# City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

## Meeting Agenda

## Work Session

**Tuesday, September 13, 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 Event Permit For Franklin High School Homecoming Parade In Downtown Franklin On September 30, 2022.

   ***Sponsors:*** Milissa Reierson, Monique McCullough

2. *Consideration Of Event Permit For The Heritage Ball Sponsored By The Heritage Foundation On October 1, 2022 At Eastern Flank Battlefield Park.

   ***Sponsors:*** Milissa Reierson, Monique McCullough

3. *Consideration Of Event Permit For Porchfest Sponsored By The Westhaven Foundation On October 1, 2022 In Westhaven

   ***Sponsors:*** Milissa Reierson, Monique McCullough

4. *Consideration Of Resolution 2022-51, A Resolution Declaring The Intent Of The City Of Franklin, Tennessee To Reimburse Itself In A Not To Exceed Amount Of $26,150,000 For Certain Project Expenditures With The Proceeds Of General Obligation Bonds, Notes Or Other Debt Obligations To Be Issued By The City.
   Finance 8/11/22, no vote
   WS 8/23/22

   ***Sponsors:*** Kristine Brock

5. Discussion Regarding Beer Permits Automatically Revoked For Failure To Pay Privilege Tax

   ***Sponsors:*** Jessica Davey

6. Continuation Of Presentation On The Franklin Zoning Ordinance Annual Update
   FMPC BOMA Joint Meeting 7/28/22
   WS 8/23/22

   ***Sponsors:*** Emily Wright, Kelly Dannenfelser

7. Discussion Of A Contract For Consultant Services With Rundell Ernstberger Associates (REA) For A Comprehensive Update To Envision Franklin, The Franklin Land Use Plan.

***Sponsors:*** Emily Wright, Kelly Dannenfelser, Andrew Orr

8. Consideration of Resolution 2022-52, A Resolution Initiating The Annexation Process And Draft Plan Of Services, For The Annexation Of 4.70 Acres, Located East Of Ridgeway Drive And South Of Murfreesboro Road. Establishing A Public Hearing For October 11, 2022.

   ***Sponsors:*** Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

9. Consideration Of Resolution 2022-53, A Resolution Initiating The Annexation Process And Draft Plan Of Services, For The Annexation Of 7.06 Acres, Located North Of Liberty Pike And West Of Turning Wheel Lane. Establishing A Public Hearing For October 11, 2022.

   ***Sponsors:*** Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

10. Consideration Of Resolution 2022-57, A Resolution Adopting A Plan Of Services For The Annexation Of 517 Franklin Road, By The City Of Franklin, Tennessee. Establishing A Public Hearing On October 11, 2022.
    FMPC 8/25/22, 8-0

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

11. *Consideration Of Resolution 2022-58, A Resolution To Annex 517 Franklin Road, Consisting Of 2.07 Acres, Property Located West Of Franklin Road And South Of Century Oaks Drive And Adjoining The City Limits Within The Northern Part Of The Franklin Urban Growth Boundary (UGB). Establishing A Public Hearing On October 11, 2022.
    FMPC 8/25/22, 8-0

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

12. *Consideration Of Ordinance 2022-31, An Ordinance To Zone 2.07 Acres Residential 1 (R1) District, Scenic Corridor Overlay (SCO) District, For The Property Located West Of Franklin Road And South Of Century Oaks Drive, At 517 Franklin Road. Establishing A Public Hearing On October 11, 2022.
    FMPC 8/25/22, 8-0

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

13. *Consideration Of Ordinance 2022-22, An Ordinance To Rezone 32.83 Acres From Civic Institutional (CI) District To Planned (PD 3.96/142,500) District For The Property Located West Of Franklin Road And South Of Gateway Court, Located At 553 And 557 Franklin Road (555 Franklin Road PUD Subdivision). Establishing A Public Hearing On October 11, 2022.
    FMPC 8/25/22, 8-0

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

14. Consideration Of Resolution 2022-47, A Resolution Approving A Development Plan For 555 Franklin Road PUD Subdivision With 1 Modification Of Development Standards Request (Foundation Height), For The Property Located West Of Franklin Road And South Of Gateway Court, Located At 553 And 557 Franklin Road. Establishing A Public Hearing On October 11, 2022.
    BZA 8/4/22, approval of variance for parking location
    FMPC 8/25/22, 8-0
    MOS 1 Foundation Height; 8-0 Approved

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

15. *Consideration Of Ordinance 2022-32, An Ordinance To Rezone 20.15 Acres From Planned (PD) District To Planned (PD 0.2/263,100) District For The Property Located East Of Franklin Road And North Of Liberty Pike, Located At 230 Franklin Road (The Factory At Franklin PUD Subdivision) Establishing A Public Hearing On October 11, 2022.
FMPC 8/25/22, 8-0

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

16. Consideration Of Resolution 2022-59, A Resolution Approving A Revised Development Plan For The Factory At Franklin PUD Subdivision With 11 Modifications Of Development Standards (Refuse Requirements, Connectivity, Signage), For The Property Located North Of Liberty Pike And East Of Franklin Road, Located At 230 Franklin Road. Establishing A Public Hearing On October 11, 2022.
Historic Zoning Commission 7/11/22
FMPC 8/25/22, 8-0 Approve with conditions
MOS 1: Dumpster/Refuse Location, 6-2 Approve
MOS 2: Screen Wall Location/Height, 7-1 Approve
MOS 3: Cross Access, 7-1 Approve (without staff's suggested conditions)
MOS 4: Irregularly Shaped Signs, 8-0, Approve with conditions
MOS 5: Maximum Number of Band Signs, 8-0, Approve with conditions
MOS 6: Canopy Sign Location, 8-0, Approve with conditions
MOS 7: Number of Projecting Signs, 8-0, Approve with conditions
MOS 8: Vertical Blade Signs, 7-1 Disapproval
MOS 9: Number of Wall Signs, 8-0, Approve with conditions
MOS 10: Wall Signs on Water Tower, 8-0, Approve with conditions
MOS 11: Number of Development Entrance Signs, 8-0, Approve with conditions

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

17. *Consideration Of COF Contract No. 2022-0048, An Interlocal Cooperation And Mutual Aid Agreement For The Williamson County Inter-Agency Swiftwater Rescue Team With Participating Agencies.

***Sponsors:*** Glenn Johnson

18. *Consideration To Deny Sewer Availability For 4268 Columbia Pike (Map 118, Parcel 01100).

***Sponsors:*** Michelle Hatcher, Scott Andrews

19. Review Of A Plan For Extending Temporary And Permanent Sanitary Sewer Infrastructure Along a Section Of Long Lane That Will Allow The Refuge Center To Proceed With Development And The Montessori School To Proceed With Annexation.

***Sponsors:*** Eric Stuckey, Mark Hilty, Vernon Gerth

20. Consideration Of COF Contract No. 2022-0195, A Lease With Graceworks Ministries Inc. For Approximately 8,000 Square Feet Of Parking Area At 108 Southeast Parkway Including Specific Site Improvements.

***Sponsors:*** Mark Hilty

**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.

HISTORIC FRANKLIN TENNESSEE

# City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03518**

**DATE:** August 31, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator
Milissa Reierson, Communications Manager
Monique McCullough, Public Outreach Specialist

**SUBJECT:**

*Consideration Of Event Permit For Franklin High School Homecoming Parade In Downtown Franklin On September 30, 2022.

**PURPOSE:**

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Franklin High School Homecoming Parade.

**BACKGROUND/STAFF COMMENTS:**

Franklin High School has requested an event permit for their annual Homecoming Parade on September 30, 2022. The parade stages along West Main Street from Five Points to (approximately) 11th Avenue. The parade begins at 10:30 a.m. The parade route goes down Main Street to 3rd Ave N and ends at Bicentennial Park. Estimated attendance is 1900.

**FINANCIAL IMPACT:**

Franklin High School is responsible for paying for any extra-duty Police Officers used to provide during the parade.

**RECOMMENDATION:**

Staff recommends that the Board of Mayor and Aldermen approve this event with the following conditions:

- Applicant will provide certificate of insurance naming the City as additional insured.
- Applicant will work with School Resource Officers and the Williamson County Sheriff's Office for traffic control and security.

OFFICE USE ONLY
Permit No:
_____

HISTORIC FRANKLIN TENNESSEE

# City of Franklin
# Special Event Permit Application

*Application is Due 90* ***Days Prior*** *to Scheduled Event.*
*Please read application carefully and fully complete each section.*
***A non-refundable application fee of $100 is due at time of filing.***

**Note: Filing this application does not guarantee that you request will be granted.**

**Please list all that apply:**

- Parade/March

1. **Name/purpose of event:** Franklin High School Homecoming Parade 2022
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)***:**
   Main Street needs to be closed from 10:20 am - 11:00 am or earlier if the parade ends before 11:00. Parade will exit left onto 2nd Avenue.
3. **Date or dates of event:** 09/30/2022
4. **Start/End Times of Event:**
   Parade Set-Up: begins at 9:15 am on the right side of W. Main Street between 7th and 8th Avenues.

   Parade Starts: 10:30 am

   Parade Ends: 11:00 am

   *What date/time will set-up begin?* 9/30/2022 9:15 AM
   *What date/time will tear-down be complete?* 9/30/2022 11:00 AM
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** *(if applicable):*
   Main Street needs to be closed from 10:20 am - 11:00 am or earlier if the parade ends before 11:00. Parade will exit left onto 2nd Avenue.
6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 1,200 Event Staff/Volunteers:600 Total:1,800
7. **Name of applicant and Organization Requesting Permit:**
   Casey Dowty - Williamson County Schools
   **a) Address:** 1320 West Main Street Suite 202
   Franklin, TN 37064
   **b) Phone:** 615-472-4040 **c) Cell:** **d) Fax:**
   **e) E-mail address:** casey.dowty@wcs.edu

8. **DETAILED description of event** *(use additional sheets)*:
The FHS Homecoming parade is an annual event that many members of the community have come to look forward to each year. The FHS student council works with businesses of the downtown community to foster a spirit of community and make the parade and the homecoming a success and event of which the city may be proud. The FHS Homecoming parade provides an opportunity for the community to come together in support of the school. The floats and student cars provide an opportunity for students to display pride in their community and demonstrate spirit for their school. The parade is a positive tradition that many community members and alumni look forward to each year.

9. **ENCLOSE A DETAILED MAP** of event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. ***For large-scale events, map should be obtained from the Citys GIS division***

   **Please detail any restricted parking areas on the event map.**

   **Event Map:** Parade route from FHS to staging 2022.docx.pdf

10. **Person in charge on day of event:** Casey Dowty
    **Cell:** 270-627-6362 **E-mail address:** casey.dowty@wcs.edu

11. **Name and Cell Number of at least two others available on day of event:**
    **Name:** Shane Pantall **Cell:** 615-428-6462 **E-mail address:** shanep@wcs.edu
    **Name:** Edwin (Toby) Ruth **Cell:** 615-887-5478 **E-mail address:** edwinr@wcs.edu

12. **Please attach a list** containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of organization and/or committee.

    **Administrative Contact List:** Administrative Contact List for Parade Permit.docx

13. **Where is your organization based?** Williamson County

14. **Is your organization authorized to do business in Tennessee?** Yes

15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
    IRS tax exemption letter: Tax Exemption Letter Parade Permit.docx

16. **Will you charge an admission fee?** No
    *Average admission fee:*

17. **Will you charge a vendor particiation fee?** No
    *Average vendor participaion fee?*

18. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**

19. **Will any charity, gratuity, or offers be solicited or accepted during the event?** No

20. **Is this event a fundraiser?** No
    *What organization will be the benefactor of event?*
    *What percentage of funds will they receive?*

21. **Will parking in the area of the event need to be restricted or prohibited?** No

22. **Will any sound amplification equipment be used during the event?** No

23. **Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured.**

***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.

**If you already have your insurance certificate, please upload it now. Otherwise your insurance certificate will need to be submitted before your event is approved.**

**Insurance Certificate:**

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list**.
None

25. **Will food, beverages, or merchandise be sold or given away?** No
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
**Clean Up Plan and Provider:**

26. Events under 200 participants require a $250 refundable security deposit at the time of approval. For events over 200, a $1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE*: Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

27. **Will you require a temporary water tap?** No
*If yes, please list exact locations:*

28. **Will alcohol, beer, and/or wine be given away or sold?** No
*If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.*

29. **Will your event include tents or other temporary structures, propane use, or open flames?** No
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*

30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
**Good Neighbor Letter:** Good Neighbor Letter 2022.docx
**Good Nieghbor Letter Mailing List:**

HISTORIC
FRANKLIN
TENNESSEE

# Rules and Regulations

**Please Read All Attachments Before Signing Application.**

1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.

2) I/We do swear or affirm that all of the information given in this application is true and complete.

3) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.

4) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.

5) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.

6) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.

7) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.

8) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.

9) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.

10) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: Casey Dority Student Council Sponsor Date: 12-8-22
(Signature and title – must be officer of organization)

Approved by the Board of Mayor and Aldermen on _____, 20___.

_____
Dr. Ken Moore, Mayor

_____
Eric S. Stuckey, City Administrator

***Return application to:***

City Administrator's Office
City Hall
109 Third Ave South
Franklin, TN 37065
615-791-3217
615-790-0469 (FAX)

HISTORIC FRANKLIN TENNESSEE

# Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

**Signature:** _____

HISTORIC FRANKLIN TENNESSEE

# Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

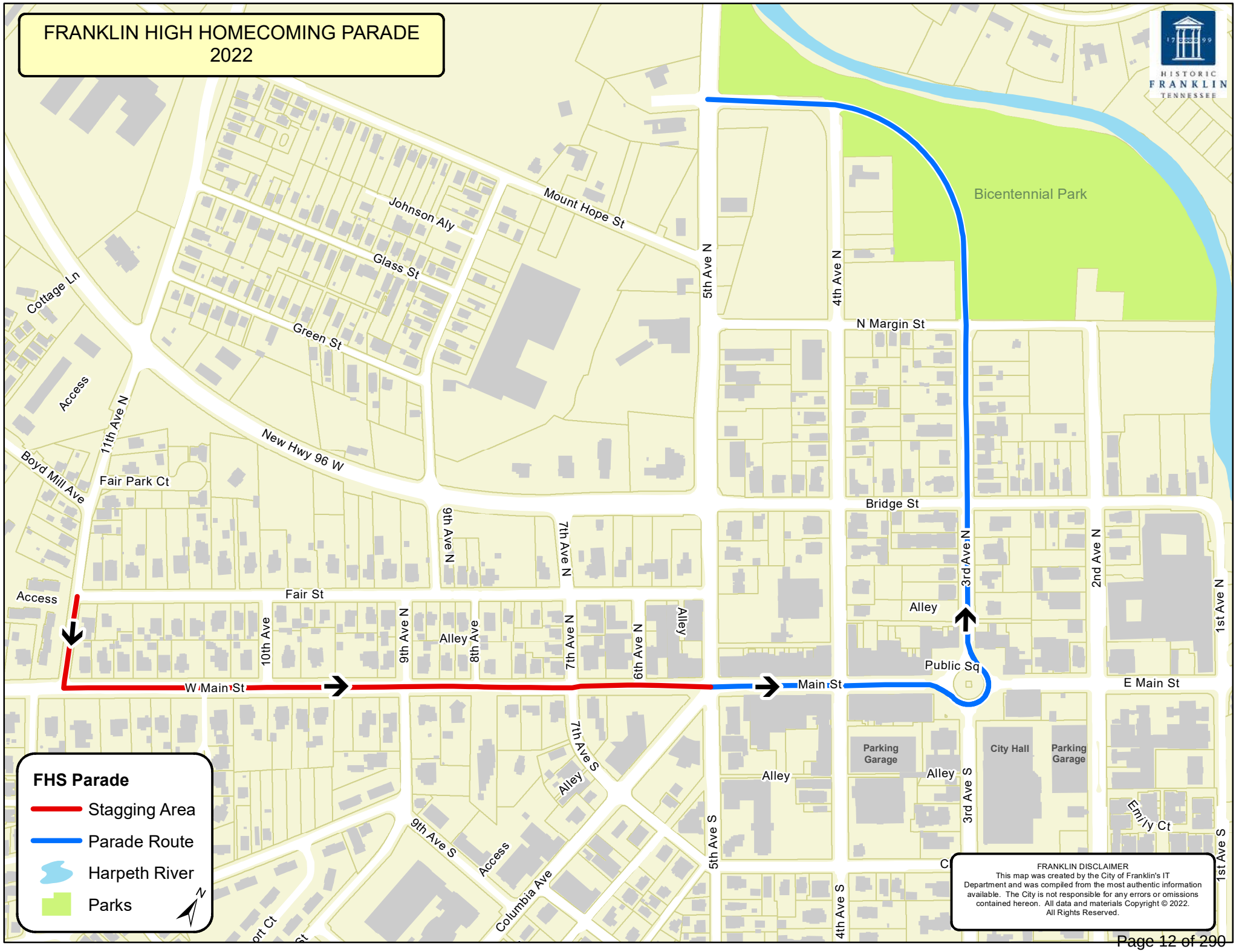
**Applicant/Organization:** Casey Dowty - Williamson County Schools
**Event Name:** Franklin High School Homecoming Parade 2022
**Event Date(s):** 09/30/2022

1. **Time amplification equipment will be used:** From: To:
2. **Exact locations sound amplification equipment will be used** *(i.e. stage located on Second Avenue). Provide map/layout if necessary.*:

   **Sound Amplification Map:**
3. **For what purpose will sound amplification be used?** *Please list all that apply*:
4. **Type of Amplifier:**
5. **Number of Amplifiers:** **Number of Speakers:** **Number of Performers:**
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**
   **Name:** **Cell:** **E-Mail:**
   **Name:** **Cell:** **E-Mail:**

**Authorized Signature:** Casey Dowty **Date:** 06/08/2022

The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.


FRANKLIN HIGH HOMECOMING PARADE
2022
HISTORIC FRANKLIN TENNESSEE
Bicentennial Park
Mount Hope St
Johnson Aly
Glass St
Green St
Cottage Ln
Access
11th Ave N
New Hwy 96 W
Boyd Mill Ave
Fair Park Ct
5th Ave N
4th Ave N
N Margin St
Bridge St
3rd Ave N
2nd Ave N
1st Ave N
9th Ave N
7th Ave N
6th Ave N
Alley
Fair St
Access
10th Ave
9th Ave N
Alley
8th Ave
7th Ave N
6th Ave N
Alley
W Main St
Main St
Public Sq
E Main St
Parking Garage
City Hall
Parking Garage
Alley
Alley
3rd Ave S
Emily Ct
7th Ave S
Alley
9th Ave S
Access
Columbia Ave
5th Ave S
4th Ave S
1st Ave S
FHS Parade
Stagging Area
Parade Route
Harpeth River
Parks
N
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HISTORIC FRANKLIN TENNESSEE

**City of Franklin**

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03519**

**DATE:** August 31, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator
Milissa Reierson, Communications Manager
Monique McCullough, Public Outreach Specialist

**SUBJECT:**

*Consideration Of Event Permit For The Heritage Ball Sponsored By The Heritage Foundation On October 1, 2022 At Eastern Flank Battlefield Park.

**PURPOSE:**

The purpose of this memo is to outline recommendations for the Heritage Foundation's Heritage Ball.

**BACKGROUND/STAFF COMMENTS:**

The Heritage Foundation has requested the use of Eastern Flank Battlefield Park for their annual Heritage Ball. The applicant has requested the use of the park from September 23rd - October 5th. Estimated attendance is 800.

**FINANCIAL IMPACT:**

The applicant is responsible for the cost of staff, facility usage, and any damage that occurs during the event (including set-up and tear-down).

**RECOMMENDATION:**

Staff recommends approval with the following conditions:

- Applicant will provide copy of Good Neighbor letter which will be distributed to affected neighborhood.

***Parks Department***

- All coordinating regarding the event, including fees and pre-event site meetings, will be done with the Programming Division at the Parks Department.
- Applicant will call 811 ("Call Before You Dig") before placing any stakes into the ground.

***Risk Management:***

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured. COI must cover all days applicant is on the property.
- Any hired providers must have insurance covering their activity, equipment and service, naming the city as additional insured. Insurance needs to include the entire time from set up to breakdown.

***Police Department:***

- Applicant will hire recommended number of extra-duty Franklin Police Officer to provide security and traffic control.

***Sanitation and Environmental Services Department:***

- Applicant will lease two dumpsters from the Sanitation and Environmental Services Department
- Applicant will provide volunteers to pick-up any trash associated with the event.

***Fire Department:***

- Applicant must adhere to requirements provided by the Fire Marshal's office

***Building & Neighborhood Services Department:***

- It will be necessary to pull an electrical permit and have an inspection for this event.
- Make sure all power cords and outlets have GFI protection and that all male female cord connections are elevated off the ground.

***Revenue Management:***

- Applicant must obtain a Beer Permit from the City's Beer Board.

**OFFICE USE ONLY**
Permit No:
_____

HISTORIC FRANKLIN TENNESSEE

# City of Franklin
# Special Event Permit Application

*Application is Due 90* ***Days Prior*** *to Scheduled Event.*
*Please read application carefully and fully complete each section.*
***A non-refundable application fee of $100 is due at time of filing.***

**Note: Filing this application does not guarantee that you request will be granted.**

**Please list all that apply:**

- Ball

1. **Name/purpose of event:** 49th Annual Heritage Ball
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)***:**
   Location: Eastern Flank Battlefield Park,1368Eastern Flank Circle Franklin, TN 37064
3. **Date or dates of event:** 10/01/2022
4. **Start/End Times of Event:**
   5:00p-12:00a

   *What date/time will set-up begin?* 9/23/2022 12:00 AM
   *What date/time will tear-down be complete?* 10/5/2022 12:00 AM
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** *(if applicable):*
   NA
6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 800 Event Staff/Volunteers:80 Total:880
7. **Name of applicant and Organization Requesting Permit:**
   Jayme Smith - Heritage Foundation
   **a) Address:** Po Box 723
   Franklin, TN 37065
   **b) Phone:** 6155122552 **c) Cell:** **d) Fax:**
   **e) E-mail address:** jsmith@williamsonheritage.org
8. **DETAILED description of event** *(use additional sheets)***:**
   The Heritage Ball is the longest-running black-tie affair in Williamson County. Each year, approximately 700 guests gather to support and celebrate the work of the Heritage Foundation and to raise funds for future preservation projects. In addition to a seated dinner and dancing, the ball features a cocktail hour and other fundraising opportunities.

9. **ENCLOSE A DETAILED MAP** of event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. ***For large-scale events, map should be obtained from the Citys GIS division***

   **Please detail any restricted parking areas on the event map.**

   **Event Map:** 2021 layout.pdf

10. **Person in charge on day of event:** Jayme Smith
    **Cell:** 615-390-5325 **E-mail address:** jsmith@williamsonheritage.org

11. **Name and Cell Number of at least two others available on day of event:**
    **Name:** Amos Gott **Cell:** 615-481-7900 **E-mail address:** amos@amosevents.com
    **Name:** Christina Metzgar **Cell:** 615-881-0200 **E-mail address:** cmetzgar@williamsonheritage.org

12. **Please attach a list** containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of organization and/or committee.

    **Administrative Contact List:** 2022 HF Ball Contact List.pdf

13. **Where is your organization based?** Williamson County

14. **Is your organization authorized to do business in Tennessee?** Yes

15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
    IRS tax exemption letter: HF Tax Exempt Form (1).pdf

16. **Will you charge an admission fee?** Yes
    *Average admission fee: $500*

17. **Will you charge a vendor particiation fee?** No
    *Average vendor participaion fee?*

18. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**

19. **Will any charity, gratuity, or offers be solicited or accepted during the event?** Yes

20. **Is this event a fundraiser?** Yes
    *What organization will be the benefactor of event? Heritage Foundation*
    *What percentage of funds will they receive? 100*

21. **Will parking in the area of the event need to be restricted or prohibited?** Yes

22. **Will any sound amplification equipment be used during the event?** Yes

23. **Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured.**

    ***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.

    **If you already have your insurance certificate, please upload it now. Otherwise your insurance certificate will need to be submitted before your event is approved.**

    **Insurance Certificate:**

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list**.
Amos Gott, Southern Events, Valet Parking - TBD, PoshPrivy, Quest Events, Nashville Tent and Awning Co, Lighting Company - TBD, Sound Company - TBD, G Catering, A/C Company - TBD

25. **Will food, beverages, or merchandise be sold or given away?** Yes
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
**Clean Up Plan and Provider:** Ball Clean Up Plan.pdf

26. Events under 200 participants require a $250 refundable security deposit at the time of approval. For events over 200, a $1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE*: Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

27. **Will you require a temporary water tap?** No
*If yes, please list exact locations:*

28. **Will alcohol, beer, and/or wine be given away or sold?** Yes
*If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.*

29. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*

30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
**Good Neighbor Letter:** Good Neighbor Letter Ball 2022.pdf
**Good Nieghbor Letter Mailing List:** Festival_CoF RESIDENT_Mailing List.xlsx

HISTORIC
FRANKLIN
TENNESSEE

# Rules and Regulations

## Please Read All Attachments Before Signing Application.

1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.

2) I/We do swear or affirm that all of the information given in this application is true and complete.

3) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.

4) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.

5) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.

6) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.

7) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.

8) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.

9) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.

10) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: _____ Director of Event Management Date: 3/7/2022
(Signature and title – must be officer of organization)

Approved by the Board of Mayor and Aldermen on _____, 20____.

_____
Dr. Ken Moore, Mayor

_____
Eric S. Stuckey, City Administrator

***Return application to:***

City Administrator's Office
City Hall
109 Third Ave South
Franklin, TN 37065
615-791-3217
615-790-0469 (FAX)

# Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

- Any site-built platforms (stages) and/or bleachers
- Any electrical equipment or work utilizing in excess of 120 volts

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

**Event Name:** 49th Annual Heritage Ball

**Signature:** _____

HISTORIC FRANKLIN TENNESSEE

**FORM** 1

# Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

**Applicant/Organization:** Jayme Smith - Heritage Foundation
**Event Name:** 49th Annual Heritage Ball
**Event Date(s):** 10/01/2022

1. **Time amplification equipment will be used:** From: 5:00 PM To: 11:55 PM
2. **Exact locations sound amplification equipment will be used** *(i.e. stage located on Second Avenue). Provide map/layout if necessary.***:**
   On the Stage in the Dining Tent

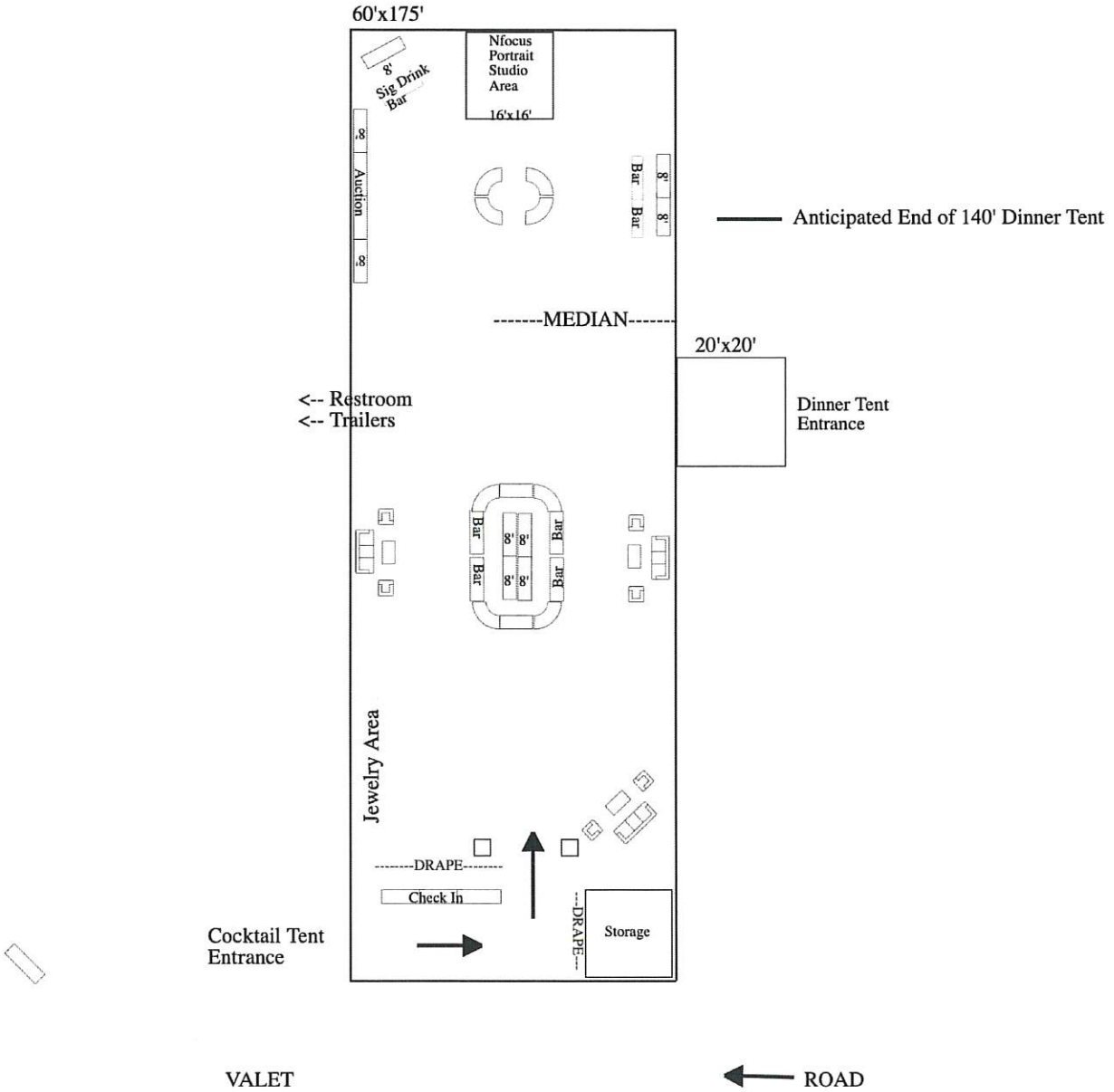
   **Sound Amplification Map:** 2021 layout.pdf
3. **For what purpose will sound amplification be used?** *Please list all that apply*:
   - Announcements/Speeches
   - Band/Singers
   - Sound System
4. **Type of Amplifier:**
   - Fixed
5. **Number of Amplifiers:** TBD **Number of Speakers:** TBD **Number of Performers:** TBD
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**
   **Name:** Jayme Smith **Cell:** 615-390-5325 **E-Mail:** jsmith@williamsonheritage.org
   **Name:** Amos Gott **Cell:** 615-481-7900 **E-Mail:** amos@amosevents.com

**Authorized Signature:** Jayme Smith **Date:** 03/07/2022

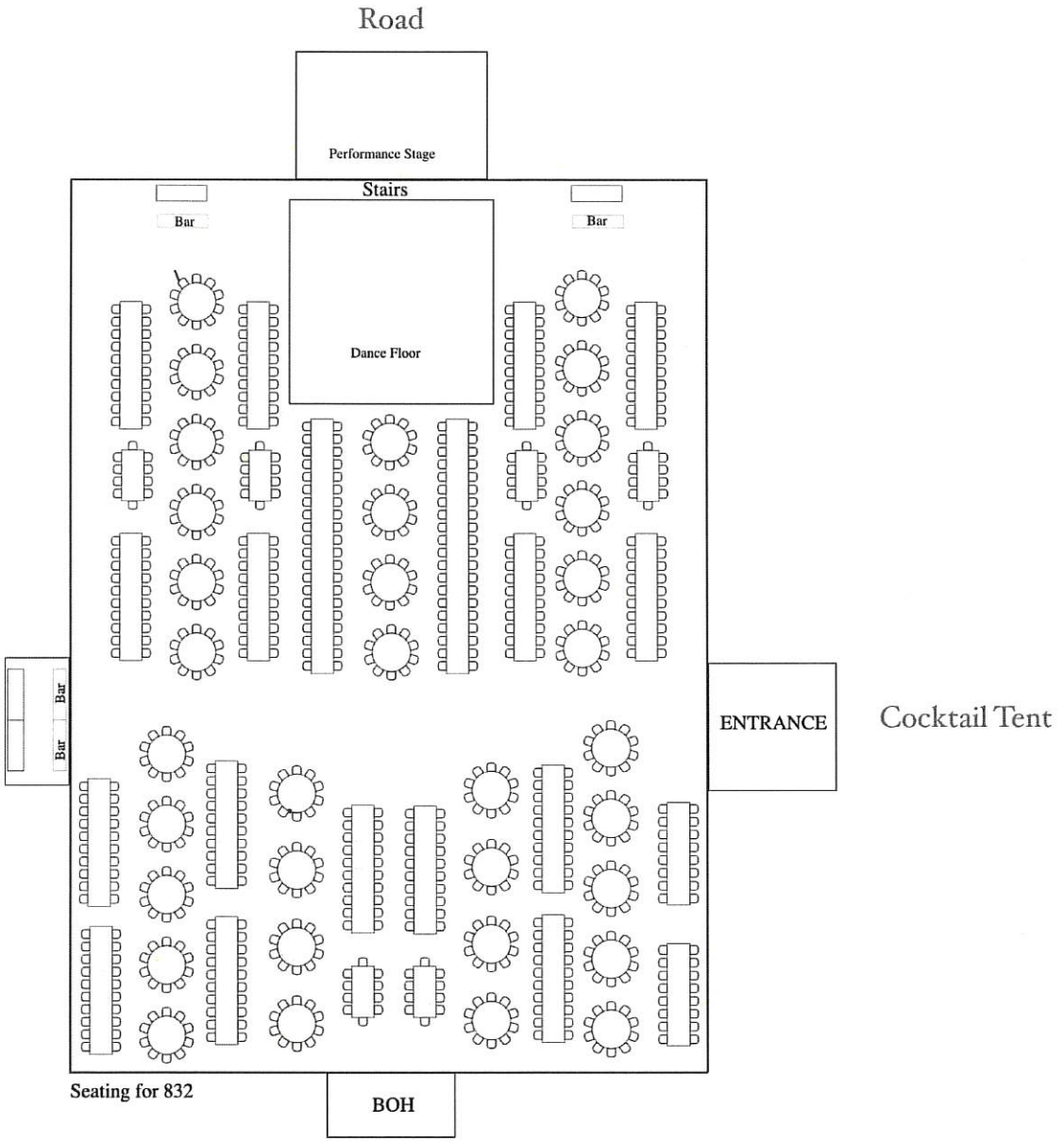
The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.

Eastern Flank Battle Field Park
Eastern Flank Battle Field Park
30’x30’
30’x80’
10’x20’
BOH
10’x20’
20’x50’
20’x20’
10’x20’
60’x180’
20’x30’
100’x140’
ENTRANCE
40’x20’
Eastern Flank Cir
Eastern Flank Cir
Eastern Flank Cir
Eastern Flank Cir
Eastern Flank Cir
Map
Google

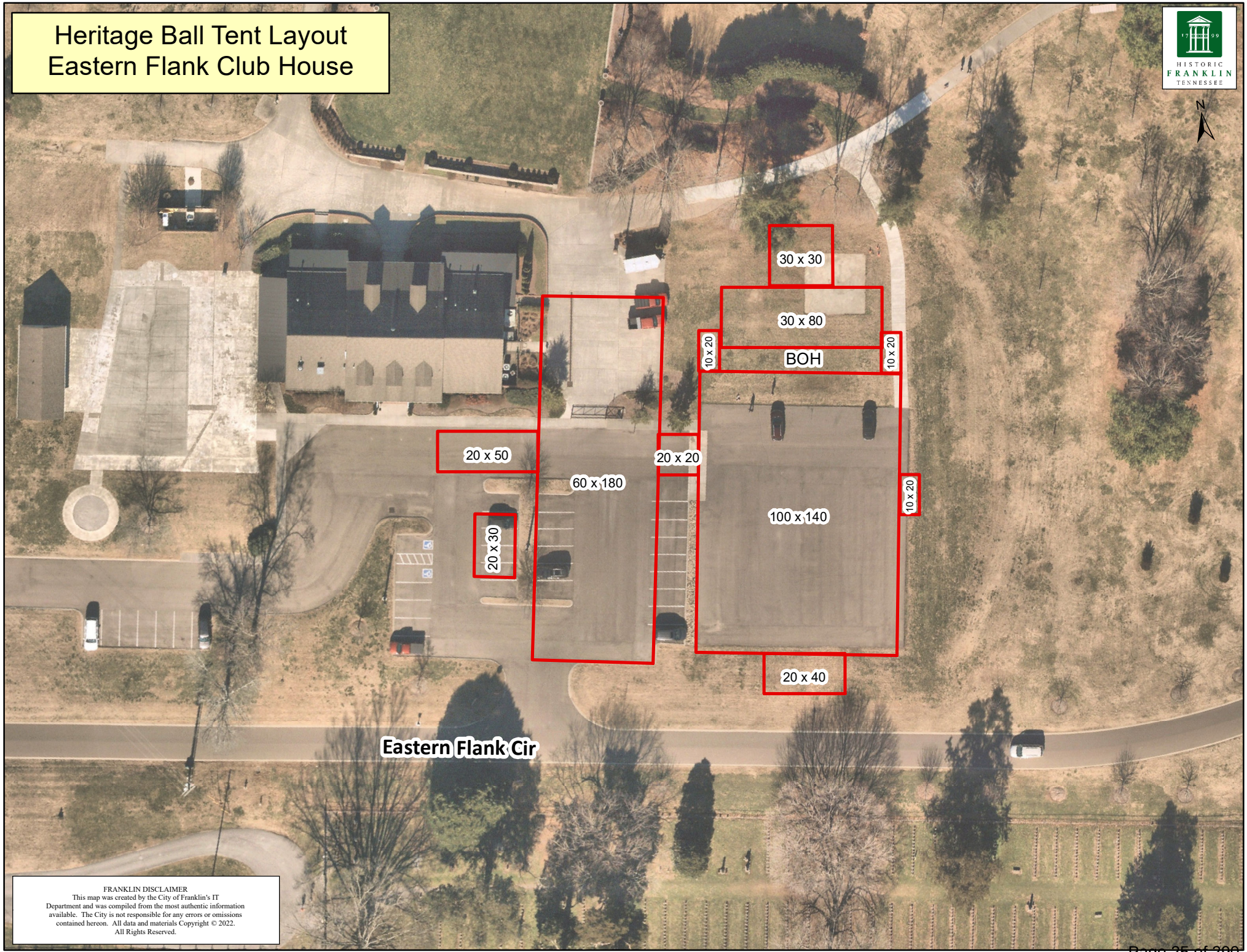
# Decor Plan : Cocktail Tent



# Decor Plan : Dinner Tent



HERITAGE BALL
Location
Collins Farm
Bonsal Way
Ewingville Dr
Gloucester St
Yorktown Dr
Alley
Sturbridge Dr
Appomattox Pl
Wren Ct
Watercress Dr
Luna Ct
Adams St
Meadowlawn Dr
Gist St
Bel Aire Dr
Mercury Dr
Highland Ave
Sunset Dr
James Ave
Avondale Dr
Ribbon Ln
Carnton Ln
Brandon Dr
Holmes Cir
Cabot Dr
Kinnard Dr
Ruth Ct
Eastern Flank Cir
Eastern Flank Battlefield
Carriage Park Dr
Access
Event Area
Yarmouth Ct
Chase Ct
Sontag Dr
HISTORIC FRANKLIN TENNESSEE
Hydrants
Streets
City Park
Harpeth River
N
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 © 2022. All Rights Reserved.


Heritage Ball Tent Layout
Eastern Flank Club House
HISTORIC FRANKLIN TENNESSEE
N
30 x 30
30 x 80
10 x 20
BOH
10 x 20
20 x 50
20 x 20
60 x 180
10 x 20
100 x 140
20 x 30
20 x 40
Eastern Flank Cir
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 © 2022. All Rights Reserved.

HERITAGE FOUNDATION
WILLIAMSON COUNTY, TN

Work with the City of Franklin and Franklin Parks to coordinate the clean-up for the Heritage Ball including:

1. Clear communication to Sanitation Department
2. Clear communication to all other vendors
3. Timely load out off the premises

We will work to meet the needs and requirements set forth by the City of Franklin in the special planning sessions both before and after event application approval.

Thanks,

Jayme Smith
Director of Event Management
The Heritage Foundation of Williamson County
jsmith@williamsonheritage.org

September 15, 2022

Dear Neighbors of Carnton,

This letter is coming to you and your neighbors because of your homes' proximity to Eastern Flank Battlefield Park and thereby the 49th Annual Heritage Ball which will take place on that property on Saturday, October 1, 2022. Many of you are very familiar with the Heritage Foundation and are members because you understand its positive impact on the community.

For those of you unacquainted with the Foundation, the 55-year-old nonprofit has been dedicated to protecting and preserving Williamson County's architectural, geographic and cultural heritage and promoting the ongoing revitalization of downtown Franklin in the context of historic preservation. Notable projects include The Franklin Theatre, parts of the Franklin battlefield and the Old, Old Jail.

Festivals produced by the Heritage Foundation such as Main Street Festival, the Heritage Ball, Pumpkinfest and Dickens of a Christmas bring hundreds of thousands of locals and visitors to downtown Franklin each year. The Heritage Foundation owns and operates the "the crown jewel of Main Street," The Franklin Theatre, the area's nationally accredited Main Street Program through the National Trust for Historic Preservation, the Downtown Franklin Association, and the organization's newest division and largest restoration and rehabilitation project, Franklin Grove Estate & Gardens, the former campus of O'More College of Design.

The 49th Annual Heritage Ball will be chaired by Cordia and Tom Harrington.

**The event will begin at 6:00 pm and conclude at midnight on Saturday, October 1, 2022. We appreciate your grace and patience during our event hours, as live music will be played until midnight.**

This gala plays a major role in supporting the Heritage Foundation's mission; so thank you again for your understanding and continued support of the Heritage Foundation.

Sincerely,

Bari Beasley
CEO & President of the Heritage Foundation

# STATE OF TENNESSEE
# DEPARTMENT OF REVENUE

HERITAGE FOUNDATION OF FRANKLIN & WILLIAMSON
PO BOX 723
FRANKLIN TN 37065-0723

**Effective Date:** July 1, 2019
**Expiration Date:** June 30, 2023
**Account No:** 1000054936-SLC
**Exemption No:** 292191232
**Facility Address:**
209 E MAIN ST
FRANKLIN TN 37064-2517

## Exempt Organizations or Institutions
## Sales and Use Tax Certificate of Exemption

This organization or institution qualifies for the authority to make sales and use tax exempt purchases of goods and services that it will use, consume or give away.

This authorization for exemption is limited to sales made directly to the referenced organization. This exemption certificate may not be used for sales made to individuals paying with personal checks or personal debit or credit cards, even if the individual is a representative or employee of the organization and he or she will be reimbursed for the purchase. Sellers must refuse to accept the certificate when the sale is made to someone other than the organization.

This exemption certificate may not be used to make purchases without the payment of sales and use tax for other locations and may not be transferred to or used by any other person.

The Heritage Foundation — 112 Bridge St. Franklin, TN 37064
*Seller's Name* *Seller's Address (City & State)*

I, Miriam Wiggins, as an authorized representative of the taxpayer named above, affirm that the purchases qualify for the exemption and will be used at the location of the facility address referenced above. Under penalty of perjury, I affirm this to be a true and correct statement.

Miriam Wiggins — 8/9/19
*Print Name of Authorized Representative* *Signature of Authorized Representative* *Date*

The supplier must maintain a copy of this document as evidence of the sales tax exemption.

