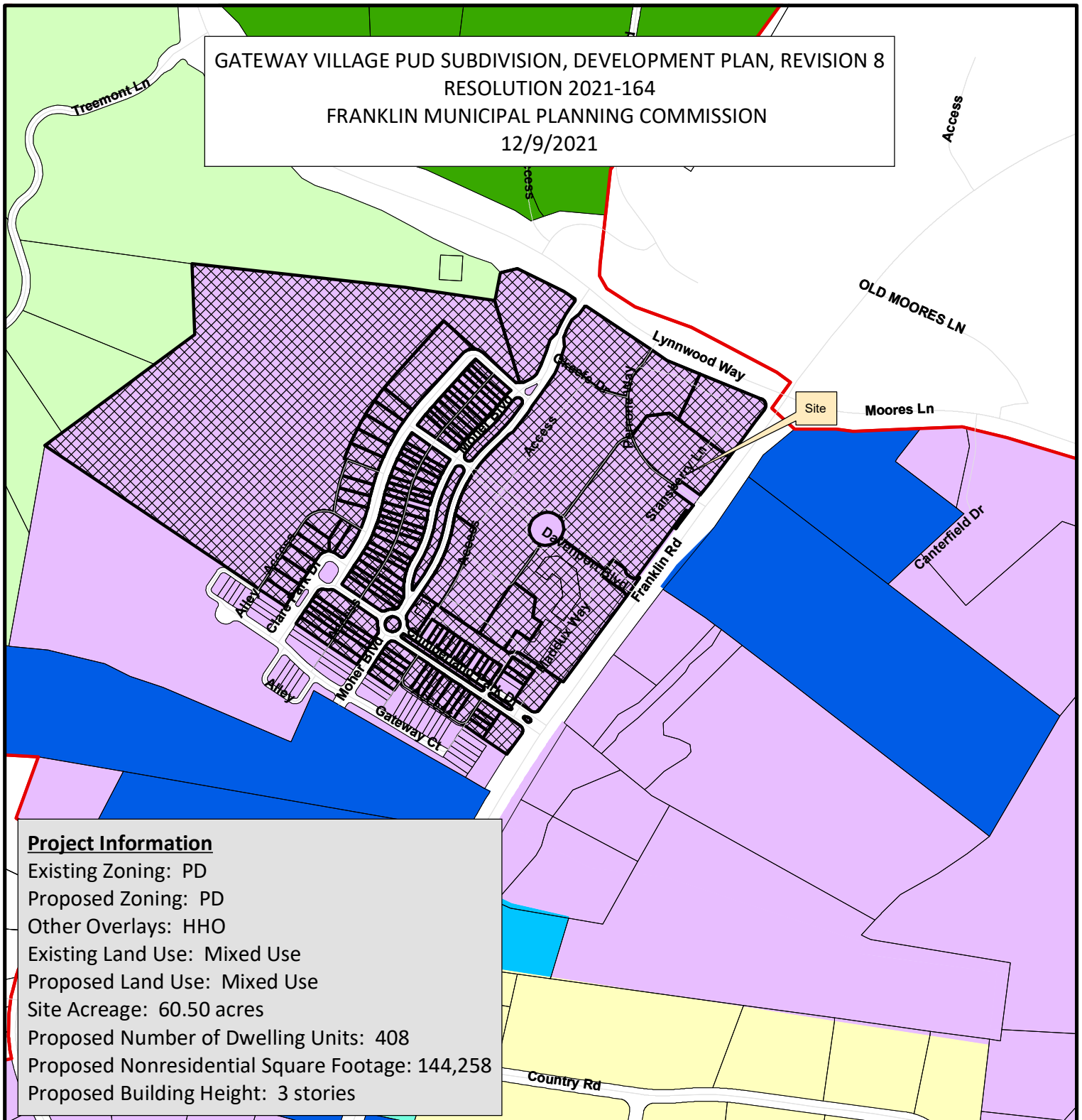
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

NEIGHBORHOOD MEETING:

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

GATEWAY VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 8
 RESOLUTION 2021-164
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/9/2021



Project Information

Existing Zoning: PD
 Proposed Zoning: PD
 Other Overlays: HHO
 Existing Land Use: Mixed Use
 Proposed Land Use: Mixed Use
 Site Acreage: 60.50 acres
 Proposed Number of Dwelling Units: 408
 Proposed Nonresidential Square Footage: 144,258
 Proposed Building Height: 3 stories

Gateway Village PUD	CI Civic Institutional District
AG Agricultural District	NC Neighborhood Commercial
ER Estate Residential District	CC Central Commercial District
R1 Residential 1 District	DD Downtown District
R2 Residential 2 District	1ST Avenue District
R3 Residential 3 District	5TH Avenue District
R4 Residential 4 District	RC6 Regional Commerce 6 District
R6 Residential 6 District	RC12 Regional Commerce 12 District
MR Mixed Residential District	GO General Office District
PD Planned District	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District



0 250 500 1,000
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Exhibit B							
PARCEL TYPE	PARCEL	CALCULATED ACREAGE	LEGAL ACREAGE	PARCEL ID	NEIGHBORHOOD	PROP STREET	
Condominium	053B B 00100	0.188704	1.07	053B B 00100C00408053B	2633	1300 MOHER BLVD #202	
Condominium	053 00301	2.833367	0	053 00301C00108053	1902	121 DAVENPORT BLVD #1	
Parcels	053B A 00100	0.051712	0	053B A 00100 00008053B	2633	1032 CUMBERLAND PARK DR	
Parcels	053B A 00200	0.038387	0	053B A 00200 00008053B	2633	1030 CUMBERLAND PARK DR	
Parcels	053B A 00300	0.038383	0	053B A 00300 00008053B	2633	1028 CUMBERLAND PARK DR	
Parcels	053B A 00400	0.048849	0	053B A 00400 00008053B	2633	1026 CUMBERLAND PARK DR	
Parcels	053B A 00500	0.048853	0	053B A 00500 00008053B	2633	1024 CUMBERLAND PARK DR	
Parcels	053B A 00600	0.038388	0	053B A 00600 00008053B	2633	1022 CUMBERLAND PARK DR	
Parcels	053B A 00700	0.038383	0	053B A 00700 00008053B	2633	1020 CUMBERLAND PARK DR	
Parcels	053B A 00800	0.048852	0	053B A 00800 00008053B	2633	1018 CUMBERLAND PARK DR	
Parcels	053B A 00900	0.048852	0	053B A 00900 00008053B	2633	1016 CUMBERLAND PARK DR	
Parcels	053B A 01000	0.038385	0	053B A 01000 00008053B	2633	1014 CUMBERLAND PARK DR	
Parcels	053B A 01100	0.038385	0	053B A 01100 00008053B	2633	1012 CUMBERLAND PARK DR	
Parcels	053B A 01200	0.053413	0	053B A 01200 00008053B	2633	1010 CUMBERLAND PARK DR	
Parcels	053B A 01300	0.084143	0	053B A 01300 00008053B	2633	1000 CUMBERLAND PARK DR	
Parcels	053B A 01400	0.050889	0	053B A 01400 00008053B	2633	1002 CUMBERLAND PARK DR	
Parcels	053B A 01500	0.050888	0	053B A 01500 00008053B	2633	1004 CUMBERLAND PARK DR	
Parcels	053B A 01600	0.082691	0	053B A 01600 00008053B	2633	1006 CUMBERLAND PARK DR	
Common Area	053B A 01700	1.374308	0	053B A 01700 00008053B	2633	CUMBERLAND PARK DR	
Parcels	053B A 01800	0.072209	0	053B A 01800 00008053B	2633	1001 CUMBERLAND PARK DR	
Parcels	053B A 01900	0.041919	0	053B A 01900 00008053B	2633	1003 CUMBERLAND PARK DR	
Parcels	053B A 02000	0.041918	0	053B A 02000 00008053B	2633	1005 CUMBERLAND PARK DR	
Parcels	053B A 02100	0.062688	0	053B A 02100 00008053B	2633	1007 CUMBERLAND PARK DR	
Parcels	053B A 02300	0.119028	0	053B A 02300 00008053B	2633	1011 CUMBERLAND PARK DR	
Parcels	053B A 02400	0.063847	0	053B A 02400 00008053B	2633	1013 CUMBERLAND PARK DR	
Parcels	053B A 02500	0.063843	0	053B A 02500 00008053B	2633	1015 CUMBERLAND PARK DR	
Parcels	053B A 02600	0.094424	0	053B A 02600 00008053B	2633	1017 CUMBERLAND PARK DR	
Parcels	053B A 02700	0.094413	0	053B A 02700 00008053B	2633	1019 CUMBERLAND PARK DR	
Parcels	053B A 02800	0.063816	0	053B A 02800 00008053B	2633	1021 CUMBERLAND PARK DR	
Parcels	053B A 02900	0.063817	0	053B A 02900 00008053B	2633	1023 CUMBERLAND PARK DR	
Parcels	053B A 03000	0.063805	0	053B A 03000 00008053B	2633	1025 CUMBERLAND PARK DR	
Parcels	053B A 03100	0.118999	0	053B A 03100 00008053B	2633	1027 CUMBERLAND PARK DR	
Parcels	053B A 03200	0.093767	0	053B A 03200 00008053B	2633	1400 MOHER BLVD	
Parcels	053B A 03300	0.063839	0	053B A 03300 00008053B	2633	1402 MOHER BLVD	
Parcels	053B A 03400	0.063861	0	053B A 03400 00008053B	2633	1404 MOHER BLVD	
Parcels	053B A 03500	0.086962	0	053B A 03500 00008053B	2633	1406 MOHER BLVD	
Parcels	036 05101	21.286812	0	036 05101 00008036	1207	FRANKLIN RD	
Common Area	036O A 00200	0.364175	0	036O A 00200 00008036O	2633	MOHER BLVD	
Parcels	036O A 00300	0.071115	0.07	036O A 00300 00008036O	2633	1317 MOHER BLVD	
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Parcels	036O A 00500	0.042745	0.04	036O A 00500 00008036O	2633	1313 MOHER BLVD	
Parcels	036O A 00600	0.069101	0.07	036O A 00600 00008036O	2633	1311 MOHER BLVD	
Parcels	036O A 00700	0.073147	0.07	036O A 00700 00008053B	2633	1309 MOHER BLVD	
Parcels	036O A 00800	0.062732	0.06	036O A 00800 00008053B	2633	1307 MOHER BLVD	
Parcels	036O A 00900	0.066919	0.07	036O A 00900 00008053B	2633	1305 MOHER BLVD	
Parcels	036O A 01000	0.067281	0.07	036O A 01000 00008053B	2633	1303 MOHER BLVD	
Parcels	036O A 01100	0.097896	0.1	036O A 01100 00008053B	2633	1301 MOHER BLVD	
Parcels	036O A 01200	0.17096	0	036O A 01200 00008053B	2633	1401 MOHER BLVD	
Parcels	036O A 01300	0.062629	0	036O A 01300 00008053B	2633	1403 MOHER BLVD	
Parcels	036O A 01400	0.062628	0	036O A 01400 00008053B	2633	1405 MOHER BLVD	
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Parcels	036O A 01600	0.096857	0	036O A 01600 00008053B	2633	2422 CLARE PARK DR	
Parcels	036O A 01700	0.072475	0	036O A 01700 00008053B	2633	2420 CLARE PARK DR	
Parcels	036O A 01800	0.072476	0	036O A 01800 00008053B	2633	2418 CLARE PARK DR	
Parcels	036O A 01900	0.072476	0	036O A 01900 00008053B	2633	2416 CLARE PARK DR	
Parcels	036O A 02000	0.159008	0	036O A 02000 00008053B	2633	2414 CLARE PARK DR	
Parcels	036O A 02100	0.075199	0	036O A 02100 00008053B	2633	2302 CLARE PARK DR	
Parcels	036O A 02200	0.043194	0	036O A 02200 00008053B	2633	2304 CLARE PARK DR	
Parcels	036O A 02300	0.043173	0	036O A 02300 00008053B	2633	2306 CLARE PARK DR	
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Parcels	036O A 02500	0.064738	0.06	036O A 02500 00008036O	2633	2310 CLARE PARK DR	
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Parcels	0360 A 03000	0.105942	0 0360 A 03000 000080360	2633 2403 CLARE PARK DR
Common Area	0360 A 03100	0.184893	0 0360 A 03100 000080360	2633 CLARE PARK DR
Parcels	0360 A 03200	0.140944	0.14 0360 A 03200 000080360	2633 2405 CLARE PARK DR
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Common Area	0360 A 04200	0.023597	0 0360 A 04200 00008053B	2633 CLARE PARK DR
Common Area	0360 A 04300	0.091228	0 0360 A 04300 000080360	2633 CLARE PARK DR
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Parcels	036 05111	1.597075	1.62 036 05111 00008036	1902 MOHER BLVD
Common Area	036 05112	0.269794	0.27 036 05112 00008036	1206 DAVENPORT BLVD
Parcels	036 05104	3.101487	3.15 036 05104 00008036	2101 120 DAVENPORT BLVD
Parcels	036 05105	1.363704	1.34 036 05105 00008036	2101 1010 PERRONE WAY
Parcels	036 05106	1.233436	1.11 036 05106 00008036	2101 3020 STANSBERRY PVT LN
Parcels	036 05107	1.44534	1.45 036 05107 00008036	1902 1360 MOHER BLVD
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Common Area	036 05113	0.179411	0.2 036 05113 00008036	2101 DAVENPORT BLVD
Common Area	036 05114	0.095987	0.09 036 05114 00008036	2101 PERRONE WAY
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Parcels	0360 B 00500	0.170584	0.17 0360 B 00500 000080360	2633 2333 CLARE PARK DR
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Parcels	0360 B 00700	0.164688	0.16 0360 B 00700 000080360	2633 2341 CLARE PARK DR
Parcels	0360 B 00800	0.164702	0.16 0360 B 00800 000080360	2633 2345 CLARE PARK DR
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Common Area	0360 B 01000	0.971505	0.97 0360 B 01000 000080360	2633 CLARE PARK DR
Parcels	0360 B 01100	0.052282	0.05 0360 B 01100 000080360	2633 2224 CLARE PARK DR
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Parcels	0360 B 01500	0.055888	0.06 0360 B 01500 000080360	2633 2216 CLARE PARK DR
Parcels	0360 B 01600	0.043754	0.04 0360 B 01600 000080360	2633 2214 CLARE PARK DR
Parcels	0360 B 01700	0.043752	0.04 0360 B 01700 000080360	2633 2212 CLARE PARK DR
Parcels	0360 B 01800	0.054414	0.05 0360 B 01800 000080360	2633 2210 CLARE PARK DR
Parcels	0360 B 01900	0.0544	0.05 0360 B 01900 000080360	2633 2208 CLARE PARK DR
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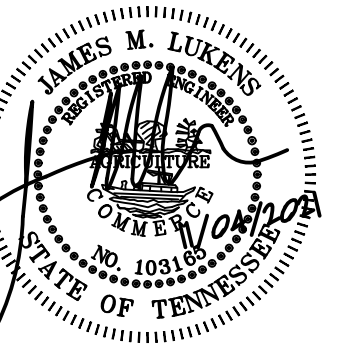
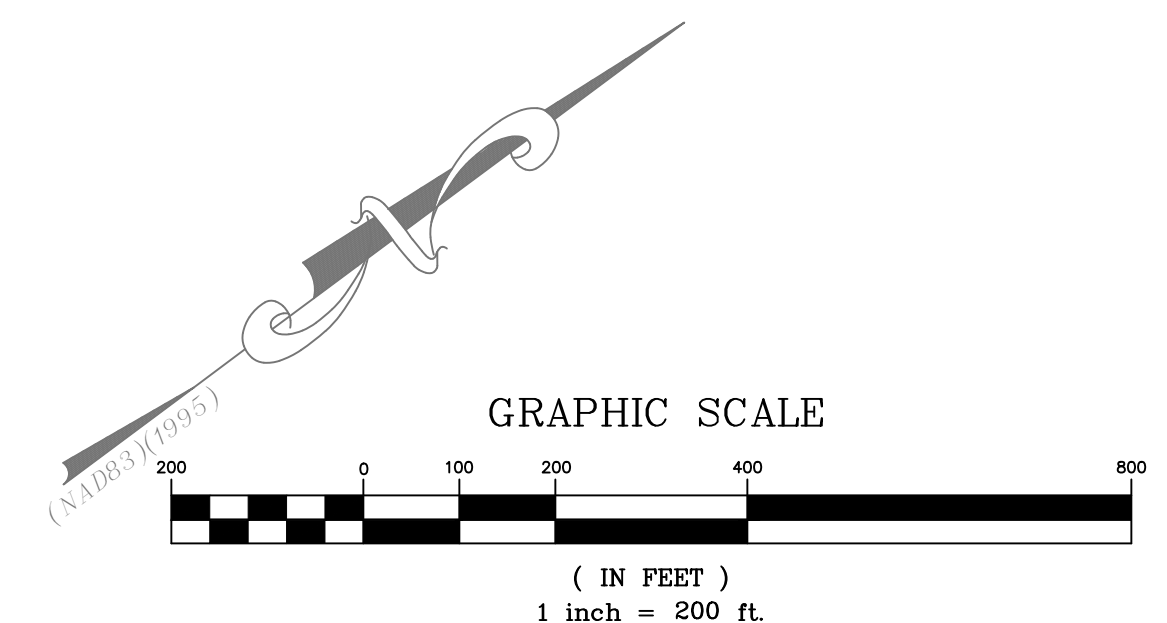
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Parcels	0360 B 05400	0.054942	0.05 0360 B 05400 000080360	2633 1207 MOHER BLVD
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Parcels	0360 B 05600	0.045633	0.05 0360 B 05600 000080360	2633 1211 MOHER BLVD
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Parcels	0360 B 05800	0.057976	0.06 0360 B 05800 000080360	2633 1215 MOHER BLVD
Parcels	0360 B 05900	0.05758	0.06 0360 B 05900 000080360	2633 1217 MOHER BLVD
Parcels	0360 B 06000	0.045571	0.05 0360 B 06000 000080360	2633 1219 MOHER BLVD
Parcels	0360 B 06100	0.044561	0.04 0360 B 06100 000080360	2633 1221 MOHER BLVD
Parcels	0360 B 06200	0.0564	0.06 0360 B 06200 000080360	2633 1223 MOHER BLVD
Common Area	0360 B 06300	0.020477	0.02 0360 B 06300 000080360	2633 MOHER BLVD
Common Area	0360 B 06400	0.234062	0.23 0360 B 06400 000080360	2633 MOHER BLVD
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Parcels	036 05115	1.062917	1.08 036 05115 00008036	2101 3000 STANSBERRY PVT LN
Parcels	053B C 01900	0.088389	0 053B C 01900 00008053B	2633 1408 MOHER BLVD
Parcels	053B C 02000	0.088555	0 053B C 02000 00008053B	2633 1409 MOHER BLVD
Parcels	053B C 02800	0.101016	0 053B C 02800 00008053B	2633 2424 CLARE PARK DR