Date: May 6, 2022
Applicant: Jayme Smith
Project Title: 49th Annual Heritage Ball
Project Address:

## Open Issues: 8

### FIRE-Special Event

#### General Issues

**1. Tents**

curt.edelmann@franklintn.gov

Tents must be separated from the following as indicated

1. Cooking appliances – 20-feet
2. Open flame – 20-feet
3. LP gas cylinders less than 125-pounds – 5-feet
4. LP gas cylinders up to 500-pounds – 10-feet
5. Generators – 20-feet
6. Combustible waste – 30-feet

It would be helpful to provide a site diagram showing these requirements will be met to avoid last-minute issues coming up at inspection.

The generator has been an issue in the past.
[Edited By Curt Edelmann]

**2. Tent diagrams**

curt.edelmann@franklintn.gov

Please show exit routes on the tent diagram. Note: For both the dining tent and the cocktail tent, a minimum 4 separate exits are required. Each exit must be a minimum of 96-inches wide.

**3. Tents**

curt.edelmann@franklintn.gov Tents must meet the following requirements.

1. Tents are located no closer than 20-feet to a building or other tent (zoning requirement; exceptions apply)
2. Tents must be properly anchored. Tents 20-feet by 20-feet and larger must be anchored in accordance with manufacturer's instructions. Staking is preferred. If staking is not possible, concrete blocks are required. Water barrels are not permitted.
3. Tents 20-feet by 20-feet and larger must have at least one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
4. Tents 20-feet by 20-feet and larger must have a label or certificate showing that the tent fabric meets flammability standards.
5. Tents with sides are treated as buildings and must meet all the fire and life safety code requirements for buildings including exit signs, emergency lights, and adequate means of egress.
6. Where tents will be in use for more than three days, event sponsors must submit plans to the fire department for review and approval. Plans must contain the following:

1. Manufacturer's staking diagram
2. Manufacturer's wind restrictions
3. A site diagram showing where the tent will be on site and clearly showing fire department access routes. The site plan shall also show the location of all generators and heating and cooking equipment.
4. A floor plan of the tent showing the layout of all furniture and fixtures and all exits

### 4. Emergency lights

curt.edelmann@franklintn.gov Emergency lighting is required. Emergency lighting can be provided by the following.

1. Emergency lighting fixtures

2. Normal lighting provided by separate generators. Each generator shall provide power to approximately half the lighting.

### 5. Exit signs

curt.edelmann@franklintn.gov Exit signs with battery backup are required.

### 6. Cooking

curt.edelmann@franklintn.gov Provide a description of the cooking operations.

Will there be open flames?
Will there be actual cooking or only warming operations.

### 7. Open Flames

curt.edelmann@franklintn.gov If candles will be used as table decorations, the candles must be completely contained within a sturdy container.

## Sanitation and Environmental Services

### General Issues

### 8. Solid Waste Service

| | |
|---|---|
| nate.ridley@franklintn.gov | Sanitation and Environmental Services will provide the (2) 8yd dumpsters to manage the garbage at the event. There will be a charge of $110.00/dumpster or service. If you have any questions please contact the office<br><br>Contact : Nate Ridley/Wayne Sullivan<br>(615)794-1516 |

***Staff Conditions:***

Staff recommends approval with the following conditions:

- Applicant will provide copy of Good Neighbor letter which will be distributed to affected neighborhood.

***Parks Department***

- All coordinating regarding the event, including fees and pre-event site meetings, will be done with the Programming Division at the Parks Department.
- Applicant will call 811 ("Call Before You Dig") before placing any stakes into the ground.

***Risk Management:***

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured. COI must cover all days applicant is on the property.
- Any hired providers must have insurance covering their activity, equipment and service, naming the city as additional insured. Insurance needs to include the entire time from set up to breakdown.

***Police Department:***

- Applicant will hire recommended number of extra-duty Franklin Police Officer to provide security and traffic control.

***Sanitation and Environmental Services Department:***

- Applicant will lease two dumpsters from the Sanitation and Environmental Services Department
- Applicant will provide volunteers to pick-up any trash associated with the event.

***Fire Department:***

- Applicant must adhere to requirements provided by the Fire Marshal's office

***Building & Neighborhood Services Department:***

- It will be necessary to pull an electrical permit and have an inspection for this event.
- Make sure all power cords and outlets have GFI protection and that all male female cord connections are elevated off the ground.

***Revenue Management:***

- Applicant must obtain a Beer Permit from the City's Beer Board.

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03520**

**DATE:** August 31, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator
Milissa Reierson, Communications Manager
Monique McCullough, Public Outreach Specialist

**SUBJECT:**

*Consideration Of Event Permit For Porchfest Sponsored By The Westhaven Foundation On October 1, 2022 In Westhaven

**PURPOSE:**

The purpose of this memorandum is to outline recommendations for the Westhaven Porchfest.

**BACKGROUND/STAFF COMMENTS:**

The Westhaven Foundation has requested the closure of a portion of Front Street (Oleander to Whitman) for their annual Porchfest event scheduled for October 1, 2022. The closure would be from 6 p.m. – 10 p.m. The main event, a ticketed concert, is being held at the Magli Green Park. Estimated attendance is 1400.

**FINANCIAL IMPACT:**

The applicant is responsible for Sanitation & Environmental Services costs and extra-duty Police Officers who work the event.

**RECOMMENDATION:**

Staff recommends approval of the event application with the following recommendations:

- Applicant will provide a Good Neighbor letter which will be distributed to affected neighborhoods.

Risk Management:
- Applicant will provide certificate of insurance naming the City as additional insured.

Police Department:
- Applicant will hire recommended number of City of Franklin extra duty officers.

Sanitation and Environmental Services Department:

- Applicant will lease two dumpsters and 15 roll-out containers from the Sanitation and Environmental Services Department
- Applicant will provide volunteers to pick-up any trash associated with the event.

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office

Revenue Management:

- Applicant must obtain a Beer Permit from the City's Beer Board.

**OFFICE USE ONLY**
Permit No:
_____

HISTORIC FRANKLIN TENNESSEE

# City of Franklin
# Special Event Permit Application

*Application is Due 90* ***Days Prior*** *to Scheduled Event.*
*Please read application carefully and fully complete each section.*
***A non-refundable application fee of $100 is due at time of filing.***

**Note: Filing this application does not guarantee that you request will be granted.**

**Please list all that apply:**

- Concert

1. **Name/purpose of event:** Westhaven Porchfest 2022
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)***:**
   Front Street
3. **Date or dates of event:** 10/01/2022
4. **Start/End Times of Event:**
   Saturday, October 1st 5-11pm

   *What date/time will set-up begin?* 9/30/2022 5:00 PM
   *What date/time will tear-down be complete?* 10/2/2022 5:00 PM
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** *(if applicable):*
   5pm
6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 1,400 Event Staff/Volunteers:30 Total:1,430
7. **Name of applicant and Organization Requesting Permit:**
   Bridget Short - The Westhaven Foundation
   **a) Address:** 188 Front Street Box 116-25
   Franklin, TN 37064
   **b) Phone:** 9048856874 **c) Cell:** **d) Fax:**
   **e) E-mail address:** bridget@westhavenfoundation.org
8. **DETAILED description of event** *(use additional sheets)***:**
   The 11th annual Westhaven Porchfest event will take place on Saturday, October 1, 2022. The daytime events will take place from 2pm to 6pm and the evening concert will take place from 7pm to 10pm. This will be a ticketed event. Attendees will be required to pre-purchase tickets. There will be options for VIP access and general admission. Chairs will be provided for general admission. Outside food and beverages and personal chairs/blankets are not allowed within the concert area. This event is a fundraiser for The Westhaven Foundation.

9. **ENCLOSE A DETAILED MAP** of event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. ***For large-scale events, map should be obtained from the Citys GIS division***

   **Please detail any restricted parking areas on the event map.**

   **Event Map:** Porchfest Layout.jpg

10. **Person in charge on day of event:** Bridget Short
    **Cell:** 217-521-7749 **E-mail address:** bridget@westhavenfoundation.org

11. **Name and Cell Number of at least two others available on day of event:**
    **Name:** Mark Mccutcheon **Cell:** 615-394-7782 **E-mail address:** mark@westhavenfoundation.org
    **Name:** Amy Law **Cell:** 615-642-2948 **E-mail address:** amy.law@southernland.com

12. **Please attach a list** containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of organization and/or committee.

    **Administrative Contact List:** List of Officers and Board Members 2018 - 2019.docx

13. **Where is your organization based?** Williamson County

14. **Is your organization authorized to do business in Tennessee?** Yes

15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
    IRS tax exemption letter: The Westhaven Found - IRS Determination Ltr 501c3 status 10-3-08.pdf

16. **Will you charge an admission fee?** Yes
    *Average admission fee: 85*

17. **Will you charge a vendor particiation fee?** Yes
    *Average vendor participaion fee? Not sure*

18. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**

19. **Will any charity, gratuity, or offers be solicited or accepted during the event?** No

20. **Is this event a fundraiser?** Yes
    *What organization will be the benefactor of event? The Westhaven Foundation*
    *What percentage of funds will they receive? Not sure*

21. **Will parking in the area of the event need to be restricted or prohibited?** No

22. **Will any sound amplification equipment be used during the event?** Yes

23. **Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured.**

    ***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.

    **If you already have your insurance certificate, please upload it now. Otherwise your insurance certificate will need to be submitted before your event is approved.**

    **Insurance Certificate:**

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list**.

25. **Will food, beverages, or merchandise be sold or given away?** Yes
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
**Clean Up Plan and Provider:** Clean Up Plan.docx

26. Events under 200 participants require a $250 refundable security deposit at the time of approval. For events over 200, a $1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE*: Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

27. **Will you require a temporary water tap?** No
*If yes, please list exact locations:*

28. **Will alcohol, beer, and/or wine be given away or sold?** Yes
*If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.*

29. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*

30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
**Good Neighbor Letter:** Good Neighbor Letter for Porchfest.docx
**Good Nieghbor Letter Mailing List:**

HISTORIC
FRANKLIN
TENNESSEE

# Rules and Regulations

## Please Read All Attachments Before Signing Application.

**1)** I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.

**2)** I/We do swear or affirm that all of the information given in this application is true and complete.

**3)** I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.

**4)** I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.

**5)** I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.

**6)** I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.

**7)** I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.

**8)** I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.

**9)** The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.

**10)** I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: Bridget Strat _____ Date: 7/1/22

(Signature and title – must be officer of organization)

Approved by the Board of Mayor and Aldermen on _____, 20___.

_____

Dr. Ken Moore, Mayor

_____

Eric S. Stuckey, City Administrator

***Return application to:***

City Administrator's Office
City Hall
109 Third Ave South
Franklin, TN 37065
615-791-3217
615-790-0469 (FAX)

HISTORIC FRANKLIN TENNESSEE

# Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

- Any site-built platforms (stages) and/or bleachers

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

HISTORIC FRANKLIN TENNESSEE

# Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

**Applicant/Organization:** Bridget Short - The Westhaven Foundation
**Event Name:** Westhaven Porchfest 2022
**Event Date(s):** 10/01/2022

1. **Time amplification equipment will be used:** From: 5 To: 10:00 PM
2. **Exact locations sound amplification equipment will be used** *(i.e. stage located on Second Avenue). Provide map/layout if necessary.*:
   Front street

   **Sound Amplification Map:** PorchFest 2021 sounds amplification map.docx.pdf
3. **For what purpose will sound amplification be used?** *Please list all that apply*:
   - Band/Singers
4. **Type of Amplifier:**
   - PA System
5. **Number of Amplifiers:** Not sure **Number of Speakers:** Not sure **Number of Performers:** 1
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**
   **Name:** Amy Law **Cell:** 615-642-2948 **E-Mail:** amy.law@southernland.com
   **Name:** Mark McCutcheon **Cell:** 615-394-7782 **E-Mail:** mark@westhavenfoundation.org

**Authorized Signature:** Bridget Short **Date:** 07/01/2022

The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.

Clean-up Plan and Provider

TBD

On-site person –

Bridget Short
217-521-7749

Good Neighbor Letter for Porchfest

October 1, 2022

Dear Neighbor of Westhaven,

Porchfest 2022 will be taking place in Westhaven on Saturday, October 1st 2022 from 6pm-1pm. This is an annual event that includes a Concert at Magli Green benefitting The Westhaven Foundation.

We request that residents who live in that area refrain from parking cars on the street that morning. Also, the 4 blocks of Front Street between Whitman (not to include Whitman) and Oleander will be blocked off starting at 6pm but will open up at the completion of the concert at 10pm.

The concert is a private ticketed event with proceeds benefiting The Westhaven Foundation; a registered 501c3 in Williamson County. A cleanup crew will return the event areas back to their original condition.

**The Westhaven Foundation**

List of Officers and Board of Directors during 2018 - 2019

1. President - Jeffery Carson 1208 Jewell Ave. Franklin, TN 37064 No compensation Terms of Service 6/30/2017 - 6/30/2019

2. Vice President - Mark McCutcheon 1900 Townsend Blvd Franklin, TN 37064 No compensation **(Terms of Service?)**

3. Treasurer - Jason Kaplin

4. Secretary - Amy Law 823 Forest Acres Dr. Nashville, TN 37220 USA No Compensation **(Terms of Service?)**

5. President - Matthew Magallanes 514 Ardmore Place Franklin, TN 37064 USA No compensation **(Terms of Service?)**

6. **Director - Betsy Bergman Not a board member.**

7. Director - Scott Jones Not a board member

8. Director - Larry Yarborough 608 Stonewater Blvd. Franklin, TN 37064 No compensation **Terms of Service?**

9. Director - Dana Hardy 205 Prospect Ave Franklin, TN 37064 No compensation **Terms of Service?**

10. Director - Chas Morton 447 Wild Elm Street Franklin No compensation **Terms of Service?**

11. Director - Brooks McDonald 1339 Jewell Avenue Franklin, TN 37064 **Terms of Service?**

12. Director - Barbra Watkins 5086 Nelson Franklin, TN 37064 No compensation **Terms of Service?**

13. Director - Shari Lacy 221 Prospect Ave. Franklin, TN 37064 No compensation **Terms of Service?**

14. Director - Jason Kaplan 223 Acadia Ave Franklin, TN 37064 No compensation **Terms of Service?**

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: OCT 3 2008

THE WESTHAVEN FOUNDATION INC
401 CHELTENHAM AVE
FRANKLIN, TN 37064-8664

Employer Identification Number:
26-2449732
DLN:
17053198332008
Contact Person:
YVONNE LIGGETT ID# 31296
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
June 30
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
October 19, 2007
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

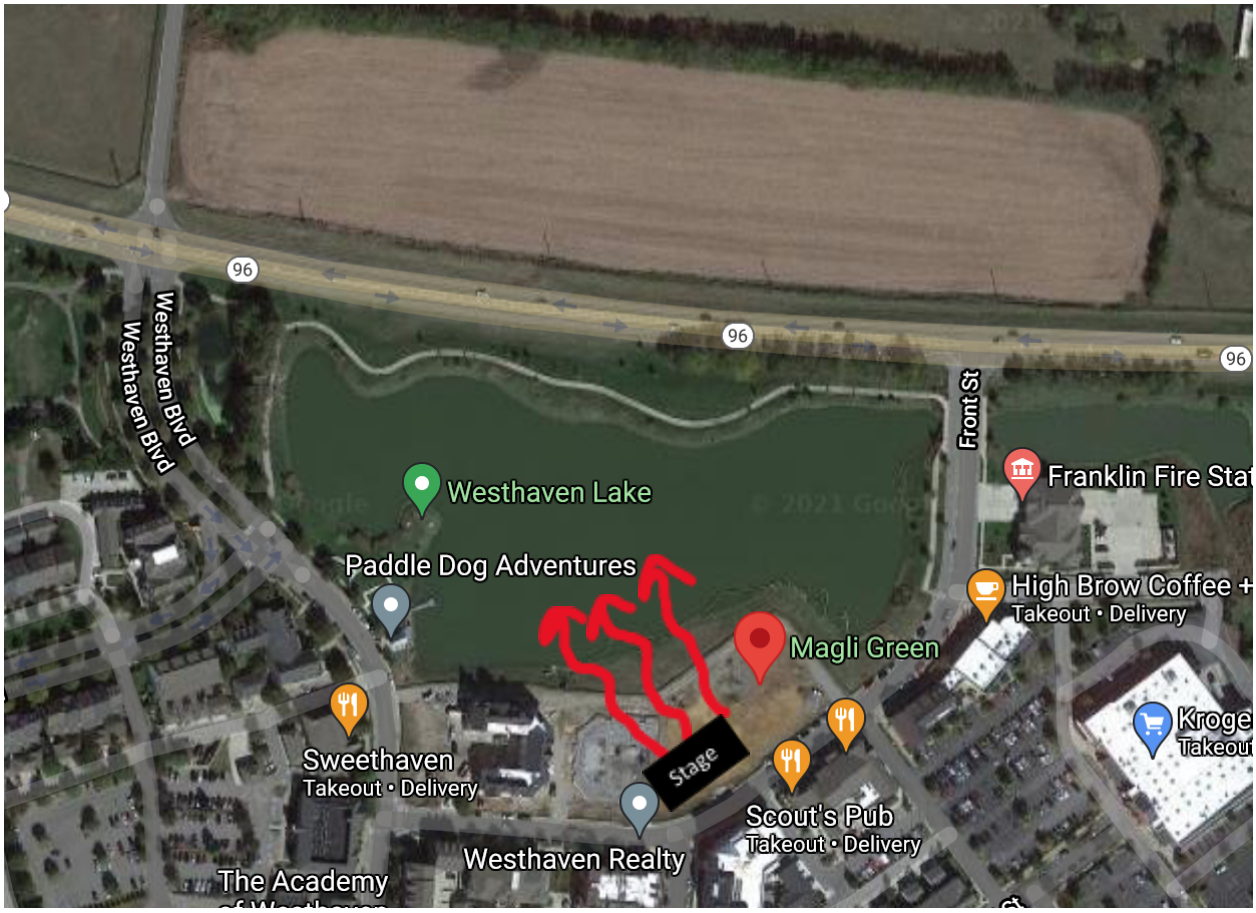
THE WESTHAVEN FOUNDATION INC

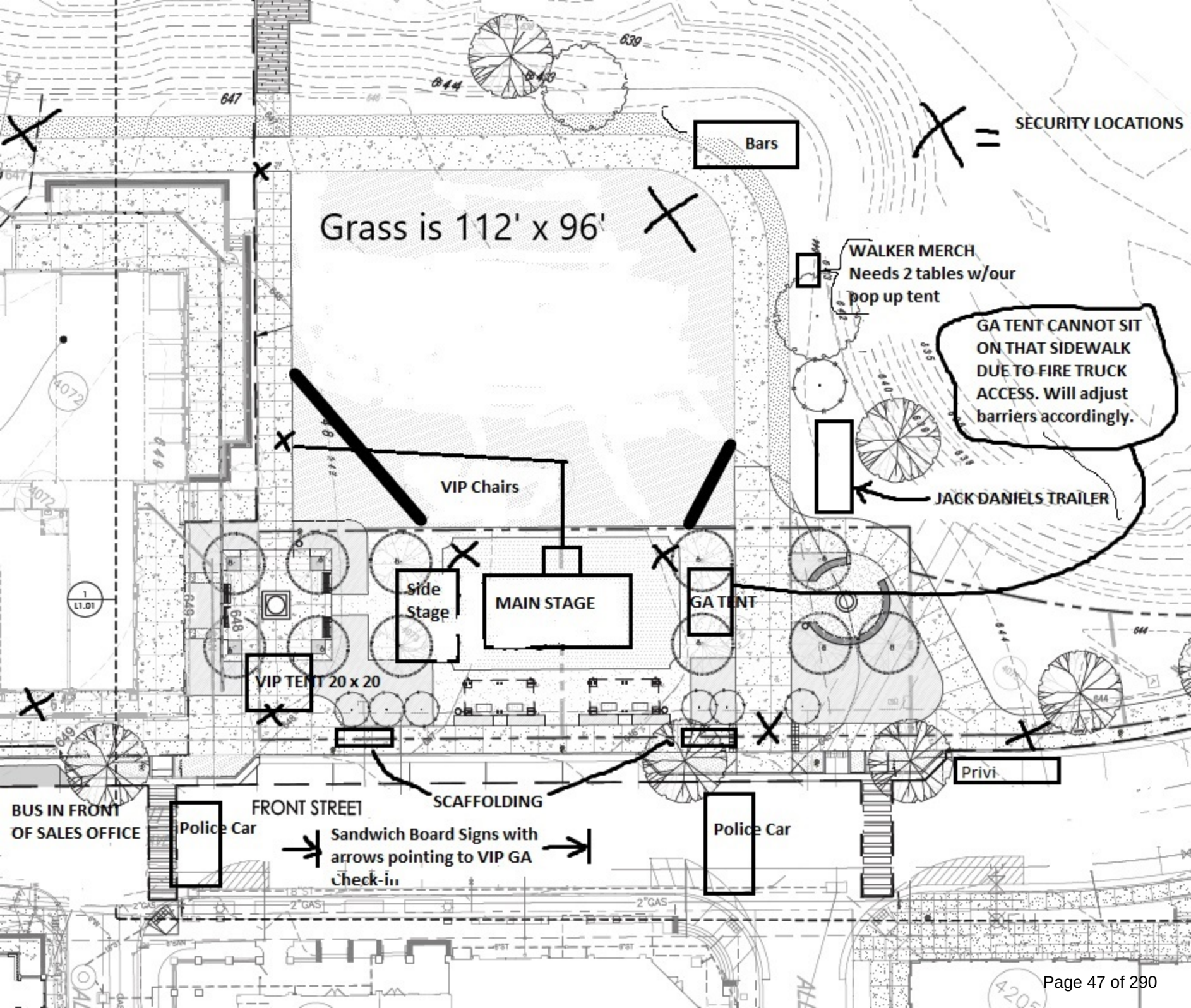
We have sent a copy of this letter to your representative as indicated in your power of attorney.

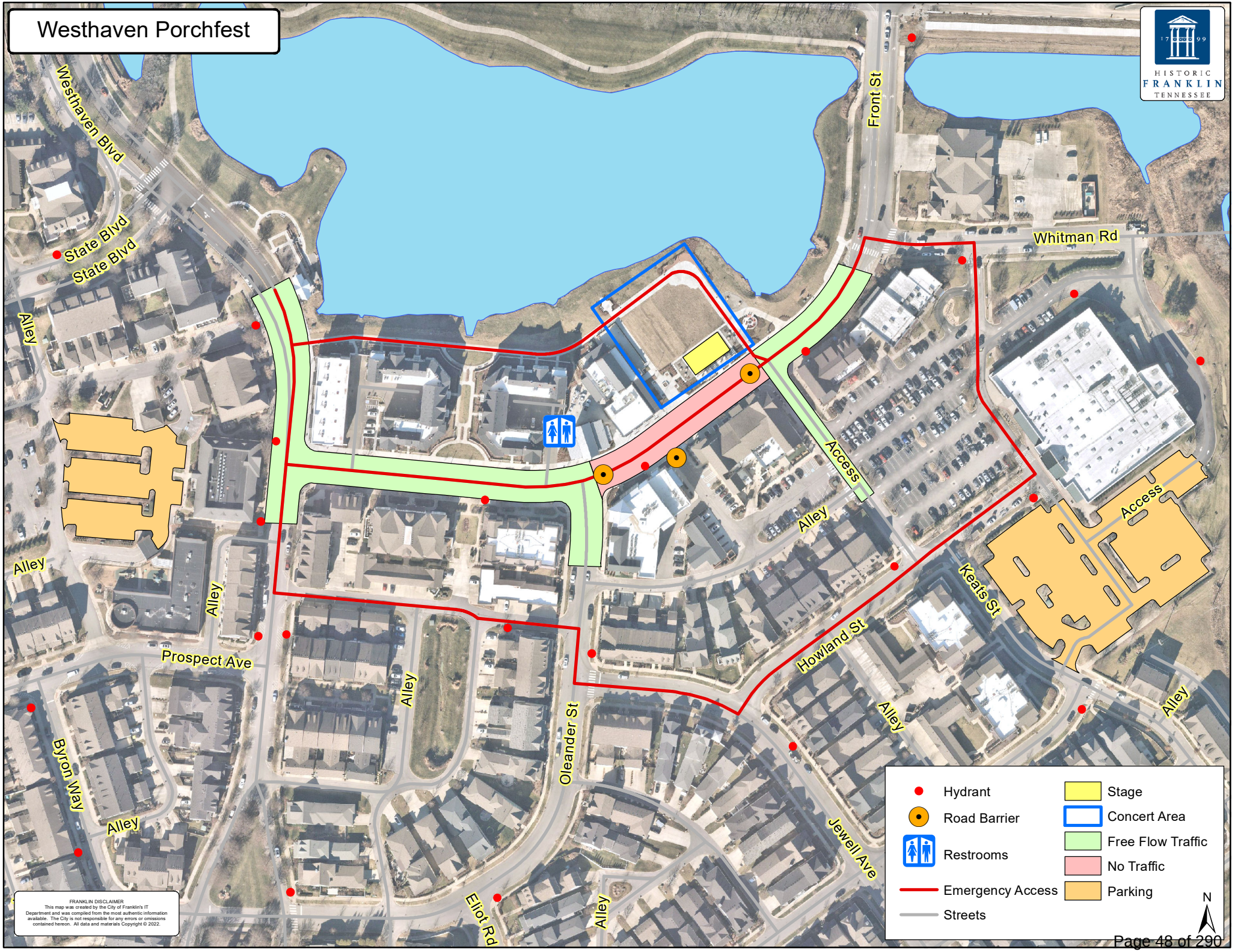
Sincerely,

Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Publication 4221-PC


96
96
96
Westhaven Blvd
Westhaven Blvd
Front St
Westhaven Lake
Paddle Dog Adventures
Magli Green
Franklin Fire Stat
High Brow Coffee +
Takeout • Delivery
Sweethaven
Takeout • Delivery
Stage
Scout's Pub
Takeout • Delivery
Westhaven Realty
The Academy


SECURITY LOCATIONS
Bars
Grass is 112' x 96'
WALKER MERCH
Needs 2 tables w/our pop up tent
GA TENT CANNOT SIT ON THAT SIDEWALK DUE TO FIRE TRUCK ACCESS. Will adjust barriers accordingly.
JACK DANIELS TRAILER
VIP Chairs
Side Stage
MAIN STAGE
GA TENT
VIP TENT 20 x 20
Privi
SCAFFOLDING
BUS IN FRONT OF SALES OFFICE
Police Car
FRONT STREET
Sandwich Board Signs with arrows pointing to VIP GA Check-in
Police Car


Westhaven Porchfest
Westhaven Blvd
State Blvd
State Blvd
Alley
Front St
Whitman Rd
Access
Alley
Access
Alley
Alley
Alley
Keats St
Howland St
Prospect Ave
Alley
Alley
Oleander St
Alley
Byron Way
Alley
Jewell Ave
Elliot Rd
Alley
HISTORIC FRANKLIN TENNESSEE
Hydrant
Road Barrier
Restrooms
Emergency Access
Streets
Stage
Concert Area
Free Flow Traffic
No Traffic
Parking
N
FRANKLIN DISCLAIMER
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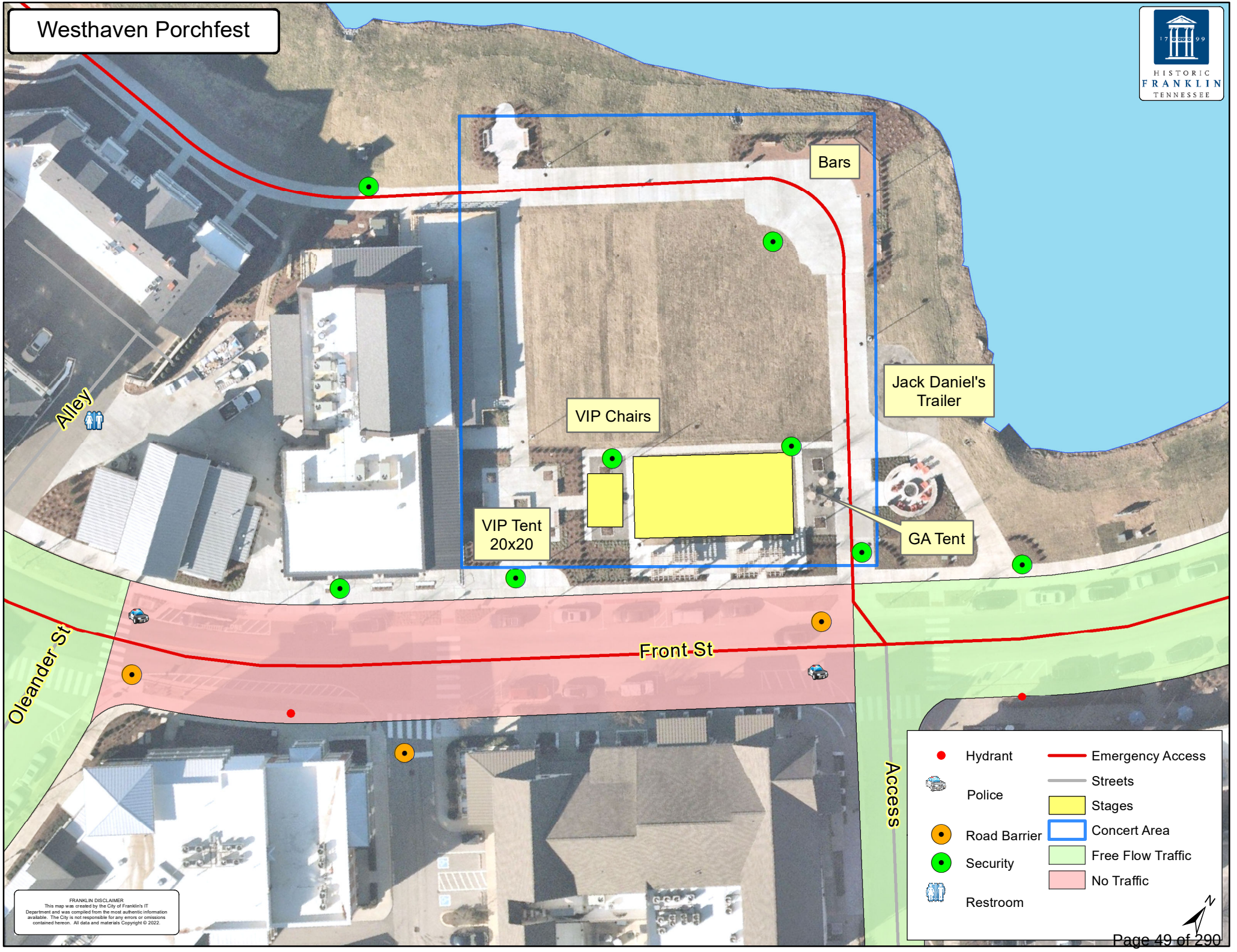

Westhaven Porchfest
HISTORIC FRANKLIN TENNESSEE
Bars
Jack Daniel's Trailer
VIP Chairs
VIP Tent 20x20
GA Tent
Alley
Oleander St
Front St
Access
Hydrant
Police
Road Barrier
Security
Restroom
Emergency Access
Streets
Stages
Concert Area
Free Flow Traffic
No Traffic
FRANKLIN DISCLAIMER
This map was created 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 © 2022.

Date: September 1, 2022
Applicant: Bridget Short
Project Title: Westhaven Porchfest 2022
Project Address:

## Open Issues: 3

### FIRE-Special Event

#### General Issues

**2. Question**

curt.edelmann@franklintn.gov The application says you are serving food.

Are you planning to have food trucks or mobile food vendors on site?

**3. Tents**

curt.edelmann@franklintn.gov Tents must meet the following requirements.

1. A site diagram showing where the tent will be on site and clearly showing fire department access routes is required. The site diagram shall also show the location of all generators and heating and cooking equipment.
2. Provide floor plan of the tent showing the layout of all furniture and fixtures and all exits.
3. Tents are located no closer than 20-feet to a building or other tent (zoning requirement; exceptions apply)
4. Tents must be properly anchored. Tents 20-feet by 20-feet and larger must be anchored in accordance with manufacturer's instructions. Staking is preferred. If staking is not possible, concrete blocks are required. Water barrels are not permitted. As a general rule-of-thumb, tents must have 5-pound to 10-pounds of anchoring per SF of tent. One 36-inch stake, properly installed, provides 800-pounds anchoring.
5. Tents 20-feet by 20-feet and larger must have at least one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
6. Tents 20-feet by 20-feet and larger must have a label or certificate showing that the tent fabric meets flammability standards.
7. Tents with sides are treated as buildings and must meet all the fire and life safety code requirements for buildings including exit signs, emergency lights, and adequate means of egress.
8. Pop-up vendor tents (nominal 10-feet x 10-feet) must have a minimum of 40-pounds of ballast on each pole.
9. Pop-up tents using open flames, such as, candles, portable heaters, torches, must have one ABC fire extinguisher that is fully charged.

### Sanitation and Environmental Services

## General Issues

### 1. Solid Waste Service

| | |
|---|---|
| nate.ridley@franklintn.gov | • How many volunteers will you have on site for clean-up?<br>• What type of containers will you be using.<br><br>Thanks,<br>Nate<br><br>SES will provide 15 rollout containers at a rate of $110.00 and 1 dumpster at a rate of $110.00 for this event. Total cost for use of containers will be $220.00.<br>[Edited By Bobby Sullivan] |

***Staff Conditions:***

Staff recommends approval of the event application with the following recommendations:

- Applicant will provide a Good Neighbor letter which will be distributed to affected neighborhoods.

***Risk Management:***

- Applicant will provide certificate of insurance naming the City as additional insured.

***Police Department:***

- Applicant will hire recommended number of City of Franklin extra duty officers.

***Sanitation and Environmental Services Department:***

- Applicant will lease two dumpsters and 15 roll-out containers from the Sanitation and Environmental Services Department
- Applicant will provide volunteers to pick-up any trash associated with the event.

***Fire Department:***

- Applicant must adhere to requirements provided by the Fire Marshal's office

***Revenue Management:***

- Applicant must obtain a Beer Permit from the City's Beer Board.

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03506**

**DATE:** August 25, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator
Kristine Brock, Asst. City Administrator/CFO

**SUBJECT:**

*Consideration Of Resolution 2022-51, A Resolution Declaring The Intent Of The City Of Franklin, Tennessee To Reimburse Itself In A Not To Exceed Amount Of $26,150,000 For Certain Project Expenditures With The Proceeds Of General Obligation Bonds, Notes Or Other Debt Obligations To Be Issued By The City.
Finance 8/11/22, no vote
WS 8/23/22

**PURPOSE:**

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2022-51, declaring the intent of the City to reimburse itself in an amount not to exceed $26,150,000 for certain project expenditures with the proceeds of general obligation bonds, notes or other debt obligations to be issued by the City.

**BACKGROUND/STAFF COMMENTS:**

The Board of Mayor and Aldermen has established a ten year capital program for the City's general government projects. including road and parks construction. Additional capital funding needs are in the areas of replacement fire apparatus and major road resurfacing. Periodically, city staff recommend financing of capital projects through a general obligation bond issue to be repaid by property taxes levied by the Board of Mayor and Aldermen.

**FINANCIAL IMPACT:**

Staff proposes issuance of a general obligation bond in an amount not to exceed $26,150,000, in the first half of calendar year 2023, to fund the projects and equipment listed below:

Roads and Park Development (Long Lane and Southeast Park Construction)- $15,400.000
Major Road Resurfacing- $6,300,000
Replacement of Fire Apparatus- $4,450,000

Resolution 2022-51 allows for the City to reimburse itself for project expenses incurred between the date of resolution approval and closing of the bond issue. Staff anticipates finalizing the amount and timing of the bond issue at the start of calendar year 2023 and returning to the Board of Mayor and

Aldermen for consideration of two additional resolutions that authorize the issuance of a Series 2023 General Obligation Bond and its repayment from property taxes.

In accordance with IRS rules for tax exempt municipal bonds, the City anticipates spending all of the Series 2023 proceeds no later than 3 years from the closing date.

On a preliminary basis, the Series 2023 GO Bond is estimated to be issued in March 2023. First interest and principal payments will occur in the City's FY 2024, with final maturity to occur in 2043 (20 year amortization). Average annual debt service (interest and principal) is approx $1,730,125, with a true interest cost of 3.21% (subject to market conditions at time of issuance). Debt service for the Series 2023 Bonds is already planned in the financial model and will not require a change to the City's current property tax rate of $0.3261 per $100 of assessed value.

**RECOMMENDATION:**

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2022-51.

**RESOLUTION 2022-51**

**A RESOLUTION DECLARING THE INTENT OF THE CITY OF FRANKLIN, TENNESSEE TO REIMBURSE ITSELF IN A NOT TO EXCEED AMOUNT OF $26,150,000 FOR CERTAIN PROJECT EXPENDITURES WITH THE PROCEEDS OF GENERAL OBLIGATION BONDS, NOTES OR OTHER DEBT OBLIGATIONS TO BE ISSUED BY THE CITY**

**WHEREAS,** it is the intention of the Board of Mayor and Aldermen of the City of Franklin, Tennessee (the "City") to provide funds for the (i) acquisition, construction, improvement, repair, renovation, maintenance and/or equipping of (a) parks and recreational facilities, (b) streets, roads and bridges, including but not limited to sidewalks, signage, signalization, related facilities, lighting and drainage improvements, and (c) public safety equipment and vehicles, including but not limited to fire apparatus; (ii) acquisition of all property real or personal, appurtenant thereto, or connected with the foregoing; and (iii) payment of architectural, engineering, legal, fiscal and administrative costs incident to the foregoing; and

**WHEREAS,** it is the intention of the Board of Mayor and Aldermen of the City to pay all or a portion of the costs associated with the aforementioned projects by the sale of general obligation bonds or notes, in one or more emissions, or other debt obligations of the City; and

**WHEREAS,** it is anticipated that it will be necessary to make expenditures in payment of said project costs prior to the issuance of said bonds, notes or other debt obligations; and

**WHEREAS,** the Board of Mayor and Aldermen of the City wishes to state its intentions with respect to reimbursements for said expenditures, in a not to exceed amount of $26,150,000, in accordance with the requirements of final regulations applicable thereto promulgated by the United States Department of the Treasury.

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

SECTION 1. It is reasonably expected that the City will reimburse itself for certain expenditures, in a not to exceed amount of $26,150,000, made by the City in connection with the projects hereinabove described. The City further reasonably expects to reimburse all such expenditures from the proceeds of its general obligation bonds, notes or other debt obligations. The expenditures made prior to the issuance of said bonds, notes or other debt obligations are expected to be paid from the General Fund of the City, and reimbursement shall be made to the General Fund. Debt service on the bonds, notes or other debt obligations is expected to be paid from unlimited ad valorem taxes to be levied on all taxable property within the corporate limits of the City.

SECTION 2. This resolution shall be placed in the minutes of the Board of Mayor and Aldermen and shall be made available for inspection by the general public at the office of the City Recorder.

SECTION 3. This resolution constitutes a declaration of official intent under Treas. Reg. §1.150-2.

SECTION 4. All other resolutions and orders, or parts thereof in conflict with the provisions of this resolution, are, to the extent of such conflict, hereby repealed, and this resolution shall be in immediate effect from and after its adoption.

Adopted and approved this 13th day of September, 2022.

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
MAYOR

ATTEST:

_____
Eric S. Stuckey
CITY ADMINISTRATOR

APPROVED AS TO FORM:

_____
Shauna R. Billingsley
CITY ATTORNEY

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

I, Eric S. Stuckey, hereby certify that I am the duly qualified and acting City Administrator of the City of Franklin, Tennessee, and as such official I further certify that attached hereto is a copy of excerpts from the minutes of a regular meeting of the governing body of the City held on September 13, 2022, that these minutes were promptly and fully recorded and are open to public inspection; that I have compared said copy with the original minute record of said meeting in my official custody; and that said copy is a true, correct and complete transcript from said original minute record insofar as said original record relates to the approval of a resolution declaring the intent of the City of Franklin to reimburse itself in an amount not to exceed $26,150,000.

WITNESS my official signature and seal of said City this _____ day of _____, 2022.

_____

City Administrator

33236396.1

HISTORIC
FRANKLIN
TENNESSEE

# Overview to General Obligation Bonds and Issuance of Proposed Series 2023 Bonds

August 11, 2022

# Description of Governmental Bonds

Governmental bonds are issued to finance public infrastructure and long lived assets of a state or local government. Some examples are:

- Roads, bridges, sidewalks, transportation,
- Sewer and water systems,
- Public school facilities,
- Public safety equipment,
- Parks and recreation facilities,
- Other governmental buildings.
- May be new construction or projects that expand capacity or extend the useful life of an existing asset.

# Security for General Obligation Pledge for Governmental Bonds

- Principal and interest payments are secured by the full faith and credit and taxing powers of the government, which has the authority to levy and collect taxes.
- GO Bonds are not secured by a mortgage on any particular property. If the government defaults on its general obligation to repay principal and interest payments, the bondholders have the right to go to court to compel the issuing government to raise taxes sufficient to pay its debt service.
- States may further protect the pledge to bondholders by setting state level statutory requirements, for example local referendum requirements, state staff approval for issuance or requiring cities and counties to budget for annual general obligation debt service.

# Statutory History of Tax Exemption for Governmental Bonds in the United States

- Revenue Act of 1913- First codified exemption of interest on municipal bonds from federal income tax.
- Tax Reform Act of 1986- Greatly reduced private activities that may be financed with tax-exempt bond proceeds. Established additional rules for the interest earned on bond proceeds. Reduced to one the number of times a local government could advance refund its bonds on a tax-exempt basis.
- Tax Reform Act of 2017- Eliminated tax-exempt advance refunding of bonds.
- Tax Exemption for Governmental Bonds is not protected by the U.S. Constitution.

# Tax Exemption for Governmental Bonds

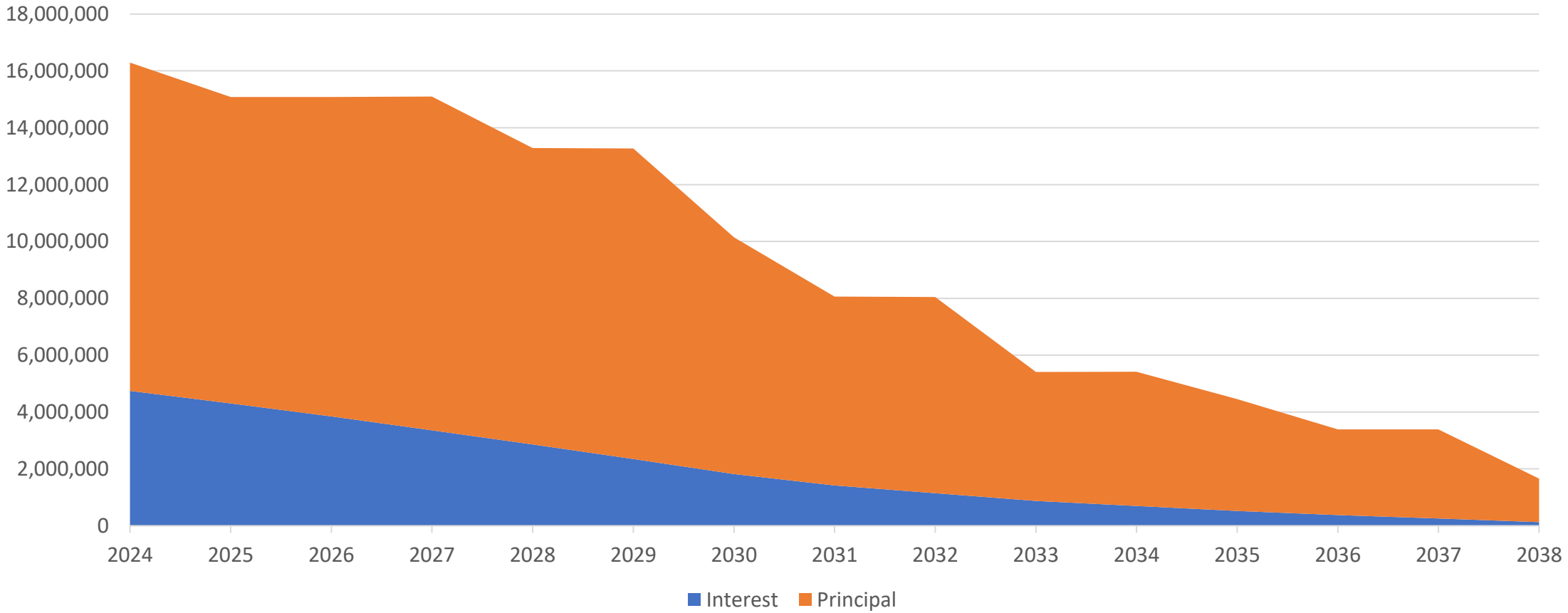
IRS classifications for tax treatment of interest payments

- Bond proceeds are used for public (governmental) uses- **Tax Exempt**
  - May be secured by the General Obligation pledge—a pledge of the full faith, credit and unlimited taxing power of the local government as to all taxable property in the local government (typically the most secure credit of a state or local government)
  - Alternatively, within the limits of state law, bonds of a local government or instrumentality may be secured by a pledge of or agreement to annually appropriate other taxes or revenues, such as water & sewer utility charges, sales taxes, tourism related taxes (rental car taxes, hotel/motel taxes), etc. (generally, a lower credit rating than a general obligation credit)
  - States may limit issuance of debt by its local governments for governmental purposes.
- Private activity bonds, which generally are obligations that benefit nongovernmental activities.- **Taxable**
  - Bonds are secured by an interest in property used for a private business use, payments in respect of such property and/or revenues derived from private business use. (a credit based on the financial viability of the project)
  - Federal limits on amounts of private activity bonds by issuer.
  - States may disallow or limit private activity issuance by its local governments. For example, the State of Tennessee Constitution (Article II Chapter 29) states that “the credit of no county or city shall be given or loaned to or in the aid of any person, company, association or corporation…..”