GATEWAY VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 8 (LOT 135)
COF #7703

C0.0	COVER
C1.0	EXISTING DEVELOPMENT PLAN (COF #7573)
C2.0	PROPOSED DEVELOPMENT PLAN
C3.0	OVERALL GRADING & DRAINAGE PLAN

- ADD: "INSTITUTIONAL EDUCATIONAL FACILITIES" TO LIST OF PERMITTED USES



**GATEWAY VILLAGE
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 8
(LOT 135)**

1010 Perone Way, Franklin, TN 37064

Map 036 Parcel 051.05

Map 036 Parcel 051.05

COF #7703

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[illegible]

PROJ. NO.: 03488.02

DATE: 2021.11.04

COVER
SHEET

CO.0

MINIMUM OPEN SPACE REQUIREMENTS FOR RESIDENTIAL OPEN SPACE:				
5% OF DEVELOPABLE AREA REQUIRED FOR FORMAL OPEN SPACE. TOTAL DEVELOPABLE AREA = 41.82 ACRES				
5% OF 41.82 = 2.09 ACRES				
AREA	TYPE	APPROVED AREA OF OPEN SPACE	APPROVED MAXIMUM 25% PAVED AREA	
F-1	SECTION 1 MEDIAN/CIRCLE	9,996 S.F.	2,499 S.F.	
F-2	SECTION 2 MEDIAN/CIRCLE	8,624 S.F.	1,656 S.F.	
F-3	SECTION 2 PARK	11,623 S.F.	2,906 S.F.	
F-4	NEIGHBORHOOD PARK	42,171 S.F.	10,542 S.F.	
F-5	GATEWAY MONUMENT	14,148 S.F.	300 S.F.	
F-6 (LOT 135-138)	FOCAL POINT	9,946 S.F.	2,487 S.F.	
F-6 (LOT 138)		8,819 S.F.	2,205 S.F.	
SUBTOTAL				
F-7	TRAFFIC CIRCLE	11,424 S.F.	2,865 S.F.	
F-8	PLAZA	19,528 S.F.	4,882 S.F.	
F-9	PARK	16,076 S.F.	4,019 S.F.	
F-10	PARK	9,452 S.F.	2,263 S.F.	
F-11 (LOT 145)	PLAZA	10,568 S.F.	2,642 S.F.	
		2,615 S.F.	100 S.F.	
TOTAL		8,770 S.F.	3,160 S.F.	
		172,375 S.F. (3.96 ACRES)		

TREES TO BE SAVED/PROTECTED			
ID#	SIZE	TYPE	CONDITION
#1	68" CALIPER	OAK	FAIR
#2	48" CALIPER	ELM	GOOD
#3	40" CALIPER	ELM	GOOD

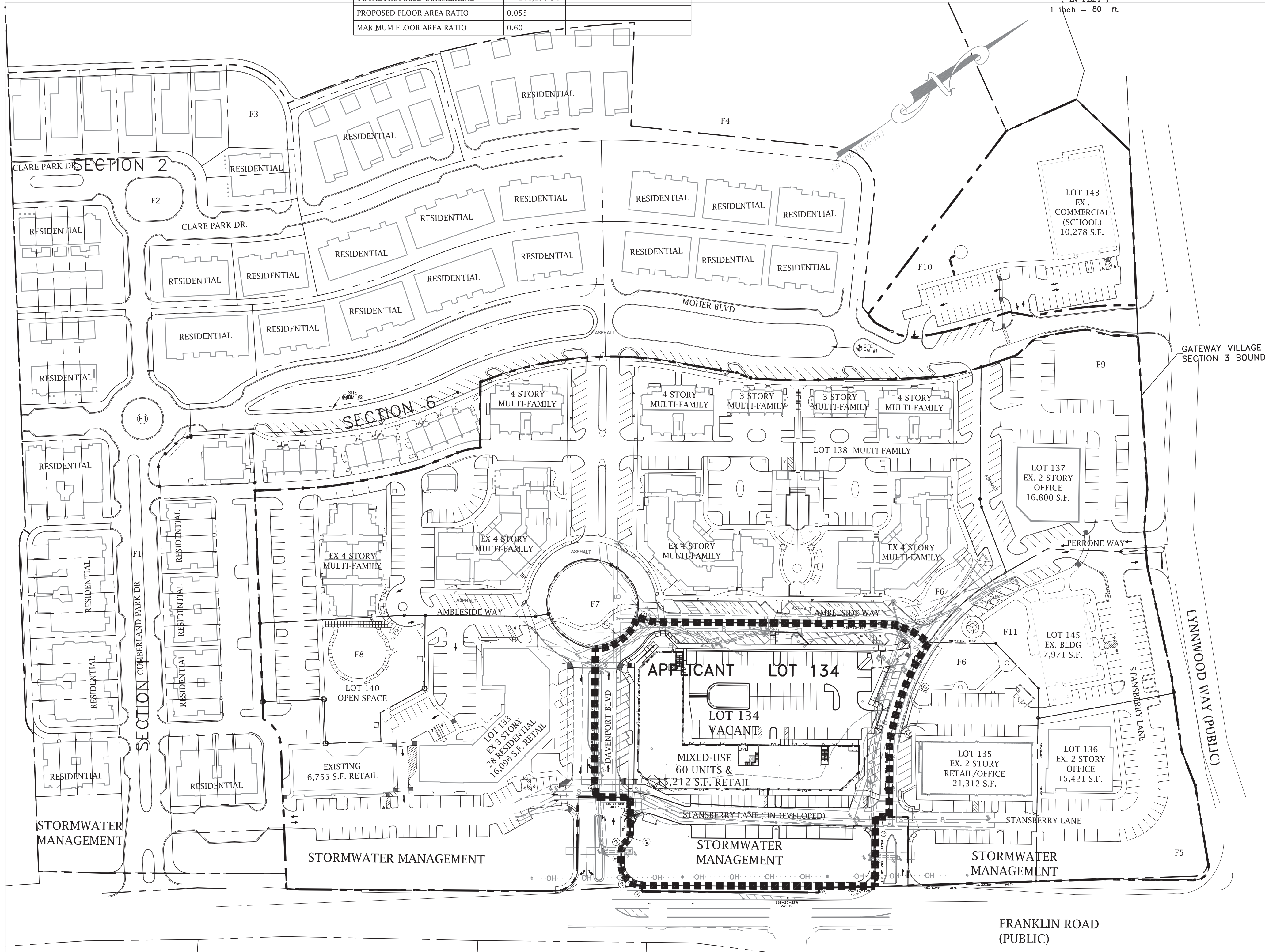
GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"							
Lot #	Area	Description	# Units or Square Footage	Parking Requirement	Required Parking	SubTotal	0.85 Multiplier
133	Camden Commons I Apartments	Studio/1BR/2BR	212/2.1 (28 units)	1/2/2.5 / unit	2+24=35 = 61		
	Mack & Kates	Restaurant/Empl	3077 s.f./9 emp	7.5/1000	23+7 = 30		
	Wall Street Pizza	Restaurant/Empl	2612 s.f./6 emp	7.5/1000	20+5 = 25		
	Sopapillas	Restaurant/Empl	4387 s.f./25	7.5/1000	33+19 = 52		
	Baxter & Co	Stations/Empl	10 / 10	1 / 1	10+10 = 20		
	Lunatic Fringe	Stations/Empl	10 / 10	1 / 1	10+10 = 20		
	True-I-Care	Retail	1467	2.5/1000	3.67		
	RB's Cycles	Retail	2564	2.5/1000	6.41		
	Xtend & Whitley	Retail	2732	2.5/1000	7		
	Amish Experience	Retail	1248	2.5/1000	3		
	Applied from Section I				-37		
	Subtotal		22,851 S.F. (28 UNITS)			228.08	193.87
134	Residential	Studio/1BR/2BR	35/187 (60 UNITS)	1/2/2.5 / unit	35+36+17.5 = 89		
	Commercial	Retail	11,800	3.33/1000	39		
		Restaurant	3,412	10 / 1000	34		
	Subtotal		16,212 S.F. (60 UNITS)			162	138
135	Commercial	Retail	10,656	2.5 / 1000	26.6		
		Office	10,656	2.85/1000	30.4		
	Subtotal		21,312 S.F.			57	48
136	Office Bldg	Office	15,421	2.85 / 1000	44	44	37
137	Touchstone Imaging	Office	21,000	2.85 / 1000	60	60	51
137, 139, 141, & 142	Bell Apartments	1BR/2BR/3BR	87 / 77 (22 (186 UNITS)	2 / 2.5 / 3/unit	174+192.5+66 = 432.5	432.5	367.6
140	Park	Daycare/Empl/Stack ing	10,278 s.f. 30 employees	2 / 1000 + 1 + 5	21+30 = 51	51	43.35
143	Goddard School	Oral Surgery	7,971	1 / 250	32	32	27
145	Camden Commons Plaza						
Total						1087.58	924

GATEWAY VILLAGE SECTION III - PARKING SUMMARY "TRADITIONAL"				
Section III Lot #	User or Area Description	Required Parking Spaces	0.85 Multiplier	Actual Parking Shown
133	Camden Commons I	228.08	193.87	191
134	Mixed Use	162	138	139
135	Retail/Office	57	48	48
136	Office Building	44	37	49
137	Touchstone Office	60	51	52
143	Goddard School	51	43.35	46
145	Camden Medical Plaza	32	27	38
140	Formal Open Space	21	17.85	21
137-142	Bell Apartments	432.5	367.6	467
TOTALS		1087.58	924	1051

GATEWAY VILLAGE TAKEDOWN CHART				
SITE SPECIMEN TREE REPLACEMENT REQUIRED				
TOTAL SITE INCHES TO BE REPLACED				1341
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 1				189
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 2				354
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 6				17.75
TOTAL REPLACEMENT CALIPER INCHES FROM SEC 3 LOT 133				105
TOTAL REPLACEMENT CALIPER INCHES FROM LOT 145				9.0
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 3 & 6 (LOTS 138, 139, 140, 141, & 142)				198.0
TOTAL REPLACEMENT CALIPER INCHES FOR LOT 136				48
TOTAL REPLACEMENT CALIPER INCHES FOR LOT 135				60
PROPOSED TOTAL REPLACEMENT CALIPER INCHES FOR LOT 134				110
REMAINING DEVELOPMENT REPLACEMENT CALIPER INCHES				195.25
INFORMAL OPEN SPACE				
10% OF DEVELOPABLE AREA REQUIRED FOR INFORMAL OPEN SPACE. TOTAL DEVELOPABLE AREA = 41.82 ACRES				
10% OF 41.82 = 4.18 ACRES				
KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE	PAVED AREA
AREA I-1	INFORMAL	HILLSIDE	1,017,610 S.F.	-
			23.4 ACRES	-

DEVELOPMENT PLAN SUMMARY				
DEVELOPMENT	FMPC APPROVAL DATE	PC ZONED AREAS	RESIDENTIAL UNITS	COMMERCIAL S.F.
CONCEPT PLAN	6/3/2009	60-50	419	142,258
CONCEPT PLAN REV 3	5/22/2008	60.5	402	144,258
SECTION 1	6/8/2004	4.83	33	
SECTION 2	3/24/2005	11.42	95	
SECTION 6	7/27/06	1.12	39	
SECTION 6 LOT 141 (REV 6)	8/23/2010	0.18	6	
APPROVED SECTION 3				
LOT 133	9/27/2007	2.93	28	22,851
LOT 143	11/20/2008	1.92	-	10,276
LOT 145	11/4/2010	-	-	7,971
LOTS 138, 140, & 144	9/23/2010	7.74	186	NA (6,500 S.F. LEASING CTR)
LOT 137	2014	-	-	21,000
LOT 136 (REV 6)	2017	1.16	-	15,421
LOT 135	10/18/2018	1.35	-	21,312
LOT 134	PENDING	3.22	60	15,212

LAND USE TABULATIONS:	
APPROVED ZONING	PLANNED COMMERCIAL (PC 6.64/155,679)
PROPOSED ZONING	PLANNED COMMERCIAL (PC 6.75/144,258)
GROSS SITE AREA	60.50± ACRES
APPROVED RESIDENTIAL UNITS	402 DWELLING UNITS
PROPOSED RESIDENTIAL UNITS	408 DWELLING UNITS
SINGLE FAMILY LOTS	15 UNITS
TOWNHOUSES	113 UNITS
CONDOMINIUMS	6 UNITS
MULTI-FAMILY	28 UNITS
APARTMENTS	186 UNITS
MULTI-FAMILY	60 UNITS
APPROVED GROSS DENSITY	6.64 UNITS/AC
PROPOSED GROSS DENSITY	6.75 UNITS/AC
APPROVED RETAIL/RESTAURANT S.F.	79,082 S.F.
APPROVED OFFICE S.F.	76,597 S.F.
APPROVED TOTAL COMMERCIAL	155,679 S.F.
CONSTRUCTED COMMERCIAL	22,851 S.F. SEC 3 LOT 133
	21,312 S.F. SEC 3 LOT 135
	15,421 S.F. SEC 3 LOT 136
	21,000 S.F. SEC 3 LOT 137
	10,278 S.F. SEC 3 LOT 143
	7,971 S.F. SEC 3 LOT 145
PROPOSED COMMERCIAL	15,212 S.F. SEC 3 LOT 134
	30,213 S.F. REMAINING
TOTAL PROPOSED COMMERCIAL	144,258 S.F.
PROPOSED FLOOR AREA RATIO	0.055
MAXIMUM FLOOR AREA RATIO	0.60



EXISTING CHART DATA

THE EXISTING ENTITLEMENT SUMMARIES TAKEN FROM THE FOLLOWING PLANS, PROVIDED BY THE CITY OF FRANKLIN PLANNING DEPARTMENT AND BELIEVED TO BE THE LATEST APPROVED PLANS:

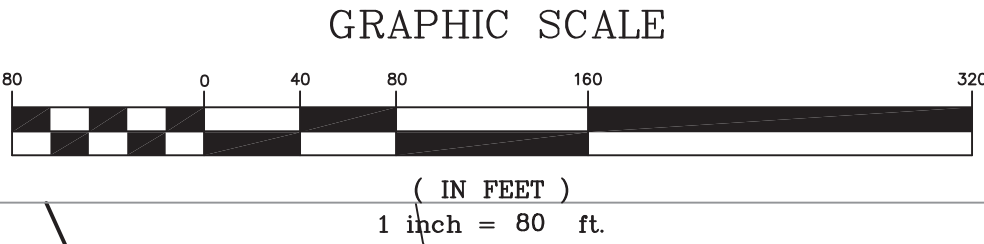
- COF #6381 GATEWAY VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6 (LOT 136), DATED 6.28.2017.
- COF #6635 GATEWAY VILLAGE PUD SUBDIVISION, SECTION 3 (LOT 135) APPROVED 10.18.2018.
- CALIPER REPLACEMENT TAKEDOWN PROVIDED BY HEIBERT BALL LANDDESIGN AS PART OF LOT 134 DESIGN.

GENERAL NOTES:

- SECTIONS 1, 2, AND 6 OF GATEWAY VILLAGE DESIGNED BY LANDDESIGN, INC. THE REVISED COMMERCIAL VILLAGE DESIGNED BY KSA/CODA COMPANIES, SECTION 3 AND A PORTION OF SECTION 6 DESIGNED BY LITTLEJOHN ENGINEERING ASSOCIATES.
- THREE EXISTING TREES WITHIN THE COMMERCIAL VILLAGE SHALL BE PRESERVED.
- ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
- THE PLANT MATERIAL PROPOSED FOR BIORETENTION AREAS SHALL BE SHOWN ON THE PLAN AND INCLUDED IN A PLANT SCHEDULE AT THE SITE PLAN STAGE. MAINTENANCE GUIDELINES FOR THESE AREAS SHALL BE PROVIDED.

NOTE:
LOT 134 IS THE FINAL REMAINING LOT TO BE DEVELOPED AND THE SHOWN ENTITLEMENTS DO NOT NECESSARILY APPLY. THE FINAL ENTITLEMENTS FOR LOT 134 WILL BE DICATED BY THE AVAILABLE PARKING AND REMAINING ENTITLEMENTS FOR THE OVERALL GATEWAY VILLAGE PUD SUBDIVISION AT THE TIME OF THE LOT 134 SITE PLAN SUBMITTAL.

NOTE:
THIS CONCEPT PLAN INFORMATION SHOWN WAS TAKEN FROM AVAILABLE PUBLIC INFORMATION PROVIDED BY THE CITY OF FRANKLIN. LUKENS ENGINEERING CONSULTANTS ACCEPTS NO LIABILITY OF THE EXACTNESS OF THE DEVELOPMENT OF THE PROPOSED PLAN SHOWN.