# Certain Rules for Tax Exempt Bonds

- Uses of bond proceeds (most commonly, projects or refinancing of outstanding debt) must meet tax exempt requirements of the IRS as provided by written opinion of the City's bond counsel.
- The issuer (City) agrees to provide ongoing continuing disclosure of annual financial reporting and to disclose material events within 10 business days. (SEC Rule 15c2-12)
- Bond proceeds must be spent in a timely manner.  Typically, bond proceeds issued for new projects should be spent within 3 years of the date of issuance.

# Outstanding General Obligation Debt Service City of Franklin as of June 30, 2022




Principal outstanding on 6/30/2022 of $121.5 million. Principal and interest due in FY 2023 is $15.7 million. Maximum annual debt service is $16.2 million in FY 2024. Final maturity occurs in FY 2039 with the last principal maturity of the Series 2019A General Obligation Bonds.

# Use of Proceeds for Series 2017 and 2019A General Obligation Bonds

| | Series 2017 | Series 2019A |
|---|---|---|
| Fire Apparatus | $1,211,952 | $2,264,607 |
| Police Vehicles | $0 | $1,965,067 |
| Public Safety Communications System | $4,538,918 | $0 |
| Sanitation Facility Improvements | $1,500,000 | $1,916,306 |
| Major Road Resurfacing | $4,251,309 | $4,300,338 |
| Roads, Bridges & Sidewalk Projects | $15,424,979 | $24,603,586 |
| Total Proceeds for Capital Projects | $26,927,158 | $35,049,904 |

Debt service related to the Sanitation Facility is paid from net revenues of the City's Sanitation Fund.

Largest road project in the Series 2017 Bond was Hillsboro Road Phase 2 and for Series 2019 Bond are Franklin Road Improvements and Southeast Park Access Bridge.

# Proposed Uses of Proceeds for Series 2023 General Obligation Bonds

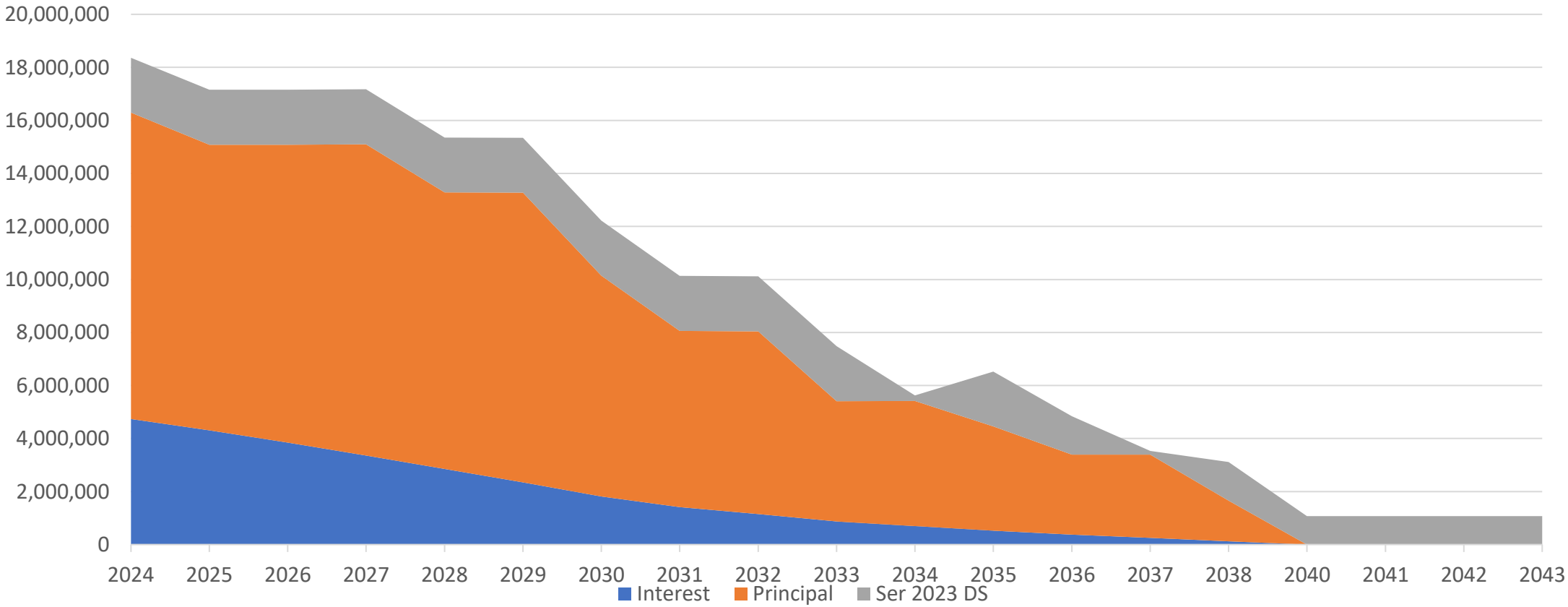
| | Series 2023 |
|---|---|
| Fire Apparatus- 4 replacement units | $4,450,000 |
| Major Road Resurfacing | $6,300,000 |
| Road & New Park Projects (Long Lane & Southeast Park) | $15,400,000 |
| Total Proceeds for Capital Projects | $26,150,000 |

Fire Apparatus- 1 unit was ordered in 2021 with anticipated delivery in mid 2023. 3 additional units are budgeted in FY 2023 and to be ordered in August 2022, with a delivery period of 12-24 months.

Major Road Resurfacing- $6.3 million program to be implemented over a 3 year period.

Largest single project is construction of Southeast Park, which is anticipated for bid at the end of CY 2022.

# Estimated General Obligation Debt as of June 30, 2023, after Issuance of Series 2023 Bonds




Est. principal outstanding on 6/30/2023 is $137.2 million. Maximum annual debt service is $18.4 million in FY 2024, which is also first interest & principal payments for the Series 2023 Bonds. Final maturity occurs in FY 2043 with the last principal maturity of the Series 2023 General Obligation Bonds. Average annual debt service of the new bond is approx. $1.7 million.

# Next Steps

- 9/13/2022- BOMA Consideration of Resolution 2022-51, an Intent of the City to Reimburse Itself with General Obligation Bond Proceeds.
- Early calendar year 2023
  - Finalize Projects Amounts and Expenditure Timing.
  - BOMA Consideration of Two Resolutions.
    - Initial Resolution Authorizing the Issuance of General Obligation Bonds.
    - Bond Resolution Authorizing the Issuance of Bonds, Establishing the Terms of Sale, and Providing for the Levy of Taxes.

*Competitive Sale and Closing of Series 2023 Bonds in Spring 2023.*

## 2022 GO BOND - PAVEMENT RESURFACING FUNDING REQUEST

| Major Thoroughfare Prioritized Projects List | Sq. Yds. | ADA Ramps | 2019 Mill/Pave (SY) | 2023 Mill/Pave (SY) | Curb Unit Cost | Mill & Pave Cost | Anticipated M/P Cost | Curb Upgrade Cost | Signal Upgrades | Fiber Relocation | Total Cost | Cycle | Accumulated Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Liberty Pike from Franklin Rd. to Mack Hatcher | 27,570 | 28 | $15.00 | $22.50 | $5,300.00 | $413,550.00 | $620,325.00 | $148,400.00 | $1,000.00 | not in use | $562,950.00 | 12 years | **$562,950.00** |
| Cool Springs Blvd. from Mallory Ln. to Mack Hatcher | 57,000 | 22 | $15.00 | $22.50 | $5,300.00 | $855,000.00 | $1,282,500.00 | $116,600.00 | $300,000.00 | $0.00 | $1,271,600.00 | 12 years | **$1,834,550.00** |
| Carothers Pkwy. from Hwy 96E to Cool Sprgs. Blvd. | 100,030 | 22 | $15.00 | $22.50 | $6,750.00 | $1,500,450.00 | $2,250,675.00 | $148,500.00 | $310,000.00 | In Conduit | $2,709,175.00 | 12 years | **$4,543,725.00** |
| Seaboard Lane from Apen Grove Dr. to City Limits | 27,720 | 0 | $15.00 | $22.50 | $6,750.00 | $415,800.00 | $623,700.00 | $0.00 | $50,000.00 | $0.00 | $673,700.00 | 12 years | **$5,217,425.00** |
| Aspen Grove Dr. from Jordon Rd. to Seaboard Ln. | 14,930 | 10 | $15.00 | $22.50 | $6,750.00 | $223,950.00 | $335,925.00 | $67,500.00 | $0.00 | $0.00 | $403,425.00 | 12 years | **$5,620,850.00** |
| Galleria Blvd. from Moores Ln. to Cool Sprgs. Mall | 12,410 | 10 | $15.00 | $22.50 | $6,750.00 | $186,150.00 | $279,225.00 | $67,500.00 | $120,000.00 | In Conduit | $466,725.00 | 12 years | **$6,087,575.00** |
| Bakers Bridge from Galleria Blvd. to Mallory Lane | 4,010 | 10 | $15.00 | $22.50 | $6,750.00 | $60,150.00 | $90,225.00 | $67,500.00 | $0.00 | In Conduit | $157,725.00 | 12 years | **$6,245,300.00** |
| Mallory Station Rd. from Mallory Ln. to Franklin Rd. | 31,850 | 0 | $15.00 | $22.50 | $6,750.00 | $477,750.00 | $716,625.00 | $0.00 | $90,000.00 | $110,000.00 | $916,625.00 | 12 years | |
| **TOTAL:** | **243,670** | | | | | | | | | | **$6,245,300.00** | | |

**Spring 2023 - Currrent Costs**
**July 2024-October 2025 Anticipated Costs**

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03488**

**DATE:** September 7, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator
Jessica Davey, Revenue & Licensing Manager

**SUBJECT:**

Discussion Regarding Beer Permits Automatically Revoked For Failure To Pay Privilege Tax
Beer 9/13/22

**PURPOSE:**

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Alderman (BOMA) concerning beer permits automatically revoked for failure to pay annual privilege tax pursuant to COF Code section 8-217.

**BACKGROUND/STAFF COMMENTS:**

Franklin Municipal Code section 8-217 requires beer permit holders to pay an annual privilege tax of $100 on or before January 1. The code further states that "failure to remit the tax by January 1 shall result in automatic revocation of the license." Additionally, Franklin Municipal Code section 8-228 (4) provides that, after revocation, no new permit shall be issued for (1) one year (365 days). Currently, there are six (6) establishments in the City of Franklin who have not paid their annual privilege tax and therefore, have been notified that their beer permits have been automatically revoked.

**FINANCIAL IMPACT:**

The annual beer privilege tax is $100.00.

**RECOMMENDATION:**

Staff recommends that the Board of Mayor and Aldermen acknowledge the discussion and provide feedback on any ordinance updates, if so desired.

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03437**

**DATE:** August 25, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Emily Wright, Planning Director
Kelly Dannenfelser, Asst. Director of Planning

**SUBJECT:**

Continuation Of Presentation On The Franklin Zoning Ordinance Annual Update
FMPC BOMA Joint Meeting 7/28/22
WS 8/23/22

**PURPOSE:**

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the annual Zoning Ordinance update.

**BACKGROUND/STAFF COMMENTS:**

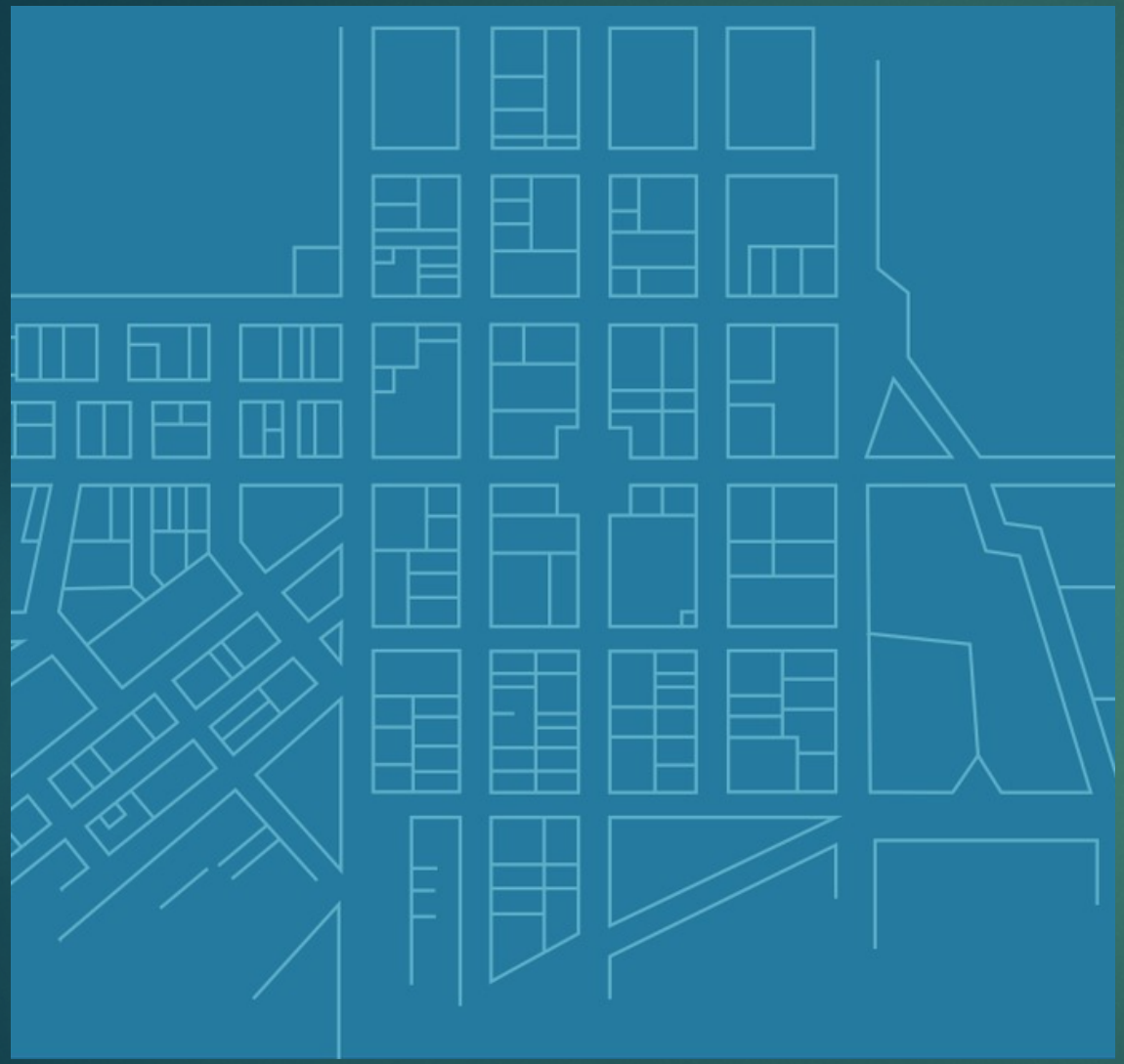
The Franklin Zoning Ordinance had a major update in 2019 and each year the staff undertakes an annual amendment. Questions arose at the August 23 BOMA Work Session about the proposed rezonings and additional information has been provided for BOMA discussion. See the attached presentation.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends that the Board of Mayor and Aldermen acknowledge the annual Zoning Ordinance update.



# Franklin Zoning Ordinance Annual Update

BOMA WORK SESSION

SEPTEMBER 13, 2022

# Proposed Scenic Corridor Overlay (SCO) District Rezoning (Refining the Linework)

**Intent:**

- Protects the City's natural beauty along scenic corridors by preserving viewsheds and gateways; and
- Enhances the City's community identity through landscape and common design elements

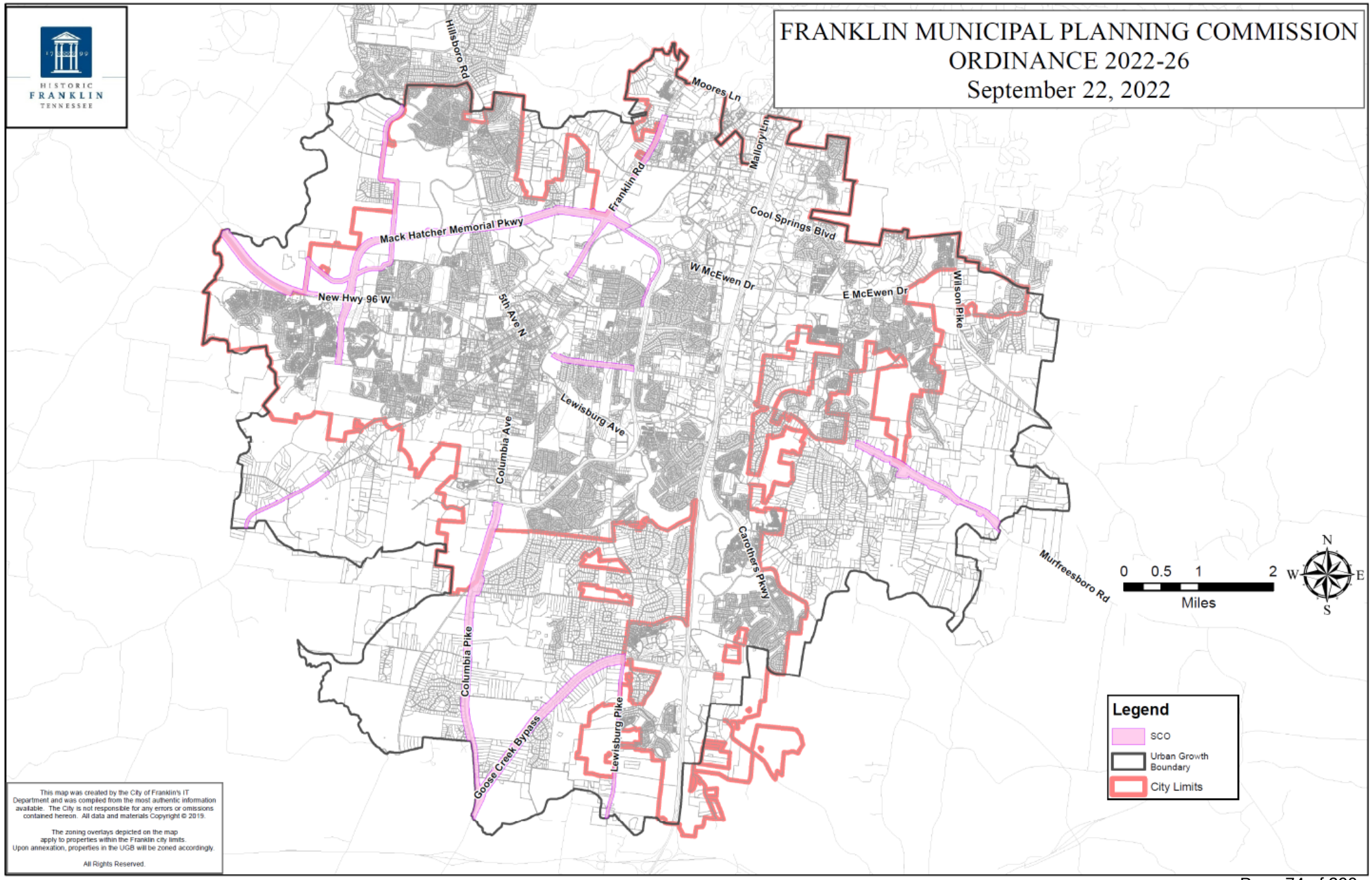
**Applicability:**

- Applies to new developments/subdivisions and exempts existing residential lots that are 2.25 acres or less

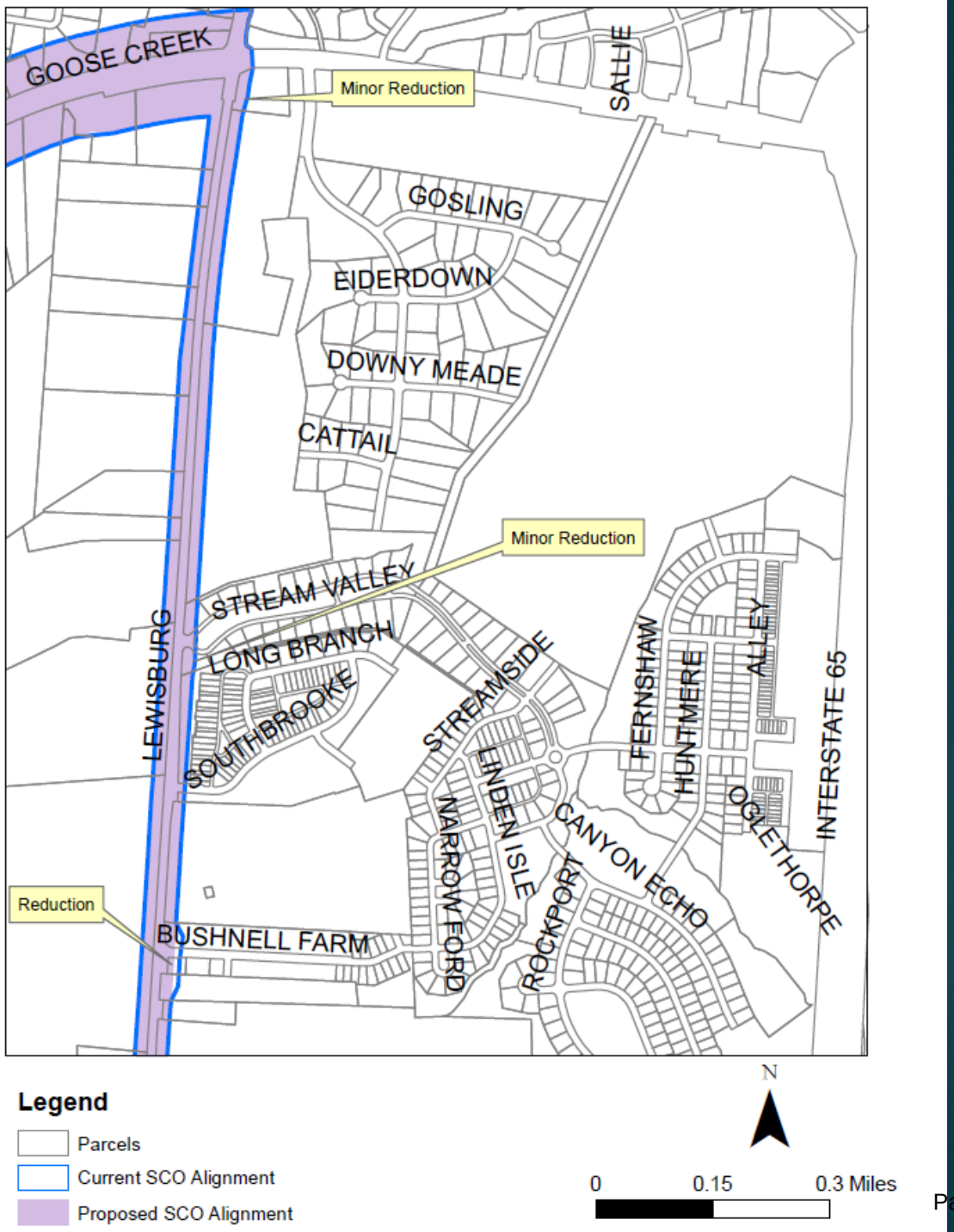
**General Requirements:**

- Requires deeper setbacks to preserve the scenic viewshed
- Landscaping requirements along the frontage
- Traditional fencing styles

SCO was hand drawn (clicked) but a newer GIS tool allowed GIS staff to match the right-of-way lines exactly and create the setbacks from those lines.



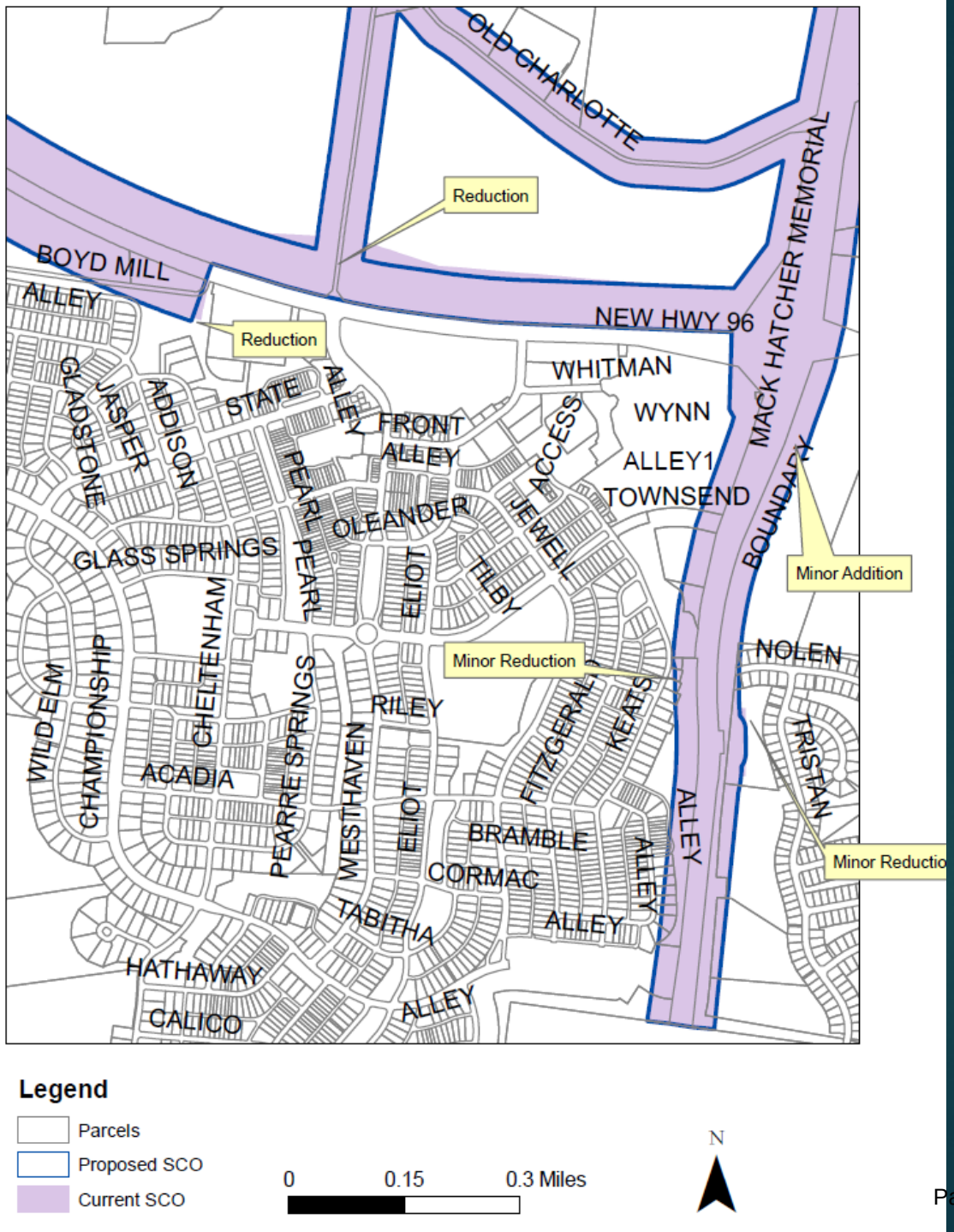
# Lewisburg Pike



# Mack Hatcher Pkwy

# New Highway 96 W

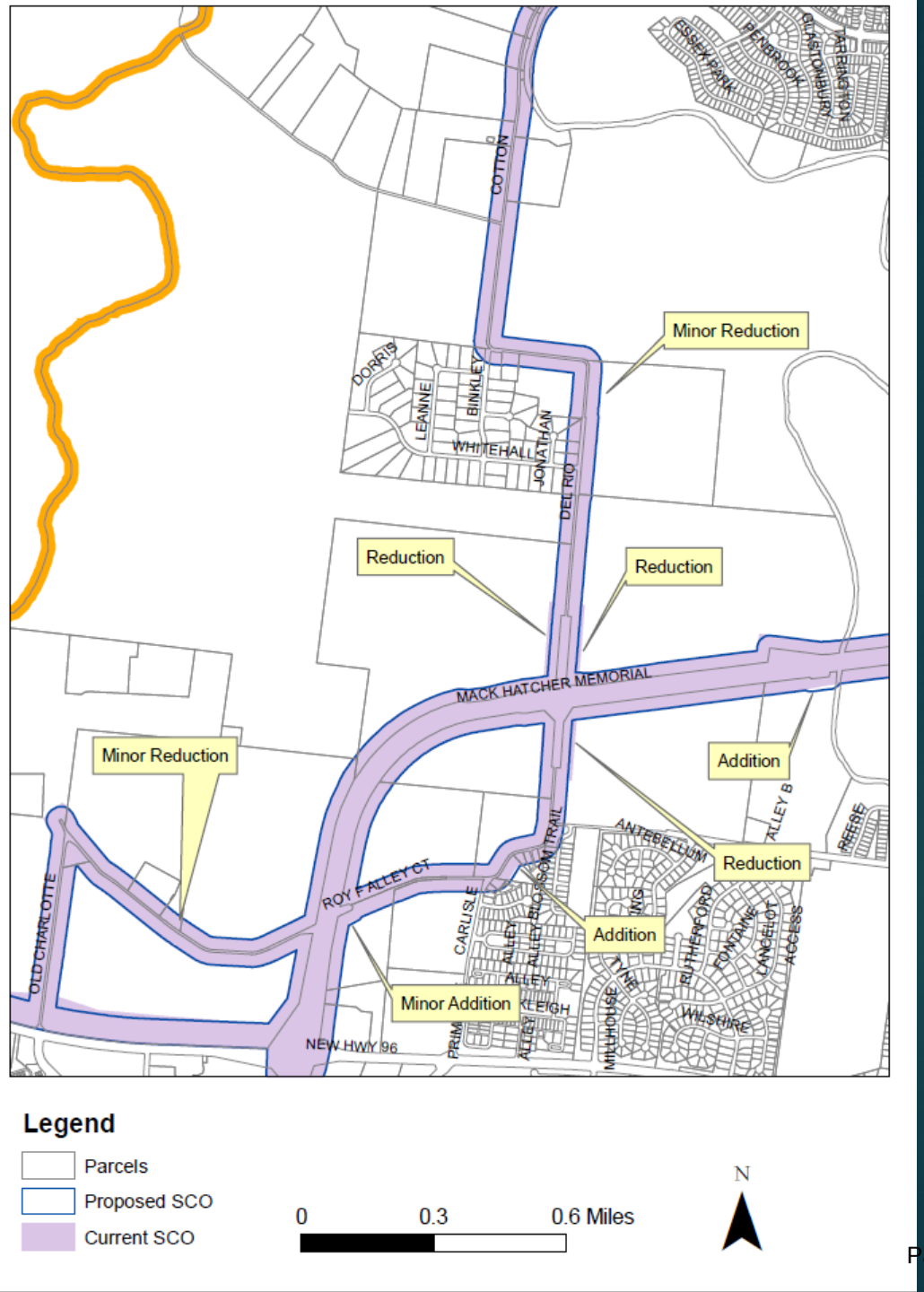
# Old Charlotte



# Del Rio Pike

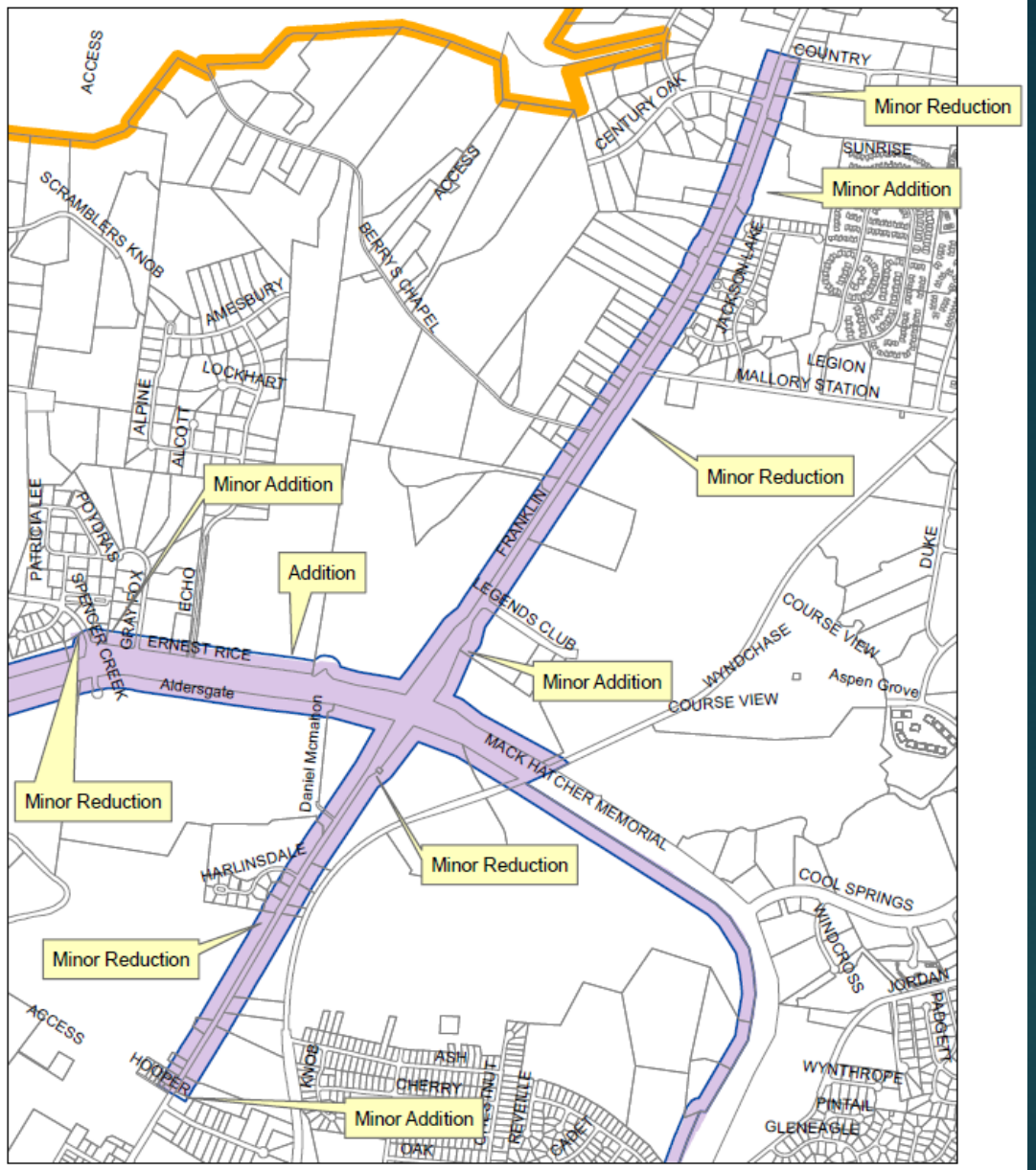
# Carlisle Lane

# Old Charlotte



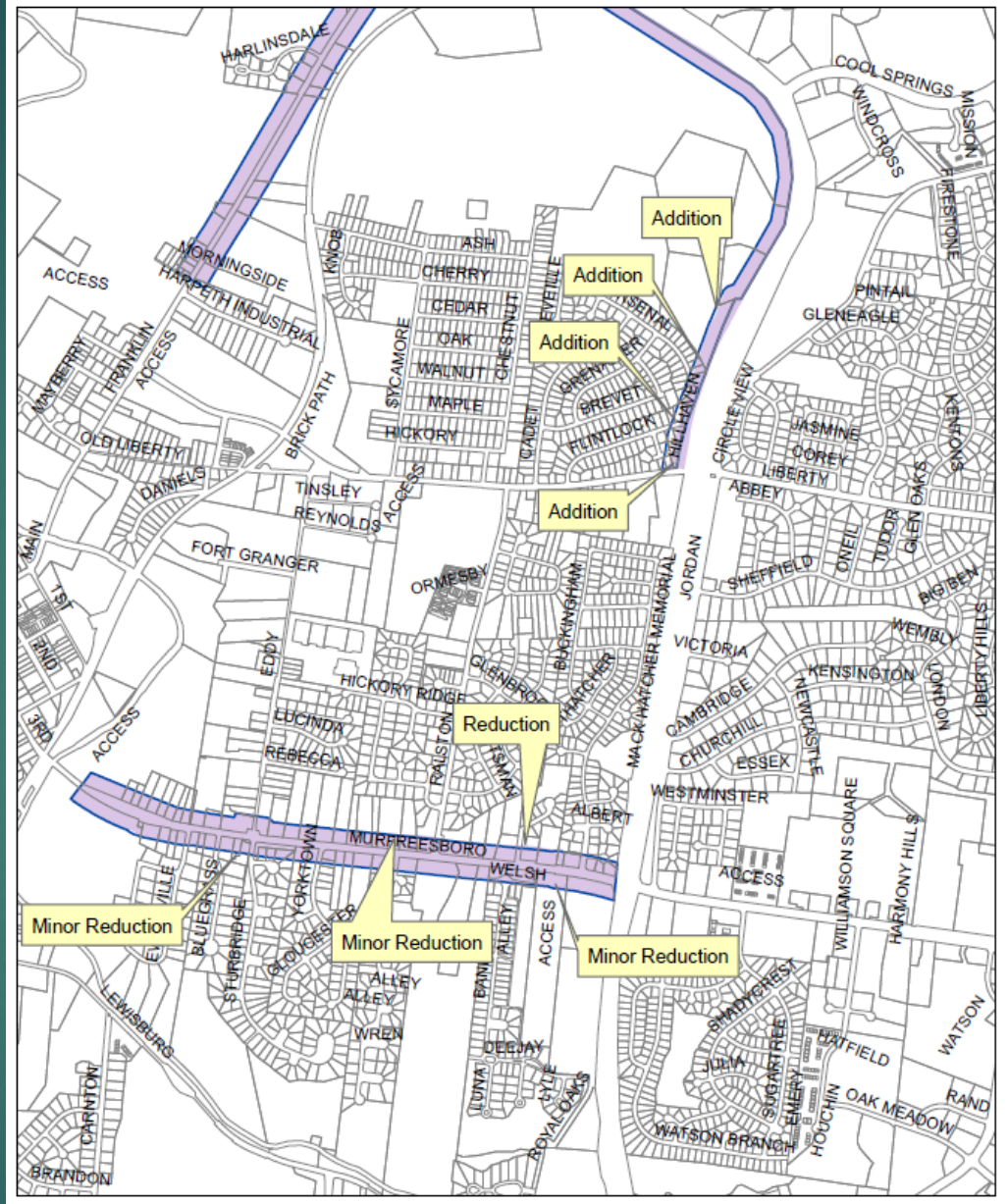
# Franklin Road

# Mack Hatcher Pkwy



# Mack Hatcher Pkwy

# Murfreesboro Rd



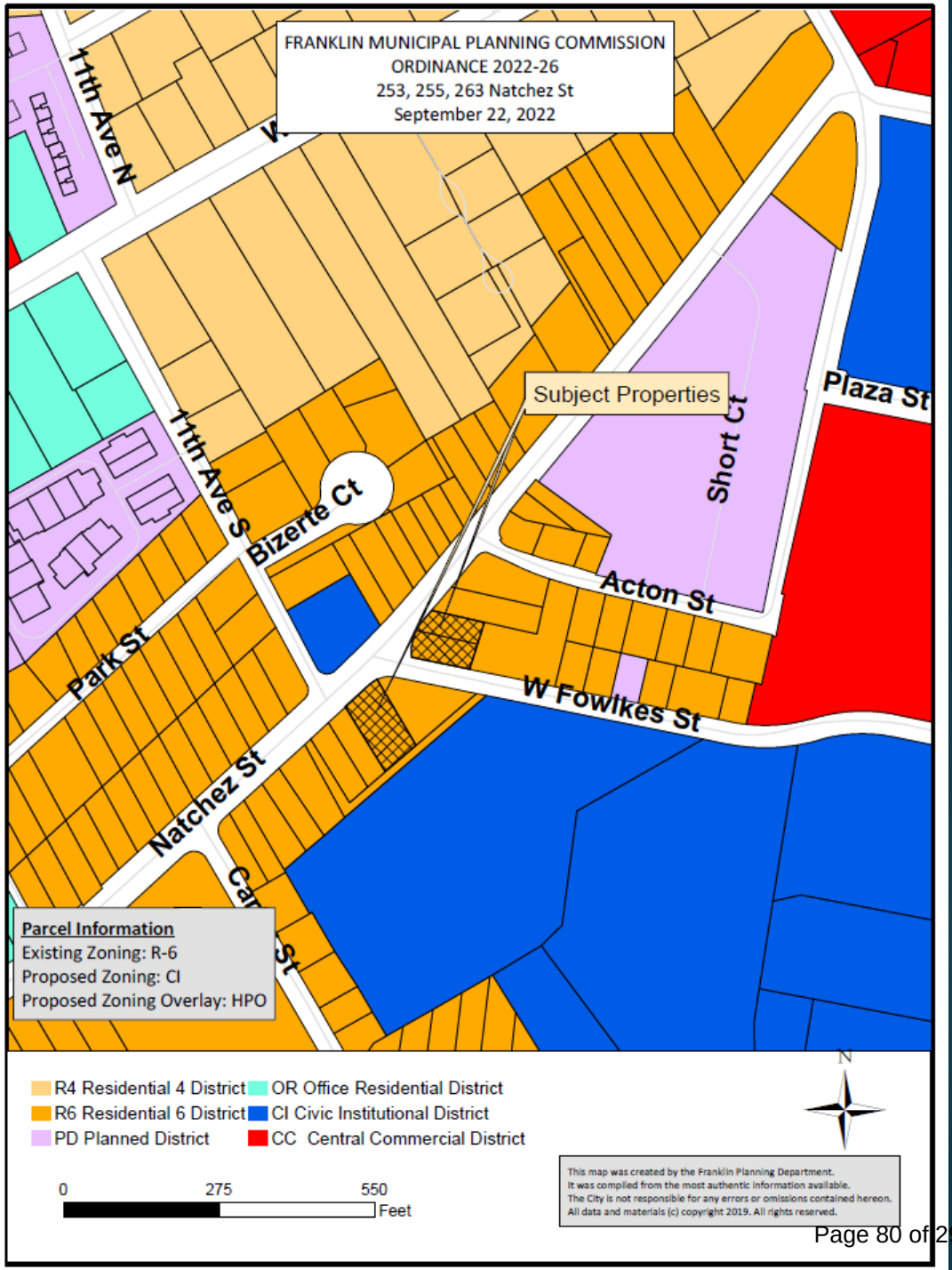
# Proposed Natchez Street Rezonings to Civic/Institutional (CI) District and Historic Preservation Overlay (HPO)District

Shorter Chapel African Methodist Episcopal Church

The City has rezoned larger civic/institutional properties to Civic/Institutional (CI) district over time but has left smaller properties in residential districts unless they have requested rezoning.

Franklin's Green Book House

Bazelia S. Harris Community Life Center



# Bazelia S. Harris Community Life Center

263 Natchez Street

## History:

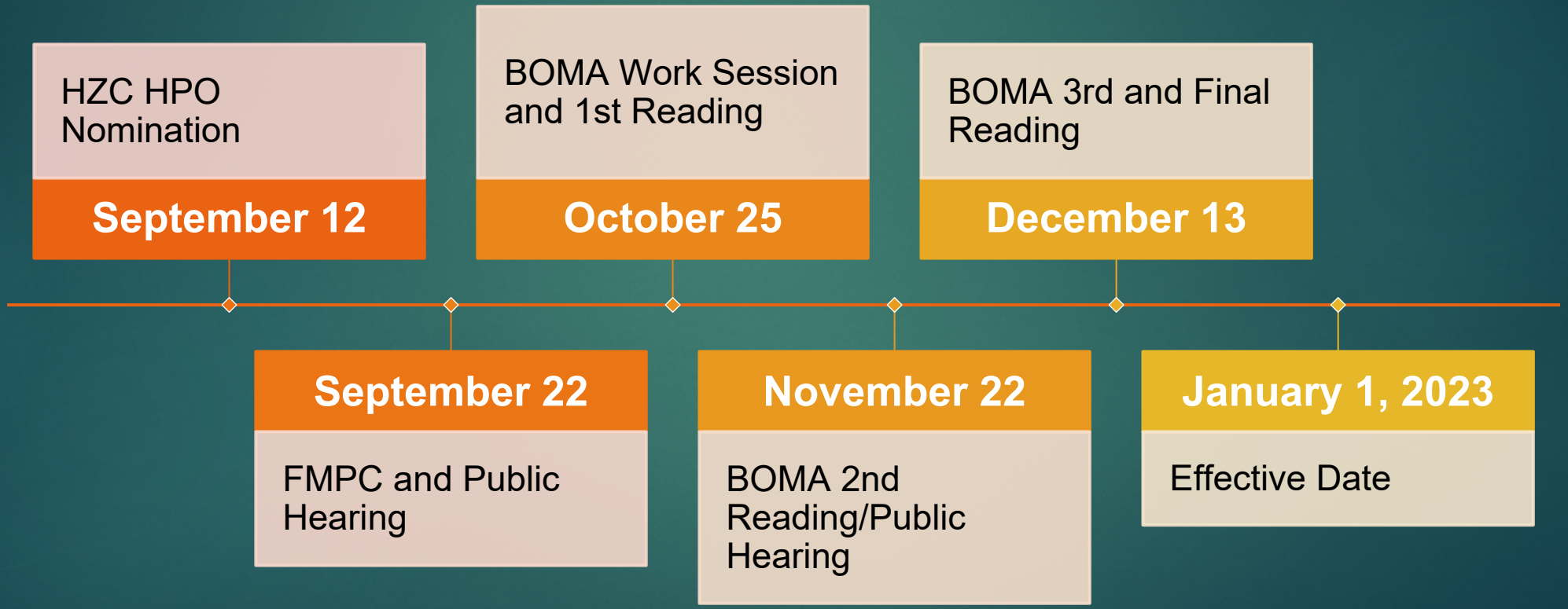
2006: City issued a building permit for a small community center (1,726 SF) for the Natchez Street Community.

2007: Use was established when civic/institutional uses were permitted by-right in residential districts.

2008: The Civic Institutional (CI) district was created and many larger civic/institutional properties were rezoned to CI over time, but small institutional properties remained in the residential districts as legally nonconforming uses.

Today: The Center continues to operate as a civic/institutional use. The proposed rezoning to CI will bring the use into conformance with the Zoning Ordinance.

# Next Steps


HZC HPO Nomination
September 12
BOMA Work Session and 1st Reading
October 25
BOMA 3rd and Final Reading
December 13
September 22
FMPC and Public Hearing
November 22
BOMA 2nd Reading/Public Hearing
January 1, 2023
Effective Date

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03059**

**DATE:** March 17, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator
Emily Wright, Planning Director
Kelly Dannenfelser, Asst. Director of Planning
Andrew Orr, Long Range Planning Supervisor

**SUBJECT:**

Discussion Of A Contract For Consultant Services With Rundell Ernstberger Associates (REA) For A Comprehensive Update To Envision Franklin, The Franklin Land Use Plan.

**PURPOSE:**

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Envision Franklin Update.

**BACKGROUND/STAFF COMMENTS:**

Envision Franklin was adopted in 2017 after a 20-month public process that articulated the vision for future growth and development across the city. The Plan sets forth a framework that provides support in making land-use decisions, managing the quality of development, determining the timing and location of future growth, and directing investment and development activity.

Planning is an ongoing process that responds to new information and changing conditions, challenges, and opportunities that may arise. Major updates to Envision Franklin, the City's general plan, should occur every five years to give the City an opportunity to reaffirm the validity of the vision, revise the Plan to be relevant to today's world, and draft new strategies. This effort will be a significant undertaking involving the Board of Mayor and Aldermen (BOMA), the Franklin Municipal Planning Commission (FMPC), City staff, citizens, and consultant services.

In May of 2022, the City issued an RFQ for consultant services to assist with the update to Envision Franklin. Two firms responded and both met the requirements needed for the project. Both firms were interviewed, and the selection committee, made up of staff from the Departments of Planning and Sustainability, Engineering, and Building and Neighborhood Services, selected Rundell Ernstberger Associates (REA). While both firms are excellent, REA was selected based upon their team's specific experience in housing market analysis, floodplain, and previous experience with Envision Franklin.

The staff seeks to work collaboratively with the consultant team and share the outlined work tasks. The consultant will lead the outreach and engagement activities, provide expertise in certain topical

areas, and provide overall quality control and project guidance. A housing analysis is also included as part of the scope. The draft scope is included in Civic Clerk for BOMA discussion.

The staff anticipates commencing work on the update this fall and spending the entirety of 2023 on the update.  The contract is being finalized currently and will proceed for consideration by the BOMA soon.

**FINANCIAL IMPACT:**

The Planning and Sustainability Department requested funding for consultant services for the Envision Franklin update as a Program Enhancement Request during the FY23 budget process, and it was approved for $150,000. The contract amount is being finalized with REA and will be brought forward with the Professional Services Agreement at an upcoming BOMA meeting. Based on the scope of services being discussed tonight, it is likely that additional funds will be required for this update. The Planning Department includes $30,000 in its budget each year for as-needed consultant services that arise for planning projects in a given year, and this amount could be dedicated to the Envision Franklin update this year, if needed.

**RECOMMENDATION:**

Staff recommends that the Board of Mayor and Aldermen acknowledge and provide feedback regarding the Scope of Services for the Comprehensive Update to Envision Franklin.

## PHASE 1: EXISTING CONDITIONS (to be completed by end of April 2023)

**Task 1.1** **Kickoff Meeting**: Project kick-off with the staff to review the scope of services, finalize the schedule, establish communication protocol, and ensure a clear understanding of the desired outcomes for the project. Project communication and management protocol for meetings and engagement with the Steering Committee and broader community will be confirmed. This will be a virtual meeting.

**Task 1.2** **Prepare Housing Analysis Intro:** The REA Team will present slides to Board of Mayor and Aldermen & Franklin Municipal Planning Commission to kick off the Envision Franklin update. Connect housing analysis to adopted goals in Envision Franklin. This will occur during Trip 1.

**Task 1.3** **Housing Tour:** During Trip 1, REA Team will tour existing neighborhoods, observe the application of design concepts, view recent residential construction (single family/multifamily), and investigate the transportation network, especially bike/ped/transit.

**Task 1.4** **Joint Conceptual Workshop kickoff:** The REA Team prepare for a joint meeting with the Board of Mayor and Aldermen & Franklin Municipal Planning Commission to kick off the Envision Franklin update. At this meeting, the consulting team will present a high-level scope of services, schedule, and present key issue framing slides on issues such as housing, design concepts, and other relevant issues identified by COF staff. This will be conducted during Trip 1.

**Task 1.5** **BOMA/FMPC interviews:** The REA Team in partnership with COF staff, will facilitate key person interviews with the Board of Mayor and Aldermen & Franklin Municipal Planning Commission members. The purposes of these are to enable dialogue regarding challenges and opportunities facing Franklin as well as identify any updates to the plan vision and goals. These can be conducted during Trip 1 and virtual if needed.

**Task 1.6** **Design Professionals:** During the Design Professional's regularly scheduled meeting, the REA Team will conduct a focus group meeting with the design professionals. The purpose of this meeting is to gain insight from the design professionals as to what is working and what isn't with Envision Franklin. The REA Team will work with COF Staff to schedule this meeting. This may occur virtually.

**Tas, 1.7** **Working Session with Staff:** Conduct a working session with staff to review the plan and determine how well it is working, review goals and objectives, and develop criteria to evaluate the design concepts.

**Task 1.8** **Evaluation of the vision & goals:** With COF Staff, the REA Team will review feedback from BOMA/FMPC and design professionals to determine if vision and goals are still in alignment with what was heard or if additional discussion is needed to update vision and goals.

**Task 1.9** **Community Engagement Strategy:** In coordination with COF staff, REA will develop an overall public engagement and communications plan that will discuss the communications points and public input techniques to deploy through all phases of the project and who will be responsible for what and when. This plan will be updated throughout the project.

**Task 1.10** **Online Engagement Platform:** REA will develop an online engagement platform to solicit feedback on key issues, ideas, and other materials developed through the process. Engagement exercises will be developed for each phase of the project. This could be a mapping exercise, idea wall, visual preference, survey, forum

**Task 1.11** **Update of Appendices:** REA will work with COF Staff to Update all the appendices, as well as the demographic data found in the introduction chapter of Envision Franklin and add necessary demographic information where gaps exist to complete information. At a minimum, the following information shall be updated.

- **Appendix A & B: Existing Conditions and Trends:** The REA Team will update appendix A including the population density, and land use trends and compile information by each area. The purpose of this information is to understand what the trends are, how they have changed, and what the potential is for the future population and housing absorption over time.

- **Appendix C: Suitability Analysis:** The REA Team will conduct a field review of the study area to document current conditions, existing character, and design features, and identify opportunities and constraints to project development for the site and study area. This task will also include the expansion and update of the CommunityViz Suitability Analysis for the City.

- **Height Map Update Appendix G:** The COF staff will update the interstate corridor height map in appendix G.

- **Conservation Map layer:** The COF staff will update the conservation map layer as needed.

- **Appendix E Infill Character Map:** The COF staff will update the infill character map as needed.

- **Appendix F Corridor Character Map Update:** The COF staff will update the Corridor Character map as needed.

**Task 1.12** **Housing Data and Research:** The REA Team will collect additional demographic and other quantitative and qualitative housing research to fill in the missing gaps from the Tischler Bise Housing Study and other recent studies to gain an understanding of what is happening and is likely to happen in the housing market.

**Task 1.13** **Envision Franklin Update Public Workshop:** During Trip 2, the REA Team will host a public workshop. The format of the meeting will be determined closer to the meeting. The meeting will allow attendees to identify issues, evaluate vision and guiding principles, concerns with design concepts, and changes in design concepts.

**Task 1.14** **Topical Meetings:** Facilitate up to four topical meetings based on BOMA/FMPC interviews and online platform feedback to generate topics. There may only be two or three topical meetings in Trip 2 and the remainder of topical meetings could be added as needed.

**Task 1.15** **Open Office Hours:** Prior to community meeting 1, COF staff will hold office hours to meet with the community and answer general questions about the project.

**Task 1.16** **Identify Key Issues and Summarize Feedback:** The REA Team will take all the input received thus far and summarize it into a document to present to BOMA, FMPC, and staff. received

**Task 1.17** **Joint Conceptual Workshop:** The REA Team will prepare for a joint meeting with the Board of Mayor and Aldermen & Franklin Municipal Planning Commission to provide an update on the project. At this meeting, the consulting team will provide an update on the key issues and feedback received thus far on the project. The REA Team will solicit feedback from BOMA/FMPC based on the information presented. This will occur during Trip 3.

## PHASE 2: EVALUATION (to be completed by the end of June 2023)

**Task 2.1** **Update Vision & Principles:** Based on the COF Staff/REA Team working session, BOMA/FMPC, and public input, the vision and principles will be updated accordingly by the REA Team.

**Task 2.2** **Review of Design Concepts:** Using the criteria developed during the staff workshop, the REA Team will conduct a review of the design concepts. This analysis will include what special considerations need to be changed as well as what design concepts need to change and if any new design concepts should be created.

**Task 2.3** **Review Population & Employment Projections:** The REA Team will update the population and employment projections for each design concept. This will be reviewed with staff during Trip 4.

**Task 2.4** **Integrate updated Annexation Capability Study:** The COF Staff will update the Annexation Capability Study and work with the REA Team to integrate the results of the update into the Envision Franklin update.

**Task 2.5** **Housing Trends and Gap Report:** using recent housing studies as a foundation, identify any missing areas or additional concerns. Will include at least the following:

- *Multifamily assessment:* Conduct an assessment to address how many apartments can the market support and what's appropriate for Franklin.

- *High interest, low production:* Evaluate why many proposed mixed-use projects with multifamily haven't moved forward.

    - Analyze market conditions

    - Review current policy

    - Identify and interview developers and other stakeholders

    - Meet with Design Professionals Group (discuss general housing climate)

- Use updates to demographic profiles to illustrate the expected increase in households in need of a diversity of housing options

- Help build library of images for emphasis on design, rather than focus on numbers.

- Emphasize how density maximizes opportunities for mixed-use neighborhoods (rooftops support retail) and reduced car-dependence with more feasibility for destinations reachable via transit, on foot, or by bike.

**Task 2.6** **Working Session with Staff:** Conduct a working session with staff during Trip 4 to review design concept analysis, population projects, and housing gap report.

**Task 2.7** **Special Work Session with BOMA/FMPC:** The REA Team will prepare for a special session with the Board of Mayor and Aldermen & Franklin Municipal Planning Commission to provide an update on the project. At this meeting, the consulting team will work through specified topics and key issues. This will occur during Trip 4.

## PHASE 3: REVISION (to be completed by end of August 2023)

**Task 3.1** **Update Design Concepts:** Based on the evaluation of the design concept criteria the design concepts will be updated, and any new ones will be created. Some potential changes to consider are parking policies and their impact on neighborhoods. This will be reviewed with staff during Trip 5.

**Task 3.2** **Brainstorm Policy Changes/Special Considerations:** During Trip 5, the COF Staff and REA Team will brainstorm policy changes and special considerations for the updated design concepts.

**Task 3.3** **Special Study Issues:** The REA Team will study one additional topic for inclusion in Envision Franklin which could include floodplain policy. This will be discussed during Trip 5.

**Task 3.4** **Working Session with Staff:** Conduct a working session with staff during Trip 5 to review design concept changes, brainstorm policy changes/special considerations, discuss special study issues and determine other special topics to include in the plan such as density caps.

**Task 3.5** **Special Work Session with BOMA/FMPC (as needed):** The REA Team will prepare for a special session with the Board of Mayor and Aldermen & Franklin Municipal Planning Commission to provide an update on the project. At this meeting, the consulting team will work through specified topics and key issues. This will occur during Trip 5.

**Task 3.6** **Text and Map Changes:** The COF Staff and REA Team will work on text updates to Envision Franklin.

**Task 3.7** **Update Photos and Images Throughout Plan:** COF Staff will update all photos and images throughout the plan including the cover.

**Task 3.8** **Base Maps and Other Document Maps and Figures:** All base maps and figures such as existing land use, design character areas map, and others shall be updated by the COF staff.

**Task 3.9** **Conceptual Graphics:** COF staff will review all conceptual graphics to determine relevance to updated text and update them as necessary.

**Task 3.10** **Working Session with Staff:** Conduct a working session with staff during Trip 6 to review special study issues and special topics identified at the last working session.

**Task 3.11** **Topical Meetings:** Facilitate up to four topical meetings to present recommendations in the plan and seek feedback. These topical meetings would be the same groups as the ones in Trip 3. These meetings will be conducted in Trip 6.

**Task 3.12** **Joint Conceptual Workshop:** The REA Team will prepare for a joint meeting with the Board of Mayor and Aldermen & Franklin Municipal Planning Commission to provide an update on the changes in design concepts, special study issues, and any other key changes in the plan. The REA Team will solicit feedback from BOMA/FMPC based on the information presented. This will occur during Trip 6.

**Task 3.13** **Test and Re-Evaluate Design Concepts:** The COF Staff and REA Team will analyze existing applications against the updated design concepts to ensure they produce the desired result.

**Task 3.14** **Draft Plan:** COF staff will produce a draft of Envision Franklin plan for review by staff and the REA Team.

**Task 3.15** **Quality Control:** The COF staff and REA Team will critically review the document to ensure the content and graphic composition of the document is accurate.

## PHASE 4: Action (to be completed by end of March 2024)

**Task 4.1** **Release Public Draft:** COF staff will release a public draft of the document on the COF website for the public to review.

**Task 4.2** **Public Notification:** COF will publicize the release of the document for public comment. This could include a press release, Frank Talks, WAKM, Design Professionals meeting, DSAC, Chamber round table, etc.

**Task 4.3** **Stakeholder Interviews:** COF staff will conduct stakeholder interviews with BOMA and FMPC as needed to review the updated Envision Franklin.

**Task 4.4** **Public Draft Release Community Meeting:** During Trip 7, the REA Team will host a community meeting. The format of the meeting will be determined closer to the meeting. The meeting will allow attendees to understand and see the changes to Envision Franklin and provide feedback on the draft plan.

**Task 4.5** **Open Office Hours:** After the community meeting, COF staff will hold office hours to meet with the community and answer general questions about the project.

**Task 4.6** **Joint Conceptual Workshop:** The REA Team will prepare for a joint meeting with the Board of Mayor and Aldermen & Franklin Municipal Planning Commission. The purpose of the meeting will be to address any outstanding issues and provide an update on any public feedback at that point. The REA Team will solicit feedback from BOMA/FMPC based on the information presented. This will occur during Trip 7.

**Task 4.7** **Final Changes to Plan:** COF Staff will make any final changes to the design concepts map, photos and images, formatting and text changes, and create an adoption hearing draft.

**Task 4.8** **Submit for 30-day Law Review:** Envision Franklin draft will be submitted for the 30-day law review.

**Task 4.9** **BOMA Work Session:** COF will prepare a presentation for BOMA Work Session. The purpose of the meeting will be to present the Envision Franklin Adoption Hearing Draft. REA will attend the meeting

**Task 4.10** **BOMA voting meeting:** COF and REA will be present at the BOMA Meeting where BOMA will pass a resolution recommending the adoption of Envision Franklin to the FMPC as a matter of policy for the City of Franklin.

**Task 4.11** **FMPC Adoption Vote:** COF and REA will be present at the FMPC Meeting where FMPC will pass a resolution adopting Envision Franklin as policy for the City of Franklin.

HISTORIC FRANKLIN TENNESSEE

# City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03412**

**DATE:** July 25, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

**SUBJECT:**

Consideration of Resolution 2022-52, A Resolution Initiating The Annexation Process And Draft Plan Of Services, For The Annexation Of 4.70 Acres, Located East Of Ridgeway Drive And South Of Murfreesboro Road. Establishing A Public Hearing For October 11, 2022.

**PURPOSE:**

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2022-52, Initiating the Annexation Process and Draft Plan of Services for a property on Murfreesboro Road located east of Ridgeway Drive and south of Murfreesboro Road and establishing a Public Hearing for October 11, 2022.

**Project Information**
Applicant: Adam Seger with Dale and Associates
Owner: George Girjel with Ten10, LLC

**BACKGROUND/STAFF COMMENTS:**
The property being considered is south of Murfreesboro Road and east of Ridgeway Drive. It is contiguous to the City limits on the north and south boundaries and is within the City's Urban Growth Boundary (UGB). However, the property is adjacent to County properties on the east and west. Since the property is along Murfressboro Road, well within the UGB area, and is proximate to other City neighborhoods, staff recommends that the property be annexed.

The property is within the Single-Family Residential Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop single-family residential homes on the property. Envision Franklin states that the Single Family Residential Design Concept should, " consist of single-family residential neigSite constraints would limit the number of single-family residential lots that could be developed on the site.

A draft Plan of Services is included as an attachment. The Plan of Services outlines how the City will serve the property requesting annexation and any additional infrastructure that would be required for new development.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2022-52.

**RESOLUTION 2022-52**

**CONSIDERATION OF INITIATING THE ANNEXATION PROCESS AND DRAFT PLAN OF SERVICES, FOR THE ANNEXATION OF 4.70 ACRES, LOCATED SOUTH OF MURFREESBORO ROAD AND EAST OF RIDGEWAY DRIVE.**

**WHEREAS,** George Girjel (managing member of Ten10, LLC), ("Owner") owner of property located South of Murfreesboro Road and East of Ridgeway Drive ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

**WHEREAS,** it is believed it is in the best interest of the City to further investigate the area petitioned to be annexed in order to consider the area for future development in accordance with City standards;

**WHEREAS,** this resolution shall not bind the City to later annex the Property; and

**WHEREAS,** Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

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

**SECTION I.** That the Property to be further considered by the Franklin Municipal Planning Commission and the Board of Mayor and Alderman is located South of Murfreesboro Road and East of Ridgeway Drive, as described herein and as depicted on the Map attached hereto as Exhibit A:

| Map-Parcel | Acres |
|---|---|
| 79-60.03 | 4.7 |
| Total | 4.7 |

**SECTION II:** That the attached Draft Plan of Services hereto as Exhibit B shall provide guidance to the Board of Mayor and Alderman on how the Property would be served by City resources but is not binding on final annexation.

**SECTION III:** That the Draft Plan of Services shall be studied by City staff and amended as needed during the study before final presentation to the Franklin Municipal Planning Commission and BOMA.

**SECTION IV**. **BE IT RESOLVED** by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage.



Law Dept approved (2) 08.30.22

**IT IS SO RESOLVED AND DONE on this ____ day of _____, 2022.**

**ATTEST:**

By: _____
**Eric Stuckey**
City Administrator

**CITY OF FRANKLIN, TENNESSEE:**

By: _____
**Dr. Ken Moore**
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

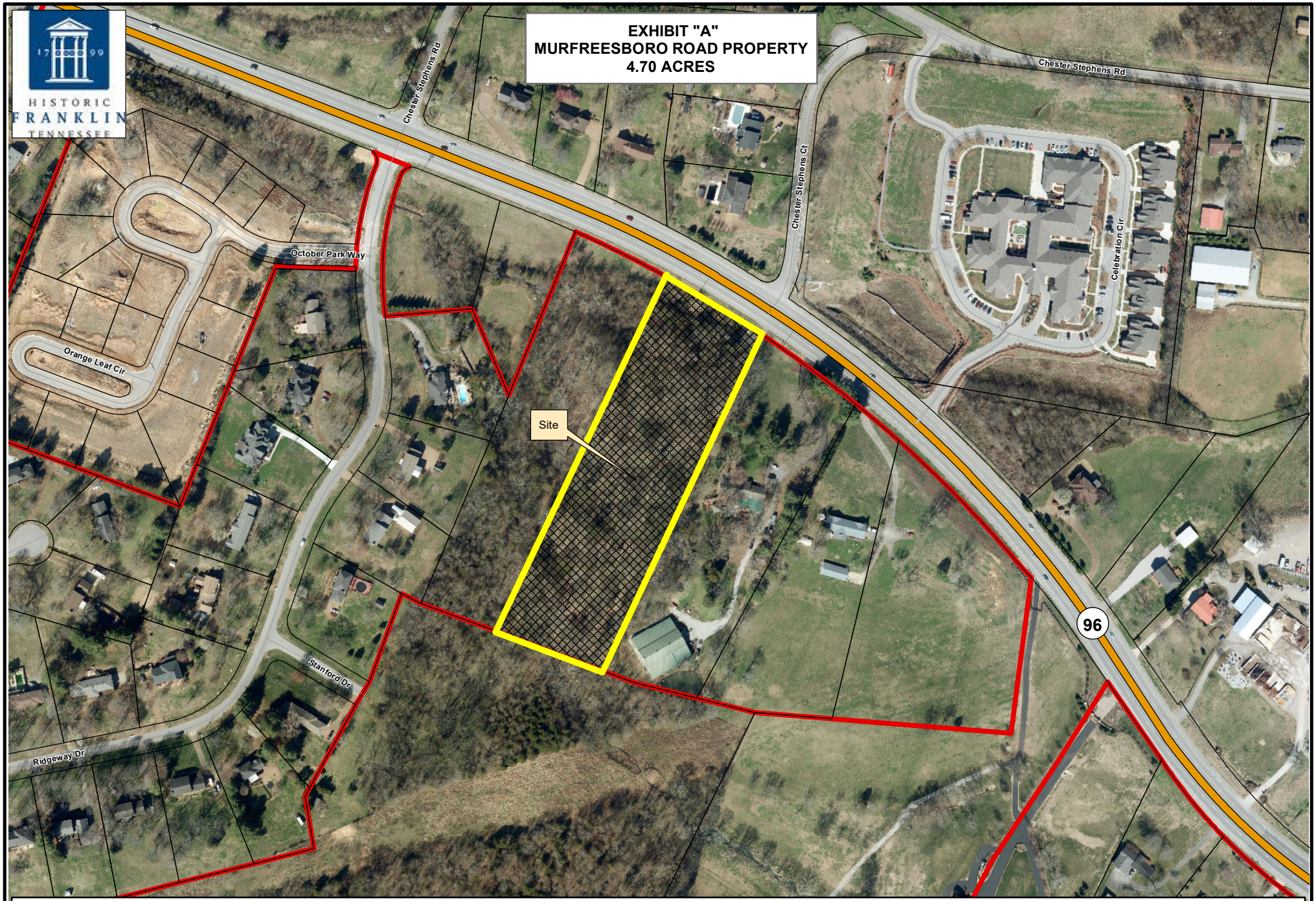


EXHIBIT "A"
MURFREESBORO ROAD PROPERTY
4.70 ACRES
HISTORIC FRANKLIN TENNESSEE
Chester Stephens Rd
Chester Stephens Rd
Chester Stephens Ct
Celebration Cir
October Park Way
Orange Leaf Cir
Site
96
Stanford Dr
Ridgeway Dr
Legend
Subject Property
Limits
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2022. All rights reserved.

DRAFT Plan of Services
Exhibit B

The Property is located South of Murfreesboro Road and East of Ridgeway Drive, contiguous to the City limits, within of the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

| Map-Parcel | Acres |
|---|---|
| 79-60.03 | 4.7 |
| | |
| Total | 4.7 |

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through the Milcrofton prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

**ISSUES TO CONSIDER:**

- N/A

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a greater than 10,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

**ISSUES TO CONSIDER:**

- **N/A**

C. Wastewater

1. The Property lies within the Watson Branch Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall not be required to extend the sanitary sewer to provide service to the Property as an existing sewer main is present on the property. The Owner will have to extend any public sewer into the property from the existing main dependent on the planned development of the property.
3. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
4. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
5. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

**ISSUES TO CONSIDER:**

- **N/A**

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

**ISSUES TO CONSIDER:**

- **N/A**

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Murfreesboro Road. Further study of the type and location of the access shall be studied with a site plan submittal. Engineering shall have the right to restrict access in accordance with the Franklin Street Standards.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

**ISSUES TO CONSIDER:**

- *This property includes future roadways listed on the Major Thoroughfare Plan. It includes Murfreesboro Road.*

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

**ISSUES TO CONSIDER:**

- **N/A**

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

**ISSUES TO CONSIDER:**

- **N/A**

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

**ISSUES TO CONSIDER:**

- **N/A**

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

**ISSUES TO CONSIDER:**

- **N/A**

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin places the subject property in the Single-Family Design Concept, which promotes new single-family residential neighborhoods that provide a range of single-family dwelling and lot sizes.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

**ISSUES TO CONSIDER:**

- *Proposed Use of the property is single-family residential.*
- *This property was not included in the growth area study from 2016 as it is within the Watson Branch Drainage Basin. The Watson Branch Drainage Basin is almost entirely composed of existing City properties, and this is one of the few remaining to be annexed. This property is contiguous to the City on the north and south, but would be adjacent to County properties on the west and east.*
- *Since the property is along Murfreesboro Road, well within the UGB and proximate to other city neighborhoods, annexation could be supported.*
- *There are steep slopes anywhere from 10% to 20% plus slopes on the property, that would limit development.*

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2022-23 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

**ISSUES TO CONSIDER:**

- **N/A**

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

**ISSUES TO CONSIDER:**

- **N/A**

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

**ISSUES TO CONSIDER:**

- **N/A**

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

**ISSUES TO CONSIDER:**

- **N/A**

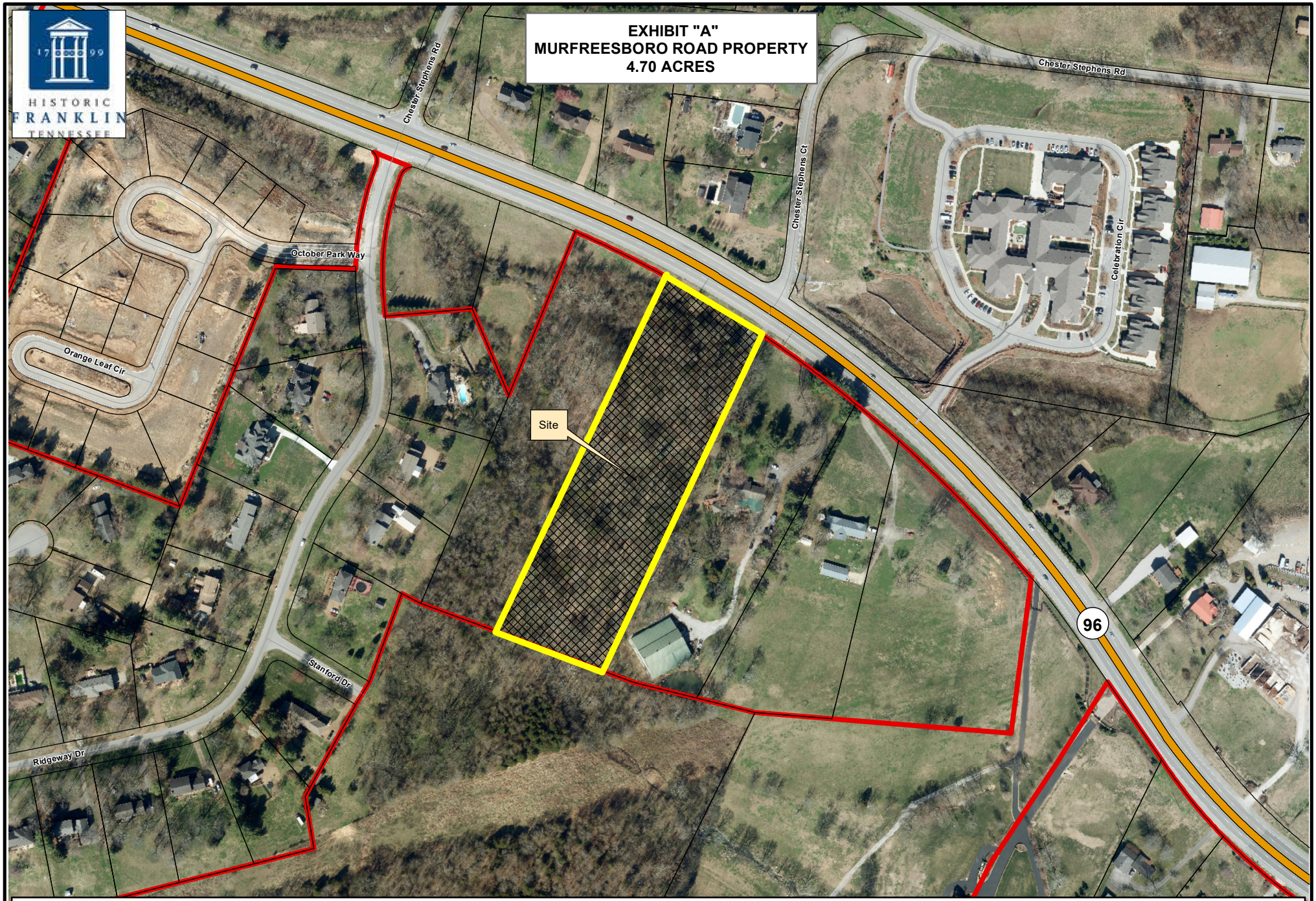


EXHIBIT "A"
MURFREESBORO ROAD PROPERTY
4.70 ACRES
HISTORIC FRANKLIN TENNESSEE
Chester Stephens Rd
Chester Stephens Rd
Chester Stephens Ct
Celebration Cir
October Park Way
Orange Leaf Cir
Site
96
Stanford Dr
Ridgeway Dr
Legend
Subject Property
Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2022. All rights reserved.

The Property is located South of Murfreesboro Road and East of Ridgeway Drive, contiguous to the City limits, within of the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

| Map-Parcel | Acres |
|---|---|
| 79-60.03 | 4.7 |
| | |
| Total | 4.7 |

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through the Milcrofton prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

**ISSUES TO CONSIDER:**

- N/A

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a greater than 10,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

**ISSUES TO CONSIDER:**

- **N/A**

C. Wastewater

1. The Property lies within the Watson Branch Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall not be required to extend the sanitary sewer to provide service to the Property as an existing sewer main is present on the property. The Owner will have to extend any public sewer into the property from the existing main dependent on the planned development of the property.
3. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
4. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
5. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

**ISSUES TO CONSIDER:**

- **N/A**

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

**ISSUES TO CONSIDER:**

- **N/A**

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Murfreesboro Road. Further study of the type and location of the access shall be studied with a site plan submittal. Engineering shall have the right to restrict access in accordance with the Franklin Street Standards.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

**ISSUES TO CONSIDER:**

- *This property includes future roadways listed on the Major Thoroughfare Plan. It includes Murfreesboro Road.*

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

**ISSUES TO CONSIDER:**

- **N/A**

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

**ISSUES TO CONSIDER:**

- **N/A**

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

**ISSUES TO CONSIDER:**

- **N/A**

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

**ISSUES TO CONSIDER:**

- **N/A**

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin places the subject property in the Single-Family Design Concept, which promotes new single-family residential neighborhoods that provide a range of single-family dwelling and lot sizes.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

**ISSUES TO CONSIDER:**

- *Proposed Use of the property is single-family residential.*
- *This property was not included in the growth area study from 2016 as it is within the Watson Branch Drainage Basin. The Watson Branch Drainage Basin is almost entirely composed of existing City properties, and this is one of the few remaining to be annexed. This property is contiguous to the City on the north and south, but would be adjacent to County properties on the west and east.*
- *Since the property is along Murfreesboro Road, well within the UGB and proximate to other city neighborhoods, annexation could be supported.*
- *There are steep slopes anywhere from 10% to 20% plus slopes on the property, that would limit development.*

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2022-23 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

**ISSUES TO CONSIDER:**

- **N/A**

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

**ISSUES TO CONSIDER:**

- **N/A**

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

**ISSUES TO CONSIDER:**

- **N/A**

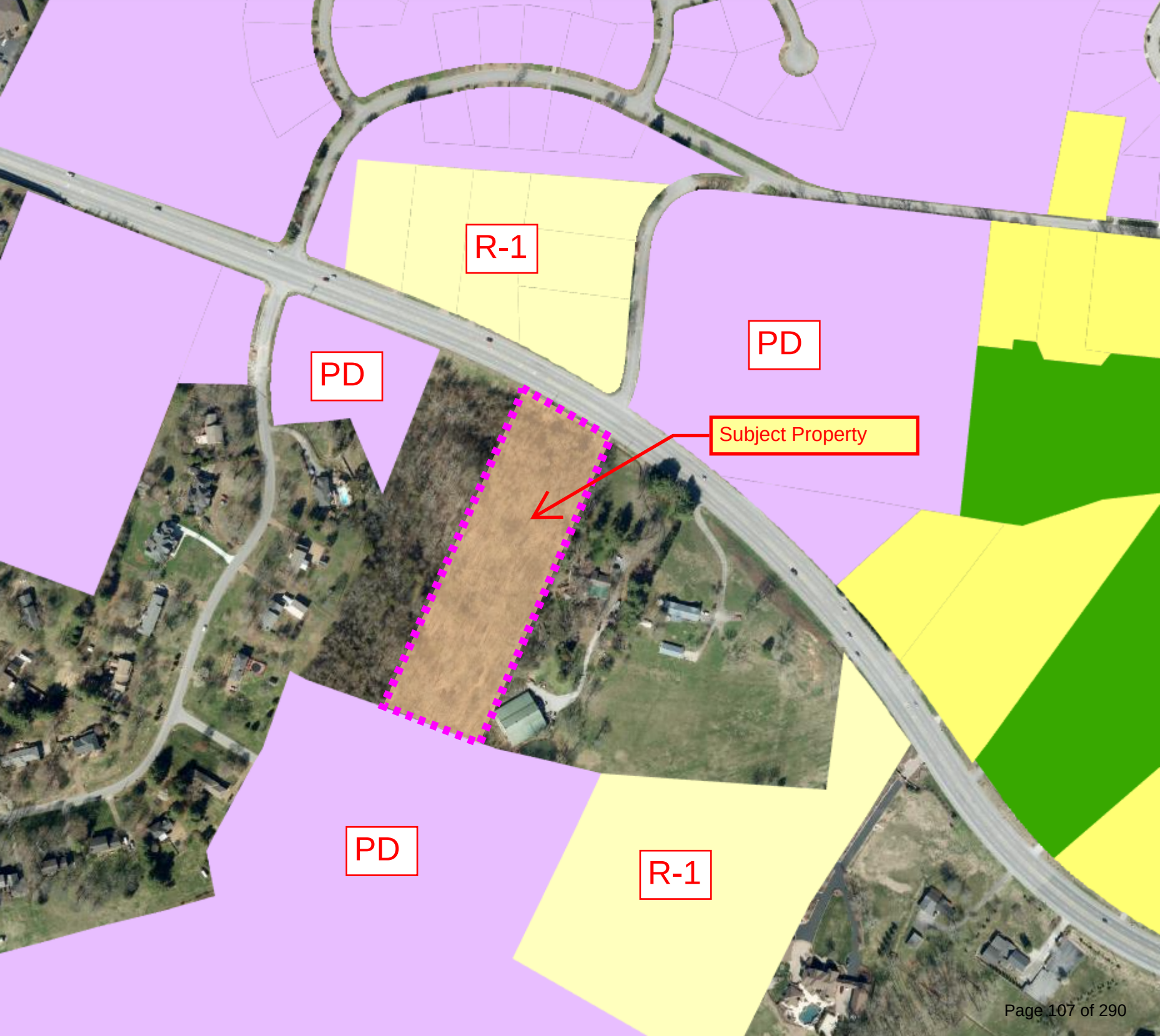
N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

**ISSUES TO CONSIDER:**

- **N/A**

NORTH
FRANKLIN
Murfreesboro Road
FRANKLIN
13.51AC
Stream
No Floodplain
FRANKLIN EAST
SECTION 1
60.02
4.7AC
WILL CO.
60.03
4.7 AC
WILL CO.
60.04
4.4 AC
Subject Property, Map 79, Parcel 60.03
Owner:
Ten10, LLC
George Girjel, Managing Member
4302 N Chapel Road
Franklin, TN 37067
FRANKLIN


R-1
PD
PD
Subject Property
PD
R-1

**File #: 21-03413**

**DATE:** July 25, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

**SUBJECT:**

Consideration Of Resolution 2022-53, A Resolution Initiating The Annexation Process And Draft Plan Of Services, For The Annexation Of 7.06 Acres, Located North Of Liberty Pike And West Of Turning Wheel Lane. Establishing A Public Hearing For October 11, 2022.

**PURPOSE:**

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2022-53, Initiating the Annexation Process and Draft Plan of Services for a property on Liberty Pike located north of Liberty Pike and west of Turning Wheel Lane and establishing a Public Hearing for October 11, 2022.

**Project Information**
Applicant: Adam Seger with Dale and Associates
Owner: George Girjel with Ten10, LLC

**BACKGROUND/STAFF COMMENTS:**
The property being considered is north of Liberty Pike and west of Turning Wheel Lane. It is contiguous to the City limits on three sides and is within the City's Urban Growth Boundary (UGB). The subject property does not have an established address but is directly off of Liberty Pike.

The property is within the Mixed Residential Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into residential that is consistent with the recommendations of Envision Franklin. Envision Franklin states that the Mixed Residential Design Concept should, "contain residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible amenities.." Envision Franklin further encourages new development to, "transition from existing development patterns in adjacent neighborhoods." Residential uses would be appropriate within the Mixed Residential Design Concept.

The site is also partially included in the Conservation Design Concept. There are steep slopes along

the northern property line that would be zoned into the Hillside/Hillcrest Overlay, should this property be annexed. The existing site constraints would severely limit the number and size of lots that could be created on this property. A draft Plan of Services is included as an attachment.

The Plan of Services outlines how the City will serve the property requesting annexation and any additional infrastructure that would be required for new development.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2022-53.

**RESOLUTION 2022-53**

**CONSIDERATION OF INITIATING THE ANNEXATION PROCESS AND DRAFT PLAN OF SERVICES, FOR THE ANNEXATION OF 7.06 ACRES, LOCATED NORTH OF LIBERTY PIKE AND WEST OF TURNING WHEEL LANE.**

**WHEREAS,** Adam Helton, ("Owner") of property located North of Liberty Pike and West of Turning Wheel Lane ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

**WHEREAS,** it is believed it is in the best interest of the City to further investigate the area petitioned to be annexed in order to consider the area for future development in accordance with City standards;

**WHEREAS,** this resolution shall not bind the City to later annex the Property; and

**WHEREAS,** Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

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

**SECTION I.** That the Property to be further considered by the Franklin Municipal Planning Commission and the Board of Mayor and Alderman is located North of Liberty Pike and West of Turning Wheel Lane, as described herein and as depicted on the Map attached hereto as Exhibit A:

| Map-Parcel | Acres |
|---|---|
| 79-05303 | 7.06 |
| Total | 7.06 |

**SECTION II:** That the attached Draft Plan of Services hereto as Exhibit B shall provide guidance to the Board of Mayor and Alderman on how the Property would be served by City resources, but is not binding on final annexation.

**SECTION III:** That the Draft Plan of Services shall be studied by City staff and amended as needed during the study before final presentation to the Franklin Municipal Planning Commission and BOMA.

**SECTION IV**. **BE IT RESOLVED** by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage.

**IT IS SO RESOLVED AND DONE on this ____ day of _____, 2022.**

**ATTEST:**

By: _____
**Eric Stuckey**
City Administrator

**CITY OF FRANKLIN, TENNESSEE:**

By: _____
**Dr. Ken Moore**
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

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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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DRAFT Plan of Services
Exhibit B

The Property is located North of Liberty Pike and West of Turning Wheel Lane, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

| Map-Parcel | Acres |
|---|---|
| 79-05303 | 7.06 |
| | |
| Total | 7.06 |

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through the City of Franklin prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

**ISSUES TO CONSIDER:**

- **N/A**

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a 14,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

**ISSUES TO CONSIDER:**

- **N/A**

C. Wastewater

1. The Property lies within the Watson Branch Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall be required to extend the sanitary sewer greater than 1,000-feet to provide service to the Property.
3. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
4. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way, and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
5. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

**ISSUES TO CONSIDER:**

- **N/A**

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.