GATEWAY VILLAGE
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7
(LOT 134)

COF #7573

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REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.08.05

EXISTING
DEVELOPMENT
PLAN

C1.0

GATEWAY VILLAGE TAKEDOWN CHART				
SITE SPECIMEN TREE REPLACEMENT REQUIRED				
TOTAL SITE INCHES TO BE REPLACED				1341
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 1				189
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 2				354
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 6				17.75
TOTAL REPLACEMENT CALIPER INCHES FROM SEC 3 LOT 133				105
TOTAL REPLACEMENT CALIPER INCHES FROM LOT 145				9.0
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 3 & 6 (LOT'S 138, 139, 140, 141, & 142)				198.0
TOTAL REPLACEMENT CALIPER INCHES FOR LOT 136				48
TOTAL REPLACEMENT CALIPER INCHES FOR LOT 135				60
PROPOSED TOTAL REPLACEMENT CALIPER INCHES FOR LOT 134				110
REMAINING DEVELOPMENT REPLACEMENT CALIPER INCHES				195.25
INFORMAL OPEN SPACE				
10% OF DEVELOPABLE AREA REQUIRED FOR INFORMAL OPEN SPACE.				
TOTAL DEVELOPABLE AREA = 41.82 ACRES				
10% OF 41.82 = 4.18 ACRES				
KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE	PAVED AREA
AREA 1-1	INFORMAL	HILLSIDE	1,017,610 S.F.	-
			23.4 ACRES	-

GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"								
Lot #	Area	Description	# Units or Square Footage	Parking Requirement	Required Parking	SubTotal	0.85 Multiplier	Actual Parking Shown
133	Camden Commons I Apartments	Studio/1BR/2BR	2/12/14 (28 units)	1/2/2.5 / unit	2+24+35 = 61			
	Mack & Kates	Restaurant/Emp	3077 s.f./8 emp	7.5/1000	23+7 = 30			
	Wall Street Pizza	Restaurant/Emp	2612 s.f./8 emp	7.5/1000	20+5 = 25			
	Sopapillas	Restaurant/Emp	4387 s.f./25	7.5/1000	33+19 = 52			
	Baxter & Co	Stations/Emp	10 / 10	1 / 1	10+10 = 20			
	Lunatic Fringe	Stations/Emp	10 / 10	1 / 1	10+10 = 20			
	True-I-Care	Retail	1467	2.5/1000	3.67			
	RB's Cycles	Retail	2564	2.5/1000	6.41			
	Xtend & Whitley	Retail	2732	2.5/1000	7			
	Amish Experience	Retail	1248	2.5/1000	3			
	Applied from Section I				-37			
	Subtotal		22,851 S.F. (28 UNITS)			228.08	193.87	191
134	Residential	Studio/1BR/2BR	35/18/7 (60 UNITS)	1/2/2.5 / unit	35+36+17.5 = 89			
	Commercial	Retail	11,800	3.33/1000	39			
		Restaurant	3,412	10 / 1000	34			
	Subtotal		15,212 S.F. (60 UNITS)			162	138	139
135	Institutional Educational Facilities	Staff	18	1/staff	18			
		Students	65	1 per 3 students	22			
		Bldg Floor Area	21,312 S.F.			40	34	48
136	Office Bldg	Office	15,421	2.85 / 1000	44	44	37	49
137	Touchstone Imaging	Office	21,000	2.85 / 1000	60	60	51	52
137, 139, 141, & 142	Bell Apartments	1BR/2BR/3BR	87 / 77 / 22 (186 UNITS)	2 / 2.5 / 3/unit	174+192.5+66 = 432.5	432.5	367.6	467
140	Park				21	21	17.85	21
143	Goddard School	Daycare/Emp/Stacking	10,278 s.f. 30 employees	2 / 1000 + 1 + 5	21+30 = 51	51	43.35	46
145	Camden Commons Plaza	Oral Surgery	7,971	1 / 250	32	32	27	38
Total						1070.58	910	1051

PARKING REQUIREMENTS
LOT 135 - INSTITUTIONAL EDUCATION FACILITY

THE PARKING REQUIREMENT FOR INSTITUTIONAL EDUCATION FACILITIES ARE SITE SPECIFIC TO THE REQUIRED NEEDS FOR THE SPECIFIC INSTITUTION.

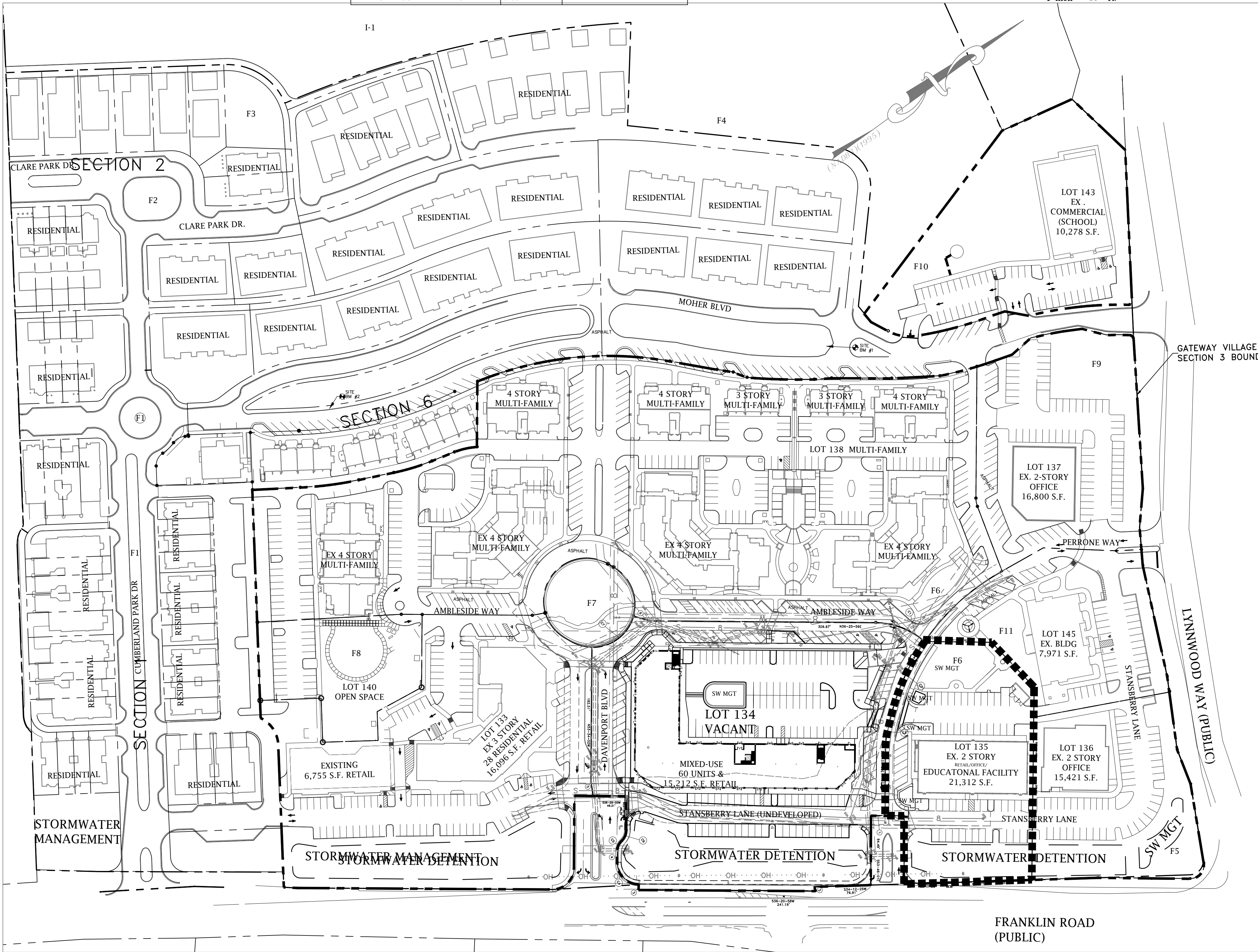
GALILEO EDUCATION EXPECTS 18 STAFF AND 65 STUDENT AS THE OCCUPANCY. STUDENT ATTENDANCE IN-PERSON IS OPTIONAL AND BASED ON ENROLLMENT WITHIN SPECIFIC COURSES WHERE IN-PERSON LEARNING IS EXPECTED TO ENHANCE THE LEARNING EXPERIENCE. MOST STUDENTS ARE NOT OF LEGAL DRIVING AGE AND SENIOR STUDENTS WILL NOT BE PERMITTED TO DRIVE THEMSELVES TO THE FACILITY.

PARKING CRITERIA IS ESTABLISHED AS:

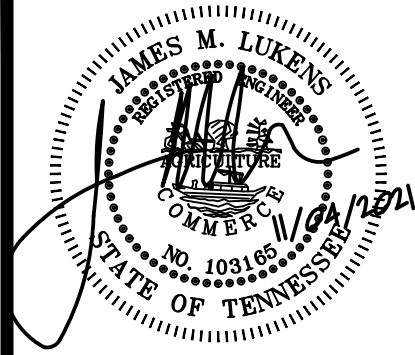
STAFF PARKING:	1 SPACE PER STAFF (18)
STUDENT PARKING:	1 SPACE PER 3 STUDENTS (65/3=22)

LAND USE TABULATIONS:		
APPROVED ZONING	PLANNED COMMERCIAL (PC 6.64/155,679)	
PROPOSED ZONING	PLANNED COMMERCIAL (PC 6.75/144,258)	
GROSS SITE AREA	60.50± ACRES	
APPROVED RESIDENTIAL UNITS	408 DWELLING UNITS	
SINGLE FAMILY LOTS	15 UNITS	SECTION 2
TOWNHOUSES	113 UNITS	SECTIONS 1 & 2
CONDOMINIUMS	6 UNITS	SECTION 6
MULTI-FAMILY	28 UNITS	SECTION 3 LOT 133
APARTMENTS	186 UNITS	SECTION 3 LOT 137-142
MULTI-FAMILY	60 UNITS	SECTION 3 LOT 134
APPROVED GROSS DENSITY	6.75 UNITS/AC	
APPROVED RETAIL/RESTAURANT S.F.	79,082 S.F.	
APPROVED OFFICE S.F.	76,597 S.F.	
APPROVED TOTAL COMMERCIAL	144,258 S.F.	
CONSTRUCTED COMMERCIAL & INSTITUTIONAL: EDUCATIONAL FACILITY	22,851 S.F.	SEC 3 LOT 133
	21,312 S.F.	SEC 3 LOT 135 (EDU FACILITY)
	15,421 S.F.	SEC 3 LOT 136
	21,000 S.F.	SEC 3 LOT 137
	10,278 S.F.	SEC 3 LOT 143
	7,971 S.F.	SEC 3 LOT 145
PROPOSED COMMERCIAL	15,212 S.F.	SEC 3 LOT 134
	30,213 S.F.	REMAINING
TOTAL PROPOSED COMMERCIAL	144,258 S.F.	
PROPOSED FLOOR AREA RATIO	0.055	
MAXIMUM FLOOR AREA RATIO	0.60	

NOTE:
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PROVIDED BY THE CITY OF FRANKLIN. LUKENS ENGINEERING CONSULTANTS ACCEPTS NO
LIABILITY OF THE EXACTNESS OF THE DEVELOPMENT OF THE PROPOSED PLAN SHOWN.



OVERALL DEVELOPMENT PLAN



LEC
LUKENS Engineering Consultants
PO Box 1586
Brentwood, TN 37024-1586
Phone 615-404-4617
jluken@lukensengineering.com

**GATEWAY VILLAGE
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 8
(LOT 135)**

1010 Perone Way, Franklin, TN 37064
Map 036 Parcel 051.05

COF #7703

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REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

PROJ. NO.: 03488.02

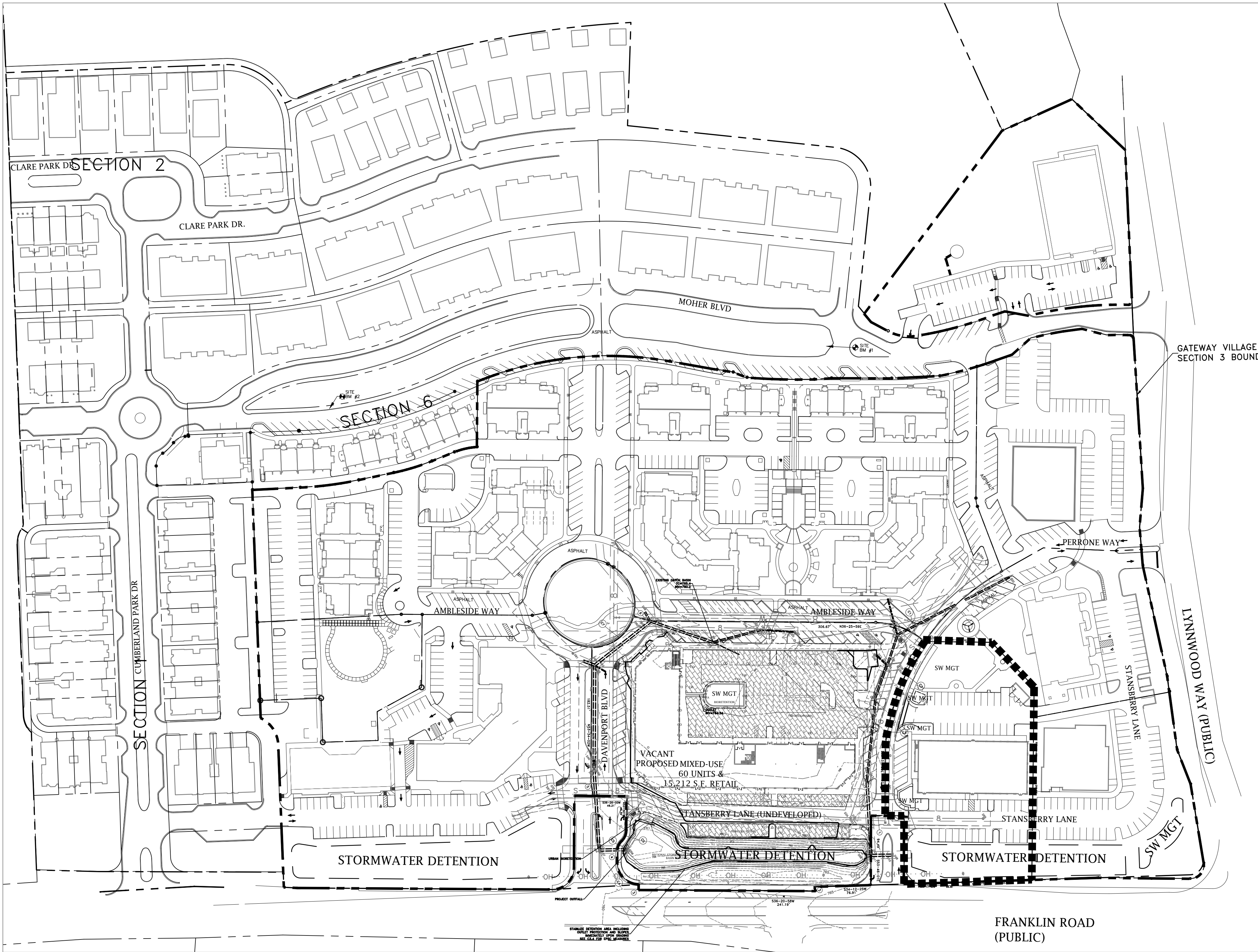
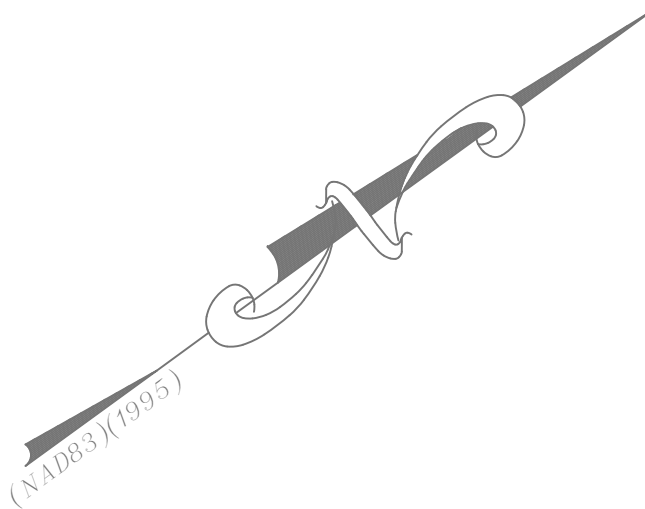
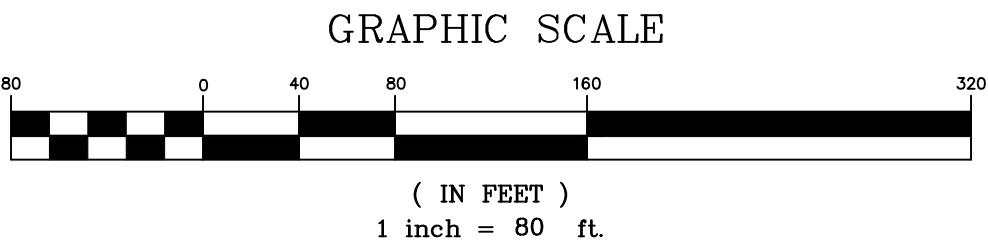
DATE: 2021.11.04

**OVERALL
GRADING
PLAN**

C3.0

STORMWATER NOTES:

1. REGIONAL STORMWATER DETENTION IS PROVIDED ALONG THE FRANKLIN ROAD FRONTAGE OF THE GATEWAY VILLAGE PUD SUBDIVISION. THE REMAINING SITE TO BE DEVELOPED, LOT 134, WILL PROVIDE ADEQUATE STORMWATER DETENTION ON-SITE AND MAY INCLUDE THE EXISTING REGIONAL DETENTION BASIN SO THE POST-DEVELOPMENT RUNOFF DOES NOT EXCEED THE PRE-DEVELOPMENT RUNOFF. RECALCULATION OF DETENTION PROVIDED FOR EXISTING DEVELOPED LOTS WILL NOT BE REQUIRED, BUT THE EXISTING DETENTION STORAGE VOLUME WILL BE MAINTAINED.
2. NO PORTION OF GATEWAY VILLAGE PUD SUBDIVISION LIES WITHIN A FLOODWAY (FW) OR FLOODWAY FRINGE (FF) BOUNDARY ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 47187C0205F DATED SEPTEMBER 29, 2006.
3. THE STORMWATER DETENTION FACILITIES WILL MINIMIZE IMPACTS OF INCREASED RUNOFF ON DOWNSTREAM PROPERTIES. THE EXISTING DETENTION AREAS ARE FOR ALL DETENTION AND WATER QUALITY REQUIREMENTS FOR 2-100 YEAR STORMS. WATER QUALITY PROVIDES A MINIMUM 80% TSS (TOTAL SUSPENDED SOLIDS) REMOVAL.
4. FINAL DESIGN FOR REMAINING LOT 134 WILL BE PROVIDED AT THE SITE PLAN DEVELOPMENT STAGE AND MEET THE APPLICABLE REQUIREMENTS OF THE CITY OF FRANKLIN STORMWATER MANAGEMENT PLAN. ALL RUNOFF WILL BE DIRECTED TO THE EXISTING DETENTION FACILITY ALONG THE FRANKLIN ROAD FRONTAGE.
5. ANY STRUCTURAL TREATMENT SHALL BE CITY OF FRANKLIN APPROVED.



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MINIMUM OPEN SPACE REQUIREMENTS FOR RESIDENTIAL OPEN SPACE:				
5% OF DEVELOPABLE AREA REQUIRED FOR FORMAL OPEN SPACE. TOTAL DEVELOPABLE AREA = 41.82 ACRES				
5% OF 41.82 = 2.09 ACRES				
AREA	TYPE	APPROVED AREA OF OPEN SPACE	APPROVED MAXIMUM 25% PAVED AREA	
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F-3	SECTION 2 PARK	11,623 S.F.	2,906 S.F.	
F-4	NEIGHBORHOOD PARK	42,171 S.F.	10,542 S.F.	
F-5	GATEWAY MONUMENT	14,148 S.F.	300 S.F.	
F-6 (LOT 135-138)	FOCAL POINT	9,946 S.F.	2,487 S.F.	
F-6 (LOT 138)		8,819 S.F.	2,205 S.F.	
SUBTOTAL				
F-7	TRAFFIC CIRCLE	11,424 S.F.	2,865 S.F.	
F-8	PLAZA	19,528 S.F.	4,882 S.F.	
F-9	PARK	16,076 S.F.	4,019 S.F.	
F-10	PARK	9,452 S.F.	2,263 S.F.	
F-11 (LOT 145)	PLAZA	10,568 S.F.	2,642 S.F.	
		2,615 S.F.	100 S.F.	
TOTAL		8,770 S.F.	3,160 S.F.	
		172,375 S.F. (3.96 ACRES)		

TREES TO BE SAVED/PROTECTED			
ID#	SIZE	TYPE	CONDITION
#1	68" CALIPER	OAK	FAIR
#2	48" CALIPER	ELM	GOOD
#3	40" CALIPER	ELM	GOOD

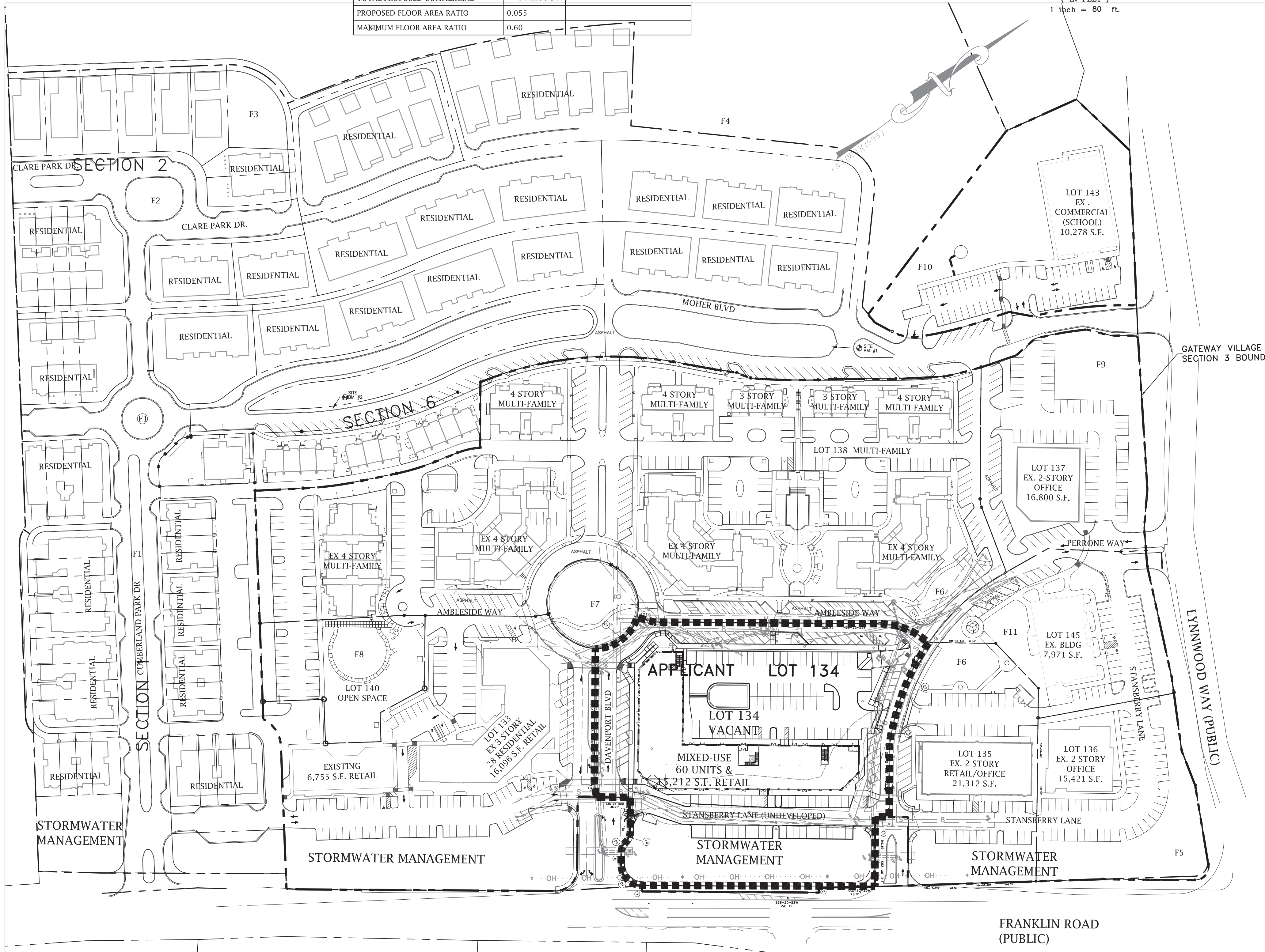
GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"							
Lot #	Area	Description	# Units or Square Footage	Parking Requirement	Required Parking	SubTotal	0.85 Multiplier
133	Camden Commons I Apartments	Studio/1BR/2BR	212/2.1 (28 units)	1/2/2.5 / unit	2+24=35 = 61		
	Mack & Kates	Restaurant/Empl	3077 s.f./9 emp	7.5/1000	23+7 = 30		
	Wall Street Pizza	Restaurant/Empl	2612 s.f./6 emp	7.5/1000	20+5 = 25		
	Sopapillas	Restaurant/Empl	4387 s.f./25	7.5/1000	33+19 = 52		
	Baxter & Co	Stations/Empl	10 / 10	1 / 1	10+10 = 20		
	Lunatic Fringe	Stations/Empl	10 / 10	1 / 1	10+10 = 20		
	True-I-Care	Retail	1467	2.5/1000	3.67		
	RB's Cycles	Retail	2564	2.5/1000	6.41		
	Xtend & Whitley	Retail	2732	2.5/1000	7		
	Amish Experience	Retail	1248	2.5/1000	3		
	Applied from Section I				-37		
	Subtotal		22,851 S.F. (28 UNITS)			228.08	193.87
134	Residential	Studio/1BR/2BR	35/187 (60 UNITS)	1/2/2.5 / unit	35+36+17.5 = 89		
	Commercial	Retail	11,800	3.33/1000	39		
		Restaurant	3,412	10 / 1000	34		
	Subtotal		16,212 S.F. (60 UNITS)			162	138
135	Commercial	Retail	10,656	2.5 / 1000	26.6		
		Office	10,656	2.85/1000	30.4		
	Subtotal		21,312 S.F.			57	48
136	Office Bldg	Office	15,421	2.85 / 1000	44	44	37
137	Touchstone Imaging	Office	21,000	2.85 / 1000	60	60	51
137, 139, 141, & 142	Bell Apartments	1BR/2BR/3BR	87 / 77 (22 (186 UNITS)	2 / 2.5 / 3/unit	174+192.5+66 = 432.5	432.5	367.6
140	Park	Daycare/Empl/Stack ing	10,278 s.f. 30 employees	2 / 1000 + 1 + 5	21+30 = 51	51	43.35
143	Goddard School	Oral Surgery	7,971	1 / 250	32	32	27
145	Camden Commons Plaza						
Total						1087.58	924

GATEWAY VILLAGE SECTION III - PARKING SUMMARY "TRADITIONAL"				
Section III Lot #	User or Area Description	Required Parking Spaces	0.85 Multiplier	Actual Parking Shown
133	Camden Commons I	228.08	193.87	191
134	Mixed Use	162	138	139
135	Retail/Office	57	48	48
136	Office Building	44	37	49
137	Touchstone Office	60	51	52
143	Goddard School	51	43.35	46
145	Camden Medical Plaza	32	27	38
140	Formal Open Space	21	17.85	21
137-142	Bell Apartments	432.5	367.6	467
TOTALS		1087.58	924	1051

GATEWAY VILLAGE TAKEDOWN CHART				
SITE SPECIMEN TREE REPLACEMENT REQUIRED				
TOTAL SITE INCHES TO BE REPLACED				1341
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 1				189
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 2				354
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 6				17.75
TOTAL REPLACEMENT CALIPER INCHES FROM SEC 3 LOT 133				105
TOTAL REPLACEMENT CALIPER INCHES FROM LOT 145				9.0
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 3 & 6 (LOTS 138, 139, 140, 141, & 142)				198.0
TOTAL REPLACEMENT CALIPER INCHES FOR LOT 136				48
TOTAL REPLACEMENT CALIPER INCHES FOR LOT 135				60
PROPOSED TOTAL REPLACEMENT CALIPER INCHES FOR LOT 134				110
REMAINING DEVELOPMENT REPLACEMENT CALIPER INCHES				195.25
INFORMAL OPEN SPACE				
10% OF DEVELOPABLE AREA REQUIRED FOR INFORMAL OPEN SPACE. TOTAL DEVELOPABLE AREA = 41.82 ACRES				
10% OF 41.82 = 4.18 ACRES				
KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE	PAVED AREA
AREA I-1	INFORMAL	HILLSIDE	1,017,610 S.F.	-
			23.4 ACRES	-

DEVELOPMENT PLAN SUMMARY				
DEVELOPMENT	FMPC APPROVAL DATE	PC ZONED AREAS	RESIDENTIAL UNITS	COMMERCIAL S.F.
CONCEPT PLAN	6/3/2009	60-50	419	142,258
CONCEPT PLAN REV 3	5/22/2008	60.5	402	144,258
SECTION 1	6/8/2004	4.83	33	
SECTION 2	3/24/2005	11.42	95	
SECTION 6	7/27/06	1.12	39	
SECTION 6 LOT 141 (REV 6)	8/23/2010	0.18	6	
APPROVED SECTION 3				
LOT 133	9/27/2007	2.93	28	22,851
LOT 143	11/20/2008	1.92	-	10,276
LOT 145	11/4/2010	-	-	7,971
LOTS 138, 140, & 144	9/23/2010	7.74	186	NA (6,500 S.F. LEASING CTR)
LOT 137	2014	-	-	21,000
LOT 136 (REV 6)	2017	1.16	-	15,421
LOT 135	10/18/2018	1.35	-	21,312
LOT 134	PENDING	3.22	60	15,212

LAND USE TABULATIONS:	
APPROVED ZONING	PLANNED COMMERCIAL (PC 6.64/155,679)
PROPOSED ZONING	PLANNED COMMERCIAL (PC 6.75/144,258)
GROSS SITE AREA	60.50± ACRES
APPROVED RESIDENTIAL UNITS	402 DWELLING UNITS
PROPOSED RESIDENTIAL UNITS	408 DWELLING UNITS
SINGLE FAMILY LOTS	15 UNITS
TOWNHOUSES	113 UNITS
CONDOMINIUMS	6 UNITS
MULTI-FAMILY	28 UNITS
APARTMENTS	186 UNITS
MULTI-FAMILY	60 UNITS
APPROVED GROSS DENSITY	6.64 UNITS/AC
PROPOSED GROSS DENSITY	6.75 UNITS/AC
APPROVED RETAIL/RESTAURANT S.F.	79,082 S.F.
APPROVED OFFICE S.F.	76,597 S.F.
APPROVED TOTAL COMMERCIAL	155,679 S.F.
CONSTRUCTED COMMERCIAL	22,851 S.F. SEC 3 LOT 133
	21,312 S.F. SEC 3 LOT 135
	15,421 S.F. SEC 3 LOT 136
	21,000 S.F. SEC 3 LOT 137
	10,278 S.F. SEC 3 LOT 143
	7,971 S.F. SEC 3 LOT 145
PROPOSED COMMERCIAL	15,212 S.F. SEC 3 LOT 134
	30,213 S.F. REMAINING
TOTAL PROPOSED COMMERCIAL	144,258 S.F.
PROPOSED FLOOR AREA RATIO	0.055
MAXIMUM FLOOR AREA RATIO	0.60



EXISTING CHART DATA

THE EXISTING ENTITLEMENT SUMMARIES TAKEN FROM THE FOLLOWING PLANS, PROVIDED BY THE CITY OF FRANKLIN PLANNING DEPARTMENT AND BELIEVED TO BE THE LATEST APPROVED PLANS:

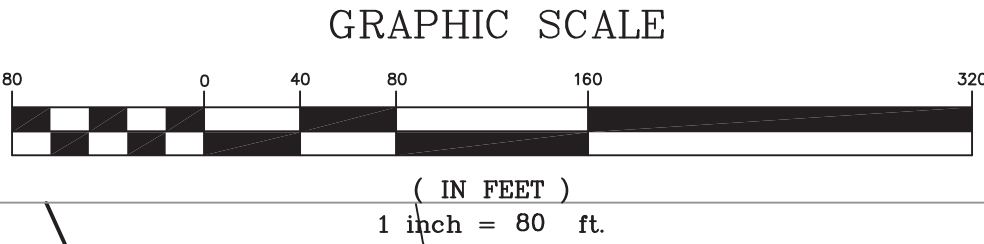
- COF #6381 GATEWAY VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6 (LOT 136), DATED 6.28.2017.
- COF #6635 GATEWAY VILLAGE PUD SUBDIVISION, SECTION 3 (LOT 135) APPROVED 10.18.2018.
- CALIPER REPLACEMENT TAKEDOWN PROVIDED BY HEIBERT BALL LANDDESIGN AS PART OF LOT 134 DESIGN.

GENERAL NOTES:

- SECTIONS 1, 2, AND 6 OF GATEWAY VILLAGE DESIGNED BY LANDDESIGN, INC. THE REVISED COMMERCIAL VILLAGE DESIGNED BY KSA/CODA COMPANIES, SECTION 3 AND A PORTION OF SECTION 6 DESIGNED BY LITTLEJOHN ENGINEERING ASSOCIATES.
- THREE EXISTING TREES WITHIN THE COMMERCIAL VILLAGE SHALL BE PRESERVED.
- ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
- THE PLANT MATERIAL PROPOSED FOR BIORETENTION AREAS SHALL BE SHOWN ON THE PLAN AND INCLUDED IN A PLANT SCHEDULE AT THE SITE PLAN STAGE. MAINTENANCE GUIDELINES FOR THESE AREAS SHALL BE PROVIDED.

NOTE: LOT 134 IS THE FINAL REMAINING LOT TO BE DEVELOPED AND THE SHOWN ENTITLEMENTS DO NOT NECESSARILY APPLY. THE FINAL ENTITLEMENTS FOR LOT 134 WILL BE DICATED BY THE AVAILABLE PARKING AND REMAINING ENTITLEMENTS FOR THE OVERALL GATEWAY VILLAGE PUD SUBDIVISION AT THE TIME OF THE LOT 134 SITE PLAN SUBMITTAL.

NOTE: THIS CONCEPT PLAN INFORMATION SHOWN WAS TAKEN FROM AVAILABLE PUBLIC INFORMATION PROVIDED BY THE CITY OF FRANKLIN. LUKENS ENGINEERING CONSULTANTS ACCEPTS NO LIABILITY OF THE EXACTNESS OF THE DEVELOPMENT OF THE PROPOSED PLAN SHOWN.