2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

**ISSUES TO CONSIDER:**

- **N/A**

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Liberty Pike as long as City Street Standards are met.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

**ISSUES TO CONSIDER:**

- This property includes include future roadways listed on the Major Thoroughfare Plan. It includes Liberty Pike.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

**ISSUES TO CONSIDER:**

- **N/A**

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

**ISSUES TO CONSIDER:**

- **N/A**

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

**ISSUES TO CONSIDER:**

- **N/A**

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

**ISSUES TO CONSIDER:**

- **N/A**

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin places this property in the Mixed Residential Design Concept, which contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. Envision Franklin also places the northern portion of the property in the Conservation Design Concept where the hillside/hilltop has been mapped. Envision Franklin does not support development within the Conservation Design Concept.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

**ISSUES TO CONSIDER:**

- This property was not included in the growth area study from 2016 as it is within the Watson Branch Drainage Basin. The Watson Branch Drainage Basin is almost entirely composed of existing City properties, and this is one of the few remaining to be annexed. This property is surrounded by the City on the west, north, and east and immediately along Liberty Pike on the south so it is logical that it be annexed into the City, as well.
- The Overlay Districts that have been identified for this property and will affect future development: Hillside/Hillcrest Overlay (HHO), 500 ft. Buffer of the Hillside Overlay.
- This entire site is covered in slopes greater than 14% which will be an additional limiting factor and why the property will be placed in Hillside/Hillcrest Overlay (HHO) or 500 ft. Buffer of the Hillside Overlay.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2022-23 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

**ISSUES TO CONSIDER:**

- **N/A**

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

**ISSUES TO CONSIDER:**

- **N/A**

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

**ISSUES TO CONSIDER:**

- **N/A**

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

**ISSUES TO CONSIDER:**

- Service will be provided once the owner has established an account with the City, if applicable.

EXHIBIT
LIBERTY PIKE PROPERTY
7.06 ACRES
HISTORIC FRANKLIN TENNESSEE
E McEwen Dr
Garden Club Ct
Oxford Glen Dr
Carothers Pkwy
Carothers Pkwy
Atrium Trl
Auburn Dr
Ovation Pkwy
Encore Ln
Tribute Ln
Knoll Top Ln
Turning Wheel Ln
Park Run Dr
Site
Southstar Dr
Candytuft Ct
Day lily Dr
Decatur Cir
Montgomery Way
Liberty Pike
Longmont Ct
Rocking Chair Pl
Lazy Ln
Olympia Pl
Liberty Pike
Harwick Dr
Bernard Way
Bledsoe Ln
Twin Square Way
Provence Ct
Westerly Dr
Langford Ct
Cloverbrook Ln
Legend
Subject Property
Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2022. All rights reserved.

The Property is located North of Liberty Pike and West of Turning Wheel Lane, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

| Map-Parcel | Acres |
|---|---|
| 79-05303 | 7.06 |
| | |
| Total | 7.06 |

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through the City of Franklin prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

**ISSUES TO CONSIDER:**

- **N/A**

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a 14,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

**ISSUES TO CONSIDER:**

- **N/A**

C. Wastewater

1. The Property lies within the Watson Branch Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall be required to extend the sanitary sewer greater than 1,000-feet to provide service to the Property.
3. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
4. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way, and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
5. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

**ISSUES TO CONSIDER:**

- **N/A**

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.

2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

**ISSUES TO CONSIDER:**

- **N/A**

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Liberty Pike as long as City Street Standards are met.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

**ISSUES TO CONSIDER:**

- This property includes include future roadways listed on the Major Thoroughfare Plan. It includes Liberty Pike.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

**ISSUES TO CONSIDER:**

- **N/A**

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

**ISSUES TO CONSIDER:**

- **N/A**

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

**ISSUES TO CONSIDER:**

- **N/A**

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

**ISSUES TO CONSIDER:**

- **N/A**

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin places this property in the Mixed Residential Design Concept, which contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. Envision Franklin also places the northern portion of the property in the Conservation Design Concept where the hillside/hilltop has been mapped. Envision Franklin does not support development within the Conservation Design Concept.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

**ISSUES TO CONSIDER:**

- This property was not included in the growth area study from 2016 as it is within the Watson Branch Drainage Basin. The Watson Branch Drainage Basin is almost entirely composed of existing City properties, and this is one of the few remaining to be annexed. This property is surrounded by the City on the west, north, and east and immediately along Liberty Pike on the south so it is logical that it be annexed into the City, as well.
- The Overlay Districts that have been identified for this property and will affect future development: Hillside/Hillcrest Overlay (HHO), 500 ft. Buffer of the Hillside Overlay.
- This entire site is covered in slopes greater than 14% which will be an additional limiting factor and why the property will be placed in Hillside/Hillcrest Overlay (HHO) or 500 ft. Buffer of the Hillside Overlay.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2022-23 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

**ISSUES TO CONSIDER:**

- **N/A**

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

**ISSUES TO CONSIDER:**

- **N/A**

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

**ISSUES TO CONSIDER:**

- **N/A**

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

**ISSUES TO CONSIDER:**

- Service will be provided once the owner has established an account with the City, if applicable.

PROJECT SITE MAP
*NOT TO SCALE

## SITE DATA TABLE

| | |
|---|---|
| PROPERTY ADDRESS: | LIBERTY PIKE<br>FRANKLIN, TN 37067 |
| PARCEL ID: | 079 05303 0001 4079 |
| PROPERTY ACREAGE: | 7.06 ACRES |
| DESIGN PROFESSIONAL: | CRUNK ENGINEERING LLC<br>7112 CROSSROADS BLVD<br>SUITE 201<br>BRENTWOOD, TN<br>615-873-1795<br>CONTACT: WILL CRUNK, PE<br>will@crunkeng.com |
| OWNER: | ADAM HELTON<br>BENCHMARK REALTY<br>615-668-4663<br>adam@adamhelton.com |

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

# LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067

REVISIONS

| No. | DATE |
|---|---|

07/08/2022 19005

ANNEXATION INITIATION

####

Drawing Path: P:\Projects\2022\22003 - Liberty Pike Annexation\Dwg\Sketch\2022-07-08 Annexation Initiation Exhibit.dwg

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03426**

**DATE:** August 18, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

**SUBJECT:**

Consideration Of Resolution 2022-57, A Resolution Adopting A Plan Of Services For The Annexation Of 517 Franklin Road, By The City Of Franklin, Tennessee. Establishing A Public Hearing On October 11, 2022.
FMPC 8/25/22, 8-0

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7912
Applicant: Adam Crunk, Crunk Engineering
Owner: Bernie Strawn

**BACKGROUND/STAFF COMMENTS:**
The applicant is requesting a Plan of Services for the property located at 517 Franklin Road. Resolution 2022-57 is a City of Franklin drafted plan of services for the property being considered as part of the proposed request for annexation, Resolution 2022-58. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 2.07 acres.

The property is located within the Mallory Valley Utility District service area. An extension exceeding 1-mile would be needed to serve the property with reclaimed water. Because of this distance, reclaimed water will not be required to be extended to the property. The property is located within the Spencer Creek basin. The Spencer Creek basin was identified as a long-term growth area in the 2018 growth study due to limited remaining developable area and the existing large lot development pattern. The study also noted that several properties along Franklin Road in this basin may annex due to ability to provide sewer. The property owner shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the property.

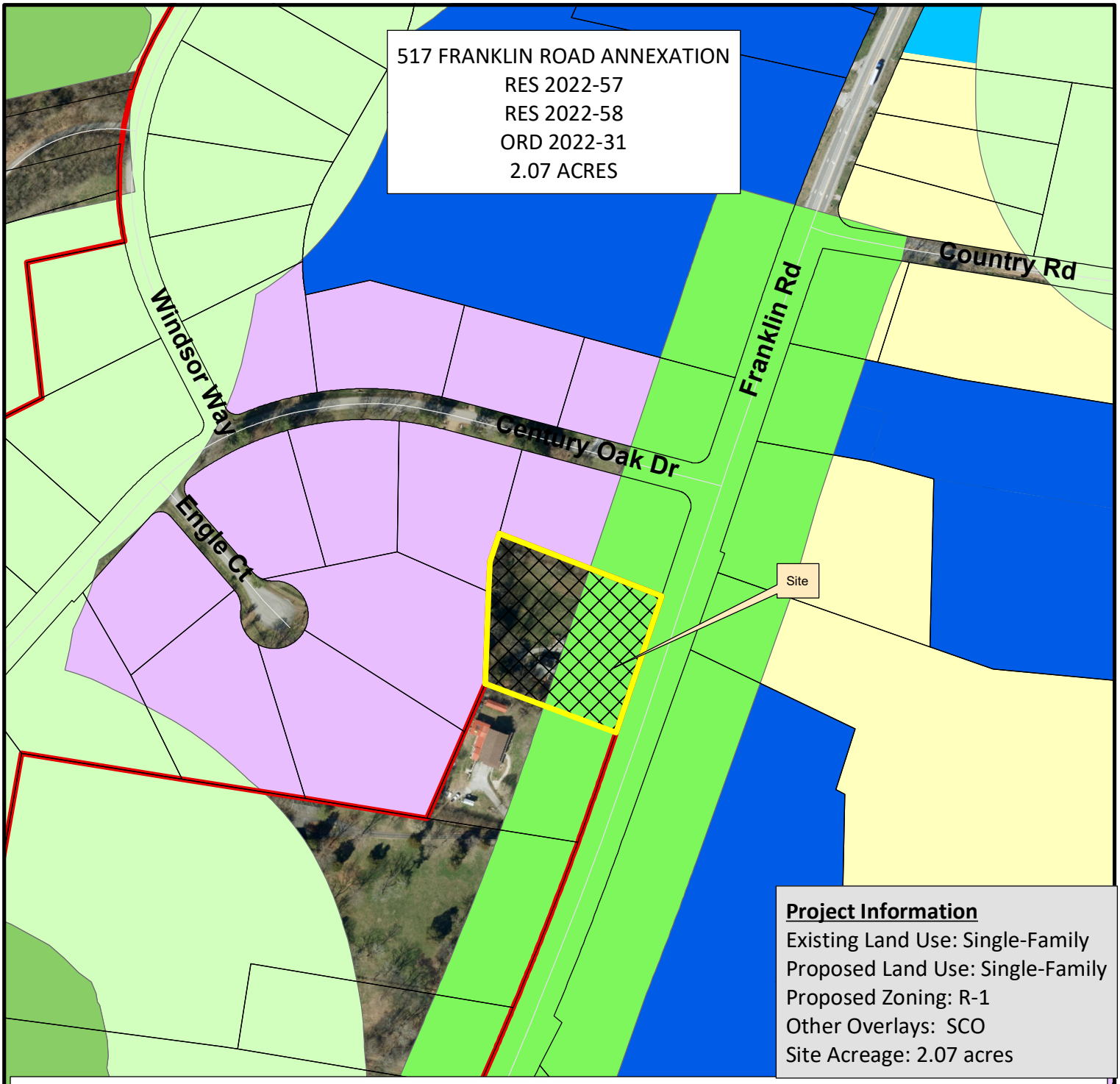
Access to the property shall be provided from various existing roadways within the region. As properties in the area develop, road improvements and road extensions shall be required in accordance with Connect Franklin. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Franklin Municipal Planning Commission recommends approval of Resolution 2022-57 by a vote of 8-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2022-57.

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**RESOLUTION 2022-57**

**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 517 FRANKLIN ROAD, BY THE CITY OF FRANKLIN, TENNESSEE**

**WHEREAS,** Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

**WHEREAS,** Bernie Strawn, ("Owner") of property located at 517 Franklin Road ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

**WHEREAS**, the Property is located West of Franklin Road and South of Century Oaks Drive, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

| Map-Parcel | Acres |
|---|---|
| 53-11.00 | 2.07 |
| Total | 2.07 |

**WHEREAS,** this resolution shall bind the Owners and subsequent Owners of the Property; and

**WHEREAS,** the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

**WHEREAS,** a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

**WHEREAS,** it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

**WHEREAS,** this resolution shall not bind the City to later annex the Property.

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

**SECTION I.** Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the Mallory Valley Utility District service area.
2. Water availability shall be approved and provided through the City of Franklin prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an extension exceeding 1 mile would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Spencer Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct two single-family homes.
3. The Owner shall be required to extend the sanitary sewer infrastructure to provide service to the Property. This may be in the form of gravity sewer or potentially low-pressure sewer. This will be determined during development plan or site plan discussions.
4. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
5. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
6. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Franklin Road.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.

2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin places this property in the Large-Lot Residential Design Concept, which supports new development having a minimum lot size of one acre or more to fit contextually with surrounding neighborhoods.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time

**SECTION II.** This Resolution shall take effect from and after its adoption.

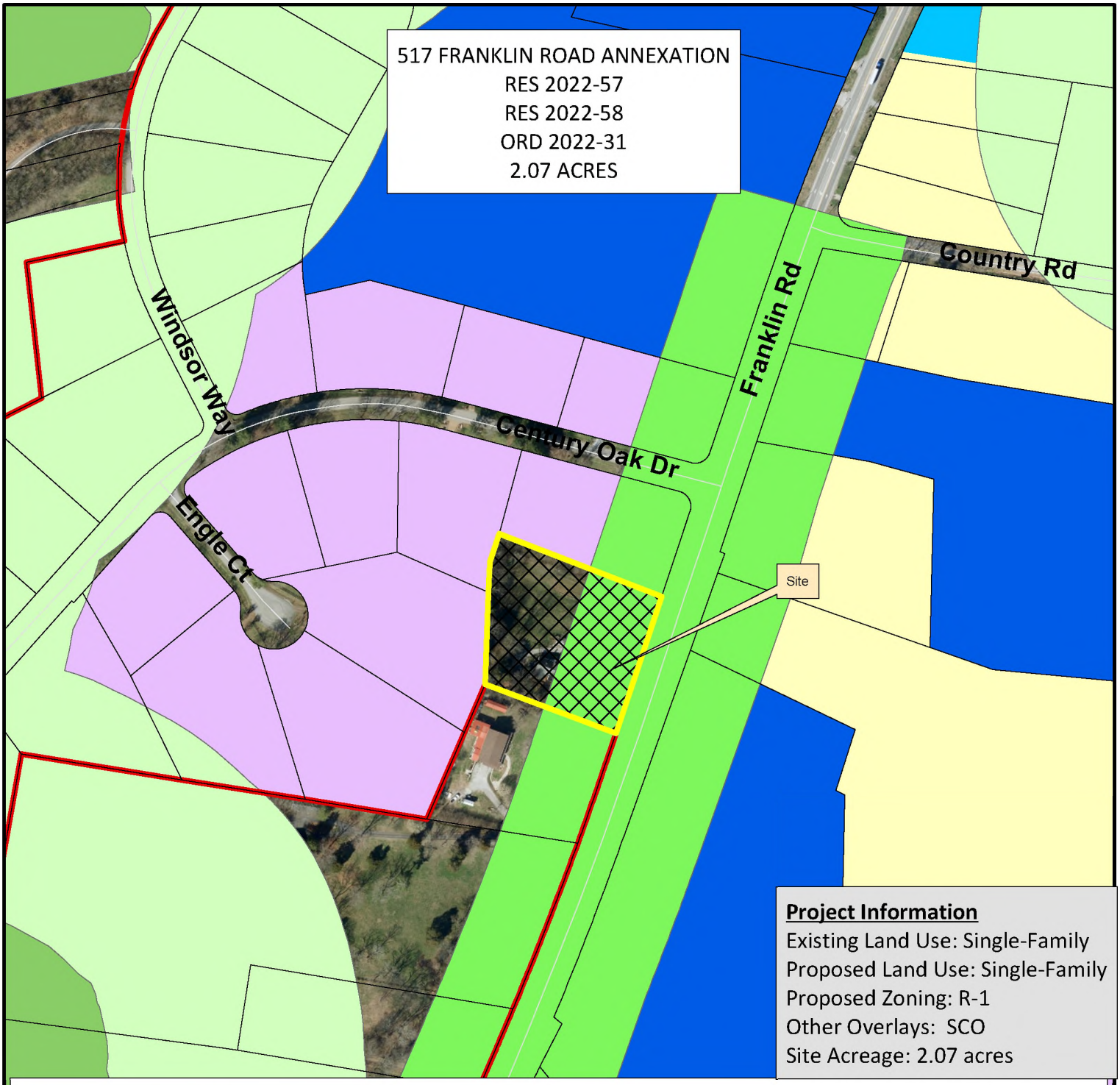
**IT IS SO RESOLVED AND DONE on this ____ day of _____, 2022.**

_____
**ERIC S. STUCKEY**
City Administrator

_____
**DR. KEN MOORE**
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney




**Project Information**
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Proposed Zoning: R-1
Other Overlays: SCO
Site Acreage: 2.07 acres

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

**Zoning Overlays**
**ZoningD**
- SCO
- Hillside/Hillcrest Overlay District
- HBF

N

0 250 500 1,000
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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VICINITY MAP
*NOT TO SCALE

SITE DATA TABLE

| | |
|---|---|
| SITE ACREAGE: | 2.07 ACRES |
| PARCEL NUMBER: | 053 01100 00008053 |
| PROPERTY ADDRESS: | 517 FRANKLIN RD. FRANKLIN, TN 37069 |
| DESIGN PROFESSIONAL: | CRUNK ENGINEERING LLC<br>7112 CROSSROADS BLVD SUITE 201<br>BRENTWOOD, TN 37027<br>ADAM CRUNK, PE<br>615-873-1795<br>adam@crunkeng.com |
| OWNER: | BERNIE STRAWN<br>1933 EDENBRIDGE WAY<br>NASHVILLE, TN 37215<br>bstrawn@comcast.net |
| WATER FACILITIES: | MALLORY VALLEY DISTRICT |
| PROJECTED WATER DEMAND: | 350 GAL/DAY |
| SEWER FACILITIES: | |
| PROJECTED PEAK FLOW: | 350 GAL/DAY |
| DRIVING DISTANCE: | |
| FIRE STATION: | 4.3 MILES |
| ELEMENTARY SCHOOL: | 6.4 MILES |
| MIDDLE SCHOOL: | 5.5 MILES |
| HIGH SCHOOL: | 5.6 MILES |

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

# 517 FRANKLIN ROAD

517 FRANKLIN ROAD FRANKLIN, TN 37067

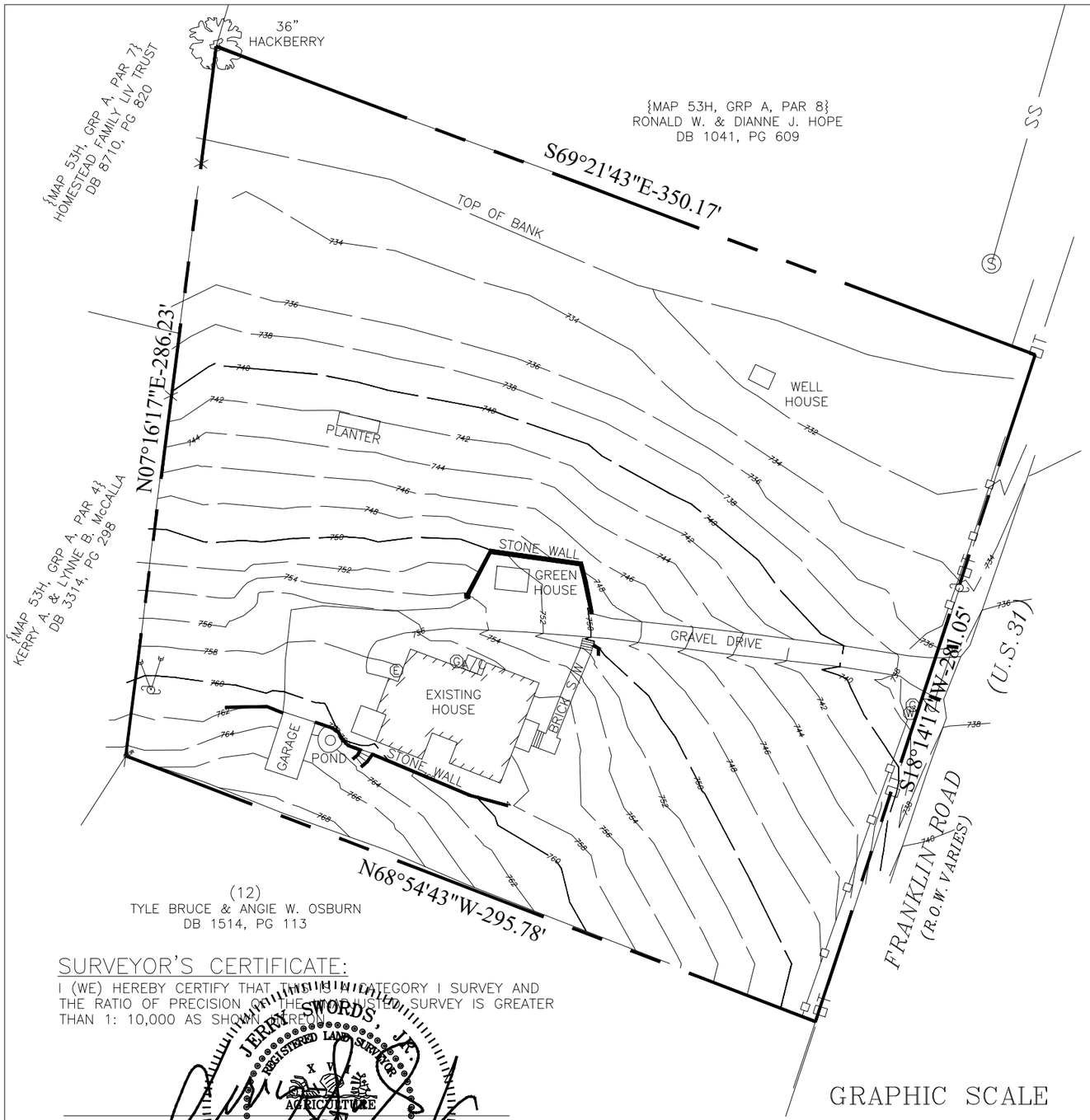
REVISIONS

| No. | DATE |
|---|---|

07/11/2022 22082

Formal Annexation and Plan of Services Application Submittal

Drawing Path: P:\Projects\2022\22082 - 517 Franklin Road\Dwg\Sketch\2022 07 07 Formal Annexation and Plan of Services Exhibit.dwg



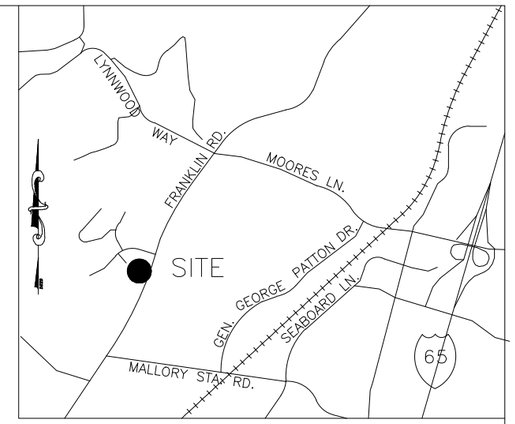

## DEED REFERENCE:

BEING PROPERTY CONVEYED TO SGH, INC. BY DEED BOOK 8833, PAGE 314, R.O.W.C.

## PROPERTY MAP REFERENCE:

BEING PARCEL NO. 11 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 53.

TNSPCS '83




VICINITY MAP
(NTS)

## NOTES:

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

2. BEARING SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.

3. PROPERTY IS ZONED NC (NEIGHBORHOOD CONSERVATION).

4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47187C0204F, DATED SEPTEMBER 29, 2006.

5. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.

6. TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88.

7. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.

## SURVEYOR'S CERTIFICATE:

I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.

JERRY SWORDS, JR., R.L.S.
TENN. REG. NO. 1806

JERRY SWORDS, JR. REGISTERED LAND SURVEYOR — TENNESSEE NO. 1806 — COMMERCIAL — 3/21/22

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

*TOTAL AREA = 90,269 SQUARE FEET OR 2.07 ACRES±*

# AS BUILT SURVEY

# 517 FRANKLIN ROAD

Map 53, Parcel 11

8TH CIVIL DISTRICT–WILLIAMSON COUNTY–TENNESSEE


## S & A Surveying, Inc.

306 Bluegrass Circle
Lebanon, Tennessee 37090

PHONE (615) 394–7564
sasurvey98@gmail.com


| PROJ.: 22–002 | DATE: 3/21/2022 | SHEET 1 OF 1 |
|---|---|---|

VICINITY MAP
*NOT TO SCALE

SITE DATA TABLE

| | |
|---|---|
| SITE ACREAGE: | 2.07 ACRES |
| PARCEL NUMBER: | 053 01100 00008053 |
| PROPERTY ADDRESS: | 517 FRANKLIN RD. FRANKLIN, TN 37069 |
| DESIGN PROFESSIONAL: | CRUNK ENGINEERING LLC<br>7112 CROSSROADS BLVD SUITE 201<br>BRENTWOOD, TN 37027<br>ADAM CRUNK, PE<br>615-873-1795<br>adam@crunkeng.com |
| OWNER: | BERNIE STRAWN<br>1933 EDENBRIDGE WAY<br>NASHVILLE, TN 37215<br>bstrawn@comcast.net |
| WATER FACILITIES: | MALLORY VALLEY DISTRICT |
| PROJECTED WATER DEMAND: | 350 GAL/DAY |
| SEWER FACILITIES: | |
| PROJECTED PEAK FLOW: | 350 GAL/DAY |
| DRIVING DISTANCE: | |
| FIRE STATION: | 4.3 MILES |
| ELEMENTARY SCHOOL: | 6.4 MILES |
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CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
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BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

# 517 FRANKLIN ROAD

517 FRANKLIN ROAD FRANKLIN, TN 37067

REVISIONS

| No. | DATE |
|---|---|

07/11/2022 22082

Formal Annexation and Plan of Services Application Submittal

Drawing Path: P:\Projects\2020\22082 - 517 Franklin Road\Dwg\Sheets\2022-07-07 Formal Annexation and Plan of Services Exhibit.dwg

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03427**

**DATE:** August 18, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

**SUBJECT:**

*Consideration Of Resolution 2022-58, A Resolution To Annex 517 Franklin Road, Consisting Of 2.07 Acres, Property Located West Of Franklin Road And South Of Century Oaks Drive And Adjoining The City Limits Within The Northern Part Of The Franklin Urban Growth Boundary (UGB). Establishing A Public Hearing On October 11, 2022.
FMPC 8/25/22, 8-0

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7912
Applicant: Adam Crunk, Crunk Engineering
Owner: Bernie Strawn

**BACKGROUND/STAFF COMMENTS:**
The property being considered for annexation is located South of Century Oak Drive. It is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB), and the property helps fill an existing hole in the city limit locations along Franklin Road. This property falls into the Spencer Creek drainage basin. This area of the Spencer Creek basin was identified as a long-term growth area in the 2018 growth study. The Spencer Creek basin was identified as a long-term growth area in the 2018 growth study due to limited remaining developable area and the existing large lot development pattern. The study also noted that several properties along Franklin Road in this basin may annex due to ability to provide sewer.

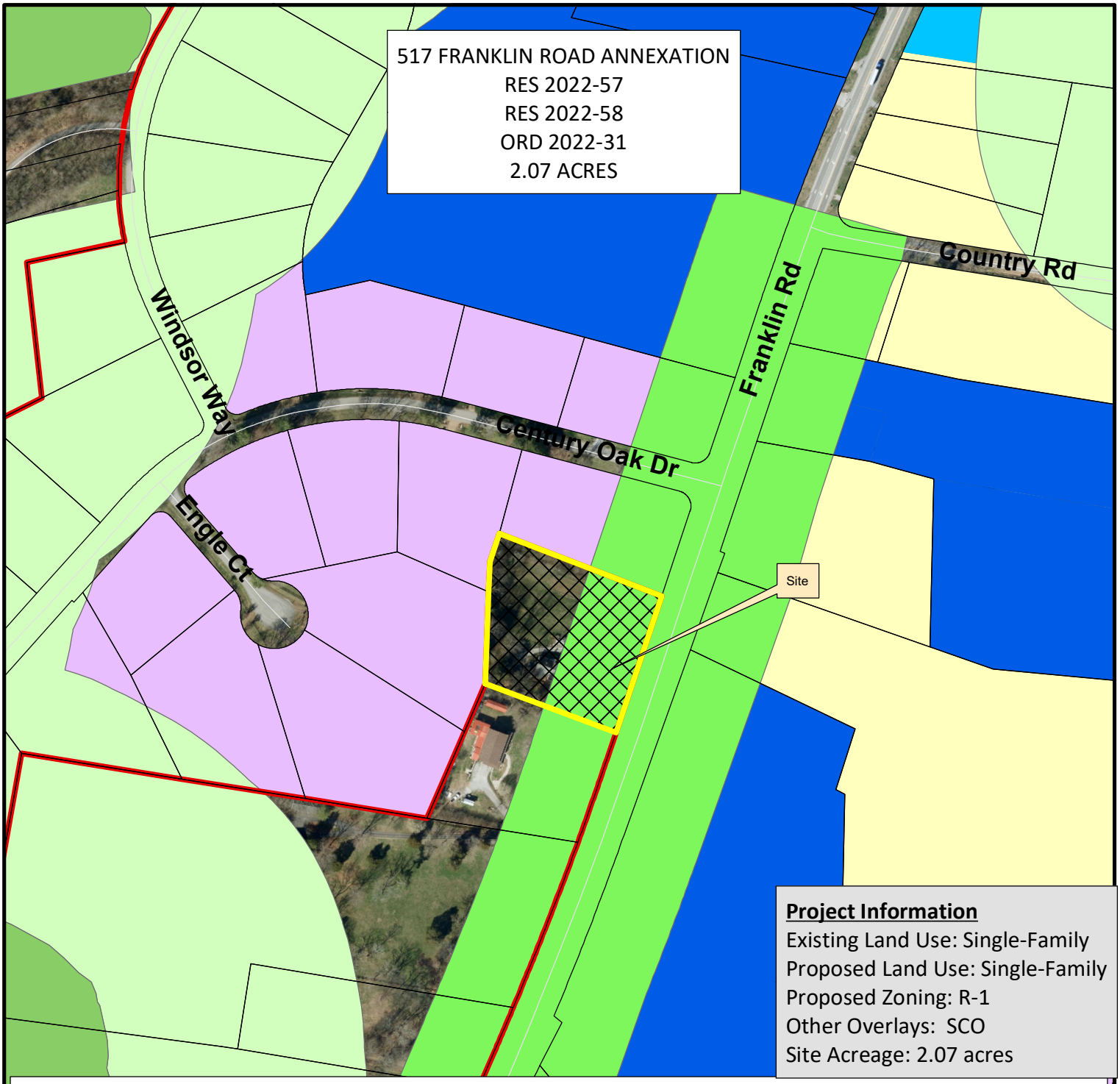
The subject property at 517 Franklin Road is within the Large Lot Residential Design Concept as defined by the Envision Franklin Land Use Plan. No additional plan for further development of the property has been submitted at this time. The applicant intends to subdivide the property into two single-family residential lots. A rezoning for the subject property is also included on this agenda.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Franklin Municipal Planning Commission recommends approval of Resolution 2022-58 by a vote of 8-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2022-58.


517 FRANKLIN ROAD ANNEXATION
RES 2022-57
RES 2022-58
ORD 2022-31
2.07 ACRES
Windsor Way
Century Oak Dr
Engle Ct
Franklin Rd
Country Rd
Site
Project Information
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Proposed Zoning: R-1
Other Overlays: SCO
Site Acreage: 2.07 acres
517 Franklin Rd
Corporate Boundaries
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Zoning Overlays
ZoningD
SCO
Hillside/Hillcrest Overlay District
HBF
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Feet
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It was compiled from the most authentic information available.
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**RESOLUTION 2022-58**

**A RESOLUTION TO ANNEX 517 FRANKLIN ROAD, CONSISTING OF 2.07 ACRES, PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF CENTURY OAKS DRIVE AND ADJOINING THE CITY LIMITS WITHIN THE NORTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)**

**WHEREAS,** Bernie Strawn, ("Owner") of property located at 517 Franklin Road ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

**WHEREAS,** the Plan of Services and annexation request has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

**WHEREAS,** a public hearing was held following public notice as required by T.C.A. Title 6, Chapter 51, as amended; and

**WHEREAS,** the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2022-57; and

**WHEREAS,** the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

**NOW, THEREFORE, BE IT RESOLVED 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, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

| Map-Parcel | Acres |
|---|---|
| 53-11.00 | 2.07 |
| Total | 2.07 |

**SECTION II:** That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

**SECTION III:** That the annexed Property shall become part of Aldermanic Ward 2.

**SECTION IV**. **BE IT FINALLY RESOLVED** 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 third and final reading, the health, safety, and welfare of the citizens requiring it.

**IT IS SO RESOLVED AND DONE** on this ____ day of _____, 2022.

**ATTEST:**

By: _____
**Eric Stuckey**
City Administrator/Recorder

**CITY OF FRANKLIN, TENNESSEE:**

By: _____
**Dr. Ken Moore**
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

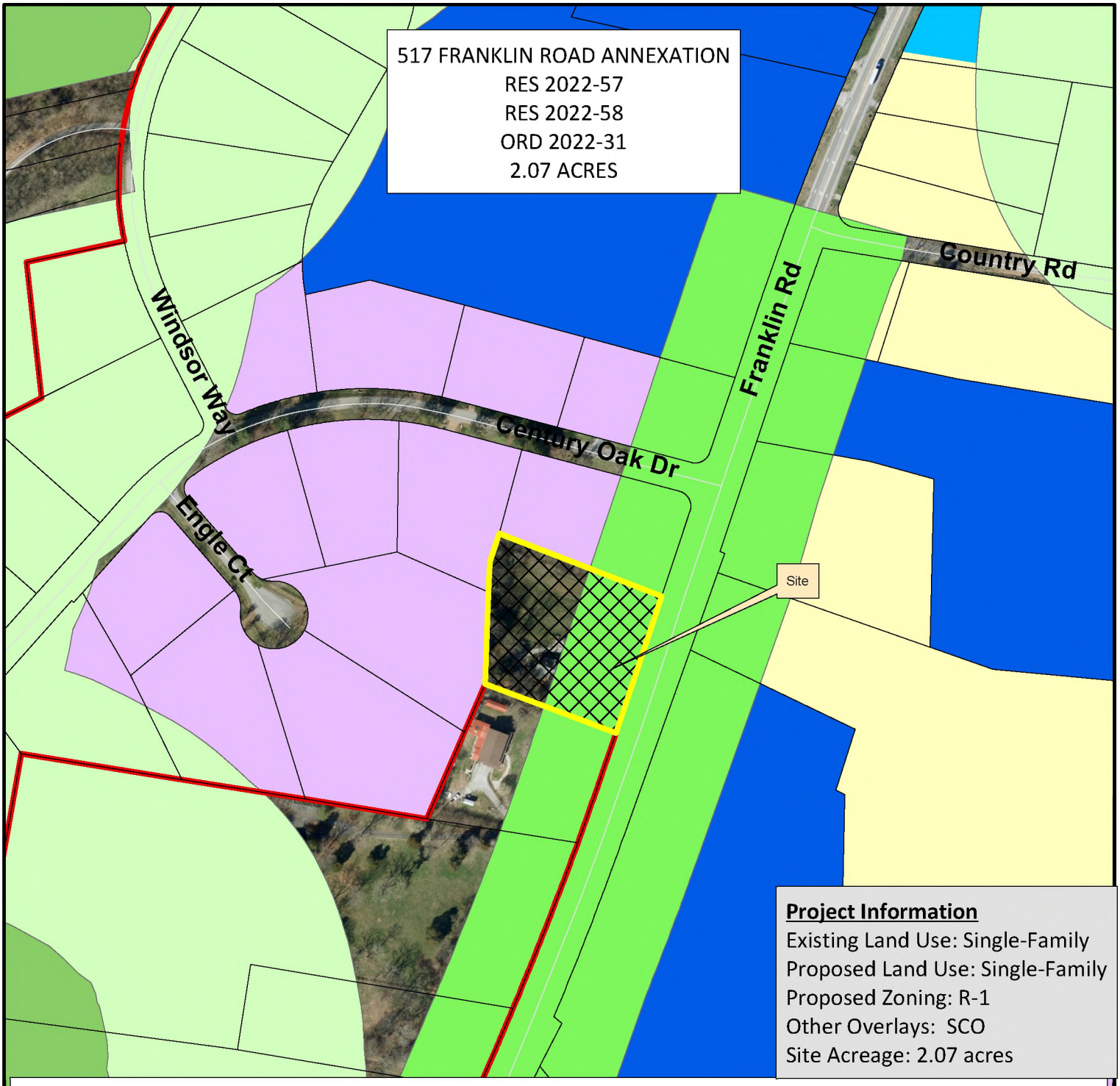
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____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RES 2022-57
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2.07 ACRES
Windsor Way
Century Oak Dr
Engle Ct
Franklin Rd
Country Rd
Site
Project Information
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Proposed Zoning: R-1
Other Overlays: SCO
Site Acreage: 2.07 acres
517 Franklin Rd
Corporate Boundaries
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
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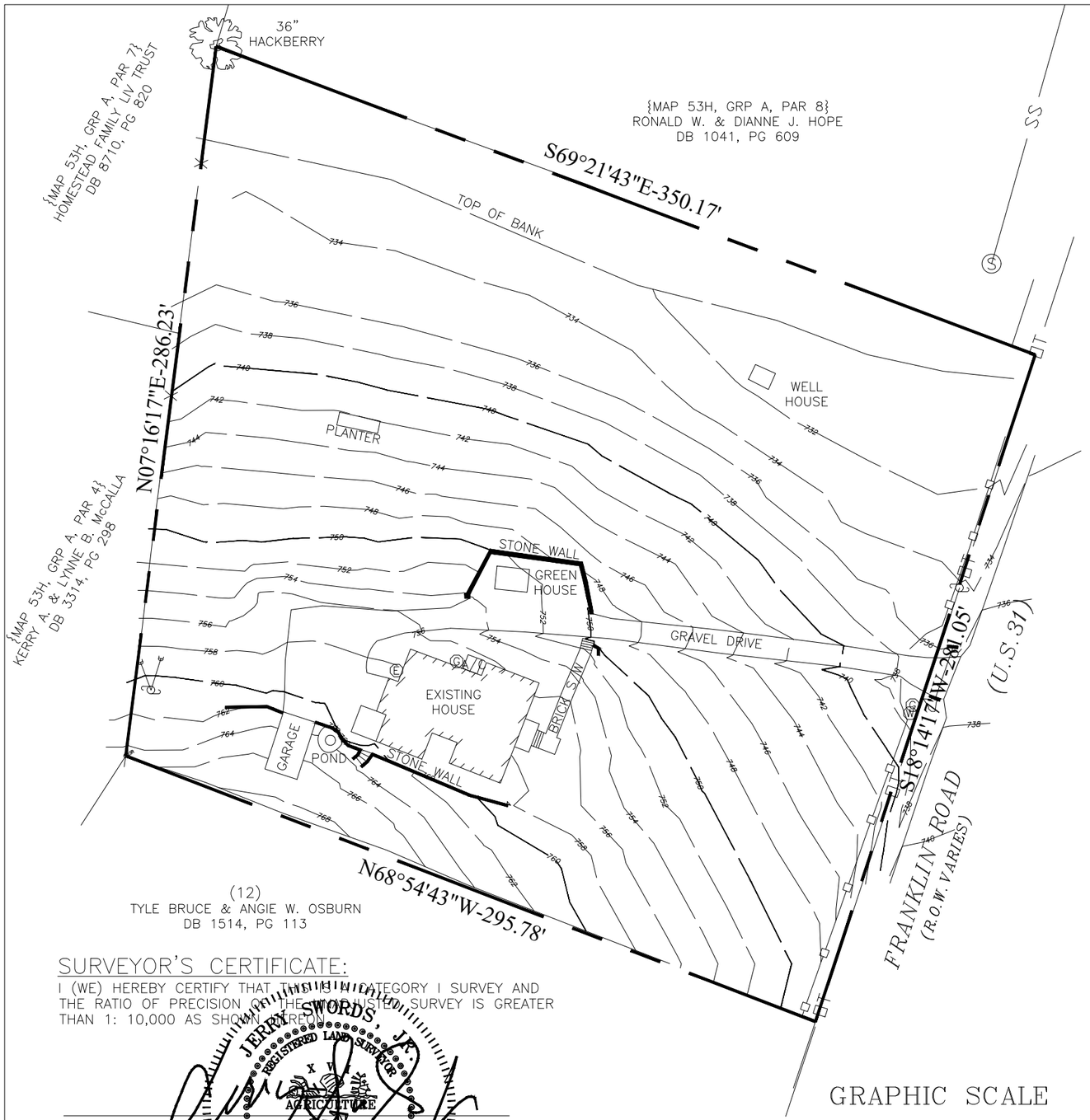


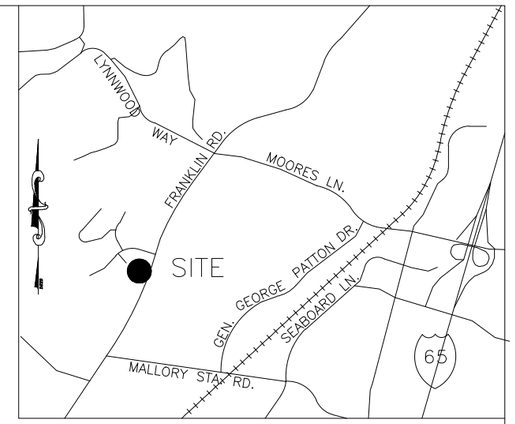

## DEED REFERENCE:

BEING PROPERTY CONVEYED TO SGH, INC. BY DEED BOOK 8833, PAGE 314, R.O.W.C.

## PROPERTY MAP REFERENCE:

BEING PARCEL NO. 11 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 53.

TNSPCS '83




VICINITY MAP
(NTS)

## NOTES:

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

2. BEARING SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.

3. PROPERTY IS ZONED NC (NEIGHBORHOOD CONSERVATION).

4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47187C0204F, DATED SEPTEMBER 29, 2006.

5. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.

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7. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.

## SURVEYOR'S CERTIFICATE:

I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.