GATEWAY VILLAGE
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7
(LOT 134)

COF #7573

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REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.08.05

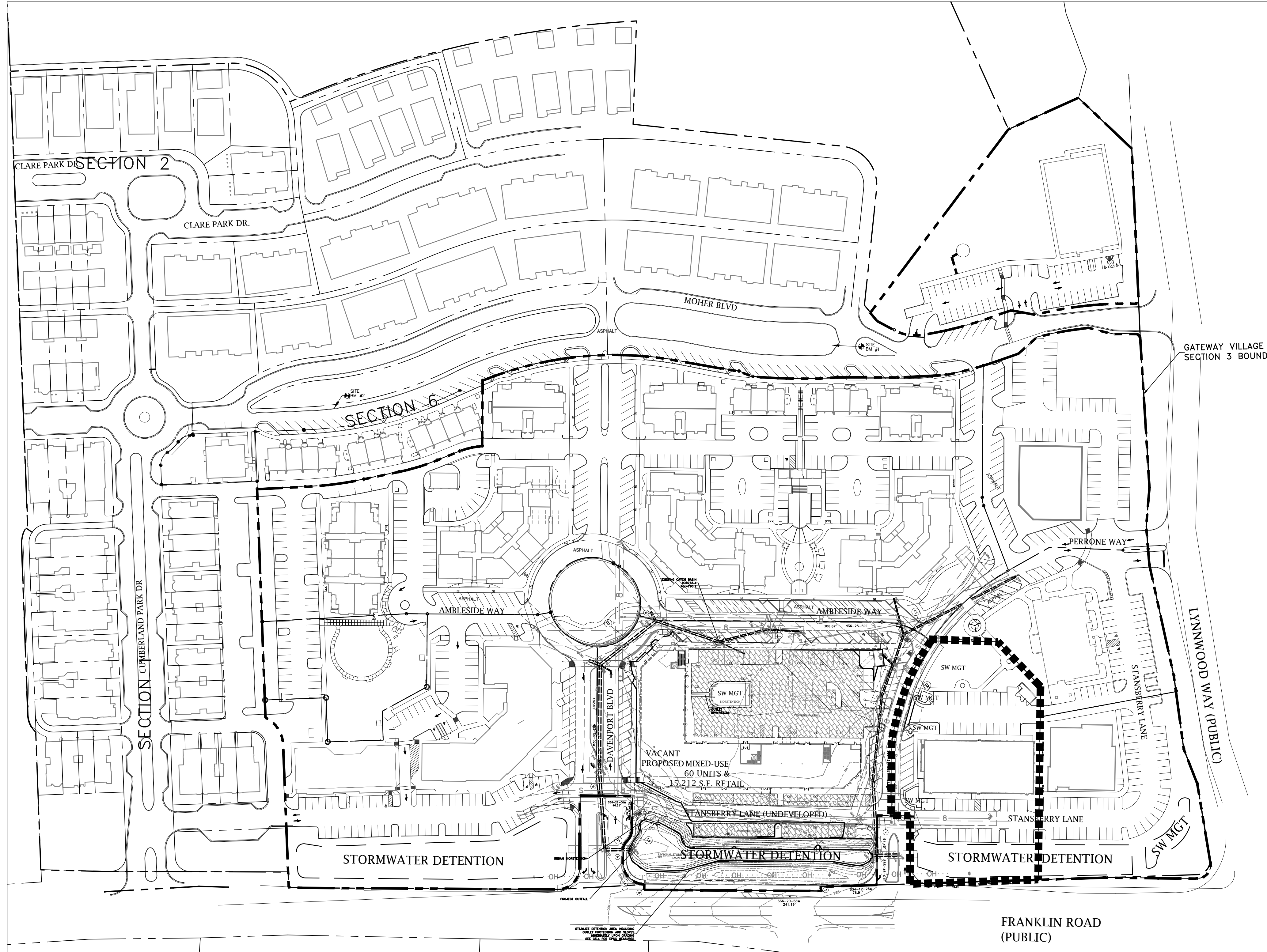
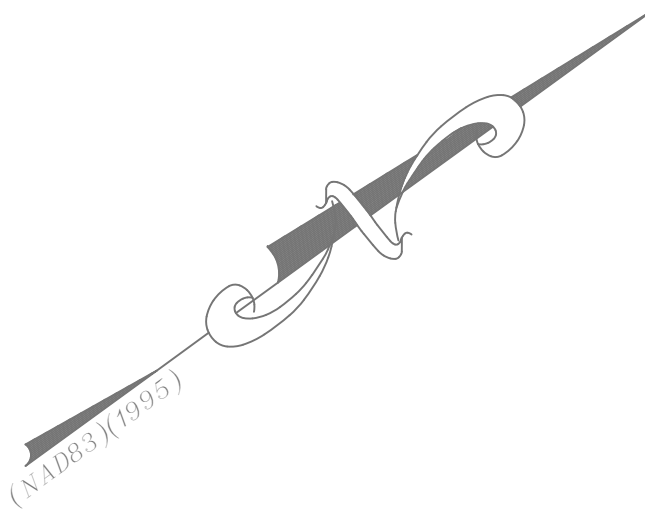
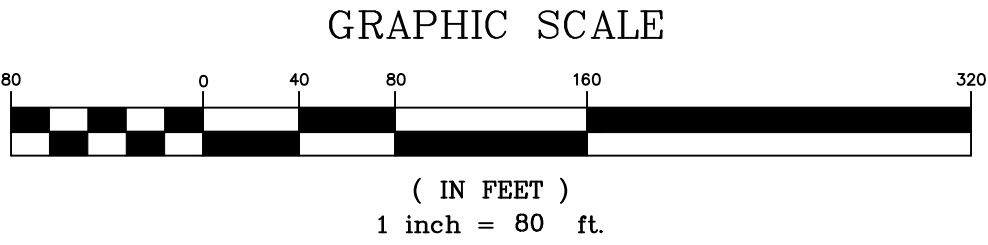
EXISTING
DEVELOPMENT
PLAN

C1.0

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STORMWATER NOTES:

1. REGIONAL STORMWATER DETENTION IS PROVIDED ALONG THE FRANKLIN ROAD FRONTAGE OF THE GATEWAY VILLAGE PUD SUBDIVISION. THE REMAINING SITE TO BE DEVELOPED, LOT 134, WILL PROVIDE ADEQUATE STORMWATER DETENTION ON-SITE AND MAY INCLUDE THE EXISTING REGIONAL DETENTION BASIN SO THE POST-DEVELOPMENT RUNOFF DOES NOT EXCEED THE PRE-DEVELOPMENT RUNOFF. RECALCULATION OF DETENTION PROVIDED FOR EXISTING DEVELOPED LOTS WILL NOT BE REQUIRED, BUT THE EXISTING DETENTION STORAGE VOLUME WILL BE MAINTAINED.
2. NO PORTION OF GATEWAY VILLAGE PUD SUBDIVISION LIES WITHIN A FLOODWAY (FW) OR FLOODWAY FRINGE (FF) BOUNDARY ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 47187C0205F DATED SEPTEMBER 29, 2006.
3. THE STORMWATER DETENTION FACILITIES WILL MINIMIZE IMPACTS OF INCREASED RUNOFF ON DOWNSTREAM PROPERTIES. THE EXISTING DETENTION AREAS ARE FOR ALL DETENTION AND WATER QUALITY REQUIREMENTS FOR 2-100 YEAR STORMS. WATER QUALITY PROVIDES A MINIMUM 80% TSS (TOTAL SUSPENDED SOLIDS) REMOVAL.
4. FINAL DESIGN FOR REMAINING LOT 134 WILL BE PROVIDED AT THE SITE PLAN DEVELOPMENT STAGE AND MEET THE APPLICABLE REQUIREMENTS OF THE CITY OF FRANKLIN STORMWATER MANAGEMENT PLAN. ALL RUNOFF WILL BE DIRECTED TO THE EXISTING DETENTION FACILITY ALONG THE FRANKLIN ROAD FRONTAGE.
5. ANY STRUCTURAL TREATMENT SHALL BE CITY OF FRANKLIN APPROVED.



GATEWAY VILLAGE
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 8
(LOT 135)

1010 Perone Way, Franklin, TN 37064
Map 036 Parcel 051.05

COF #7703

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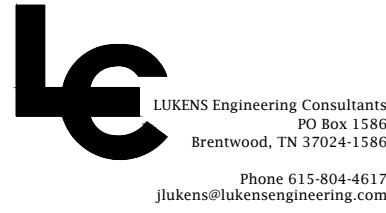
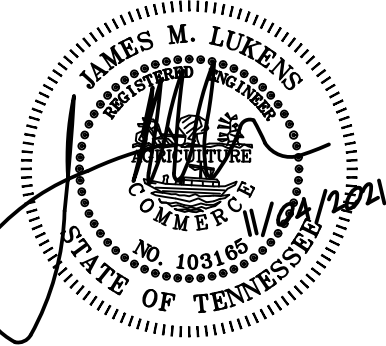
REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

PROJ. NO.: 03488.02

DATE: 2021.11.04

OVERALL
GRADING
PLAN

C3.0





File #: 21-02767

DATE: December 28, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Kevin Townsel, Director of Human Resources
Eric Stuckey, City Administrator

SUBJECT:

*Consideration Of Resolution 2021-185, A Resolution Approving The Continuation Of COVID Pay For City Employees January 1, 2022 Through February 28, 2022.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the City of Franklin continuing to offer COVID pay for City employees that test positive for Covid-19.

BACKGROUND/STAFF COMMENTS:

During 2021, City staff proposed and the Board of Mayor and Aldermen (BOMA) approved COVID paid leave, up to 10 days, for any full-time or part-time employee who tests positive for Covid-19. This COVID Sick Leave expired on December 31, 2021. As the active and breakthrough cases continue to rise due to the new variant within the community and our City team, the City staff requests to extend the COVID paid leave through February 28, 2022 for those employees that test positive. This leave category would continue to be capped at 10 work days.

FINANCIAL IMPACT:

The City would pay any part-time or full-time employee that tests positive for Covid-19 for up to 10 days. The employee would be paid at their normal base pay rate or bi-weekly rate. This does not have a direct financial impact on the City as it is considered a special category of paid sick leave.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-185.

RESOLUTION 2021-185

**A RESOLUTION APPROVING THE CONTINUATION OF COVID PAY FOR CITY EMPLOYEES
JANUARY 1, 2022 THROUGH FEBRUARY 28, 2022**

WHEREAS, following the federal government's response to the COVID-19 pandemic, the City provided COVID pay in accordance with the Families First Coronavirus Response Act; and

WHEREAS, the City continued COVID pay through March 31, 2021 and it was used for those employees that were directed to quarantine/isolate by the City, had childcare issues relating to COVID, or contracted COVID; and

WHEREAS, staff proposed and the Board approved Resolutions 2021-153 and 2021-175, reinstating COVID pay on April 1, 2021 through December 31, 2021, for employees who tested positive for COVID; and

WHEREAS, the City has seen a significant increase in new positive COVID cases in the recent weeks; and

WHEREAS, the City proposes that this resolution continue COVID pay from January 1, 2022 through February 28, 2022 due to the rise of COVID cases within the City's employee population; and

WHEREAS, to qualify, part-time or full-time employees must test positive for COVID during this timeframe; and

WHEREAS, the City would pay the positive COVID employee no more than 10 days at their base rate of pay or bi-weekly rate.

NOW, THEREFORE, IT BE RESOLVED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF FRANKLIN, TENNESSEE, that the City of Franklin temporarily continue COVID pay for City employees from January 1, 2022 through February 28, 2022.

IT IS SO RESOLVED AND DONE on this _____ day of _____, 2022.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna Billingsley, City Attorney



File #: 21-02726

DATE: December 15, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks

SUBJECT:

Consideration Of Resolution No. 2021-186, A Resolution To Reject All Bids For Improvements To The Event Facility At Eastern Flank Battlefield Park (Purchasing Office Procurement Solicitation No. 2022-013).

PURPOSE:

The purpose of this intended procurement was to repair the exterior siding of, and make other improvements to, the Event Facility at Eastern Flank Battlefield Park. According to the FY2021 program enhancement request, "The existing exterior of the building is a dryvit stucco system that is in need of repair. Structures with this type of envelope are notorious for holding moisture within the buildings structure. These issues can lead to rotted wood and mold. The structure's crawl space was encapsulated in 2011-2012 due to moisture and mold issues. This could relate back to defects with the exterior siding."

BACKGROUND/STAFF COMMENTS:

The City published on December 2, 2021 a Notice to Bidders in the *Williamson Herald* for improvements to the event facility at Eastern Flank Battlefield Park (Purchasing Office Solicitation No. 2022-013). In addition, bid documents were sent on or about the same date directly to six (6) potential bidders known or thought to be interested in this solicitation. Bids from two (2) contractors were publicly opened at the bid opening held on December 16, 2021. A tabulation of the bids received for this solicitation is attached.

As noted in the tabulation, neither sealed envelope containing each bid is labeled in compliance with the City's instructions, and neither bid includes all content required by the City. Since neither bid is entirely "responsive" (defined to mean fully conforms in all material respects to the procurement solicitation and all of its requirements, including all form and substance), staff recommends the City reject all bids submitted in response to Purchasing Office Solicitation No. 2022-013 and re-solicit bids.

FINANCIAL IMPACT:

The financial impact of procuring the intended improvements to the Event Facility at Eastern Flank Battlefield Park remains to be seen after one or more responsive sealed bids are solicited and obtained.

RECOMMENDATION:

Staff recommends the Board of Mayor and Aldermen approve Resolution No. 2021-186, a resolution to reject all bids for improvements to the Event Facility at Eastern Flank Battlefield Park. The City's Purchasing Manager believes the prepared solicitation documents as distributed allowed for competition among multiple contractors, and that the staff recommendation appears to be made in a fair and impartial manner based upon the bids received.

RESOLUTION 2021-186

A RESOLUTION TO REJECT ALL BIDS FOR IMPROVEMENTS TO THE EVENT FACILITY AT EASTERN FLANK BATTLEFIELD PARK

WHEREAS, the City published on December 2, 2021 a Notice to Bidders in the *Williamson Herald* for improvements to the Event Facility at Eastern Flank Battlefield Park; and

WHEREAS, the City issued, on December 2, 2021, Purchasing Office Solicitation No. 2022-013, a procurement solicitation for improvements to the Event Facility at Eastern Flank Battlefield Park, and,

WHEREAS, the City sent solicitation documents on or about December 2, 2021 directly to six (6) potential bidders known or thought to be interested in this solicitation; and

WHEREAS, the City posted the solicitation documents on or about December 2, 2021 on the Business Opportunities page of the City's website; and

WHEREAS, bids from two (2) contractors were publicly opened at the submittal opening held on December 16, 2021; and

WHEREAS, neither sealed envelope containing each bid is labeled in compliance with the City's instructions for same; and

WHEREAS, neither bid includes all content required by the City; and

WHEREAS, as neither bid is entirely responsive to Purchasing Office Solicitation No. 2022-013, staff recommends the City reject all bids submitted in response to Purchasing Office Solicitation No. 2022-013, and solicit bids anew.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

The City shall reject all bids submitted in response to Purchasing Office Solicitation No. 2022-013, and solicit bids anew.

IT IS SO RESOLVED AND DONE on this _____ day of _____, 2022.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Maricruz R. Fincher
Staff Attorney

City of Franklin, Tennessee
Tabulation of Bids*

Purchasing Office Solicitation No.:		2022-013 (improvements to event facility at Eastern Flank Battlefield Park)								
Notice to Bidders published in the <i>Williamson Herald</i> on:		12/2/21								
Number of vendors that were notified of / that responded to this solicitation for bids:		6 / 2								
Date and time bids due and publicly opened:		12/16/21 2:00 PM								
Present at opening of bids:		Tanner Warf of the City of Franklin Parks Department; and Rachael DuVall and Brian Wilcox of the City of Franklin Purchasing Office								
Target meeting of BOMA at which recommendation is scheduled to be considered:		1/25/2022								
Bids received from:	Bid No.:	Does the bid include all required documents?	Does the bid MOES¹? / If not, how many exceptions do not MOES¹?	Total bid pricing for only base project including alternate nos. 1-3 (excluding alternate no. 4):	Total bid pricing for both base project including alternate nos. 1-3 as well as alternate no. 4:	Duration of the product manufacturer's standard warranty included in the quoted bid pricing:	Duration of the installer's standard guarantee of workmanship included in the quoted bid pricing:	Payment terms:	Estimated time of delivery after receipt of order:	Bid and bid pricing is offered through:
Childress Construction, Inc. 8279 Patterson Rd. College Grove, TN 37046 James "Bo" Childress, President/Owner 615-456-7761 bochildress06@gmail.com	1 of 1	no (outside of bid envelope not properly labeled; bid contents do not include description of bid products & services, description of the manufacturer's standard warranty, description of the installer's standard guarantee of workmanship, required references, City's Standard Procurement Terms & Conditions with bidder's contact information inserted, City's Affidavit of Non-Collusion; City's Affidavit of Title VI Compliance, City's Affidavit of License certificate)	bidder takes no exceptions	\$297,594.00	\$362,594.00	5 years	2 years	net 30 days	60 days	3/1/2022
Phase1 Construction, LLC 6616 Brandy Dr. Centerville, TN 37033 Stephen Brett McCord, Managing Member 615-238-4872 brett.phase1llc@gmail.com	1 of 1	no (outside of bid envelope not properly labeled; bid contents do not include description of bid products & services, description of the installer's standard guarantee of workmanship)	bidder takes exceptions / 2 (project completion within specified time subject to weather delays; warranty and guarantee may be subject to removal and replacement of "all underlayment or exterior sheeting on the building") (bidder notes exclusions (a) for mold remediation if the need is discovered, (b) for interior work made necessary by any discovered rotten framing and/or standard construction practices, (c) for damage to any unremoved wall hangings, and (d) any items not placed by the contractor / subcontractor(s) in the dumpster provided by contractor)	\$210,671.00	\$236,121.00	15 years	1 year	net 30 days	100 days	2/28/2022

¹MOES indicates "meet(s) or exceed(s) specifications"

*Staff recommends both bids be rejected on account of being nonresponsive

City of Franklin, Tennessee

Tabulation of Bids

Line no.	Description	Estimated quantity	Unit of measure	Childress Construction, Inc.		Phase 1 Construction	
				Bid unit pricing	Extended pricing	Bid unit pricing	Extended pricing
1	base project excluding alternates	1	each	\$279,500.00	\$279,500.00	\$167,725.00	\$167,725.00
2	Alternate 1: Repair of exterior wall framing and underlayment, replacement material to appropriately match existing.	654	square feet	\$5.00	\$3,270.00	\$23.00	\$15,042.00
3	Alternate 2: Repair of exterior sheathing, Green Board / ZIP sheathing with taped joints	2,616	square feet	\$5.00	\$13,080.00	\$9.00	\$23,544.00
4	Alternate 3: Insulation (R-13 up to R-19, no loose fill)	872	square feet	\$2.00	\$1,744.00	\$5.00	\$4,360.00
subtotal	base project including alternate nos. 1-3				\$297,594.00		\$210,671.00
5	Alternate 4: External restroom structure	1	each	\$65,000.00	\$65,000.00	\$25,450.00	\$25,450.00
total	base project including alternate nos. 1-3 plus alternate no. 4				\$362,594.00		\$236,121.00



File #: 21-02721

DATE: December 13, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Joe Marlo
Michael Walters Young, Budget and Analytics Manager

SUBJECT:

Presentation On Cost Estimates And Options For The New City Hall Master Plan.
FMPC/BOMA JCW 12/9/21

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning cost estimates and options for the city hall master plan.

BACKGROUND/STAFF COMMENTS:

During last month's Joint Conceptual Workshop, Kelly Dannenfelser and Anna Ruth Kimbrough from OHM/Studio8 Design presented the preliminary master plan for our new City Hall. The preliminary master plan is the culmination of the feedback from department interviews, staff meetings, employee and community surveys, virtual case study reviews of corporate office space, city halls, site design, historic context, engineering systems, and building envelopes, as well as mobile workshops to seven corporate office and civic buildings within Williamson County, as well as small stakeholder meetings with downtown civic leaders and downtown residents, and meetings with Design Professionals, the Design Review Committee of the Historic Zoning Commission (DRC), the Franklin Public Arts Commission, the Sustainability Commission, and the Franklin Municipal Planning Commission (FMPC) and the Board of Mayor and Aldermen (BOMA), totaling more than 130 meetings in all. The full preliminary master plan booklet, video, and survey can be found here: <https://complete-the-square.com/resources-findings-and-reports/>

The presentation will provide information related to construction cost estimates based on the preliminary master plan. These estimates are a result of a cursory review of building activity within the Middle Tennessee region and further validated based on regional data compiled by two national construction cost consultants, Dodge Data and Analytics and Cummings Insights. Three City Hall redevelopment options and construction cost estimates will be presented for consideration: (1) design and buildout of the full master plan; (2) a phasing option to construct a portion of the City Hall building and a portion of the subgrade parking garage; and (3) a phasing option to construct a portion of the City Hall building and the full subgrade parking as shown on the master plan. The latter two options would allow for future expansion of the city hall building and the ultimate buildout of the

master plan. All three options include an additional cost estimate for temporarily re-locating City Hall during re-development of the site.

The goal of this presentation is to provide BOMA with the rationale for staff's recommendation to proceed with Option (3) which is limited to the Scope and Schedule and Professional Services Agreement for Phase II only, Schematic Design.

FINANCIAL IMPACT:

Presentation forthcoming.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the presentation of the City Hall preliminary master plan and cost estimates and, provide guidance for presenting the Scope and Schedule and Professional Services Agreement for Phase II, Schematic Design during an upcoming meeting for consideration.

PRESENTATION ON COST ESTIMATES AND OPTIONS FOR THE NEW CITY HALL MASTER PLAN

BOMA WORK SESSION
JANUARY 11, 2021

COST ESTIMATES AND OPTIONS FOR THE NEW CITY HALL MASTER PLAN

- Timeline to a New City Hall
- Regional Construction Costs
- Existing City Hall Space Use and Function
- New City Hall Options & Cost Estimates
- Financial Review and Analysis
- Staff Recommendation



TIMELINE TO A NEW CITY HALL

- ✓ February 20, 2020 Issue City Hall Master Plan RFQ
- ✓ October 27, 2020 Approve Phase I PSA (Master Plan)
- January 11, 2022 Master Plan Cost Estimates and Options
- January 25, 2022 Review 10-year CIP Plan
- Feb. / March 2022 Approve City Hall Master Plan & Phase II PSA (Schematic Design)
- Spring 2023 Approve Schematic Design / Begin Final Design
- Winter 2024 Approve Bid Award / Begin Construction
- Summer 2026 Move In!!!

2021 Engagement Outreach

- ✓ March 22 DRC #1
- ✓ April 6 DNA
- ✓ April 6 Civic Stakeholders
- ✓ April 19 Round 1 Video & Survey
- ✓ April 7 Public Arts Commission
- ✓ April 20 City Employee Chat #1
- ✓ April 21 City Employee Chat #2
- ✓ May 5 Design Professionals
- ✓ May 13 Family Room Chat
- ✓ May 24 DRC #2
- ✓ May 25 BOMA Work Session
- ✓ May 27 FMPC BOMA Joint Concept.
- ✓ Sept 13 Round 2 Video & Survey
- ✓ Sept 28 BOMA Work Session
- ✓ Oct 4 DRC #3
- ✓ Oct 5 Family Room Chat
- ✓ Dec 9 FMPC BOMA Joint Concept.

REGIONAL CONSTRUCTION COSTS

CONSTRUCTION COSTS VS PROJECT COSTS

Construction Cost

Building, Site



Focus of
this section

+ Soft Costs

Furniture, Fixtures, & Equipment (FF&E)

Technology, Testing, Fees, etc.

+ Contingency

Construction Contingency: 5%

Inflation Contingency: 3% each year, 4 years

+ Design Fees

+ Temporary Relocation

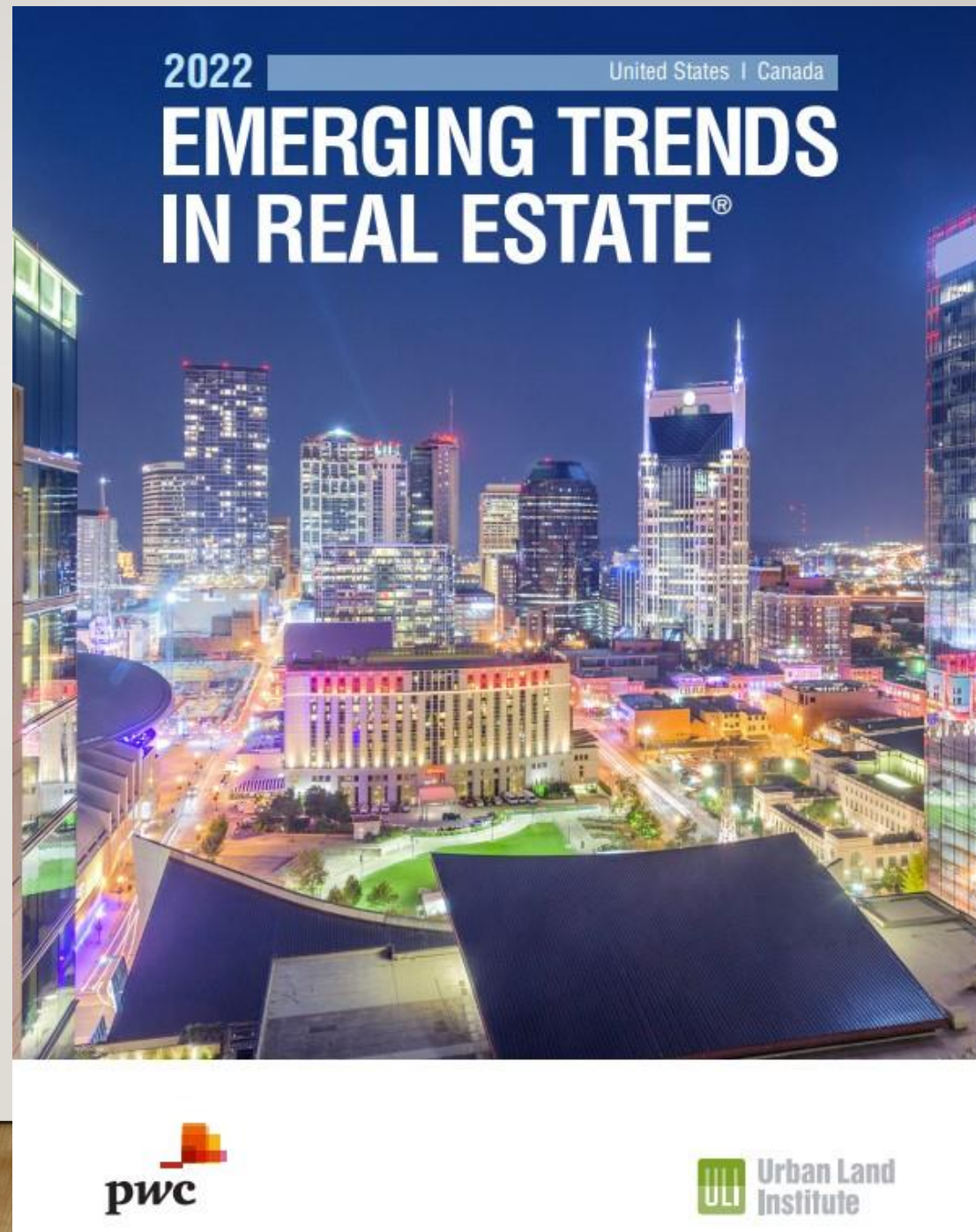
Overall Project Cost



Budget

REGIONAL CONSTRUCTION COSTS

- Urban Land Institute (ULI)
Emerging Trends In Real Estate
- Cool Springs Office Building
2019: \$325/ft²
2021: \$425/ft² (30%↑)
- Franklin City Hall Building
\$419/ft²



REGIONAL CONSTRUCTION COSTS

- Cumming Insights (2021)
 - Building Shell and Build-out
 - Exclusive of Land Acquisition, Design Fees, Sitework, FF&E

Cumming Insights

Construction Market Analysis

Nashville



PUBLIC / COMMUNITY FACILITIES

Gov't Administrative Buildings

\$560

\$463

Museum/Performing Arts

\$848

\$679

Recreation/Gymnasium

\$364

\$303

Police Stations

\$530

\$441

PARKING STRUCTURES

Below Grade-Multi-Level

\$137

\$113

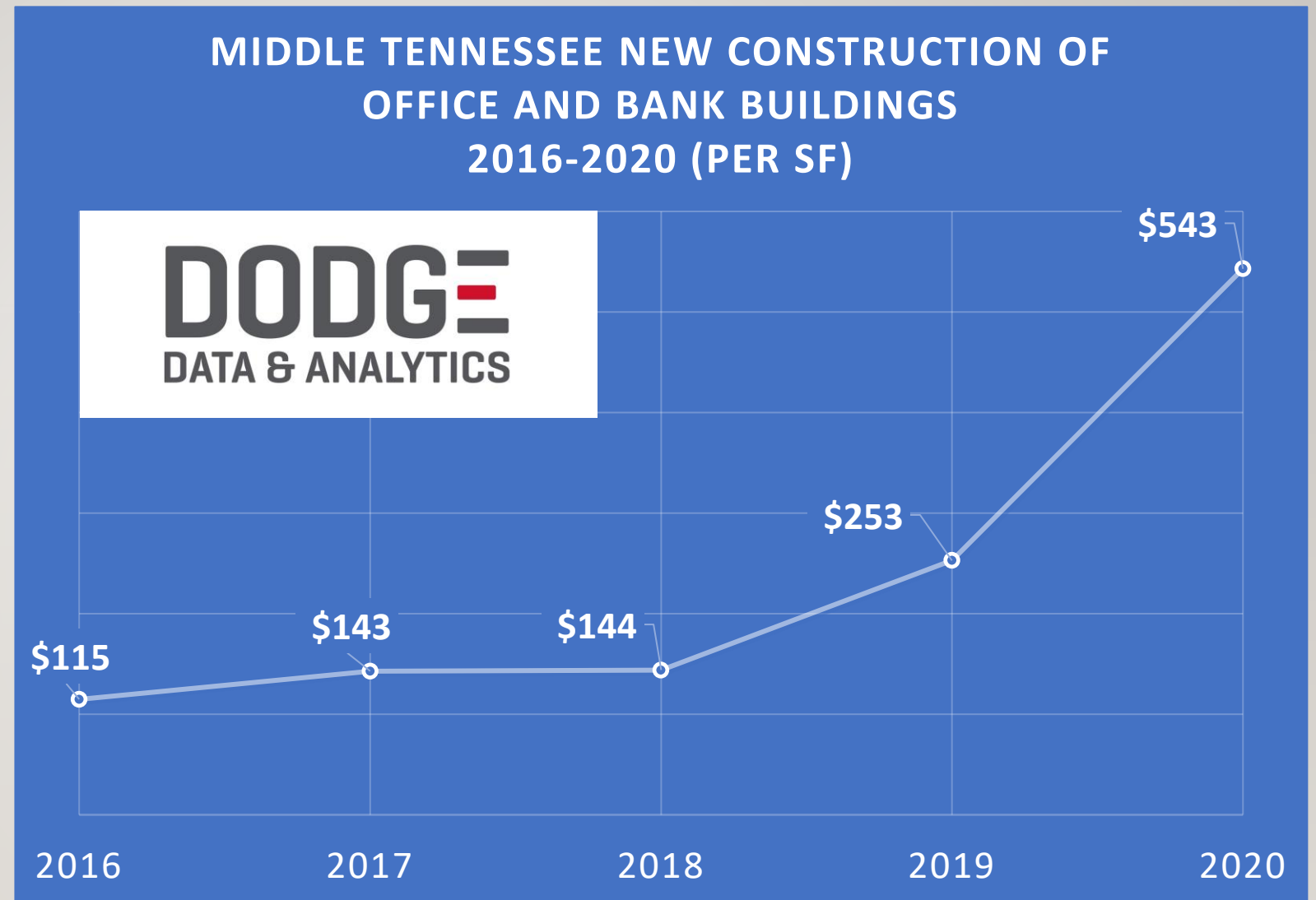
Above Grade-Multi-Level

\$65

\$50

REGIONAL CONSTRUCTION COSTS

- Dodge Data & Analytics
 - Bid Information
 - Media Reports
 - Estimates
- Typically exclusive Land Acquisition, Design Fees, FF&E and other Soft Costs



Dodge Data & Analytics. 2020 value represents average cost of 33 new office and bank buildings in Middle Tennessee

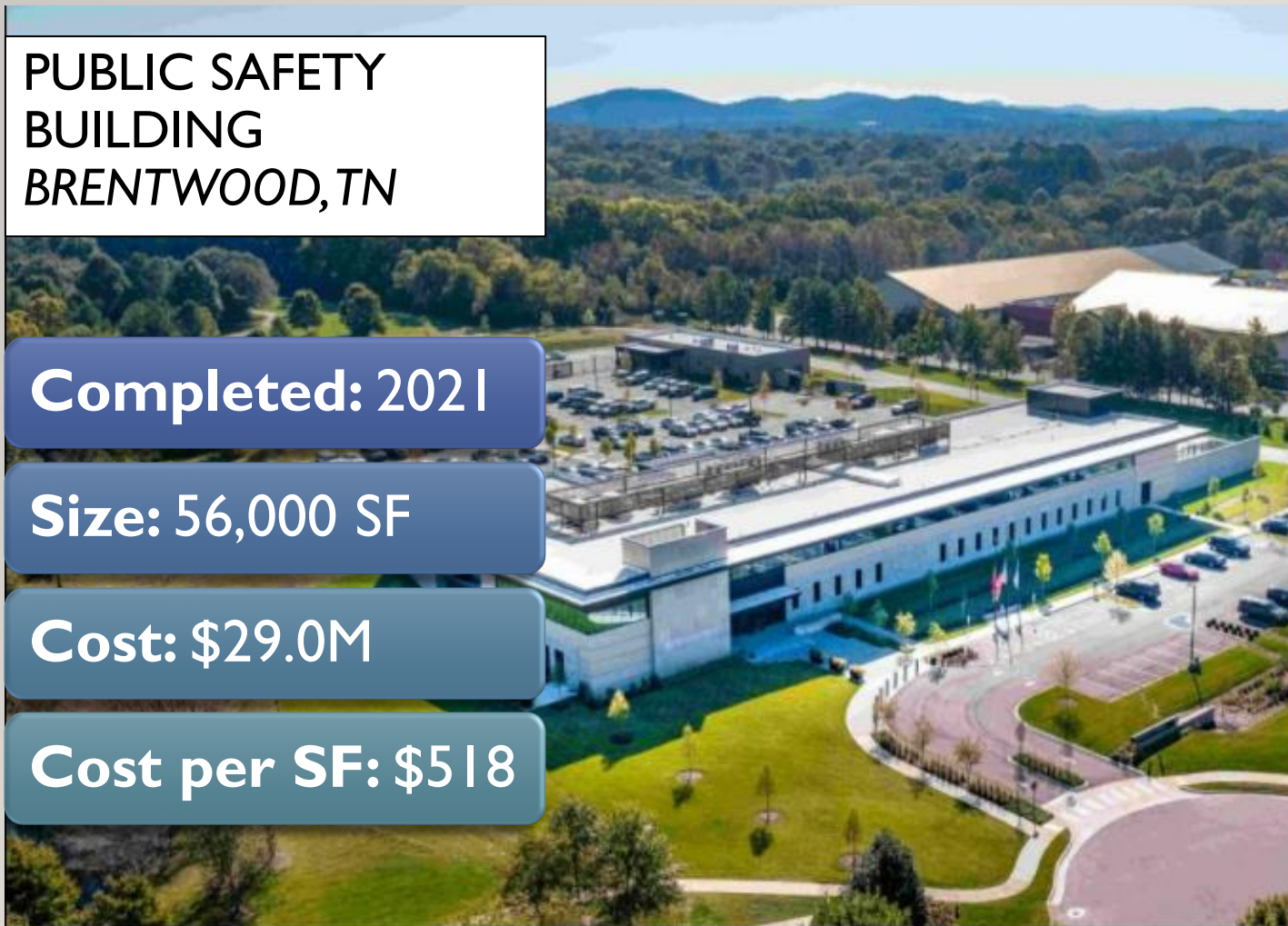
**PUBLIC SAFETY
BUILDING
BRENTWOOD, TN**