JERRY SWORDS, JR., R.L.S.
TENN. REG. NO. 1806

JERRY SWORDS, JR. REGISTERED LAND SURVEYOR — DEPARTMENT OF AGRICULTURE — COMMERCE — TENNESSEE NO. 1806 — 3/21/22

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

*TOTAL AREA = 90,269 SQUARE FEET OR 2.07 ACRES±*

# AS BUILT SURVEY

# 517 FRANKLIN ROAD

Map 53, Parcel 11

8TH CIVIL DISTRICT–WILLIAMSON COUNTY–TENNESSEE


## S & A Surveying, Inc.

306 Bluegrass Circle
Lebanon, Tennessee 37090

PHONE (615) 394–7564
sasurvey98@gmail.com


| PROJ.: 22–002 | DATE: 3/21/2022 | SHEET 1 OF 1 |
|---|---|---|

VICINITY MAP
*NOT TO SCALE

SITE DATA TABLE

| | |
|---|---|
| SITE ACREAGE: | 2.07 ACRES |
| PARCEL NUMBER: | 053 01100 00008053 |
| PROPERTY ADDRESS: | 517 FRANKLIN RD. FRANKLIN, TN 37069 |
| DESIGN PROFESSIONAL: | CRUNK ENGINEERING LLC<br>7112 CROSSROADS BLVD SUITE 201<br>BRENTWOOD, TN 37027<br>ADAM CRUNK, PE<br>615-873-1795<br>adam@crunkeng.com |
| OWNER: | BERNIE STRAWN<br>1933 EDENBRIDGE WAY<br>NASHVILLE, TN 37215<br>bstrawn@comcast.net |
| WATER FACILITIES: | MALLORY VALLEY DISTRICT |
| PROJECTED WATER DEMAND: | 350 GAL/DAY |
| SEWER FACILITIES: | |
| PROJECTED PEAK FLOW: | 350 GAL/DAY |
| DRIVING DISTANCE: | |
| FIRE STATION: | 4.3 MILES |
| ELEMENTARY SCHOOL: | 6.4 MILES |
| MIDDLE SCHOOL: | 5.5 MILES |
| HIGH SCHOOL: | 5.6 MILES |

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

# 517 FRANKLIN ROAD

517 FRANKLIN ROAD FRANKLIN, TN 37067

REVISIONS

| No. | DATE |
|---|---|

07/11/2022 22082

Formal Annexation and Plan of Services Application Submittal

Drawing Path: P:\Projects\2020\22082 - 517 Franklin Road\Dwg\Sheets\2022-07-07 Formal Annexation and Plan of Services Exhibit.dwg

HISTORIC FRANKLIN TENNESSEE

**City of Franklin**

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03428**

**DATE:** August 19, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

**SUBJECT:**

*Consideration Of Ordinance 2022-31, An Ordinance To Zone 2.07 Acres Residential 1 (R1) District, Scenic Corridor Overlay (SCO) District, For The Property Located West Of Franklin Road And South Of Century Oaks Drive, At 517 Franklin Road. Establishing A Public Hearing On October 11, 2022. FMPC 8/25/22, 8-0

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7934
Applicant: Adam Crunk, Crunk Engineering
Owner: Bernie Strawn

**BACKGROUND/STAFF COMMENTS:**
The applicant is requesting to zone the property at 517 Franklin Road to Residential 1 (R1) Zoning District, should the Plan of Services, RES 2022-57, and Annexation, RES 2022-58, be approved by BOMA. Envision Franklin places this parcel into the Large Lot Residential Design District, which states, " reflects the established character of existing neighborhoods and often provides a transition between City and County subdivisions. New development should have a minimum lot size of one acre or more to fit contextually with surrounding neighborhoods. " The proposed zoning of Residential 1 (R1) is appropriate for the proposed two single-family residential lots and it meets the recommendations of Envision Franklin. No site plan for the property has been submitted at this time. The property will also be zoned into the Scenic Corridor Overlay (SCO) District, per our existing mapped extents of this district.

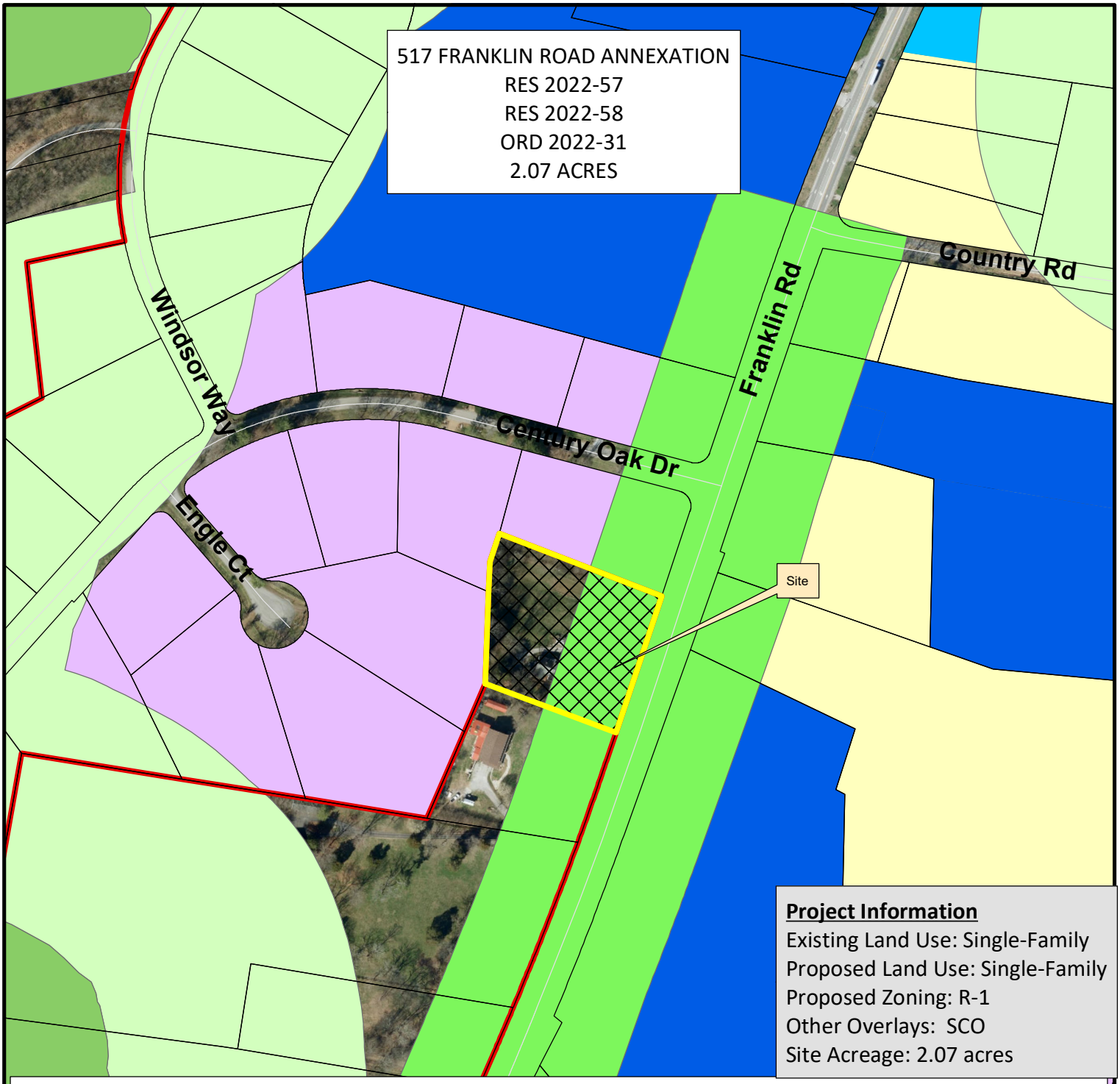
**PROCEDURAL REQUIREMENTS:**
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Franklin Municipal Planning Commission recommends approval of Ordinance 2022-31 by a vote of 8-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2022-31.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Project Information
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Proposed Zoning: R-1
Other Overlays: SCO
Site Acreage: 2.07 acres
517 Franklin Rd
Corporate Boundaries
AG Agricultural District
ER Estate Residential District
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R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
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**ORDINANCE 2022-31**

**AN ORDINANCE TO ZONE 2.07 ACRES RESIDENTIAL 1 (R1) DISTRICT, SCENIC CORRIDOR OVERLAY (SCO) DISTRICT, FOR THE PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF CENTURY OAKS DRIVE, AT 517 FRANKLIN ROAD**

**WHEREAS,** Bernie Strawn, ("Owner") of property located at 517 Franklin Road ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

**WHEREAS,** the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2022-57 and Resolution 2022-58; and

**WHEREAS,** the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

**WHEREAS**, the Residential 1 (R1) district, and Scenic Corridor Overlay (SCO) District, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; 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, zoned the following: **Residential 1 (R1) District, and Scenic Corridor Overlay (SCO) District**:

PREMISES CONSIDERED

| Map-Parcel | Acres |
|---|---|
| 53-11.00 | 2.07 |
| Total | 2.07 |

**SECTION II:** That the attached Location Map 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:**

By: _____
**Eric Stuckey**
City Administrator/Recorder
Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

**CITY OF FRANKLIN, TENNESSEE:**

By: _____
**Dr. Ken Moore**
Mayor

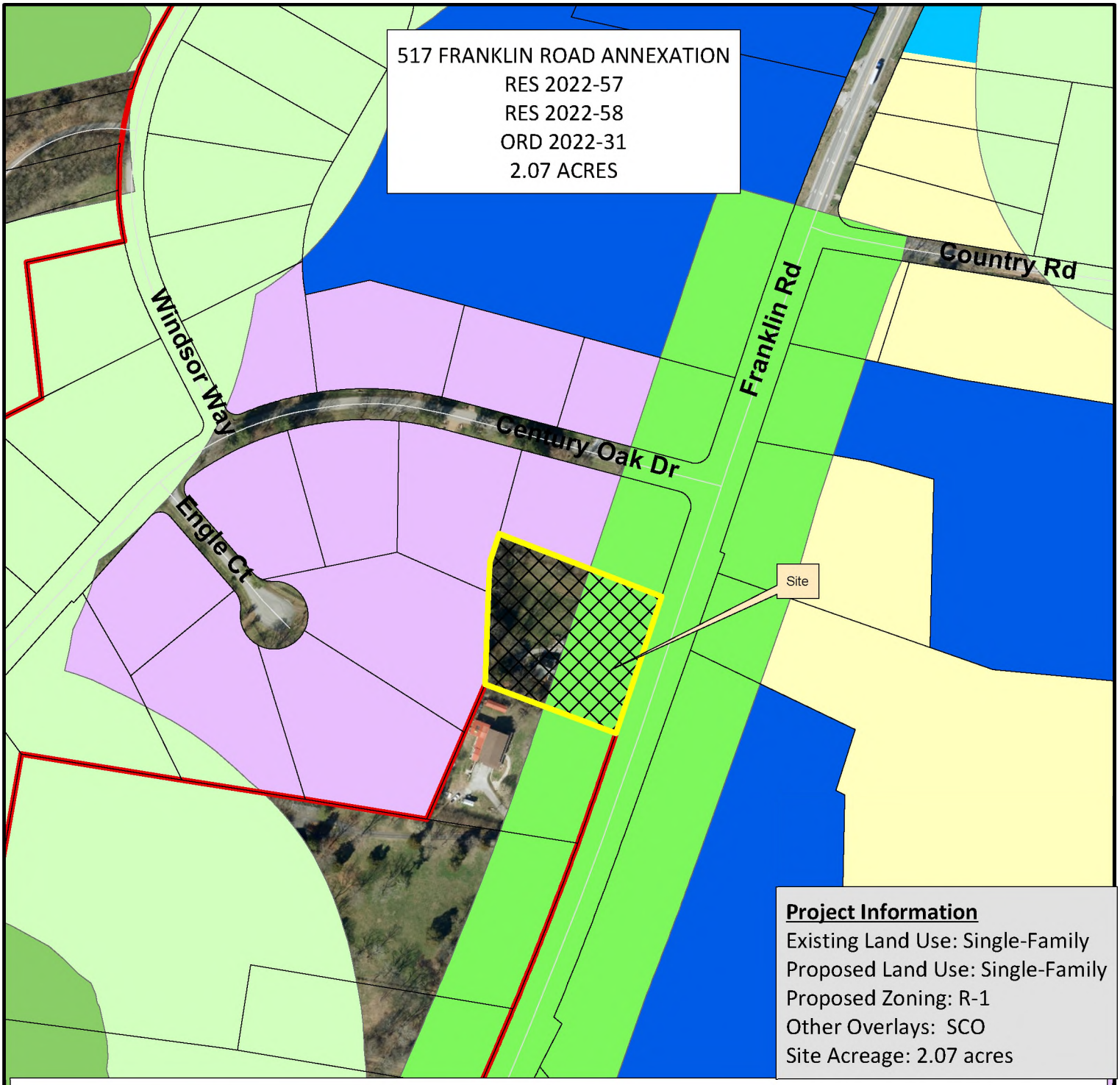
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____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Site Acreage: 2.07 acres
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Corporate Boundaries
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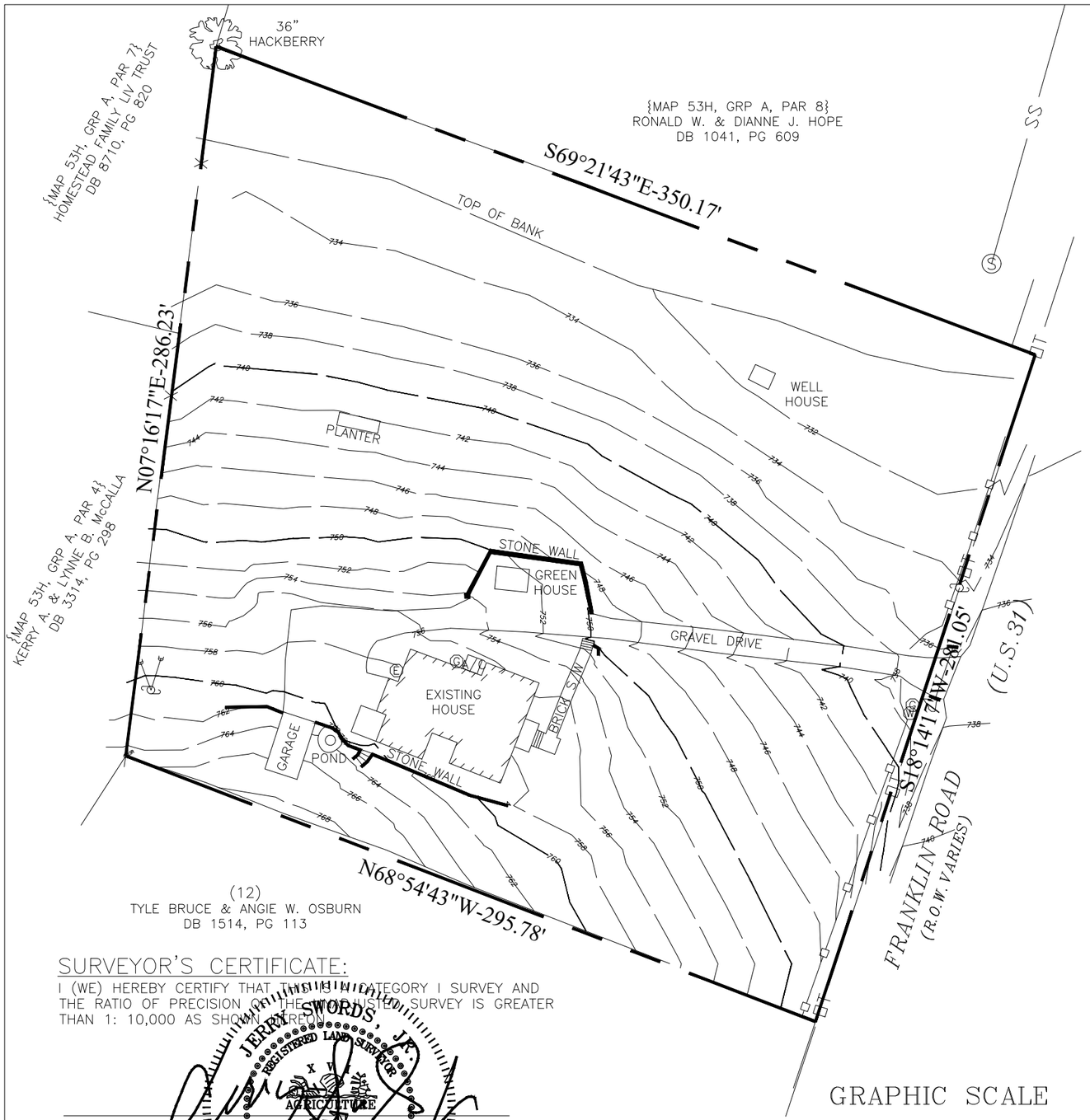


## DEED REFERENCE:

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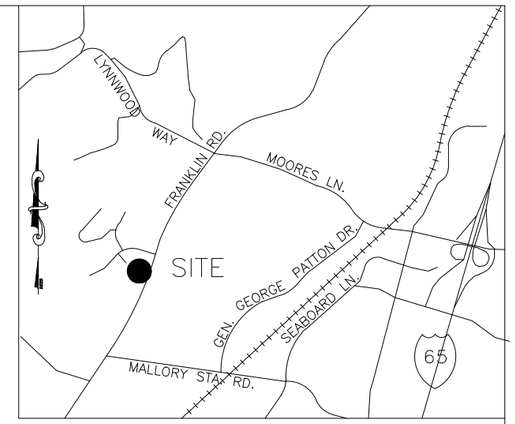
## PROPERTY MAP REFERENCE:

BEING PARCEL NO. 11 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 53.

TNSPCS '83




VICINITY MAP
(NTS)

## NOTES:

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

2. BEARING SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.

3. PROPERTY IS ZONED NC (NEIGHBORHOOD CONSERVATION).

4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47187C0204F, DATED SEPTEMBER 29, 2006.

5. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.

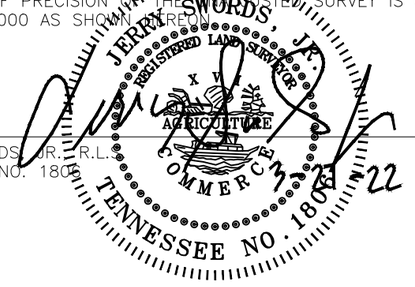
6. TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88.

7. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.

## SURVEYOR'S CERTIFICATE:

I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.

JERRY SWORDS, JR., R.L.S.
TENN. REG. NO. 1806




GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

*TOTAL AREA = 90,269 SQUARE FEET OR 2.07 ACRES±*

# AS BUILT SURVEY

# 517 FRANKLIN ROAD

## Map 53, Parcel 11

8TH CIVIL DISTRICT–WILLIAMSON COUNTY–TENNESSEE


## S & A Surveying, Inc.

306 Bluegrass Circle
Lebanon, Tennessee 37090

PHONE (615) 394–7564
sasurvey98@gmail.com


| PROJ.: 22–002 | DATE: 3/21/2022 | SHEET 1 OF 1 |
|---|---|---|

VICINITY MAP
*NOT TO SCALE

SITE DATA TABLE

| | |
|---|---|
| SITE ACREAGE: | 2.07 ACRES |
| PARCEL NUMBER: | 053 01100 00008053 |
| PROPERTY ADDRESS: | 517 FRANKLIN RD. FRANKLIN, TN 37069 |
| DESIGN PROFESSIONAL: | CRUNK ENGINEERING LLC<br>7112 CROSSROADS BLVD SUITE 201<br>BRENTWOOD, TN 37027<br>ADAM CRUNK, PE<br>615-873-1795<br>adam@crunkeng.com |
| OWNER: | BERNIE STRAWN<br>1933 EDENBRIDGE WAY<br>NASHVILLE, TN 37215<br>bstrawn@comcast.net |
| WATER FACILITIES: | MALLORY VALLEY DISTRICT |
| PROJECTED WATER DEMAND: | 350 GAL/DAY |
| SEWER FACILITIES: | |
| PROJECTED PEAK FLOW: | 350 GAL/DAY |
| DRIVING DISTANCE: | |
| FIRE STATION: | 4.3 MILES |
| ELEMENTARY SCHOOL: | 6.4 MILES |
| MIDDLE SCHOOL: | 5.5 MILES |
| HIGH SCHOOL: | 5.6 MILES |

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

# 517 FRANKLIN ROAD

517 FRANKLIN ROAD FRANKLIN, TN 37067

REVISIONS

| No. | DATE |
|---|---|

07/11/2022 22082

Formal Annexation and Plan of Services Application Submittal

Drawing Path: P:\Projects\2020\22082 - 517 Franklin Road\Dwg\Sheets\2022-07-07 Formal Annexation and Plan of Services Exhibit.dwg

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03349**

**DATE:** August 19, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

**SUBJECT:**

*Consideration Of Ordinance 2022-22, An Ordinance To Rezone 32.83 Acres From Civic Institutional (CI) District To Planned (PD 3.96/142,500) District For The Property Located West Of Franklin Road And South Of Gateway Court, Located At 553 And 557 Franklin Road (555 Franklin Road PUD Subdivision). Establishing A Public Hearing On October 11, 2022.
FMPC 8/25/22, 8-0

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7893
Applicant: Greg Gamble, GDC
Owner: Clearview Baptist Church, Phillip Cantrell, Rep.

**BACKGROUND/STAFF COMMENTS:**
The applicant is requesting to zone the property Planned (PD 3.96/142,500) District to accommodate the 555 Franklin Road PUD Subdivision. The development includes 215 multifamily units and 142,500 square feet of continuum of care services. Envision Franklin places the subject property in the Neighborhood Mixed-Use Design Concept. Envision Franklin states, "The Neighborhood Mixed-Use design concept provides a diverse mix of high-activity uses with a connected and walkable block layout." Multifamily and assisted living services, including continuum of care, are appropriate primary and secondary uses within the Neighborhood Mixed-Use Design Concept.

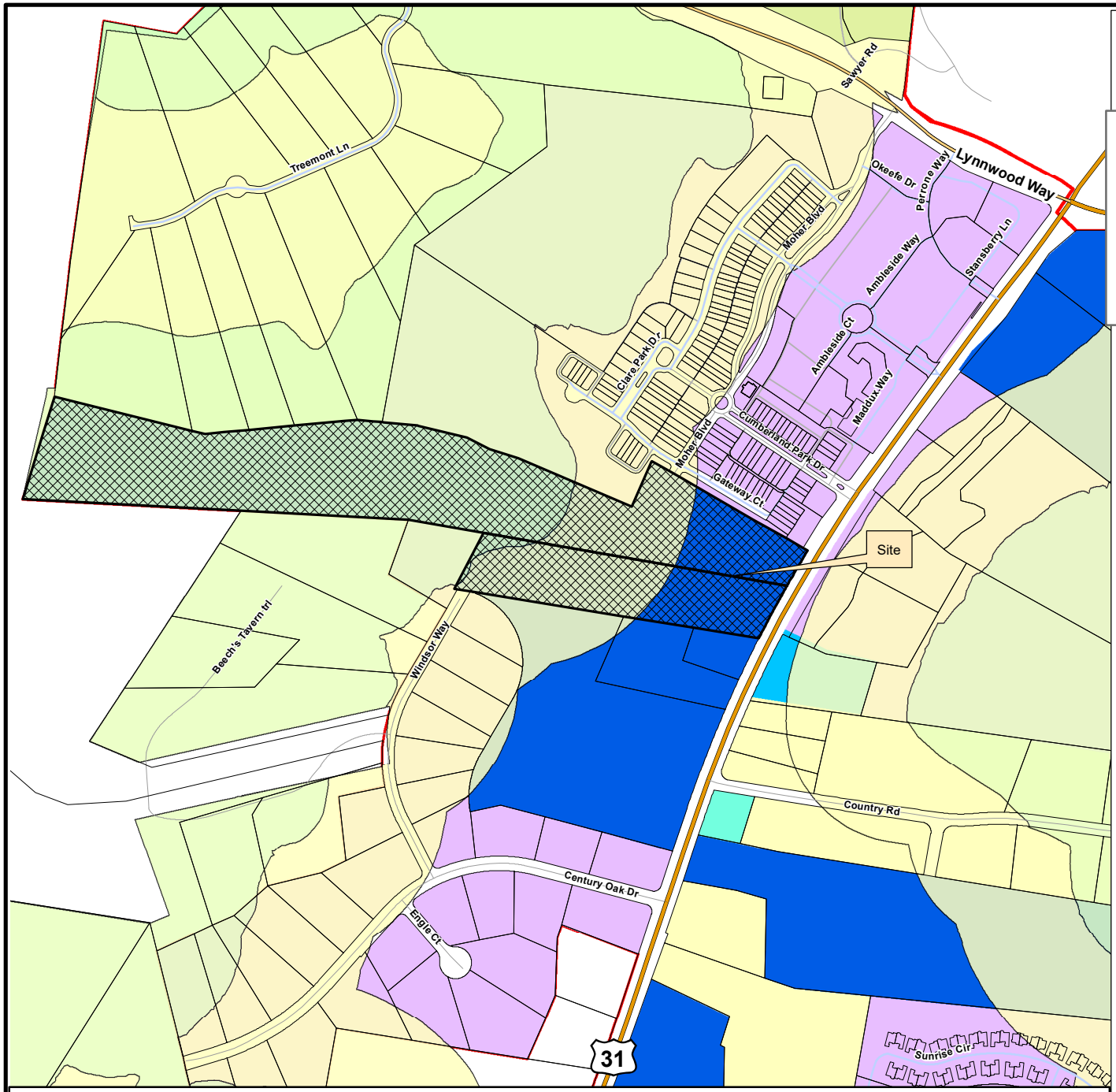
**PROCEDURAL REQUIREMENTS:**
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Franklin Municipal Planning Commission recommends approval of Ordinance 2022-22 by a vote of 8-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2022-22, with conditions.




**555 FRANKLIN ROAD PUD SUBDIVISION**
**ORDINANCE 2022-22**
**RESOLUTION 2022-47**

**Project Information**
Existing Zoning: CI
Proposed Zoning: PD 3.96/142,500
Overlay Districts: HHO
Site Acreage: 32.83 acres
Proposed Number of Dwelling Units: 215
Proposed Nonresidential Square Footage: 142,500
Proposed Hotel Keys: 0

## Zoning Districts

- 555 Franklin Rd PUD

**Overlays**

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

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

**ORDINANCE 2022-22**

**AN ORDINANCE TO REZONE 32.83 ACRES FROM CIVIC INSTITUTIONAL (CI) DISTRICT TO PLANNED (PD 3.66/142,500) DISTRICT FOR THE PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF GATEWAY COURT, LOCATED AT 553 AND 557 FRANKLIN ROAD (555 FRANKLIN ROAD 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 3.66/142,500) 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 2022-47, 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 **Civic Institutional** District to **Planned (PD 3.66/142,500)** District:

PREMISES CONSIDERED

| Map-Parcel | Acres |
|---|---|
| 53-5.00 | 25.92 |
| 53-6.00 | 6.91 |
| Total | 32.83 |

**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.

**IT IS SO RESOLVED AND DONE** on this ____ day of _____, 2022.

**ATTEST:**

By: _____
**Eric Stuckey**
City Administrator
Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

**CITY OF FRANKLIN, TENNESSEE:**

By: _____
**Dr. Ken Moore**
Mayor

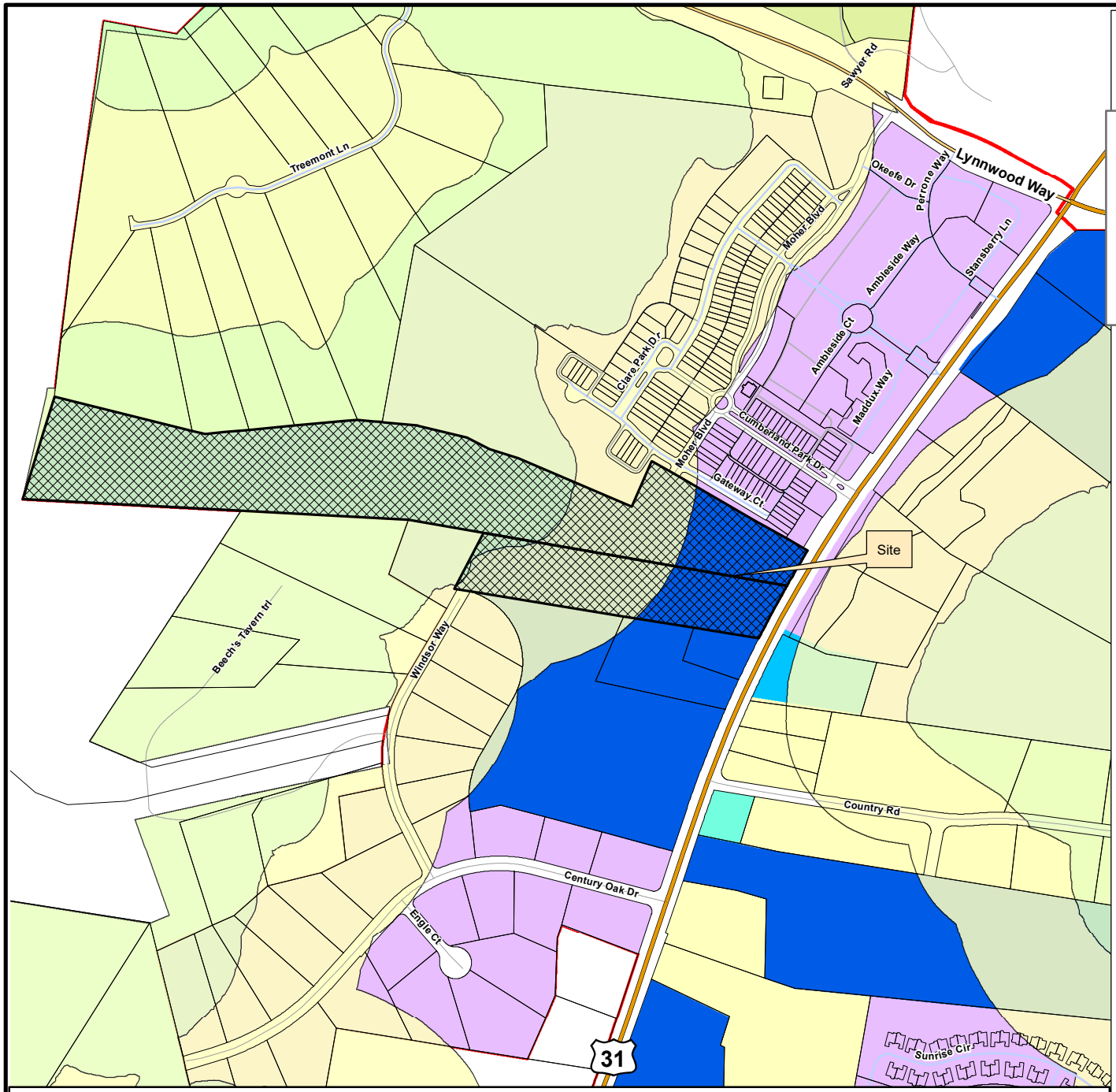
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____




**555 FRANKLIN ROAD PUD SUBDIVISION**
**ORDINANCE 2022-22**
**RESOLUTION 2022-47**

**Project Information**
Existing Zoning: CI
Proposed Zoning: PD 3.66/142,500
Overlay Districts: HHO
Site Acreage: 32.83 acres
Proposed Number of Dwelling Units: 120
Proposed Nonresidential Square Footage: 142,500
Proposed Hotel Keys: 0

## Zoning Districts

- 555 Franklin Rd PUD

**Overlays**

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

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N

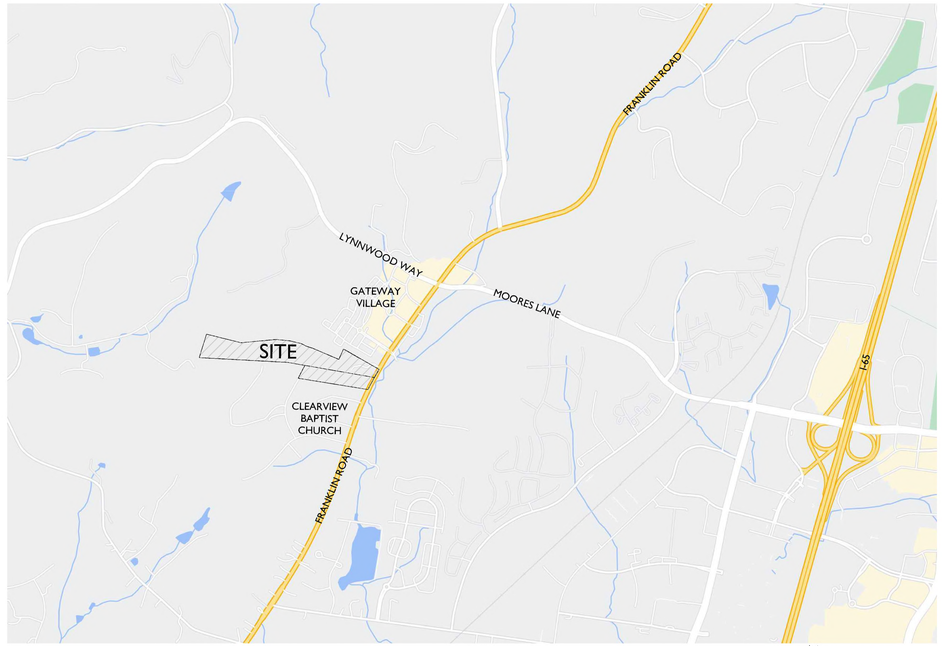
0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

# 555 FRANKLIN ROAD

## PUD SUBDIVISION REZONING PLAN

553 and 557 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE




NOT TO SCALE

SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | 555 FRANKLIN ROAD PUD SUBDIVISION REZONING PLAN |
| PROJECT NUMBER: | 7893 |
| ADDRESS: | 553 and 557 FRANKLIN ROAD FRANKLIN, TN 37064 |
| PARCEL(S): | 053 00600 and 053 00500 |
| ACREAGE / SF OF SITE: | 6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF |
| BASE ZONING: | CI |
| PROPOSED ZONING: | PD (3.66 DUA, 142,500 SF) |
| ZONING OVERLAY: | HHO, 500' BUFFER |


OWNER:
CLEARVIEW BAPTIST CHURCH, INC.
CONTACT: PHILLIP CANTRELL
537 FRANKLIN ROAD
FRANKLIN, TENNESSEE 37069
(615) 465-1041
phillip@benchmarkrealtytn.com

DEVELOPER/CONTRACTOR:
RYAN COMPANIES US, INC.
CONTACT: BRANDON RAYMOND
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1142
brandon.raymond@ryancompanies.com

ENGINEER:
BARGE CAUTHEN ASSOCIATES
CONTACT: SETH SPARKMAN
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TN 37209
(615) 324-4226
ssparkman@bargecauthen.com

ARCHITECT:
RYAN COMPANIES US, INC.
CONTACT: DREW ROSKOS
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1249
drew.roskos@ryancompanies.com

LAND PLANNER:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
(615) 975-5765
greg.gamble@gdc-tn.com


## SHEET INDEX


C0.0 Cover

C1.0 Overall Existing Conditions Plan
C1.1 Enlarged Existing Conditions


- INITIAL SUBMITTAL: 06/13/2022

- RESUBMITTAL: 08/04/2022

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT 08/04/22


DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

# OVERALL EXISTING CONDITIONS PLAN

# 555 FRANKLIN ROAD PUD SUBDIVISION REZONING PLAN
# 553 & 557 FRANKLIN ROAD
# FRANKLIN, TN 37069

| DATE | DESCRIPTION |
|---|---|
| 05/30/2022 | DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL |
| 06/13/2022 | DEVELOPMENT PLAN INITIAL SUBMITTAL |
| 08/04/2022 | DEVELOPMENT PLAN RESUBMITTAL |

**C1.0**

BOA JOB NO: 2888-03
DRAWN BY: CDW
Last Revised on 08.18.22


Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X


**STORMWATER NARRATIVE:**
THE SITE CONSISTS OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME, TWO OUTBUILDINGS, AND ASSOCIATED DRIVEWAYS AND LAWNS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS xx TOWARDS xx AND xx TOWARDS xx BEFORE FINALLY EXITING AT xx. HYDROLOGIC SOILS TYPES ARE xx, & x.

**NOTE:**
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

**GRADING & DRAINAGE DATA CHART**

TOTAL SITE AREA: 7.98 ACRES
LOD AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING: 0.65 AC.
PROPOSED: 4.60 AC. IMPERVIOUS
PAVEMENT/WORK: 7.38 ACRES
DISTURBED AREA: 7.38 ACRES
Pv VALUE
EXISTING/0.85/ PROPOSED: X.XXX

PEAK FLOW RUNOFF (CFS)

| | PRE-DEV. | POST-DEV. |
|---|---|---|
| 2 YEAR | 16.34 | XX.XXX |
| 5 YEAR | 41.92 | XX.XXX |
| 10 YEAR | 67.52 | XX.XXX |
| 25 YEAR | 89.19 | XX.XXX |
| 50 YEAR | 111.37 | XX.XXX |
| 100 YEAR | 134.14 | XX.XXX |

**Slopes Table**

| Number | Minimum Slope | Maximum Slope | Color |
|---|---|---|---|
| 1 | 14.00% | 19.99% | |
| 2 | 20.00% | 50.00% | |

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 15 30 60 90
GRAPHIC SCALE

© 2022 Microsoft Corporation © 2022 Maxar ©CNES (2022) Distribution Airbus

**STORMWATER NARRATIVE:**
THE EXISTING SITE IS 15.34 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME. TWO OUTBUILDINGS, SURFACE PARKING, AND ASSOCIATED DRIVE WAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS TO THE EAST/SOUTHEAST OVER SLOPES RANGING FROM x% to x%. HYDROLOGIC SOILS TYPES ARE x,x, & x.

**NOTE:**
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

**GRADING & DRAINAGE DATA CHART**

LOT AREA: 32.83 ACRES
LID AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING:
0.66 AC.
PROPOSED:
4.60 AC. IMPERVIOUS
PAVEMENT/ROOF
DISTURBED AREA: 7.38 ACRES
Rv VALUE
EXISTING:0.151 PROPOSED: X.XXX

| | PEAK FLOW RUNOFF (CFS) | |
|---|---|---|
| | PRE-DEV. | POST-DEV. |
| 2 YEAR: | 16.34 | XX.XXX |
| 5 YEAR: | 41.92 | XX.XXX |
| 10 YEAR: | 61.52 | XX.XXX |
| 25 YEAR: | 89.19 | XX.XXX |
| 50 YEAR: | 111.37 | XX.XXX |
| 100 YEAR: | 134.14 | XX.XXX |

**Slopes Table**

| Number | Minimum Slope | Maximum Slope | Color |
|---|---|---|---|
| 1 | 14.00% | 19.99% | |
| 2 | 20.00% | 50.00% | |

DeF
DeD
HHO
MhE2
Hs
HpB
MhC2
ArB
HHO BUFFER

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

ALLEY (PRIVATE)
MOTHER BLVD
GATEWAY COURT (PRIVATE)
FRANKLIN ROAD (Major Arterial)

S66°50'45"E 494.55'
N23°49'49"E 205.55'
S60°06'34"E 758.26'
S80°20'55"E 1288.95'
N79°36'12"W 656.45'
N80°32'05"W 252.17'

TAX MAP 53, PARCEL 5
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
ZONED CI

TAX MAP 53, PARCEL 6
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 7
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 8
MASTER PLANS, LLC
DEED BOOK 5673, PAGE 861
R.O.W.C., TN

TAX MAP 53, PARCEL 9
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

50' M.V.U.D. EASEMENT
P.B. P60, PG. 101
LOT 43
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

BENCHMARK
PK NAIL IN
POWER POLE
ELEV.=751.69'

STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

GRAPHIC SCALE
0 15 30 60 90


Civil Engineers
6606 CHARLOTTE PIKE, SITE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX
Barge Cauthen & ASSOCIATES


# ENLARGED EXISTING CONDITIONS PLAN

## 555 FRANKLIN ROAD PUD SUBDIVISION REZONING PLAN
## 553 & 557 FRANKLIN ROAD
## FRANKLIN, TN 37069

| DATE | DESCRIPTION |
|---|---|
| 05/30/2022 | DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL |
| 06/13/2022 | DEVELOPMENT PLAN INITIAL SUBMITTAL |
| 08/04/2022 | DEVELOPMENT PLAN RESUBMITTAL |

**C1.1**

BCA JOB NO. 2888-03
COF NO. 7893
Law Dept approved (2) 08.18.22



P:\2888 Ryan Companies\2888-03 Franklin Rd Sv - Living Pac\Dwg\C1-EXISTING CONDITIONS PLAN-288803.dwg-C1.1 ENLARGED EXISTING CONDITIONS PLAN

LOT 27
MINOR REVISION PLAT
FOR LOT 27
LYNNWOOD DOWNS SUBDIVISION
PLAT BOOK P45, PAGE 140
R.O.W.C., TN
TAX MAP 36, PARCEL 13.06
LUX FAMILY TRUST
BOOK 8404, PAGE 955
R.O.W.C., TN

## CURVE TABLE

| CURVE | LENGTH | RADIUS | BEARING | CHORD | DELTA |
|---|---|---|---|---|---|
| C1 | 245.42' | 5759.58' | S28°23'18"W | 245.40' | 02°26'29" |

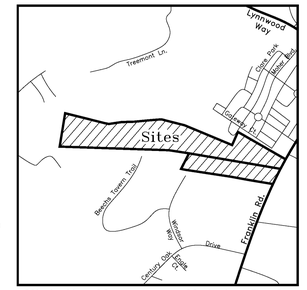
## Legend

WATER VALVE, WATER METER, FIRE HYDRANT, IRON ROD NEW (IR(N)), IRON ROD OLD (IR(O)), IRON PIPE OLD (IP(O)), TELEPHONE BOX (TBX), SIGN POST, CATCH BLOCK, MANHOLE, STORM MANHOLE, UTILITY POLE, LIGHT POLE, PROPERTY LINE, EDGE OF PAVEMENT, EASEMENT LINE, EDGE OF GRAVEL, EDGE OF CONC., SETBACK LINE, WALL, CURB, FENCE, OVERHEAD, WATER LINE, SEWER LINE, CULVERT (18" R.C.P.)

## LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N86°24'55"W | 23.60' |
| L2 | S78°30'36"E | 56.53' |
| L3 | N81°50'47"E | 56.52' |
| L4 | N86°57'43"E | 121.83' |
| L5 | S75°25'26"E | 133.20' |
| L6 | S63°11'21"E | 104.20' |
| L7 | S70°59'21"E | 125.87' |
| L8 | S30°26'29"W | 167.33' |
| L9 | N78°03'04"W | 60.11' |

GRID
STATE PLANE COORDINATE SYSTEM
100 0 50 100 200
GRAPHIC SCALE – 1" = 100'



Vicinity Map Not to Scale

LOT 9
TREEMONT SUBDIVISION
PLAT BOOK P44, PAGE 85
R.O.W.C., TN
TAX MAP 36, PARCEL 48.09
FRANKLIN FAMILY LAND TRUST
BOOK 5485, PAGE 947
R.O.W.C., TN

LOT 28
LYNNWOOD DOWNS SUBDIVISION
PLAT BOOK 14, PAGE 2
R.O.W.C., TN
TAX MAP 36, PARCEL 13.07
RICHARD M. REPATH
& LISA E. REPATH
BOOK 6510, PAGE 867
R.O.W.C., TN

LOT 30
MINOR REVISION PLAT
LOT 30, LYNNWOOD DOWNS
PLAT BOOK 20, PAGE 53
R.O.W.C., TN
TAX MAP 53, PARCEL 5.06
CORDIA B. WILKINSON
BOOK 1445, PAGE 653
R.O.W.C., TN

LOT 31
MINOR REVISION TO LOT 31
LYNNWOOD DOWNS SUBDIVISION
PLAT BOOK 17, PAGE 20
R.O.W.C., TN
TAX MAP 53, PARCEL 5.05
KENNETH SCOTT WARE
& SUZANNE WARE
BOOK 2376, PAGE 656
R.O.W.C., TN

TAX MAP 53, PARCEL 10.05
GLENDA A. FINK
BOOK 7429, PAGE 535
R.O.W.C., TN

TAX MAP 53, PARCEL 5.01
JOHN C. HARTLEY &
KRISTINA HARTLEY
BOOK 572, PAGE 555
R.O.W.C., TN

LOT 6
TREEMONT SUBDIVISION
REVISION 1
PLAT BOOK P57, PAGE 83
R.O.W.C., TN
TAX MAP 36, PARCEL 48.13
CHRIS AND LINDA
TAYLOR TRUST
BOOK 7331, PAGE 93
R.O.W.C., TN

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK P60, PAGE 101
R.O.W.C., TN
TAX MAP 53B,
GROUP C, PARCEL 45
JOHN M. RUTLEDGE
BOOK 6359, PAGE 570
R.O.W.C., TN

Title Tract II
TAX MAP 53, PARCEL 5
CLEARVIEW BAPTIST CHURCH
BOOK 4201, PAGE 446
R.O.W.C., TN

LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK P60, PAGE 101
R.O.W.C., TN
TAX MAP 53B,
GROUP C, PARCEL 44
JOHN M. RUTLEDGE
BOOK 6359, PAGE 570
R.O.W.C., TN

LOT 43
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK P60, PAGE 101
R.O.W.C., TN
TAX MAP 53B,
GROUP C, PARCEL 43
JOHN M. RUTLEDGE
BOOK 6359, PAGE 570
R.O.W.C., TN

LOT 8
REVISED SECTION 4
HIGHGATE
PLAT BOOK 7, PAGE 65
R.O.W.C., TN
TAX MAP 53A,
GROUP A, PARCEL 8
MARTHA KAY BRISBY
BOOK 2548, PAGE 639
R.O.W.C., TN

Title Tract I
TAX MAP 53, PARCEL 6
CLEARVIEW BAPTIST CHURCH
BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53A,
GROUP A, PARCEL 6
CYRUS E. FENTON
& AMY H. FENTON
BOOK 1842, PAGE 977
R.O.W.C., TN
LOT B
RESUBDIVISION OF LOT 5 & 6
HIGHGATE, SECTION 4
PLAT BOOK 11, PAGE 32
R.O.W.C., TN

TAX MAP 53, PARCEL 9
CLEARVIEW BAPTIST CHURCH
BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 7
CLEARVIEW BAPTIST CHURCH
BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 8
MASTER PLANS, LLC
BOOK 5673, PAGE 861
R.O.W.C., TN

## Property Description

**Parcel 5 – Title Tract II**

Being a tract of land lying in Franklin, Williamson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the westerly right–of–way line of Franklin Road, at a corner common with the property of Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee;

Thence leaving the westerly right–of–way line of Franklin Road, with the northerly property line of Clearview Baptist Church, North 80 deg 20 min 55 sec West, 1288.95 feet to an iron rod set, at a corner common with Lot 8 of the Revised Section 4, Highgate, as of record in Plat Book 7, Page 65, at the Register's Office for Williamson County, Tennessee, also being the property of Martha Kay Brisby, as of record in Book 2548, Page 639, at the Register's Office for Williamson County, Tennessee;

Thence with the northerly property line of said Lot 8, North 81 deg 12 min 43 sec West, 284.89 feet to an iron rod set;

Thence North 86 deg 24 min 55 sec West, 23.60 feet to an iron rod set, at a corner common with the property of John C. Hartley & Kristina Hartley, as of record in Book 572, Page 555, at the Register's Office for Williamson County, Tennessee;

Thence with the northerly property line of John C. Hartley & Kristina Hartley, North 88 deg 05 min 37 sec West, 1544.54 feet to an existing iron rod at a corner common with the property of Glenda A. Fink, as of record in Book 7429, Page 535, at the Register's Office for Williamson County, Tennessee, in the easterly property line of Lot 31 of the Minor Revision to Lot 31, Lynnwood Downs Subdivision, as of record in Plat Book 17, Page 20, at the Register's Office for Williamson County, Tennessee, also being the property of Kenneth Scott Ware & Suzanne Ware, as of record in Book 2376, Page 656, at the Register's Office for Williamson County, Tennessee;

Thence with the easterly property line of said Lot 31, North 09 deg 18 min 34 sec East, 483.62 feet to an existing iron rod, at a corner common with Lot 27 of the Minor Revision Plat for Lot 27, Lynwood Downs Subdivision, as of record in Plat Book P45, Page 140, at the Register's Office for Williamson County, Tennessee, also being the property of Lux Family Trust, as of record in Book 8404, Page 955, at the Register's Office for Williamson County, Tennessee, and at a corner common with Lot 9 of Treemont Subdivision, as of record in Plat Book P44, Page 85, at the Register's Office for Williamson County, Tennessee, also being the property of Franklin Family Land Trust, as of record in Book 5485, Page 947, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of said Lot 9, South 75 deg 57 min 01 sec East, 585.87 feet to a property line of an existing iron rod, at a corner common with Lot 8 of said Treemont Subdivision, also being the property of Ryan D. Thomas & Wendy P. Thomas, as of record in Book 5951, Page 961, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of said Lot 8, South 78 deg 30 min 36 sec East, 56.53 feet to an existing iron rod;

Thence North 81 deg 33 min 42 sec East, 185.03 feet to an existing iron rod, at a corner common with Lot 7 of said Treemont Subdivision, also being the property of Terry W. Terrill & Kimberly K. Terrill, as of record in Book 5903, Page 372, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of said Lot 7, North 88 deg 20 min 21 sec East, 183.76 feet to an existing iron rod, at a corner common with Lot 6 of Treemont Subdivision, Revision 1, as of record in Plat Book P57, Page 83, at the Register's Office for Williamson County, Tennessee, also being the property of Chris and Linda Taylor Trust, as of record in Book 7331, Page 93, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of said Lot 6 North 84 deg 35 min 57 sec East, 207.39 feet to an existing iron rod;

Thence North 81 deg 50 min 47 sec East, 56.52 feet to an existing iron rod;

Thence North 86 deg 57 min 43 sec East, 121.83 feet to an existing iron rod, at a corner common with Lot 4 of said Treemont Subdivision, Revision 1, also being the property of Lee J. Brown & Katharine M. Brown, as of record in Book 6317, Page 939, at the Register's Office for Williamson County, Tennessee, and at a corner common with Lot 45, Open Space, of The Commons at Gateway, as of record in Plat Book P60, Page 101, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of said Lot 45, Open Space, South 75 deg 25 min 26 sec East, 133.20 feet to an iron rod set;

Thence South 75 deg 53 min 46 sec East, 205.19 feet to an iron rod set;

Thence South 63 deg 11 min 21 sec East, 104.20 feet to an iron rod set;

Thence South 70 deg 59 min 21 sec East, 125.87 feet to an iron rod set;

Thence South 67 deg 18 min 08 sec East, 510.72 feet to an existing iron pipe;

Thence North 23 deg 49 min 49 sec East, 205.55 feet to an existing iron pipe;

Thence South 60 deg 06 min 34 sec East, 758.26 feet to an iron rod in the westerly right–of–way line of Franklin Road;

Thence with the westerly right–of–way line of Franklin Road, South 30 deg 26 min 29 sec West, 167.33 feet to the POINT OF BEGINNING. Containing 1,129,175 square feet or 25.922 acres more or less.

Being the same property conveyed to Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee.

**Parcel 6 – Title Tract I**

Being a tract of land lying in Franklin, Williamson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod, in the westerly right–of–way line of Franklin Road, at a corner common with the property of Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee;

Thence with the westerly right–of–way line of Franklin Road, with a curve to the left, along an arc length of 245.42 feet, the central angle of which is 02 deg 26 min 29 sec, the radius of which is 5759.58 feet, the chord of which is South 28 deg 23 min 18 sec West, 245.40 feet to an existing iron rod, at a corner common with the property of the Master Plans, LLC, as of record in Book 5673, Page 861, at the Register's Office for Williamson County, Tennessee;

Thence leaving the westerly right–of–way line of Franklin Road, with the northerly property line of Master Plans, LLC, North 80 deg 32 min 05 sec West, 292.17 feet to an existing iron rod, at a corner common with the property of Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of Clearview Baptist Church, North 79 deg 36 min 12 sec West, 276.88 feet to an existing iron rod;

Thence North 81 deg 20 min 39 sec West, 656.45 feet to an existing iron rod, at a corner common with Lot 6 of the Resubdivision of Lots 5 & 6 Highgate, Section 4, as of record in Plat Book 11, Page 32, at the Register's Office for Williamson County, Tennessee, also being the property of Cyrus E. Fenton & Amy H. Fenton, as of record in Book 1842, Page 977, at the Register's Office for Williamson County, Tennessee, in the northerly terminus of Windsor Way;

Thence with the northerly terminus of Windsor Way, North 78 deg 03 min 04 sec West, 60.11 feet to an iron rod set at a corner common with Lot 8 of the Revised Section 4, Highgate, as of record in Plat Book 7, Page 65, at the Register's Office for Williamson County, Tennessee, also being the property of Martha Kay Brisby, as of record in Book 2548, Page 639, at the Register's Office for Williamson County, Tennessee;

Thence with the easterly property line of said Lot 8, North 27 deg 09 min 44 sec East, 250.33 feet to an iron rod set in the southerly property line of Clearview Baptist Church;

Thence with the southerly property line of Clearview Baptist Church, South 80 deg 20 min 55 sec East, 1288.95 feet to the POINT OF BEGINNING. Containing 301,039 square feet or 6.911 acres more or less.

Being the same property conveyed to Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee.

## Schedule B – II

| Item # | Description |
|---|---|
| 8 | This property is subject to an inspection and Maintenance Agreement of Private Stormwater Management Facilities, as of record in Book 4398, Page 250, at the Register's Office for Williamson County, Tennessee. Said agreement is blanket in nature. |

## Deed Reference

Deed reference for this property is Deed Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee. Owner of record being: Clearview Baptist Church

## GPS Note

A Topcon GRS–1 GPS network rover utilizing the TDOT GNSS Reference Network to establish horizontal control, Tennessee State Plane Grid (NAD–83), and vertical control (NAVD–88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

CERTIFIED TO: Ryan Companies US, Inc.; and Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1,2,3,4,6(a),7(a),7(b1),8,9,11,12,13,14,15,16,17 & 19 of Table A thereof. The field work was completed on February 02, 2022.

I further certify that this is a Category 1 Survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.


CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269–3972 FAX:(615)269–9345
E–MAIL: cherryls@comcast.net


MICHAEL H. CHARETTE REGISTERED LAND SURVEYOR 2048 STATE OF AGRICULTURE TENNESSEE NO.

Michael H. Charette R.L.S. # 2048

## Title Description

Land located and being situated in the 8th Civil District of Williamson County, Tennessee, and being more particularly described as follows, to–wit:

Beginning at an iron rod situated in the westerly margin of Franklin Road in the 8th Civil District of Williamson County, Tennessee. Said point being the northeast corner of the property conveyed to Jean Elizabeth Brown Pewitt, Dorothy Marie Brown King, James Richard Brown, and Brenda Frances Brown McCoy in Book 2367 Page 206 R.O.W.C., Tenn. said point being the southeast corner of the property herein described.

Thence, leaving said road N 84 deg 00 min 00 sec W, a distance of 291.55 feet to a fence post;

Thence, N 82 deg 35 min 37 sec W, a distance of 276.75 feet to an iron rod;

Thence, N 84 deg 22 min 03 sec W, a distance of 718.41 feet to an iron rod;

Thence, N 23 deg 50 min 21 sec E, a distance of 251.25 feet to an iron rod;

Thence, S 83 deg 36 min 21 sec E, a distance of 1279.92 feet to an iron rod in the westerly margin of Franklin Road;

Thence, with said road S 22 deg 48 min 22 sec W, a distance of 242.92 feet to the point of beginning and containing 300311.05 square feet or 6.89 acres of land, more or less.

Being the same property conveyed unto CLEARVIEW BAPTIST CHURCH, INC. by Warranty Deed from JEAN ELIZABETH BROWN PEWITT, DOROTHY MARIE BROWN KING, ALSO KNOWN AS DOROTHY KING PARKER, JAMES RICHARD BROWN, AND BRENDA FRANCES BROWN MCCOY, of record in Book 3129 Page 403, dated January 20, 2004, said Register's Office.

TRACT 2

Land located and being situated in the 8th Civil District of Williamson County, Tennessee, and being more particularly described as follows, to–wit:

Beginning at an iron rod set in the West margin of U.S. Highway 31 (34 feet from the center), said point being the Northeast corner of Clearview Baptist Church and the Southeast corner of this tract, said point being approximately 900 feet North of the center of Goose Creek Road; thence with Clearview Baptist Church and generally along a fence the following three (3) calls:

North 85ø01' West, 3.65 feet to an iron rod found, North 85ø01' West, 578.37 feet to an iron rod set, North 85ø14' West, 700.37 feet to an iron rod found; thence with Martha K. Brigsby and generally along a fence the following two (2) calls:

North 85ø36' West, 284.40 feet to an iron rod found, South 89ø02' West, 23.57 feet to an iron rod found; thence with John Harley and Robert W. Fink and generally along a fence South 87ø15' West, 1544.32 feet to an iron rod set; thence, with Lynnwood Downs Subdivision and generally along a fence North 04ø39' East, 483.59 feet to an iron rod set;

thence with Cumberland Park LLC, and generally along a fence the following ten (10) calls:

South 80ø51' East, 642.35 feet to an iron rod set, North 79ø54' East, 631.92 feet to an iron rod set, North 82ø17' East, 121.74 feet to an iron rod found, South 80ø01' East, 133.13 feet to a 20" stump, South 80ø37' East 205.52 feet to an 8" Hickory, South 67ø44' East, 104.23 feet to a 6" Hickory, South 76ø32' East, 126.08 feet to a 30" Twin Maple, South 71ø37' East, 509.71 feet to an iron rod found, North 18ø59' East, 205.69 feet to an iron rod found, South 64ø52' East, 752.92 feet to an iron rod set in the West margin of U.S. Highway 31; thence with said margin South 25ø57' West, 168.61 feet to the beginning, containing 25.89 acres, more or less.

The above described tract is subject to existing utility lines, easements, and any rights–of–way for U.S. Highway 31. The North and East boundaries of the above described tract are the approximate corporate limits of the City of Franklin.

The above description was taken from a survey plat dated January 18, 2006, prepared by James H. Bingham, Jr. Tennessee Registered Surveyor, Certificate number 1251, 110 Second Avenue North, Lewisburg, Tennessee, 37091.

Being the same property conveyed unto CLEARVIEW BAPTIST CHURCH, A TENNESSEE NOT–FOR–PROFIT CORPORATION, by Warranty Deed from GLADYS E. SAVAGE, WIDOW, of record in Book 4027 Page 258, dated August 31, 2006, said Register's Office.

THE TRUSTEES OF CLEARVIEW BAPTIST CHURCH have conveyed said property to DOUGLAS S. HALE TRUSTEE, who in turn conveyed to CLEARVIEW BAPTIST CHURCH, A TENNESSEE NON–PROFIT CORPORATION by quitclaim deed of record in Book 4201 Page 446, dated March 4, 2007, said Register's Office.

## Notes

1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NOT LESS THAN THREE (3) NOR MORE THAN TEN. (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1–800–351–1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE–CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
5) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
6) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47187C0204F" DATED: SEPTEMBER 29, 2006 AND "INSURANCE RATE MAP PANEL NUMBER 47187C205F", DATED: SEPTEMBER 29, 2006. FLOOD ZONE "X".
7) THIS PROPERTY IS CURRENTLY WILLIAMSON COUNTY ZONING "MGA–1".
8) THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM FRANKLIN ROAD WHICH IS A PUBLIC DEDICATED RIGHT–OF–WAY
10) EXCEPT AS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS TO OR FROM THE SUBJECT PROPERTY OBSERVED AT THE TIME OF FIELD WORK.
11) THERE IS NO VISIBLE EVIDENCE OF THE SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS OBSERVED AT THE TIME OF FIELD WORK.
12) THERE IS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF FIELD WORK.
13) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES NOR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF FIELD WORK.
14) THERE ARE 60 REGULAR PARKING SPACES ON SITE.
15) THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER: 216272; DATED: AUGUST 17, 2021 AT 8:00 AM; PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. BEING THE SAME PROPERTY AS SHOWN HEREON.

# ALTA/NSPS LAND TITLE SURVEY OF 553 & 557 FRANKLIN ROAD TAX MAP 53, PARCEL 5 & PARCEL 6 BOOK 4201, PAGE 446

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=100' DATED: FEBRUARY 15, 2022
21106ALTA CW

Law Dept approved (2) 08.18.22

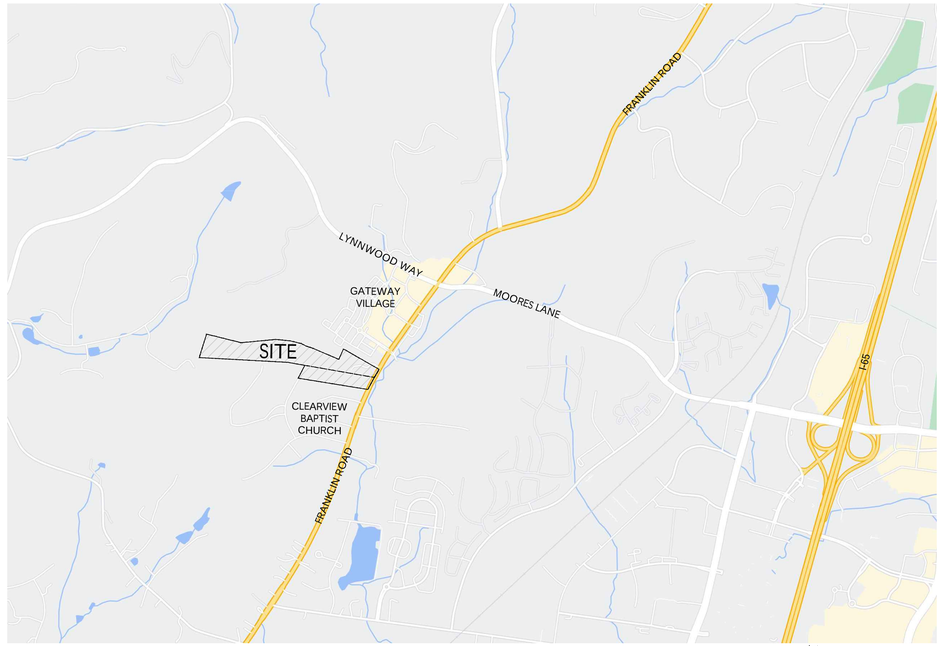
# 555 FRANKLIN ROAD

## PUD SUBDIVISION REZONING PLAN

553 and 557 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | 555 FRANKLIN ROAD PUD SUBDIVISION REZONING PLAN |
| PROJECT NUMBER: | 7893 |
| ADDRESS: | 553 and 557 FRANKLIN ROAD FRANKLIN, TN 37064 |
| PARCEL(S): | 053 00600 and 053 00500 |
| ACREAGE / SF OF SITE: | 6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF |
| BASE ZONING: | CI |
| PROPOSED ZONING: | PD (3.66 DUA, 142,500 SF) |
| ZONING OVERLAY: | HHO, 500' BUFFER |




NOT TO SCALE

OWNER:
CLEARVIEW BAPTIST CHURCH, INC.
CONTACT: PHILLIP CANTRELL
537 FRANKLIN ROAD
FRANKLIN, TENNESSEE 37069
(615) 465-1041
phillip@benchmarkrealtytn.com

DEVELOPER/CONTRACTOR:
RYAN COMPANIES US, INC.
CONTACT: BRANDON RAYMOND
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1142
brandon.raymond@ryancompanies.com

ENGINEER:
BARGE CAUTHEN ASSOCIATES
CONTACT: SETH SPARKMAN
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TN 37209
(615) 324-4226
ssparkman@bargecauthen.com

ARCHITECT:
RYAN COMPANIES US, INC.
CONTACT: DREW ROSKOS
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1249
drew.roskos@ryancompanies.com

LAND PLANNER:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
(615) 975-5765
greg.gamble@gdc-tn.com

## SHEET INDEX


C0.0 Cover

C1.0 Overall Existing Conditions Plan
C1.1 Enlarged Existing Conditions


- INITIAL SUBMITTAL: 06/13/2022

- RESUBMITTAL: 08/04/2022

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT 10/4/22

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

# OVERALL EXISTING CONDITIONS PLAN

# 555 FRANKLIN ROAD PUD SUBDIVISION REZONING PLAN
# 553 & 557 FRANKLIN ROAD
# FRANKLIN, TN 37069

| DATE | DESCRIPTION |
|---|---|
| 05/30/2022 | DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL |
| 08/13/2022 | DEVELOPMENT PLAN INITIAL SUBMITTAL |
| 08/04/2022 | DEVELOPMENT PLAN RESUBMITTAL |

**C1.0**

BOA JOB NO: 2888-03
DATE: 2023


Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX


## GRADING & DRAINAGE DATA CHART

TOT AREA: 7.39 ACRES
LO AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING: 0.65 AC.
PROPOSED: 4.60 AC. IMPERVIOUS
PAVEMENT AREA: 7.39 ACRES
DISTURBED AREA: 7.39 ACRES
Rv VALUE
EXISTING(0.65) PROPOSED: X.XXX

PEAK FLOW RUNOFF (CFS)

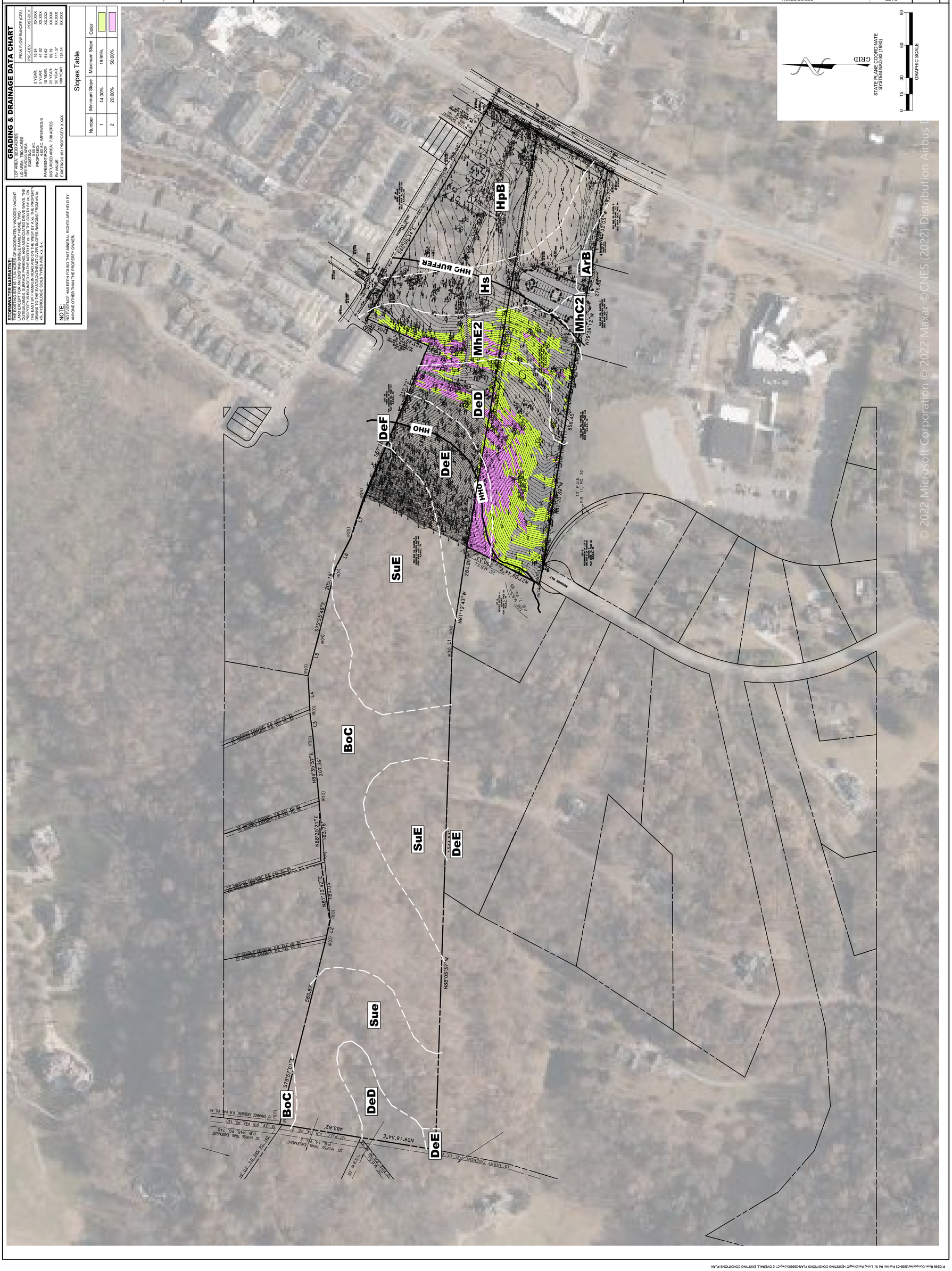
| | PRE-DEV. | POST-DEV. |
|---|---|---|
| 2 YEAR: | 16.34 | XX.XXX |
| 5 YEAR: | 41.92 | XX.XXX |
| 10 YEAR: | 67.63 | XX.XXX |
| 25 YEAR: | 89.19 | XX.XXX |
| 50 YEAR: | 111.37 | XX.XXX |
| 100 YEAR: | 134.14 | XX.XXX |

## Slopes Table

| Number | Minimum Slope | Maximum Slope | Color |
|---|---|---|---|
| 1 | 14.00% | 19.99% | |
| 2 | 20.00% | 50.00% | |

**STORMWATER NARRATIVE:**
THE SITE CONSISTS OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME, TWO DETACHED STRUCTURES AND ASSOCIATED DRIVEWAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY CONTAINS xx ACRES AND IS LOCATED IN THE xxxx WARNER PRONG WATERSHED. xx% HYDROLOGIC SOILS TYPES ARE x.x, & x.

**NOTE:**
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

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**STORMWATER NARRATIVE:**
THE EXISTING SITE IS 15.34 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME. TWO OUTBUILDINGS, SURFACE PARKING, AND ASSOCIATED DRIVE WAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS TO THE EAST/SOUTHEAST OVER SLOPES RANGING FROM x% to x%. HYDROLOGIC SOILS TYPES ARE x,x, & x.

**NOTE:**
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

## GRADING & DRAINAGE DATA CHART

LOT AREA: 32.83 ACRES
LID AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING:
0.66 AC.
PROPOSED:
4.60 AC. IMPERVIOUS
PAVEMENT/ROOF
DISTURBED AREA: 7.38 ACRES
Rv VALUE
EXISTING:0.151 PROPOSED: X.XXX

| | PEAK FLOW RUNOFF (CFS) | |
|---|---|---|
| | PRE-DEV. | POST-DEV. |
| 2 YEAR: | 16.34 | XX.XXX |
| 5 YEAR: | 41.92 | XX.XXX |
| 10 YEAR: | 61.52 | XX.XXX |
| 25 YEAR: | 89.19 | XX.XXX |
| 50 YEAR: | 111.37 | XX.XXX |
| 100 YEAR: | 134.14 | XX.XXX |

## Slopes Table

| Number | Minimum Slope | Maximum Slope | Color |
|---|---|---|---|
| 1 | 14.00% | 19.99% | |
| 2 | 20.00% | 50.00% | |

DeF
DeD
HHO
MhE2
Hs
HpB
MhC2
ArB
HHO BUFFER
LOT 45 OPEN SPACE THE COMMONS AT GATEWAY PLAT BOOK 60, PAGE 101 R.O.W.C., TN
LOT 44 OPEN SPACE THE COMMONS AT GATEWAY PLAT BOOK 60, PAGE 101 R.O.W.C., TN
ALLEY (PRIVATE)
GATEWAY COURT (PRIVATE)
MOTHER BLVD (PRIVATE)
FRANKLIN ROAD (Major Arterial)
TAX MAP 53, PARCEL 5 CHURCH CLEARVIEW BAPTIST DEED BOOK 4201, PAGE 446 R.O.W.C., TN ZONED CI
TAX MAP 53, PARCEL 6 CHURCH CLEARVIEW BAPTIST DEED BOOK 4201, PAGE 446 R.O.W.C., TN
TAX MAP 53, PARCEL 7 CHURCH CLEARVIEW BAPTIST DEED BOOK 4201, PAGE 446 R.O.W.C., TN
TAX MAP 53, PARCEL 8 MASTER PLANS, LLC DEED BOOK 5673, PAGE 861 R.O.W.C., TN
TAX MAP 53, PARCEL 9 CHURCH CLEARVIEW BAPTIST DEED BOOK 4201, PAGE 446 R.O.W.C., TN
50' M.V.U.D. EASEMENT P.B. P60, PG. 101 LOT 43 THE COMMONS AT GATEWAY PLAT BOOK 60, PAGE 101 R.O.W.C., TN
WELL HOUSE
METAL SHED
DILAPIDATED SHED
ONE STORY BRICK
CARPORT
MAILBOX #557
CATCH BASIN T.C. EL.=777.3 INV. EL.=774.0
MANHOLE T.C. EL.=776.2 INV. EL.=771.6
STORM MANHOLE T.C. EL.=775.5 INV. (IN1)=771.4 INV. (IN2)=770.8 INV. SE.=770.4
CATCH BASIN T.C. EL.=758.9 INV. EL.=754.1
CATCH BASIN T.C. EL.=753.1 INV. EL.=750.1
CATCH BASIN T.C. EL.=753.8 INV. EL.=750.8
18" RCP INV. EL.=750.0
24" RCP INV. EL.=763.1
15" CMP INV. N/A HALF FULL
BENCHMARK PK NAIL IN POWER POLE ELEV.=751.69'
S66°50'45"E 494.55'
S80°20'55"E 656.45'
N79°36'12"W 276.88'
N80°32'05"W 252.17'
S60°06'34"E 758.26'
N23°49'49"E 205.55'
288.95'
STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
GRID
0 15 30 60 90
GRAPHIC SCALE


Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.6911 PHONE
615.352.6737 FAX
Barge Cauthen & ASSOCIATES


# ENLARGED EXISTING CONDITIONS PLAN

## 555 FRANKLIN ROAD PUD SUBDIVISION REZONING PLAN
## 553 & 557 FRANKLIN ROAD
## FRANKLIN, TN 37069

| DATE | DESCRIPTION |
|---|---|
| 05/30/2022 | DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL |
| 06/13/2022 | DEVELOPMENT PLAN INITIAL SUBMITTAL |
| 08/04/2022 | DEVELOPMENT PLAN RESUBMITTAL |

C1.1

BCA JOB NO. 2888-03
COF NO. 7893

P:\2888 Ryan Companies\2888-03 Franklin Rd Sv - Living Fac\Dwg\C1-EXISTING CONDITIONS PLAN 2888(3.dwg-C1.1 ENLARGED EXISTING CONDITIONS PLAN

LOT 27
MINOR REVISION PLAT
FOR LOT 27
LYNNWOOD DOWNS SUBDIVISION
PLAT BOOK P45, PAGE 140
R.O.W.C., TN
TAX MAP 36, PARCEL 13.06
LUX FAMILY TRUST
BOOK 8404, PAGE 955
R.O.W.C., TN

LOT 9
TREEMONT SUBDIVISION
PLAT BOOK P44, PAGE 85
R.O.W.C., TN

TAX MAP 36, PARCEL 48.09
FRANKLIN FAMILY LAND TRUST
BOOK 5485, PAGE 947
R.O.W.C., TN

LOT 28
LYNNWOOD DOWNS SUBDIVISION
PLAT BOOK 14, PAGE 2
R.O.W.C., TN

TAX MAP 36, PARCEL 13.07
RICHARD M. REPATH
& LISA E. REPATH
BOOK 6510, PAGE 867
R.O.W.C., TN

LOT 30
MINOR REVISION PLAT
LOT 30, LYNNWOOD DOWNS
PLAT BOOK 20, PAGE 53
R.O.W.C., TN

TAX MAP 53, PARCEL 5.06
CORDIA B. WILKINSON
BOOK 1445, PAGE 653
R.O.W.C., TN

LOT 31
MINOR REVISION TO LOT 31
LYNNWOOD DOWNS SUBDIVISION
PLAT BOOK 17, PAGE 20
R.O.W.C., TN

TAX MAP 53, PARCEL 5.05
KENNETH SCOTT WARE
& SUZANNE WARE
BOOK 2376, PAGE 656
R.O.W.C., TN

TAX MAP 53, PARCEL 10.05
GLENDA A. FINK
BOOK 7429, PAGE 535
R.O.W.C., TN

TAX MAP 53, PARCEL 5.01
JOHN C. HARTLEY &
KRISTINA HARTLEY
BOOK 572, PAGE 555
R.O.W.C., TN

LOT 8
REVISED SECTION 4
HIGHGATE
PLAT BOOK 7, PAGE 65
R.O.W.C., TN

TAX MAP 53A,
GROUP A, PARCEL 8
MARTHA KAY BRISBY
BOOK 2548, PAGE 639
R.O.W.C., TN

LOT 6
TREEMONT SUBDIVISION
REVISION 1
PLAT BOOK P57, PAGE 83
R.O.W.C., TN

TAX MAP 36, PARCEL 48.13
CHRIS AND LINDA
TAYLOR TRUST
BOOK 7331, PAGE 93
R.O.W.C., TN

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK P60, PAGE 101
R.O.W.C., TN

TAX MAP 53B,
GROUP C, PARCEL 45
JOHN M. RUTLEDGE
BOOK 6359, PAGE 570
R.O.W.C., TN

Title Tract II
TAX MAP 53, PARCEL 5
CLEARVIEW BAPTIST CHURCH
BOOK 4201, PAGE 446
R.O.W.C., TN

LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK P60, PAGE 101
R.O.W.C., TN

TAX MAP 53B,
GROUP C, PARCEL 44
JOHN M. RUTLEDGE
BOOK 6359, PAGE 570
R.O.W.C., TN

LOT 43
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK P60, PAGE 101
R.O.W.C., TN

TAX MAP 53B,
GROUP C, PARCEL 43
JOHN M. RUTLEDGE
BOOK 6359, PAGE 570
R.O.W.C., TN

Title Tract I
TAX MAP 53, PARCEL 6
CLEARVIEW BAPTIST CHURCH
BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53A,
GROUP A, PARCEL 6
CYRUS E. FENTON
& AMY H. FENTON
BOOK 1842, PAGE 977
R.O.W.C., TN
LOT B
RESUBDIVISION OF LOT 5 & 6
HIGHGATE, SECTION 4
PLAT BOOK 11, PAGE 32
R.O.W.C., TN

TAX MAP 53, PARCEL 9
CLEARVIEW BAPTIST CHURCH
BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 7
CLEARVIEW BAPTIST CHURCH
BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 8
MASTER PLANS, LLC
BOOK 5673, PAGE 861
R.O.W.C., TN

## CURVE TABLE

| CURVE | LENGTH | RADIUS | BEARING | CHORD | DELTA |
|---|---|---|---|---|---|
| C1 | 245.42' | 5759.58' | S28°23'18"W | 245.40' | 02°26'29" |

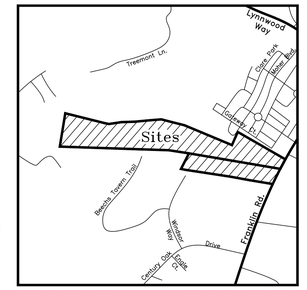
## LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N86°24'55"W | 23.60' |
| L2 | S78°30'36"E | 56.53' |
| L3 | N81°50'47"E | 56.52' |
| L4 | N86°57'43"E | 121.83' |
| L5 | S75°25'26"E | 133.20' |
| L6 | S63°11'21"E | 104.20' |
| L7 | S70°59'21"E | 125.87' |
| L8 | S30°26'29"W | 167.33' |
| L9 | N78°03'04"W | 60.11' |

## Legend

WATER VALVE, WATER METER, FIRE HYDRANT, IRON ROD NEW (IR(N)), IRON ROD OLD (IR(O)), IRON PIPE OLD (IP(O)), TELEPHONE BOX (TBX), SIGN POST, CATCH BASIN, MANHOLE, STORM MANHOLE, UTILITY POLE, LIGHT POLE, PROPERTY LINE, EDGE OF PAVEMENT, EASEMENT LINE, EDGE OF GRAVEL, EDGE OF CONC., SETBACK LINE, WALL, CURB, FENCE, OVERHEAD, WATER LINE, SEWER LINE, CULVERT (18" R.C.P.)

GRID
STATE PLANE
COORDINATE SYSTEM
100 0 50 100 200
GRAPHIC SCALE – 1" = 100'



Vicinity Map Not to Scale

## Property Description

**Parcel 5 – Title Tract II**
Being a tract of land lying in Franklin, Williamson County, Tennessee, and being more particularly described as follows;
Beginning at an iron rod set in the westerly right–of–way line of Franklin Road, at a corner common with the property of Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee;
Thence leaving the westerly right–of–way line of Franklin Road, with the northerly property line of Clearview Baptist Church, North 80 deg 20 min 55 sec West, 1288.95 feet to an iron rod set, at a corner common with Lot 8 of the Revised Section 4, Highgate, as of record in Plat Book 7, Page 65, at the Register's Office for Williamson County, Tennessee, also being the property of Martha Kay Brisby, as of record in Book 2548, Page 639, at the Register's Office for Williamson County, Tennessee;
Thence with the northerly property line of said Lot 8, North 81 deg 12 min 43 sec West, 284.89 feet to an iron rod set;
Thence North 86 deg 24 min 55 sec West, 23.60 feet to an iron rod set, at a corner common with the property of John C. Hartley & Kristina Hartley, as of record in Book 572, Page 555, at the Register's Office for Williamson County, Tennessee;
Thence with the northerly property line of John C. Hartley & Kristina Hartley, North 88 deg 05 min 37 sec West, 1544.54 feet to an existing iron rod at a corner common with the property of Glenda A. Fink, as of record in Book 7429, Page 535, at the Register's Office for Williamson County, Tennessee, in the easterly property line of Lot 31 of the Minor Revision to Lot 31, Lynnwood Downs Subdivision, as of record in Plat Book 17, Page 20, at the Register's Office for Williamson County, Tennessee, also being the property of Kenneth Scott Ware & Suzanne Ware, as of record in Book 2376, Page 656, at the Register's Office for Williamson County, Tennessee;
Thence with the easterly property line of said Lot 31, North 09 deg 18 min 34 sec East, 483.62 feet to an existing iron rod, at a corner common with Lot 27 of the Minor Revision Plat for Lot 27, Lynwood Downs Subdivision, as of record in Plat Book P45, Page 140, at the Register's Office for Williamson County, Tennessee, also being the property of Lux Family Trust, as of record in Book 8404, Page 955, at the Register's Office for Williamson County, Tennessee, and at a corner common with Lot 9 of Treemont Subdivision, as of record in Plat Book P44, Page 85, at the Register's Office for Williamson County, Tennessee, also being the property of Franklin Family Land Trust, as of record in Book 5485, Page 947, at the Register's Office for Williamson County, Tennessee;
Thence with the southerly property line of said Lot 9, South 75 deg 57 min 01 sec East, 585.87 feet to an existing iron rod, at a corner common with Lot 8 of said Treemont Subdivision, also being the property of Ryan D. Thomas & Wendy P. Thomas, as of record in Book 5951, Page 961, at the Register's Office for Williamson County, Tennessee;
Thence with the southerly property line of said Lot 8, South 78 deg 30 min 36 sec East, 56.53 feet to an existing iron rod;
Thence North 81 deg 33 min 42 sec East, 185.03 feet to an existing iron rod, at a corner common with Lot 7 of said Treemont Subdivision, also being the property of Terry W. Terrill & Kimberly K. Terrill, as of record in Book 5903, Page 372, at the Register's Office for Williamson County, Tennessee;
Thence with the southerly property line of said Lot 7, North 88 deg 20 min 21 sec East, 183.76 feet to an existing iron rod, at a corner common with Lot 6 of Treemont Subdivision, Revision 1, as of record in Plat Book P57, Page 83, at the Register's Office for Williamson County, Tennessee, also being the property of Chris and Linda Taylor Trust, as of record in Book 7331, Page 93, at the Register's Office for Williamson County, Tennessee;
Thence with the southerly property line of said Lot 6 North 84 feet 35 min 57 sec East, 207.39 feet to an existing iron rod;
Thence North 81 deg 50 min 47 sec East, 56.52 feet to an existing iron rod;
Thence North 86 deg 57 min 43 sec East, 121.83 feet to an existing iron rod, at a corner common with Lot 4 of said Treemont Subdivision, Revision 1, also being the property of Lee J. Brown & Katharine M. Brown, as of record in Book 6317, Page 939, at the Register's Office for Williamson County, Tennessee, and at a corner common with Lot 45, Open Space, of The Commons at Gateway, as of record in Plat Book P60, Page 101, at the Register's Office for Williamson County, Tennessee, also being the property of John M. Rutledge, as of record in Book 6359, Page 570, at the Register's Office for Williamson County, Tennessee;
Thence with the southerly property line of said Lot 45, Open Space, South 75 deg 25 min 26 sec East, 133.20 feet to an iron rod set;
Thence South 75 deg 53 min 46 sec East, 205.19 feet to an iron rod set;
Thence South 63 deg 11 min 21 sec East, 104.20 feet to an iron rod set;
Thence South 70 deg 59 min 21 sec East, 125.87 feet to an iron rod set;
Thence South 67 deg 18 min 08 sec East, 510.72 feet to an existing iron pipe;
Thence North 23 deg 49 min 49 sec East, 205.55 feet to an existing iron pipe;
Thence South 60 deg 06 min 34 sec East, 758.26 feet to an iron rod in the westerly right–of–way line of Franklin Road;
Thence with the westerly right–of–way line of Franklin Road, South 30 deg 26 min 29 sec West, 167.33 feet to the POINT OF BEGINNING. Containing 1,129,175 square feet or 25.922 acres more or less.
Being the same property conveyed to Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee.

**Parcel 6 – Title Tract I**
Being a tract of land lying in Franklin, Williamson County, Tennessee, and being more particularly described as follows;
Beginning at an existing iron rod, in the westerly right–of–way line of Franklin Road, at a corner common with the property of Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee;
Thence with the westerly right–of–way line of Franklin Road, with a curve to the left, along an arc length of 245.42 feet, the central angle of which is 02 deg 26 min 29 sec, the radius of which is 5759.58 feet, the chord of which is South 28 deg 23 min 18 sec West, 245.40 feet to an existing iron rod, at a corner common with the property of the Master Plans, LLC, as of record in Book 5673, Page 861, at the Register's Office for Williamson County, Tennessee;
Thence leaving the westerly right–of–way line of Franklin Road, with the northerly property line of Master Plans, LLC, North 80 deg 32 min 05 sec West, 292.17 feet to an existing iron rod, at a corner common with the property of Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee;
Thence with the northerly property line of Clearview Baptist Church, North 79 deg 36 min 12 sec West, 276.88 feet to an existing iron rod;
Thence North 81 deg 20 min 39 sec West, 656.45 feet to an existing iron rod, at a corner common with Lot 6 of the Resubdivision of Lots 5 & 6 Highgate, Section 4, as of record in Plat Book 11, Page 32, at the Register's Office for Williamson County, Tennessee, also being the property of Cyrus E. Fenton & Amy H. Fenton, as of record in Book 1842, Page 977, at the Register's Office for Williamson County, Tennessee, in the northerly terminus of Windsor Way;
Thence with the northerly terminus of Windsor Way, North 78 deg 03 min 04 sec West, 60.11 feet to an iron rod set at a corner common with Lot 8 of the Revised Section 4, Highgate, as of record in Plat Book 7, Page 65, at the Register's Office for Williamson County, Tennessee, also being the property of Martha Kay Brisby, as of record in Book 2548, Page 639, at the Register's Office for Williamson County, Tennessee;
Thence with the easterly property line of said Lot 8, North 27 deg 09 min 44 sec East, 250.33 feet to an iron rod set in the southerly property line of Clearview Baptist Church;
Thence with the southerly property line of Clearview Baptist Church, South 80 deg 20 min 55 sec East, 1288.95 feet to the POINT OF BEGINNING. Containing 301,039 square feet or 6.911 acres more or less.
Being the same property conveyed to Clearview Baptist Church, as of record in Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee.