Completed: 2021

Size: 56,000 SF

Cost: \$29.0M

Cost per SF: \$518



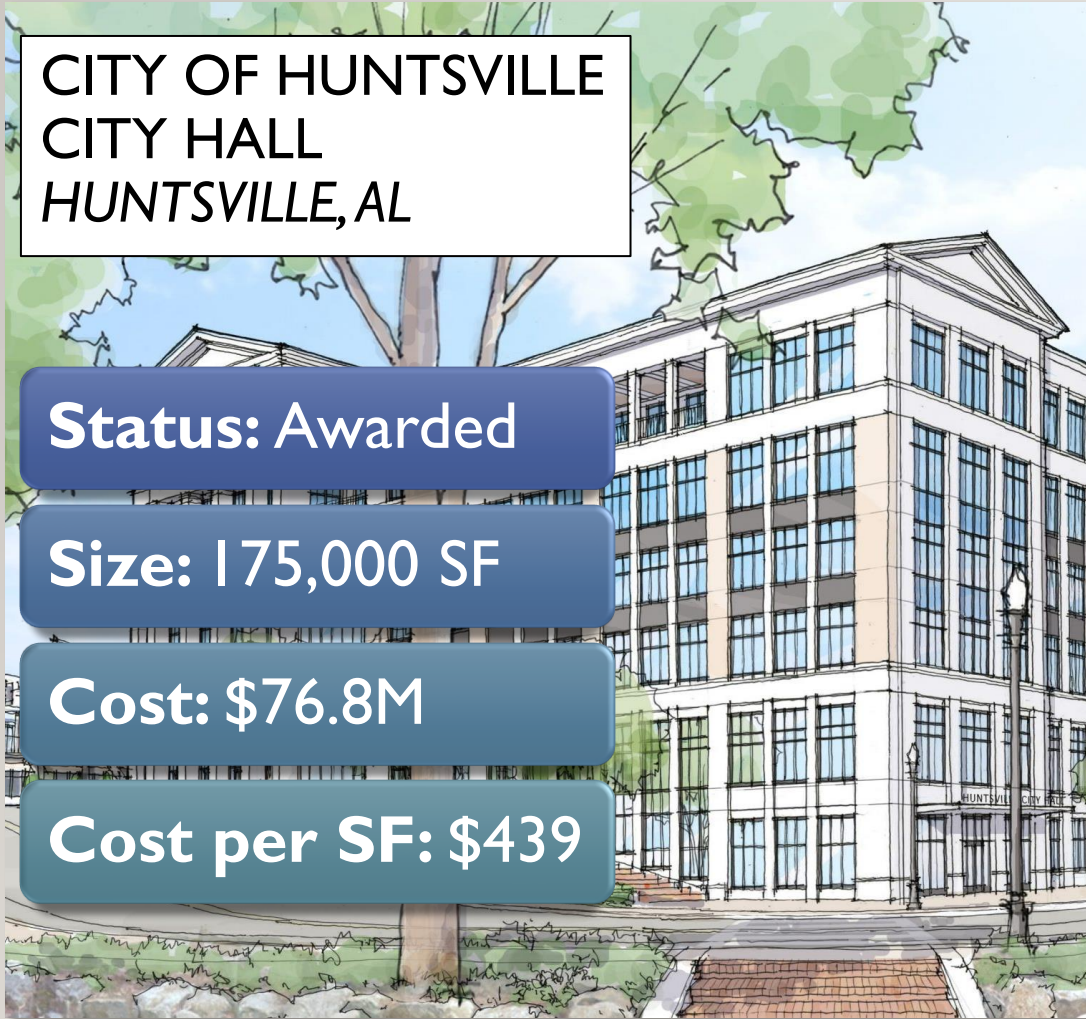
**CITY OF HUNTSVILLE
CITY HALL
HUNTSVILLE, AL**

Status: Awarded

Size: 175,000 SF

Cost: \$76.8M

Cost per SF: \$439



**CITY HALL AND
CITY CENTER PARK
FAYETTEVILLE, GA**

Completed: 2021

Size: 34,000 SF

Cost: \$19.0M

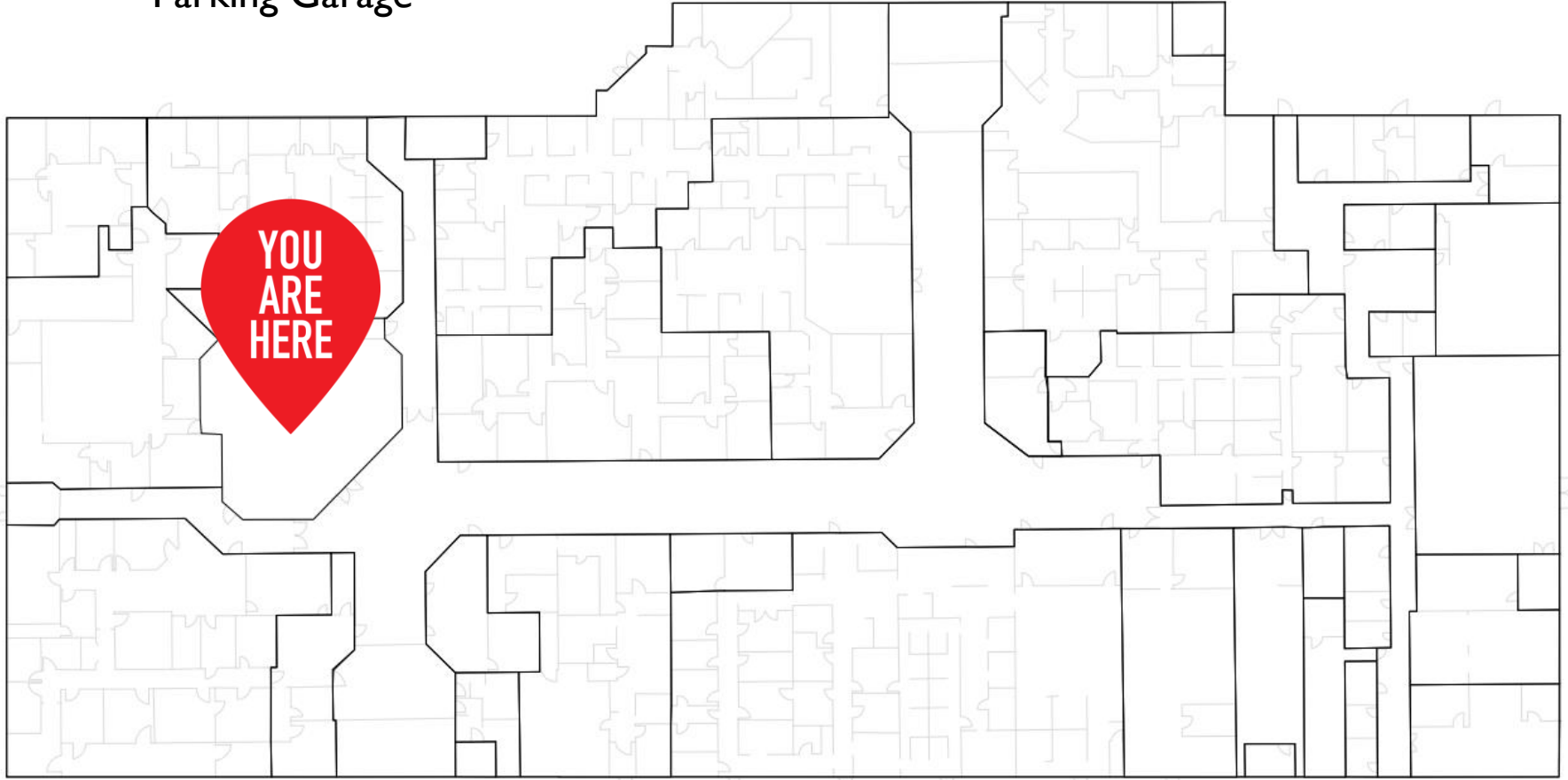
Cost per SF: \$559



EXISTING CITY HALL SPACE USE AND FUNCTION

EXISTING CITY HALL FLOORPLAN

2nd Avenue
Parking Garage



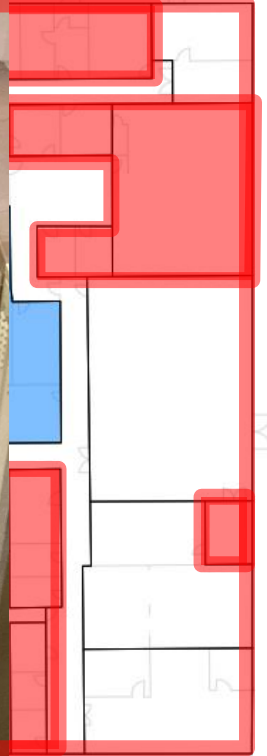
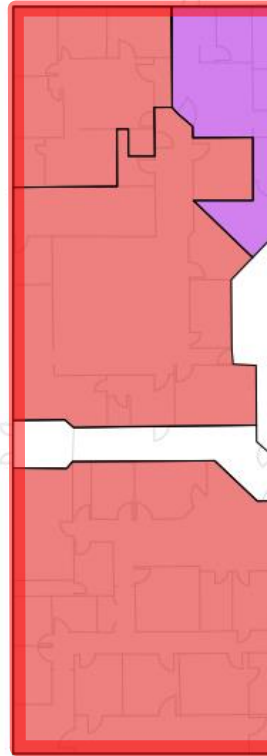
Public
Square

3rd Avenue

Church Street

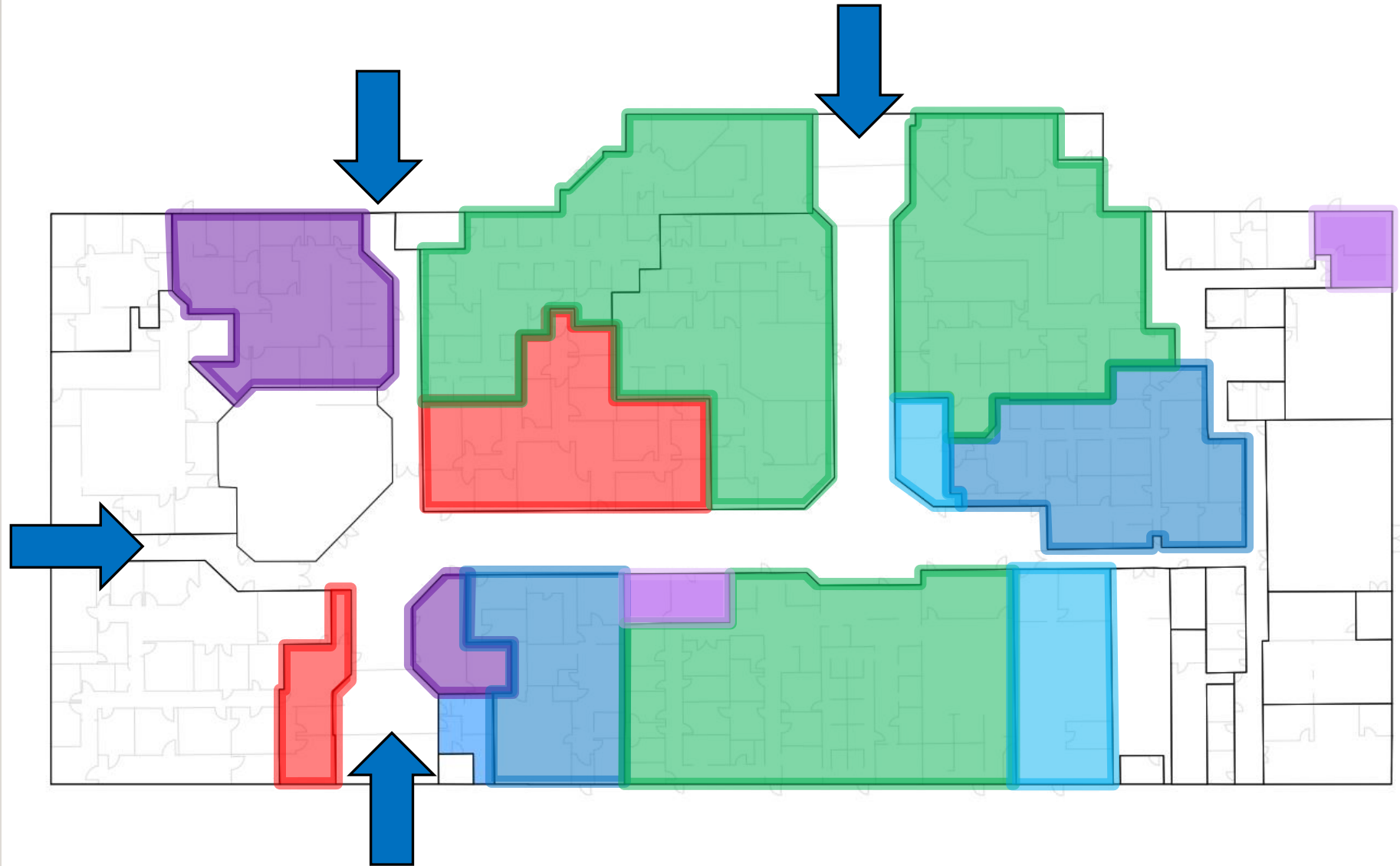
CITY HALL SPACE USE (IN)EFFICIENCY

- 80,000ft² Total Area
- 3ft² out of 10ft² (30%)
is Severely Underutilized
 - Wide Central Hallways
 - Inefficient Office Space
 - Back of House Inefficiency



CITY HALL FUNCTION (IN)EFFICIENCY

- Multiple Main Entries
- Insufficient Public Bathrooms
- Functional Problems
 - Split Departments
 - Non-Intuitive Layout



CONSEQUENCES OF INEFFICIENCY

- Split Depts and Non-Intuitive Layout = Time and Frustration
- Diminishing Maintenance Returns
 - \$155,000 Roof Repairs Since July
 - \$2.2M Roof Replacement (2017)
- Nowhere to Grow
 - Existing Structures Fill Site
 - No significant ability to grow building or parking areas
 - One-Story Mall Construction = No Vertical Expansion



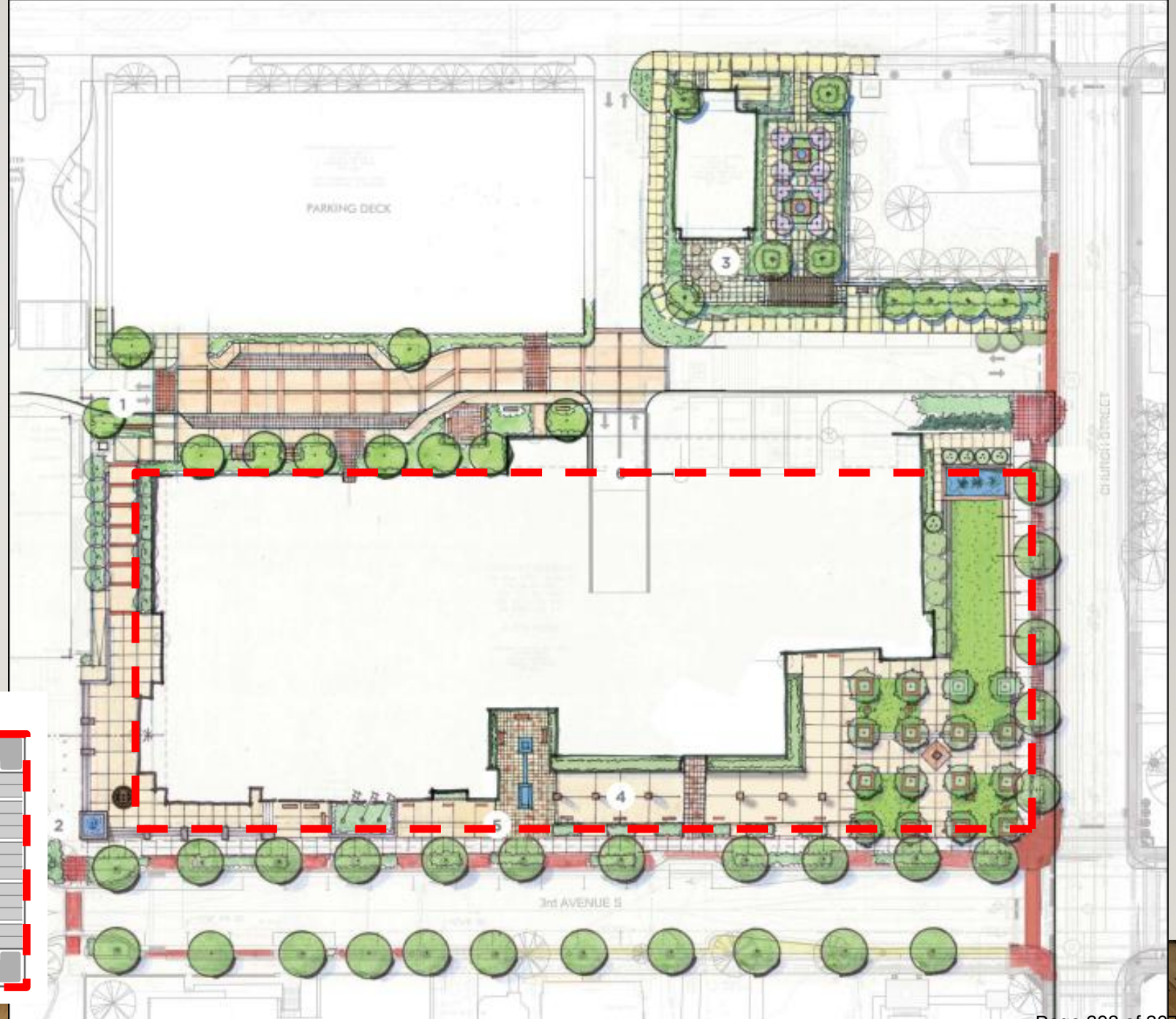
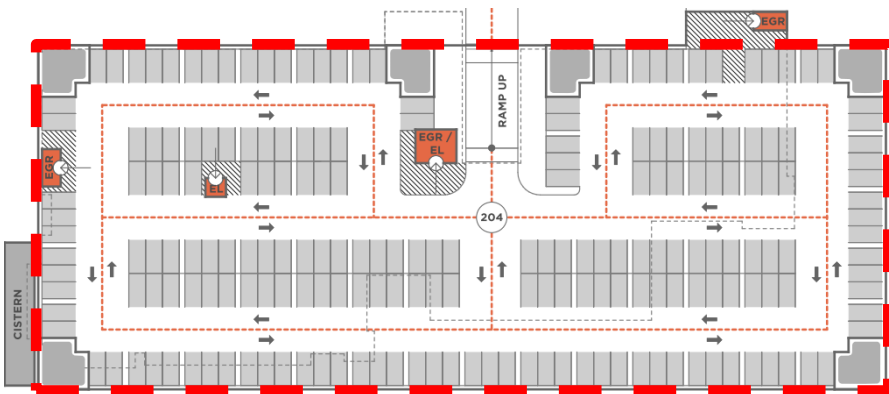
NEW CITY HALL OPTIONS & COST ESTIMATES

NEW CITY OPTIONS

- **Option 1** Full Master Plan
- **Option 2** Phase I of Master Plan (Partial Building, Partial Garage)
- **Option 3** Phase I of Master Plan (Partial Building, Full Garage)

OPTION I FULL MASTER PLAN

115,700 ft² Building

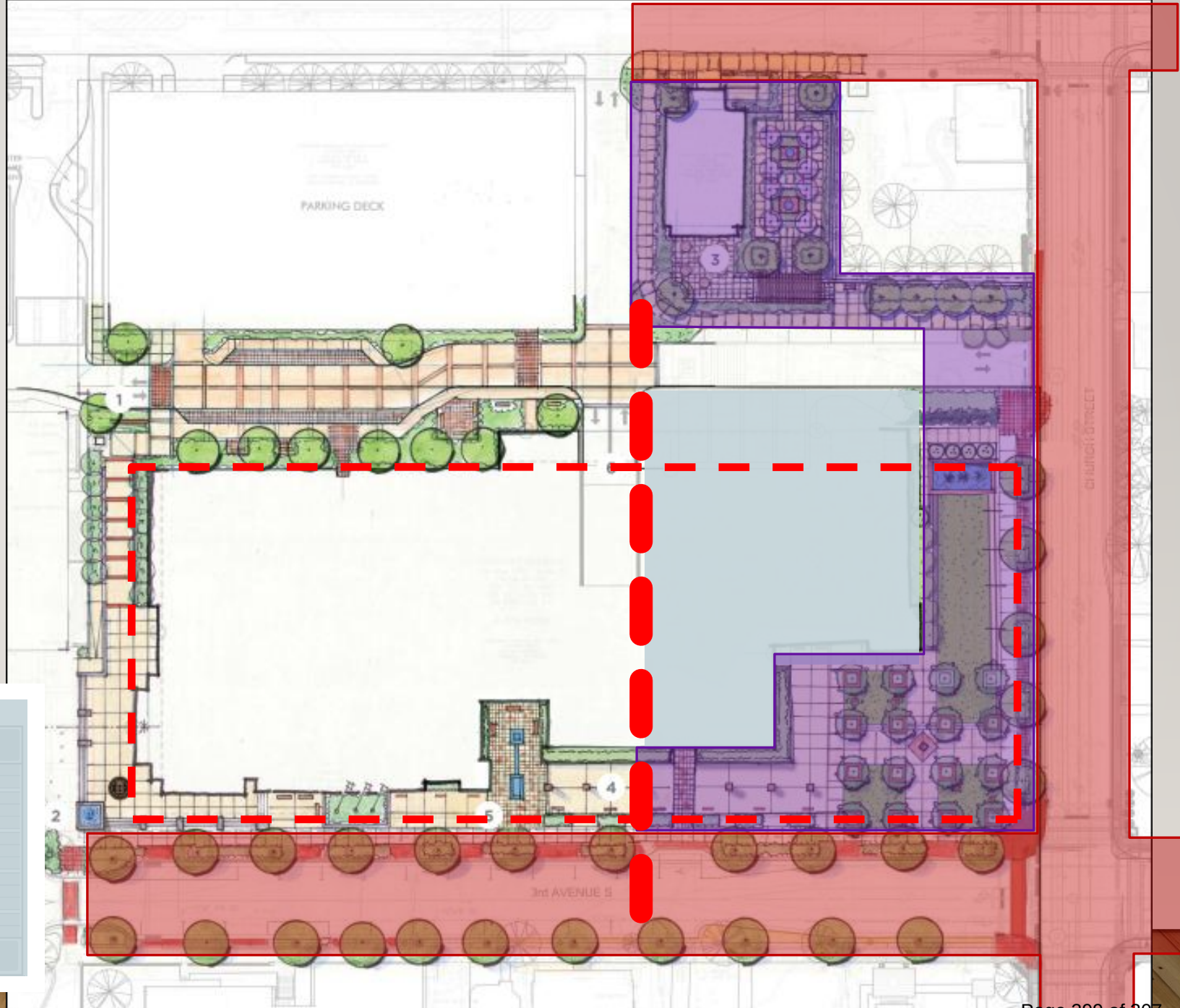
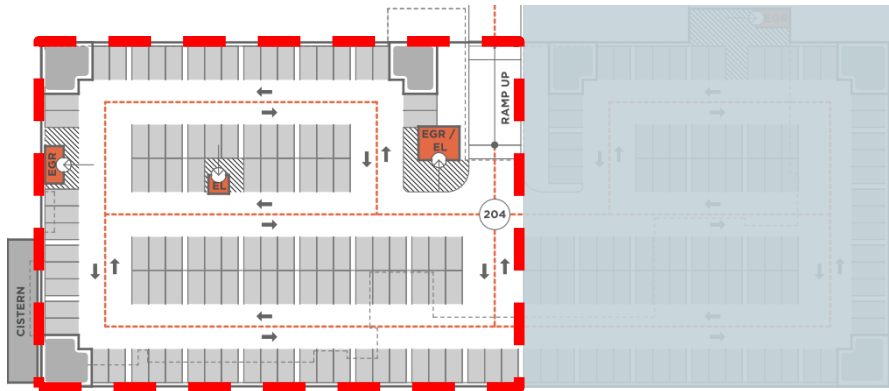


OPTION 2

PHASE I:

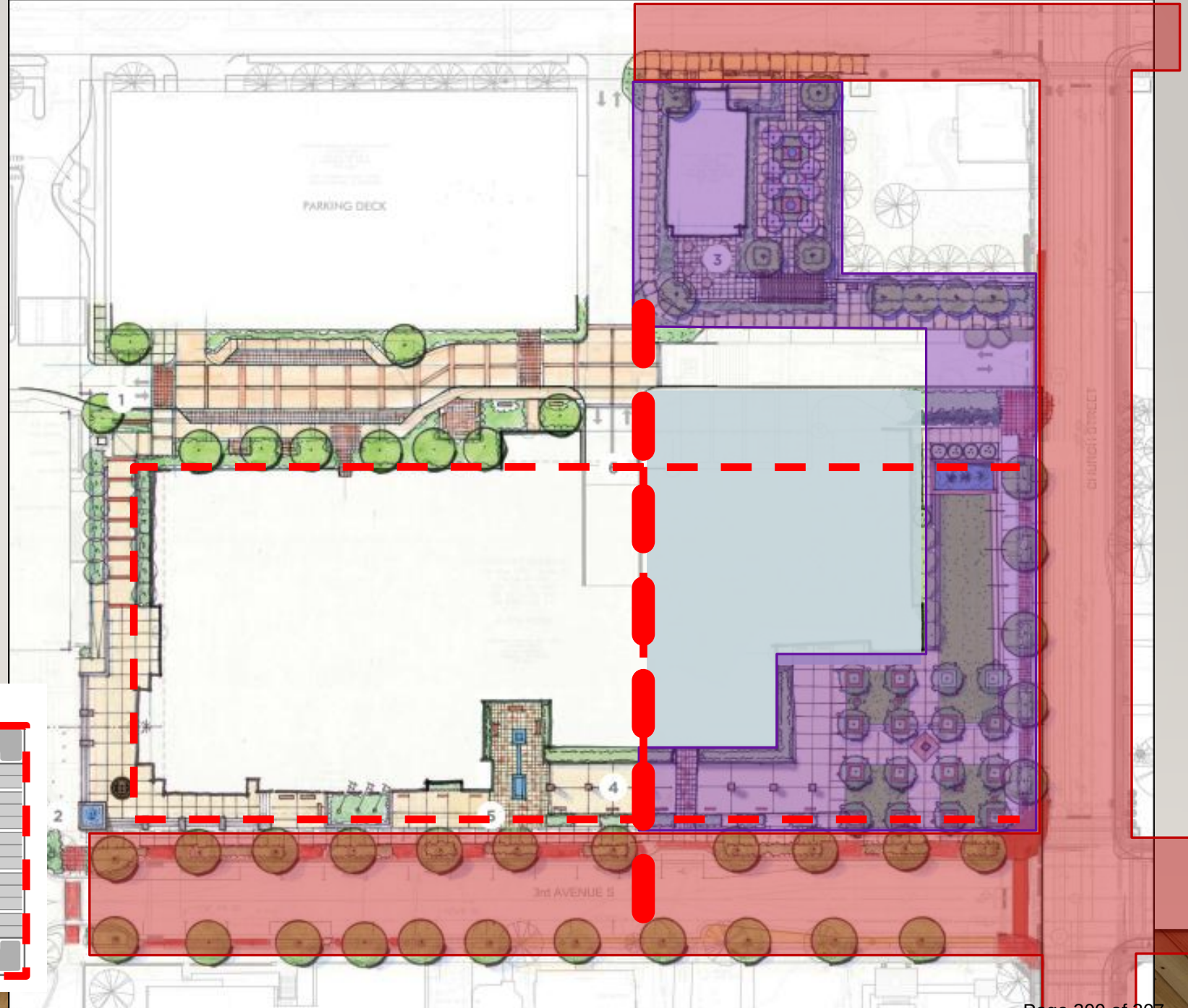
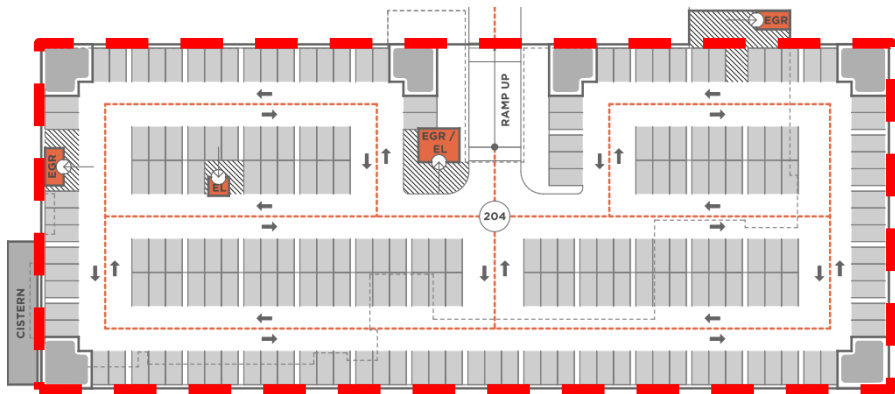
PARTIAL BUILDING, PARTIAL GARAGE

78,500 ft² Building



OPTION 3 PHASE I: PARTIAL BUILDING, FULL GARAGE

78,500 ft² Building



NEW CITY HALL COST ESTIMATES

New City Hall Option Comparison			
	Option 1	Option 2	Option 3
Item	Full Master Plan	Partial Bldg, Partial Garage	Partial Bldg, Full Garage
Overall Project Cost	\$ 106,400,000	\$ 66,700,000	\$ 74,500,000
Building Square Footage	115,700	78,500	78,500
Underground Parking?	Yes	Yes	Yes
# of Underground Spaces	204	109	204
# of Net Parking Spaces	137	42	137
LEED Certification Level	Silver	Silver	Silver
FFE & Technology?	☒	☒	☒
Temporary Relocation?	☒	☒	☒
Streetscape?	☒	☐	☐
Urban Parks?	☒	☐	☐
Green Roof?	☒	☐	☐

NEW CITY HALL COST ESTIMATES

New City Hall Cost Estimates			
	Option 1	Option 2	Option 3
Item	Full Master Plan	Partial Bldg, Partial Garage	Partial Bldg, Full Garage
Demolition	\$ 500,000	\$ 500,000	\$ 500,000
Building, Garage, Soft Costs	\$ 70,700,000	\$ 48,500,000	\$ 54,800,000
Streetscape	\$ 5,500,000	\$ -	\$ -
Urban Parks	\$ 1,600,000	\$ -	\$ -
Green Roof	\$ 1,800,000	\$ -	\$ -
Constr. & Inflation Contingency	\$ 14,600,000	\$ 9,000,000	\$ 10,100,000
Design Fees	\$ 9,200,000	\$ 6,200,000	\$ 6,600,000
Temporary Relocation **	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000
Overall Project Cost	\$ 106,400,000	\$ 66,700,000	\$ 74,500,000

*** Cost to be refined*

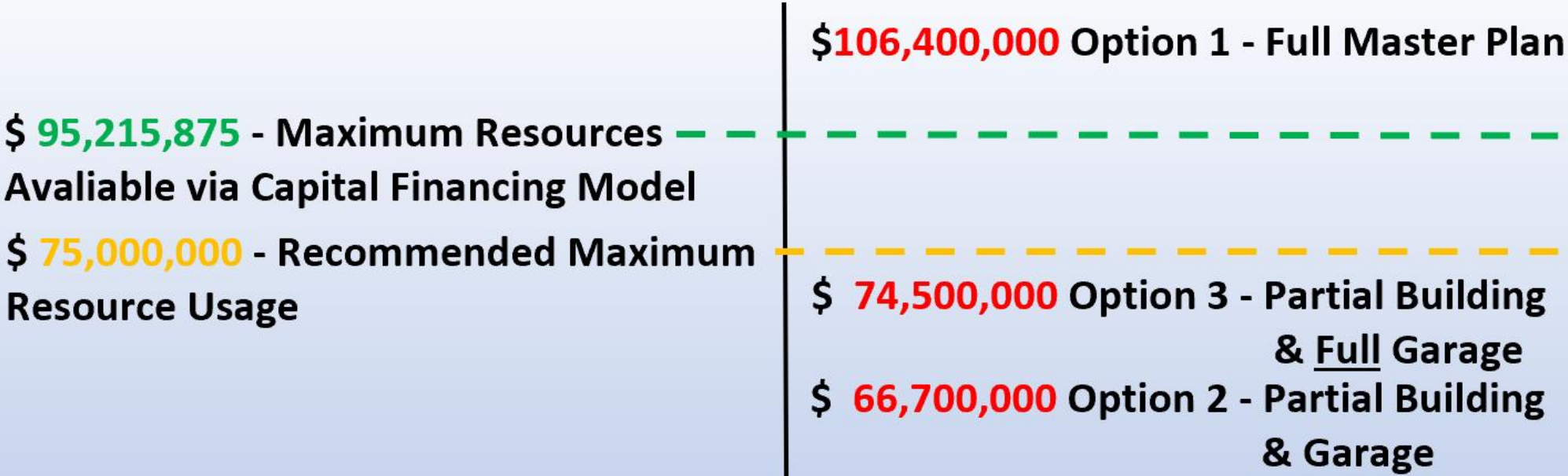
FINANCIAL REVIEW AND ANALYSIS

FINANCIAL REVIEW AND ANALYSIS

Financial Review	
Available Resources - FY 2022-2031 Capital Investment Program	
Total Resources Available (10/2021)	\$ 396,743,666
Total Resources Programmed NOT including City Hall & Parking Facility	\$ 301,527,791
Net Available Resources NOT including City Hall & Parking Facility	\$ 95,215,875
Recommended Maximum Resource Usage	\$ 75,000,000
City Hall Costs	
Original Amount Programmed for City Hall	\$ 24,500,000
Original Amount Programmed for Downtown Parking Facility	\$ 8,100,000
Original Cost	\$ 32,600,000
Option 1 Cost - Full Master Plan	\$ 106,400,000
Option 2 Cost - Partial Building, Partial Garage	\$ 66,700,000
Option 3 Cost - Partial Building, Full Garage	\$ 74,500,000

FINANCIAL REVIEW AND ANALYSIS

City Hall Project Financial Analysis: Cost Options vs. Resources



STAFF RECOMMENDATION

SCHEMATIC DESIGN OPTION 3

Partial Building, Full Garage

- ✓ Functional, Efficient Building for Public and Staff
- ✓ Appropriate Massing that Completes the Square
- ✓ Maximizes Site Parking
- ✓ Allows for Future Master Plan Development
- ✓ Within Recommended Resources of CIP
- ✓ Maintains Flexibility to Build Partial Garage Option
- ✓ Progresses New City Hall Timeline
- ✓ Estimated Schematic Design Costs: ~\$1.4M