## Deed Reference

Deed reference for this property is Deed Book 4201, Page 446, at the Register's Office for Williamson County, Tennessee. Owner of record being: Clearview Baptist Church

## GPS Note

A Topcon GRS–1 GPS network rover utilizing the TDOT GNSS Reference Network to establish horizontal control, Tennessee State Plane Grid (NAD–83). Vertical control (NAVD–88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

CERTIFIED TO: Ryan Companies US, Inc.; and Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1,2,3,4,6(a),7(a),7(b1),8,9,11,12,13,14,15,16,17 & 19 of Table A thereof. The field work was completed on February 02, 2022.

I further certify that this is a Category 1 Survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.


CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269–3972 FAX:(615)269–9345
E–MAIL: cherryls@comcast.net

MICHAEL H. CHARETTE
TENNESSEE REGISTERED LAND SURVEYOR
2048
AGRICULTURE
TENNESSEE NO. 2048

Michael H. Charette R.L.S. # 2048


## Schedule B – II

| Item # | Description |
|---|---|
| 8 | This property is subject to an Inspection and Maintenance Agreement of Private Stormwater Management Facilities, as of record in Book 4398, Page 250, at the Register's Office for Williamson County, Tennessee. Said agreement is blanket in nature. |

## Title Description

Land located and being situated in the 8th Civil District of Williamson County, Tennessee, and being more particularly described as follows, to–wit:
Beginning at an iron rod situated in the westerly margin of Franklin Road in the 8th Civil District of Williamson County, Tennessee. Said point being the northeast corner of the property conveyed to Jean Elizabeth Brown Pewitt, Dorothy Marie Brown King, James Richard Brown, and Brenda Frances Brown McCoy in Book 2367 Page 206 R.O.W.C., Tenn. said point being the southeast corner of the property herein described.
Thence, leaving said road N 84 deg 00 min 00 sec W, a distance of 291.55 feet to a fence post;
Thence, N 82 deg 35 min 37 sec W, a distance of 276.75 feet to an iron rod;
Thence, N 84 deg 22 min 03 sec W, a distance of 718.41 feet to an iron rod;
Thence, N 23 deg 50 min 21 sec E, a distance of 251.25 feet to an iron rod;
Thence, S 83 deg 36 min 21 sec E, a distance of 1279.92 feet to an iron rod in the westerly margin of Franklin Road;
Thence, with said road S 22 deg 48 min 22 sec W, a distance of 242.92 feet to the point of beginning and containing 300311.05 square feet or 6.89 acres of land, more or less.
Being the same property conveyed unto CLEARVIEW BAPTIST CHURCH, INC. by Warranty Deed from JEAN ELIZABETH BROWN PEWITT, DOROTHY MARIE BROWN KING, ALSO KNOWN AS DOROTHY KING PARKER, JAMES RICHARD BROWN, AND BRENDA FRANCES BROWN MCCOY, of record in Book 3129 Page 403, dated January 20, 2004, said Register's Office.
TRACT 2
Land located and being situated in the 8th Civil District of Williamson County, Tennessee, and being more particularly described as follows, to–wit:
Beginning at an iron rod set in the West margin of U.S. Highway 31 (34 feet from the center), said point being the Northeast corner of Clearview Baptist Church and the Southeast corner of this tract, said point being approximately 900 feet North of the center of Goose Creek; thence with Clearview Baptist Church and generally along a fence the following three (3) calls:
North 85ø01' West, 3.65 feet to an iron rod found, North 85ø01' West, 578.37 feet to an iron rod set, North 85ø14' West, 700.37 feet to an iron rod found; thence with Martha K. Brigsby and generally along a fence the following two (2) calls:
North 85ø36' West, 284.40 feet to an iron rod found, South 89ø02' West, 23.57 feet to an iron rod; thence with John Harley and Robert W. Fink and generally along a fence South 87ø15' West, 1544.32 feet to an iron rod set; thence, with Lynnwood Downs Subdivision and generally along a fence North 04ø39' East, 483.59 feet to an iron rod set;
thence with Cumberland Park LLC, and generally along a fence the following ten (10) calls:
South 80ø51' East, 642.35 feet to an iron rod set, North 79ø54' East, 631.92 feet to an iron rod set, North 82ø17' East, 121.74 feet to an iron rod found, South 80ø01' East, 133.13 feet to a 20" stump, South 80ø37' East 205.52 feet to an 8" Hickory, South 67ø44' East, 104.23 feet to a 6" Hickory, South 76ø32' East, 126.08 feet to a 30" Twin Maple, South 71ø37' East, 509.71 feet to an iron rod found, North 18ø59' East, 205.69 feet to an iron rod found, South 64ø52' East, 752.92 feet to an iron rod set in the West margin of U.S. Highway 31; thence with said margin South 25ø57' West, 168.61 feet to the beginning, containing 25.89 acres, more or less.
The above described tract is subject to existing utility lines, easements, and any rights–of–way for U.S. Highway 31. The North and East boundaries of the above described tract are the approximate corporate limits of the City of Franklin.
The above description was taken from a survey plat dated January 18, 2006, prepared by James H. Bingham, Jr. Tennessee Registered Surveyor, Certificate number 1251, 110 Second Avenue North, Lewisburg, Tennessee, 37091.
Being the same property conveyed unto CLEARVIEW BAPTIST CHURCH, A TENNESSEE NOT–FOR–PROFIT CORPORATION, by Warranty Deed from GLADYS E. SAVAGE, WIDOW, of record in Book 4027 Page 258, dated August 31, 2006, said Register's Office.
THE TRUSTEES OF CLEARVIEW BAPTIST CHURCH have conveyed said property to DOUGLAS S. HALE TRUSTEE, who in turn conveyed to CLEARVIEW BAPTIST CHURCH, A TENNESSEE NON–PROFIT CORPORATION by quitclaim deed of record in Book 4201 Page 446, dated March 4, 2007, said Register's Office.

## Notes

1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NOT LESS THAN THREE (3) NOR MORE THAN TEN. (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL – 800–351–1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE–CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
5) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
6) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47187C0204F" DATED: SEPTEMBER 29, 2006 AND "INSURANCE RATE MAP PANEL NUMBER 47187C205F", DATED: SEPTEMBER 29, 2006. FLOOD ZONE "X".
7) THIS PROPERTY IS CURRENTLY WILLIAMSON COUNTY ZONING "MGA–1".
8) THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM FRANKLIN ROAD WHICH IS A PUBLIC DEDICATED RIGHT–OF–WAY
10) EXCEPT AS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS TO OR FROM THE SUBJECT PROPERTY OBSERVED AT THE TIME OF FIELD WORK.
11) THERE IS NO VISIBLE EVIDENCE OF THE SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS OBSERVED AT THE TIME OF FIELD WORK.
12) THERE IS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF FIELD WORK.
13) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES NOR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF FIELD WORK.
14) THERE ARE 60 REGULAR PARKING SPACES ON SITE.
15) THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER: 216272; DATED: AUGUST 17, 2021 AT 8:00 AM; PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. BEING THE SAME PROPERTY AS SHOWN HEREON.

# ALTA/NSPS LAND TITLE SURVEY OF 553 & 557 FRANKLIN ROAD TAX MAP 53, PARCEL 5 & PARCEL 6 BOOK 4201, PAGE 446

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=100' DATED: FEBRUARY 15, 2022
21106ALTA CW

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03350**

**DATE:** August 19, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

**SUBJECT:**

Consideration Of Resolution 2022-47, A Resolution Approving A Development Plan For 555 Franklin Road PUD Subdivision With 1 Modification Of Development Standards Request (Foundation Height), For The Property Located West Of Franklin Road And South Of Gateway Court, Located At 553 And 557 Franklin Road. Establishing A Public Hearing On October 11, 2022.
BZA 8/4/22, approval of variance for parking location
FMPC 8/25/22, 8-0
MOS 1 Foundation Height; 8-0 Approved

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7894
Applicant: Greg Gamble, GDC
Owner: Clearview Baptist Church, Phillip Cantrell, Rep.

**BACKGROUND/STAFF COMMENTS:**
The applicant has submitted the 555 Franklin Road PUD Subdivision which proposes 215 multifamily units as well as 142,500 square feet of continuum of care services. Envision Franklin places the subject property in the Neighborhood Mixed-Use Design Concept. Envision Franklin states, "The Neighborhood Mixed-Use design concept provides a diverse mix of high-activity uses with a connected and walkable block layout." It further states that, "Buildings should engage and define the street edge with landscaping, pedestrian walkways, and street furnishings to allow for safe and comfortable movement of pedestrians." The building is three-stories with a recessed fourth story further back into the site. The site utilizes the rising topography to minimize the appearance of the fourth story, and tapered the building back to three stories along the rear drive aisle. For the height of new buildings in Neighborhood Mixed-Use, Envision Franklin recommends three stores. However, it also adds that, "Larger scale, master-planned developments may be considered for additional height with appropriate transitions." Given the established developments along Franklin Road, the total height of 4-stories can be supported as the applicant had incorporated site grading, architectural form and details, including a gabled roof, that helps bring down the perceived height from the Franklin Road viewshed.

The urban frontage section of the Zoning Ordinance requires that all parking be located behind the building at the back of the property. The applicant was granted a variance for parking location at the August 2022 meeting of the Board of Zoning Appeals (BZA) to allow parking along the side of the building. The site layout as proposed reflects the parking arrangement that was approved by the BZA.

MOS #1: Reduce the foundation height from 18-inches to at grade for the main entry to the building.

The applicant is requesting to reduce the required 18-inch foundation for multifamily buildings, as required in Section 6.7 of the Zoning Ordinance, to have the foundation at grade for the main entry to the building to better accommodate the residents and patients of the building. Based on the ground floor continuum of care use and the physical condition of those who are more likely to use these services, staff can support the MOS request to reduce the foundation height to grade level. Additionally, the Board of Mayor and Alderment have approved similar requests for foundation reductions in order to better accommodate ADA requirements.

Staff recommends approval of MOS #1.

**PROCEDURAL REQUIREMENTS:**

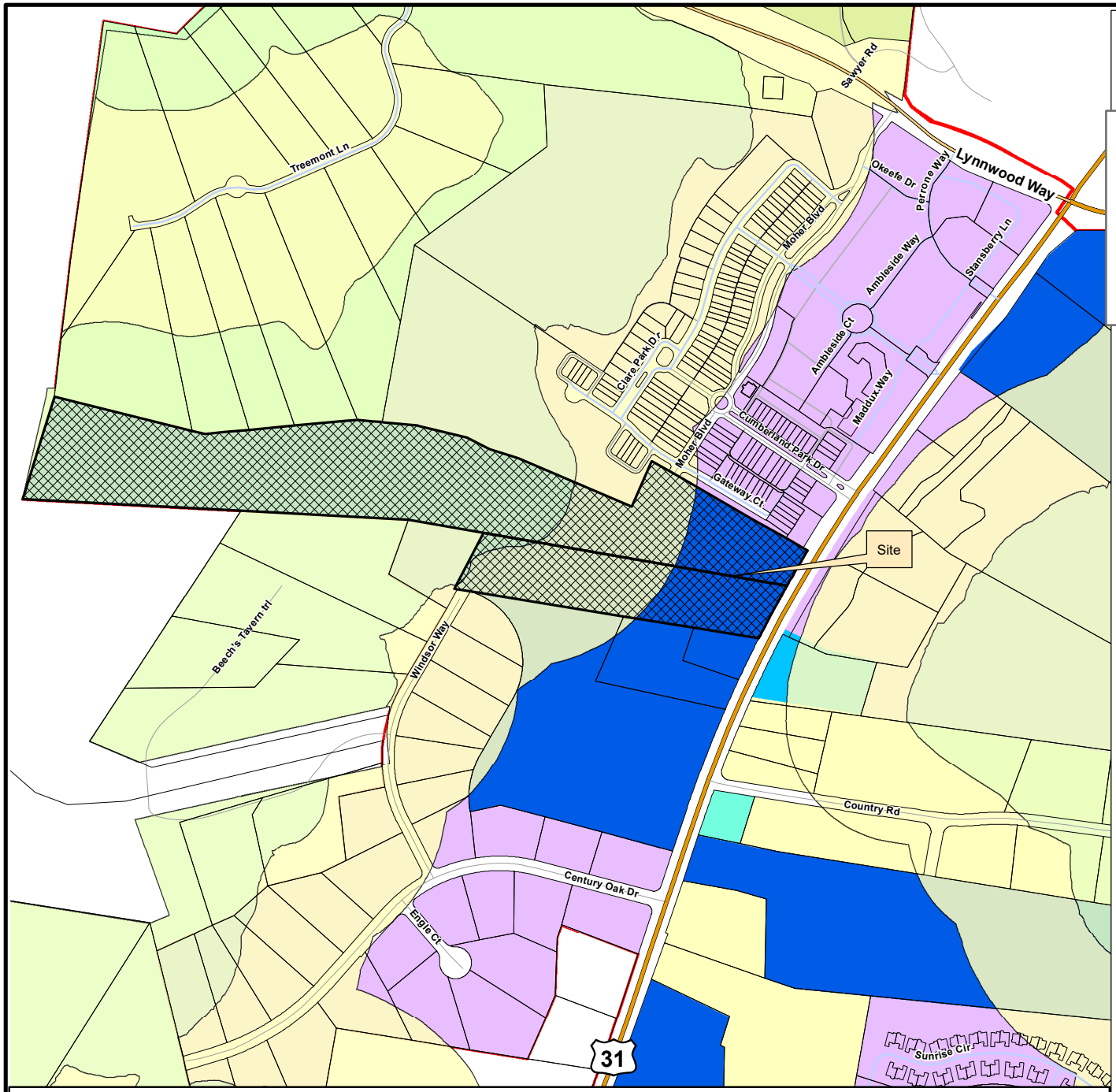
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online 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 in all correspondence with any City department relative to this project.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Franklin Municipal Planning Commission recommends approval of Resolution 2022-47 with conditions by a vote of 8-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2022-47 with conditions.




**555 FRANKLIN ROAD PUD SUBDIVISION**
**ORDINANCE 2022-22**
**RESOLUTION 2022-47**

**Project Information**
Existing Zoning: CI
Proposed Zoning: PD 3.96/142,500
Overlay Districts: HHO
Site Acreage: 32.83 acres
Proposed Number of Dwelling Units: 215
Proposed Nonresidential Square Footage: 142,500
Proposed Hotel Keys: 0

## Zoning Districts

- 555 Franklin Rd PUD

**Overlays**

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

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
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Feet

HISTORIC FRANKLIN TENNESSEE

**RESOLUTION 2022-47**

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR 555 FRANKLIN ROAD PUD SUBDIVISION WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS REQUEST (FOUNDATION HEIGHT), FOR THE PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF GATEWAY COURT, LOCATED AT 553 AND 557 FRANKLIN ROAD.**

**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 2022-22; 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 |
|---|---|
| 53-5.00 | 25.92 |
| 53-6.00 | 6.91 |
| Total | 32.83 |

**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 555 Franklin Road PUD Subdivision are as follows:

| Entitlements | 555 Franklin Road PUD |
|---|---|
| Base Zone District | PD 3.96/142,500 |
| Other Zoning Overlays | HHO |
| Number of Dwelling Units | 130 |
| Number of Nonresidential Square Footage | 142,500 |
| Number of Hotel Rooms | 0 |
| Open Space Requirements | 15% |
| 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 reduce the required 18-inch foundation at front facade for the multifamily building type to grade level for better ADA accessibility.**<br><br>Approved: _____<br><br>Denied: _____ | 6.7 Multifamily-Foundations, Porches, and Stoops<br><br>Minimum 18 inches above grade at front façade.<br><br>*Staff recommended __approval___.* |

**SECTION VI.** That this Resolution shall take effect from and after the passage of Ordinance 2022-22, on third and final reading, the health, safety, and welfare of the citizens requiring it.

**IT IS SO RESOLVED AND DONE** on this ____ day of _____, 2022.

_____ _____

**Eric S. Stuckey** **Dr. Ken Moore**
City Administrator Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

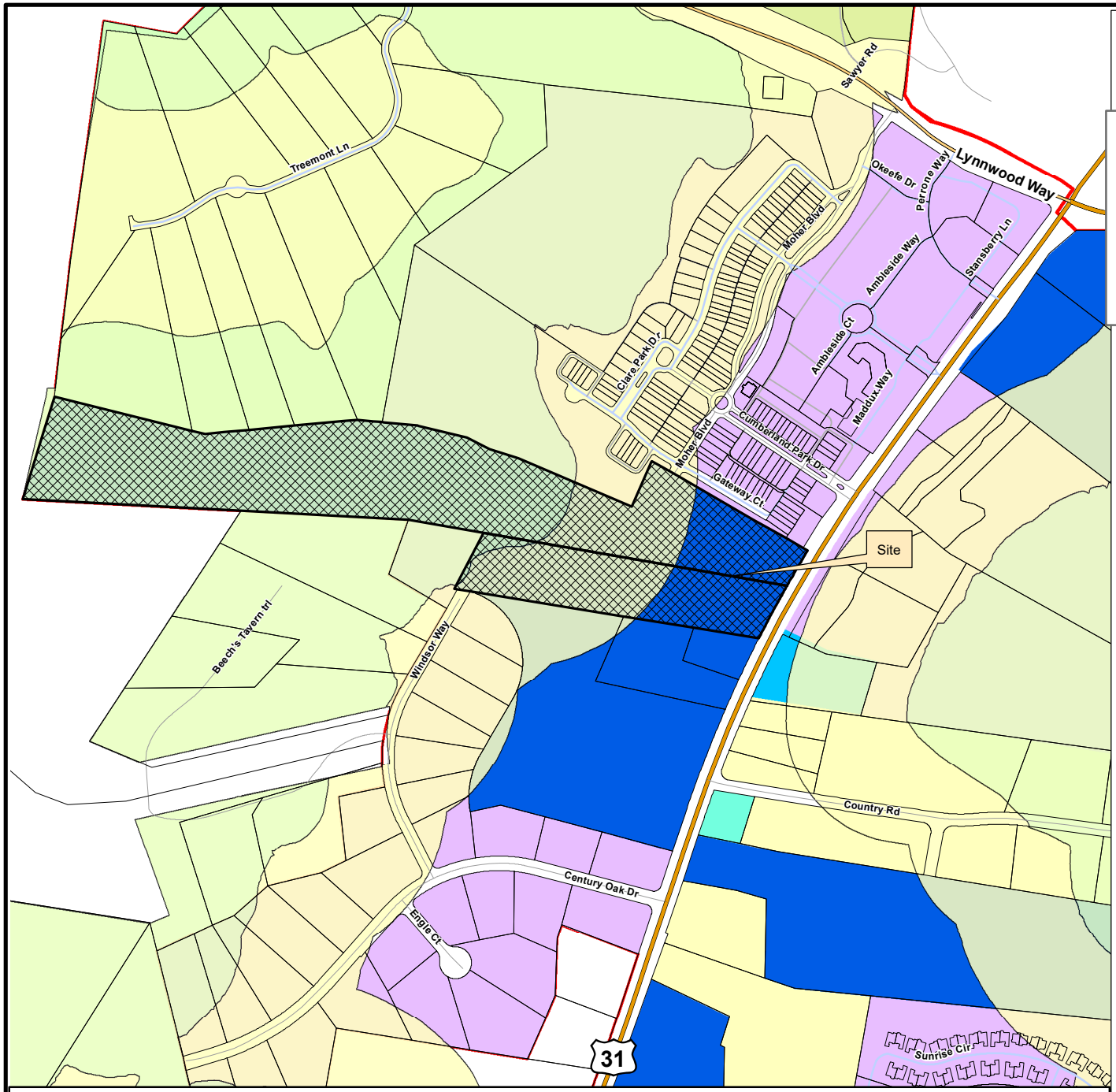
PREAPPLICATION CONFERENCE: _____6/7/22_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____6/23/22_____

NEIGHBORHOOD MEETING: _____6/9/22_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____




**555 FRANKLIN ROAD PUD SUBDIVISION**
**ORDINANCE 2022-22**
**RESOLUTION 2022-47**

**Project Information**
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Proposed Zoning: PD 3.96/142,500
Overlay Districts: HHO
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- 555 Franklin Rd PUD

**Overlays**

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0 250 500 1,000
4 Feet

Law Dept approved (2) 08.18.22

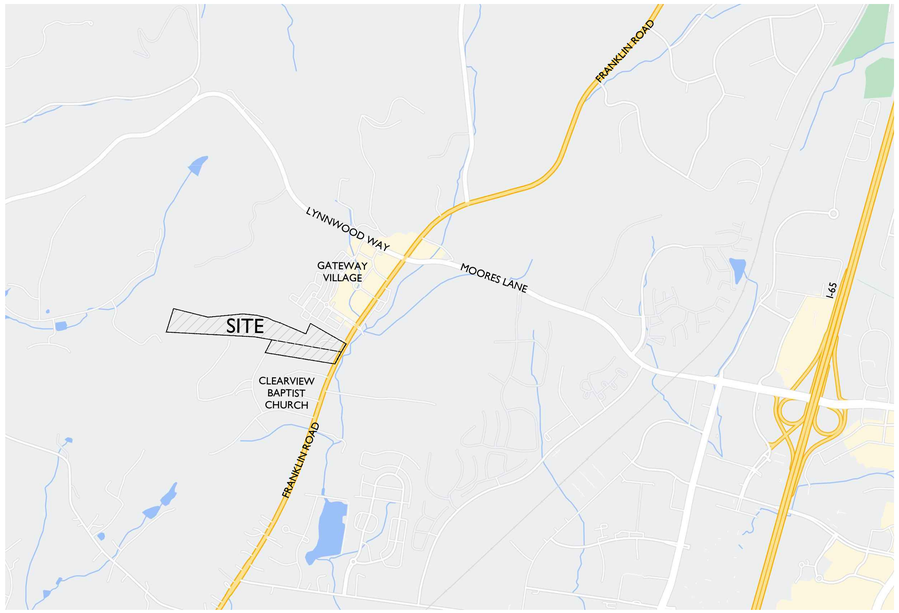
HISTORIC FRANKLIN TENNESSEE

# 555 FRANKLIN ROAD

## PUD SUBDIVISION DEVELOPMENT PLAN

553 and 557 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

| Vesting Development Standards | |
|---|---|
| **Pre-Application Submittal Date: 05/30/2022** (based on the date of pre-application submittal unless otherwise noted) | |
| **Development Standard** | **Version/Date** |
| Zoning Ordinance | January 1, 2022 |
| Subdivision Regulations | January 1, 2022 |
| Transportation & Street Technical Standards | July 1, 2021 |
| Stormwater BMP Manual | July 1, 2021 |
| Technical Specifications for Utility Installation | October 13, 2020 |
| Municipal Code | November 18, 2021 |




N NOT TO SCALE

**MODIFICATION OF STANDARDS REQUEST:**

1. SECTION 6.7 (BUILDING TYPES - MULTIFAMILY - BUILDING ORIENTATION AND ENTRY - ENTRANCES)
Revise to allow facades along a street or internal drive to have ground floor units and associated outdoor living spaces, where applicable, accessed from the interior rather than having individual entrances from the exterior, provided that the facade of the building has an entrance to publicly-accessed ground floor uses. This MOS is being requested to address topographical constraints, context, and safety considerations for the Assisted Living, Memory Care, and Independent Living residences who need restricted access to the exterior of the building. Example images of buildings using a single ground floor entrance, as well as a plan indicating potential locations where this MOS may be utilized within the project are being provided in the diagram provided on Sheet A1.2.

**A. The modification will enhance the design of the development more than if the standards were strictly adhered to:**
The MOS revised language will allow the residents of the assisted living, memory care, and the independent living to be more closely monitored when entering and exiting the building. The need for monitoring their safety is the primary reason for the MOS. The MOS will also allow for better topographic transitions on the site with the architecture.

**B. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property; and**
The MOS revised language is specifically applied to this building for the purpose of creating a safe and monitored building for the residents in the assisted living, memory care, and the independent living facility. This is typically not needed for a traditional multifamily building type.

**C. The modification is consistent with the intent of Envision Franklin.**
The multifamily building form and the uses of assisted living, memory care, and independent living are supported in the Neighborhood Mixed-Use design concept. The approval of this MOS would be consistent with the policy in Envision Franklin.

2. SECTION 6.7 (BUILDING TYPES - MULTIFAMILY - FOUNDATIONS, PORCHES, AND STOPS)
Revise to allow the foundation of the building to be at grade for accessible access to the structure without steps, ramps, or hand rails where applicable. Example images of buildings with foundations at grade for accessibility, as well as a plan indicating potential locations where this MOS may be utilized within the project, are being provided in the diagram provided on Sheet A1.2.

**A. The modification will enhance the design of the development more than if the standards were strictly adhered to:**
The MOS revised language will allow residents to have convenient access to the building without the use of steps, ramps, or handrails, which often become obstructions and barriers for those in need of accessible access. This MOS addresses a safety consideration that enhances the access to the building in key locations.

**B. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property; and**
The MOS revised language is unique to the special needs of the residences of an assisted living facility and would likely not be applicable to a traditional multifamily building.

**C. The modification is consistent with the intent of Envision Franklin.**
The multifamily building form and the uses of assisted living, memory care, and independent living are supported in the Neighborhood Mixed-Use design concept. The approval of this MOS would be consistent with the policy in Envision Franklin.


OWNER:
CLEARVIEW BAPTIST CHURCH, INC.
CONTACT: PHILLIP CANTRELL
537 FRANKLIN ROAD
FRANKLIN, TENNESSEE 37069
(615) 465-1041
phillip@benchmarkrealtytn.com

DEVELOPER/CONTRACTOR:
RYAN COMPANIES US, INC.
CONTACT: BRANDON RAYMOND
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1142
brandon.raymond@ryancompanies.com

ENGINEER:
BARGE CAUTHEN ASSOCIATES
CONTACT: SETH SPARKMAN
6606 CHARLOTTE PIKE, SUITE 210
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ssparkman@bargecauthen.com

ARCHITECT:
RYAN COMPANIES US, INC.
CONTACT: DREW ROSKOS
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LAND PLANNER:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
(615) 975-5765
greg.gamble@gdc-tn.com


SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | 555 FRANKLIN ROAD PUD SUBDIVISION |
| PROJECT NUMBER: | 7894 |
| ADDRESS: | 553 and 557 FRANKLIN ROAD FRANKLIN, TN 37064 |
| PARCEL(S): | 053 00600 and 053 00500 |
| ACREAGE / SF OF SITE: | 6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF |
| VESTING (IF APPLICABLE): | N/A |
| **REGULATIONS:** | |
| BASE ZONING: | CI |
| PROPOSED ZONING: | PD (3.66 DUA, 142,500 SF) |
| ZONING OVERLAY: | HHO, 500' BUFFER |
| BUILDING TYPES APPLIED: | MULTIFAMILY |
| FRONTAGE TYPES APPLIED: | LANDSCAPE |
| LOT WIDTH (RESIDENTIAL): | N/A |
| LOT SIZE (RESIDENTIAL): | N/A |
| SETBACKS- | |
| FRONT: | 75 FT. MIN. |
| SIDE: | 15 FT. MIN. |
| REAR: | 25 FT. MIN. |
| DWELLING UNIT COUNT (BY TYPE): | 215 |
| COMMERCIAL SF (BY USE): | CONTINUUM OF CARE - 142,500 SF |
| HOTEL KEYS: | N/A |
| BUILDING HEIGHT: | 46-58' (3 STORIES) |
| MINIMUM LSA: | 20% |
| OPEN SPACE REQUIRED: | 5% - 1.64 AC / 71,395 SF |
| NATURAL AREA REQUIRED: | 10% - 3.28 AC / 142,790 SF |
| TREE CANOPY RETENTION REQUIRED: | 30% |
| PARKING REQUIRED (BY USE): | SEE DOCUMENTATION |
| PARKING PROVIDED (BY USE): | 126 SURFACE, 47 STRUCTURED |
| HISTORIC RESOURCE TREATMENT (Y/N): | NO |

## SHEET INDEX


C0.0 Cover

C1.0 Overall Existing Conditions Plan
C1.1 Enlarged Existing Conditions

C2.0 Development Plan

C3.0 Grading and Drainage Plan

C4.0 ROW and Access Plan
C4.1 Refuse Collection Auto-Turn Exhibit
C4.5 Future Road Widening

C5.0 Utility Plan

L1.0 Tree Preservation Plan

A1.0 Exterior Elevations
A1.1 Program Plans
A1.2 Site Plan Modification of Standard Request


COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILLOCCUR 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.

- PRE-APP SUBMITTAL: 05/30/2022
- INITIAL SUBMITTAL: 06/13/2022
- RESUBMITTAL: 08/04/2022

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT 08/04/22

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

# OVERALL EXISTING CONDITIONS PLAN

# 555 FRANKLIN ROAD DEVELOPMENT PLAN

## 553 & 557 FRANKLIN ROAD
## FRANKLIN, TN 37069

| DATE | DESCRIPTION |
|---|---|
| 05/30/2022 | DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL |
| 08/12/2022 | DEVELOPMENT PLAN INITIAL SUBMITTAL |
| 08/04/2022 | DEVELOPMENT PLAN RESUBMITTAL |

**C1.0**

BOA JOB NO: 2888-03
DATE: 08/04/2022
Last Field approved on: 08.12.22


Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.8737 FAX



STATE OF TENNESSEE
JOHN WILLIAM BARGE III
REGISTERED
No. 101691
LICENSED PROFESSIONAL ENGINEER
AGRICULTURAL & BIOSYSTEMS ENGINEER


**STORMWATER NARRATIVE:**
THE SITE CONSISTS OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME, TWO DETACHED GARAGES, AND ASSOCIATED DRIVEWAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY CONTAINS xx ACRES AND IS LOCATED WITHIN WARNER PARKS xx & xx. xx% HYDROLOGIC SOILS TYPES ARE xx, & x.

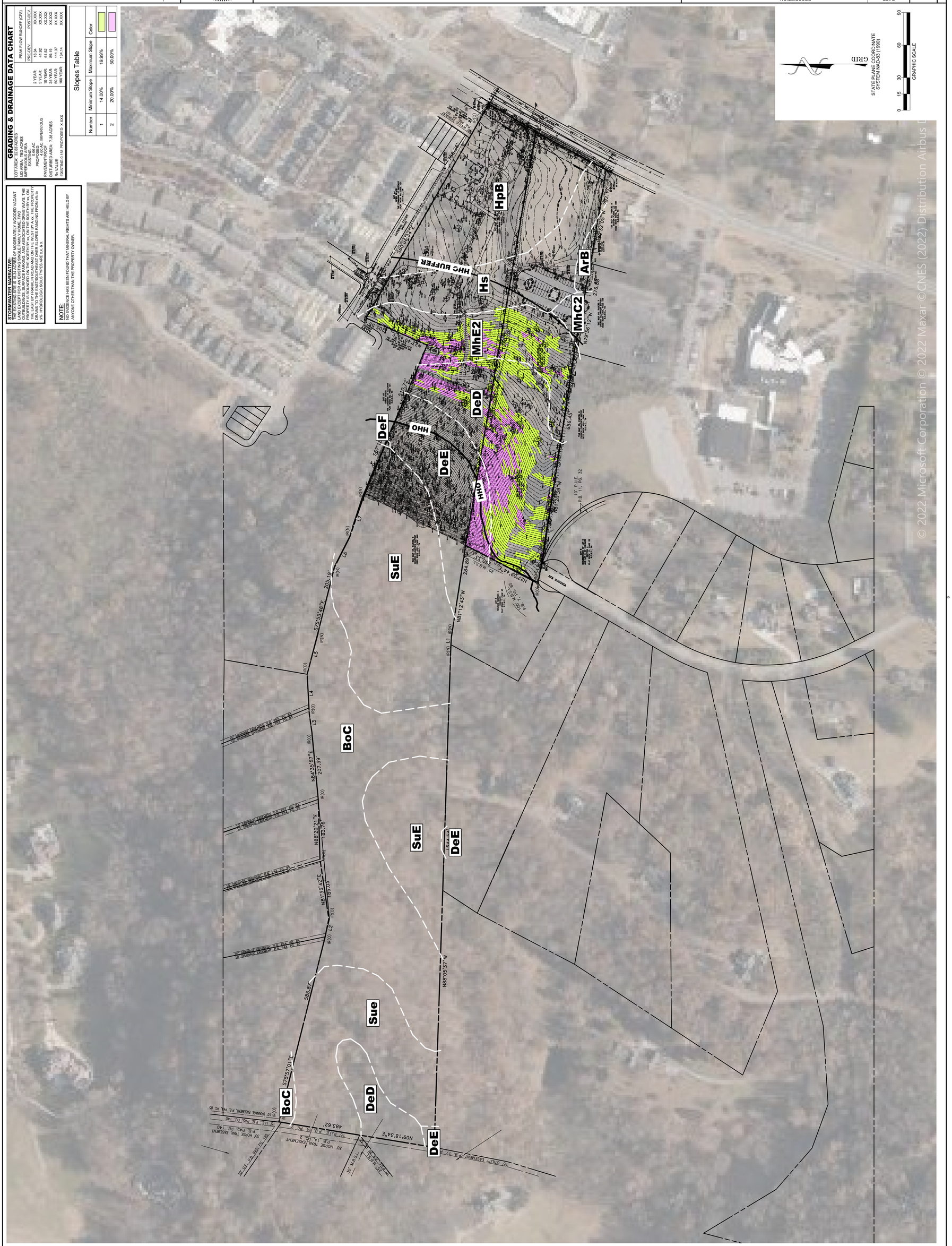
**NOTE:**
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

**GRADING & DRAINAGE DATA CHART**

| | | |
|---|---|---|
| TOTAL SITE AREA | 7.39 ACRES | PEAK FLOW RUNOFF (CFS) |
| LOD AREA | TBD ACRES | |
| IMPERVIOUS AREA | | PRE-DEV. / POST-DEV. |
| PRE-DEV. | 0.65 AC. | |
| PROPOSED | 4.60 AC. IMPERVIOUS | 2 YEAR: 16.34 / XX.XXX |
| | 2.79 AC. PERVIOUS | 5 YEAR: 41.92 / XX.XXX |
| PAVEMENT AREA | 7.39 ACRES | 10 YEAR: 67.53 / XX.XXX |
| DISTURBED AREA | | 25 YEAR: 89.19 / XX.XXX |
| Rv VALUE | | 50 YEAR: 111.37 / XX.XXX |
| EXISTING(0.65) PROPOSED: X.XXX | | 100 YEAR: 134.14 / XX.XXX |

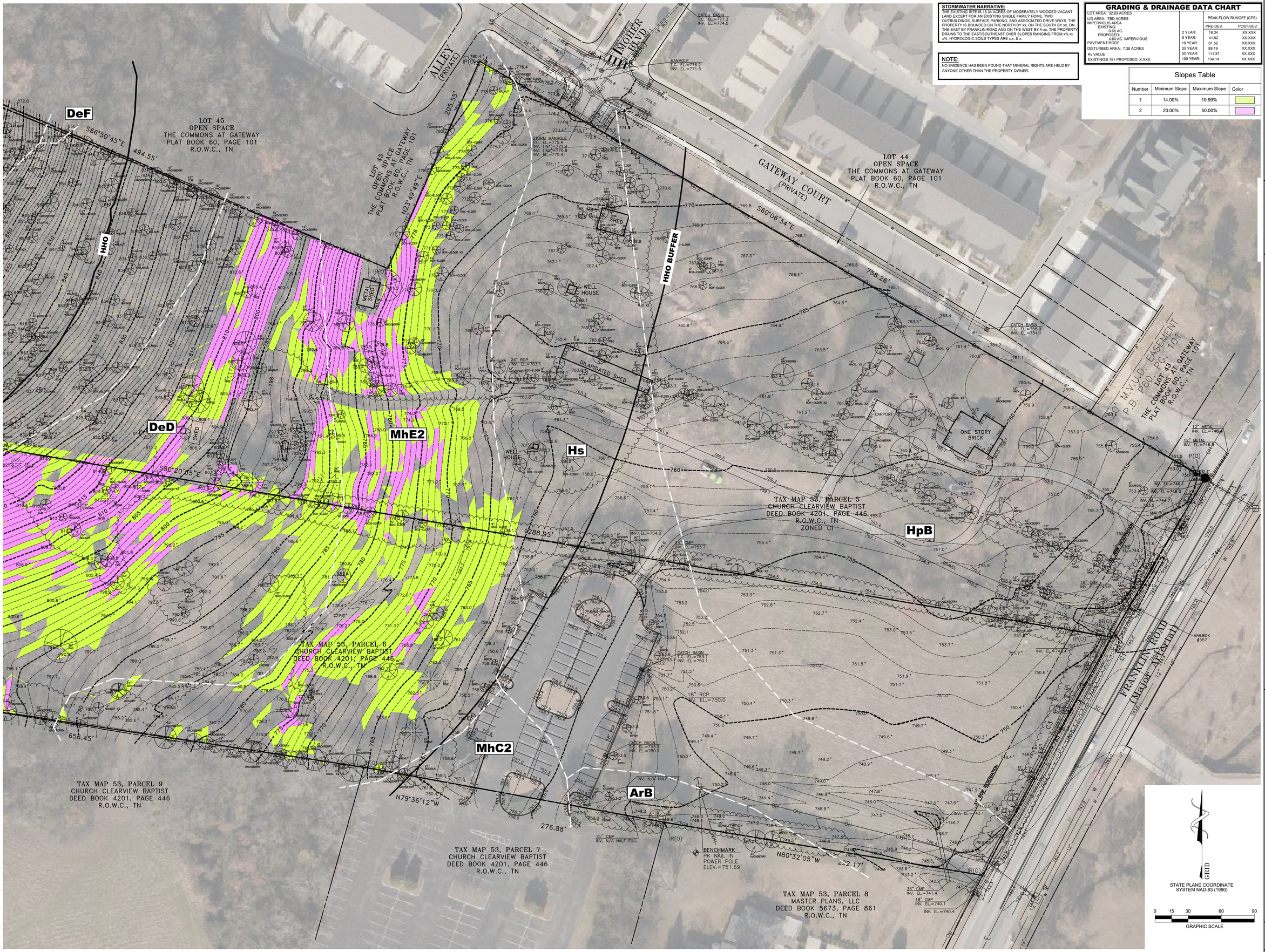
**Slopes Table**

| Number | Minimum Slope | Maximum Slope | Color |
|---|---|---|---|
| 1 | 14.00% | 19.99% | |
| 2 | 20.00% | 50.00% | |






P:\2888 Ryan Companies\2888-03 Franklin Rd St. Living Facility\eng\C1\EXISTING CONDITIONS PLAN-20803.dwg-C1.0 OVERALL EXISTING CONDITIONS PLAN




**STORMWATER NARRATIVE:**
THE EXISTING SITE IS 15.34 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME, TWO OUTBUILDINGS, SURFACE PARKING, AND ASSOCIATED DRIVE WAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS TO THE EAST/SOUTHEAST OVER SLOPES RANGING FROM x% to x%. HYDROLOGIC SOILS TYPES ARE x,x, & x.

**NOTE:**
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

**GRADING & DRAINAGE DATA CHART**

LOT AREA: 32.83 ACRES
LID AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING:
0.66 AC.
PROPOSED:
4.60 AC. IMPERVIOUS
PAVEMENT/ROOF
DISTURBED AREA: 7.38 ACRES
Rv VALUE
EXISTING:0.151 PROPOSED: X.XXX

| | PEAK FLOW RUNOFF (CFS) | |
|---|---|---|
| | PRE-DEV. | POST-DEV. |
| 2 YEAR: | 16.34 | XX.XXX |
| 5 YEAR: | 41.92 | XX.XXX |
| 10 YEAR: | 61.52 | XX.XXX |
| 25 YEAR: | 89.19 | XX.XXX |
| 50 YEAR: | 111.37 | XX.XXX |
| 100 YEAR: | 134.14 | XX.XXX |

**Slopes Table**

| Number | Minimum Slope | Maximum Slope | Color |
|---|---|---|---|
| 1 | 14.00% | 19.99% | |
| 2 | 20.00% | 50.00% | |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Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
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# ENLARGED EXISTING CONDITIONS PLAN
# 555 FRANKLIN ROAD DEVELOPMENT PLAN
## 553 & 557 FRANKLIN ROAD
## FRANKLIN, TN 37069

| DATE | DESCRIPTION |
|---|---|
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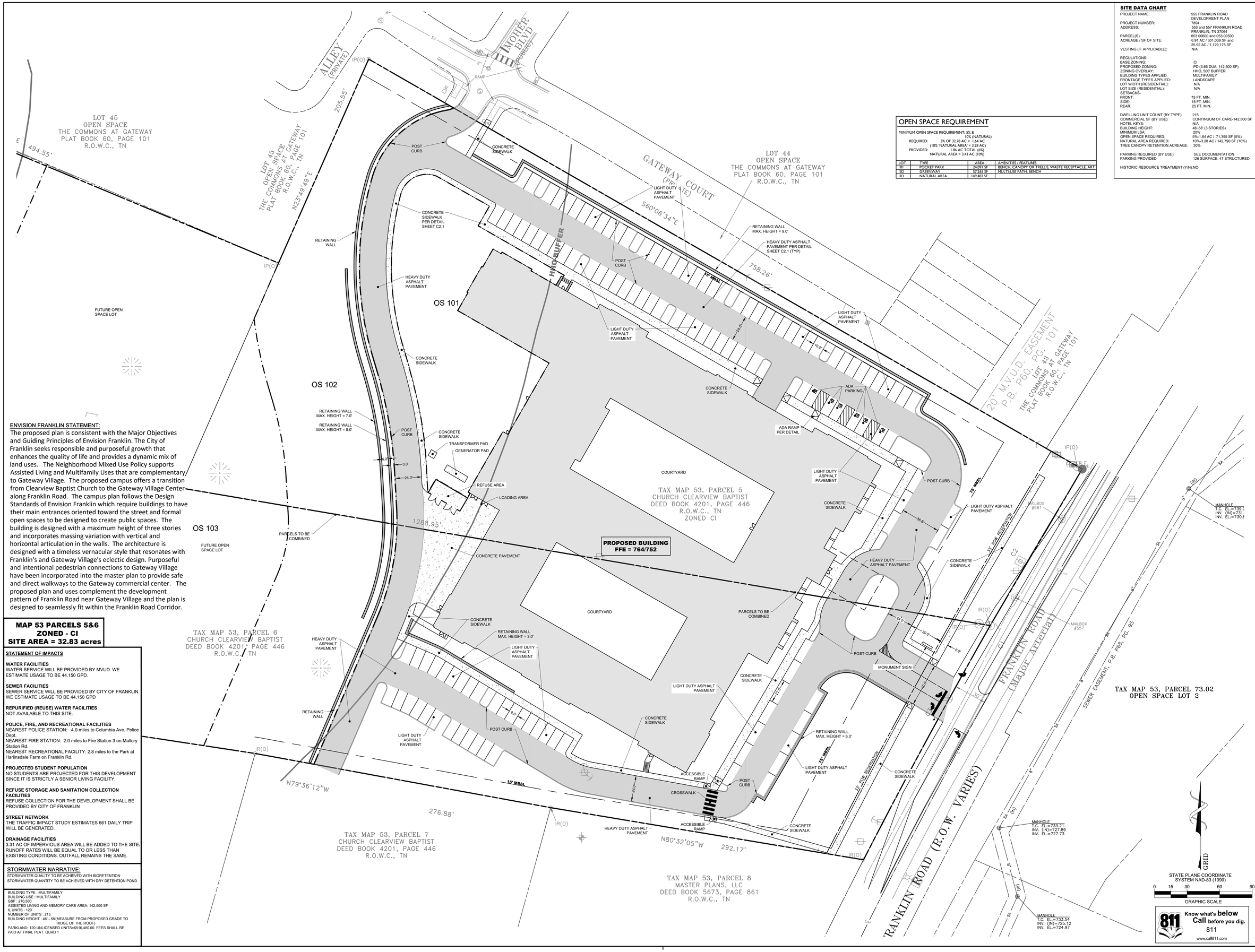
**C1.1**

BCA JOB NO. 2888-03
COF NO. 7894
Law Dept approved (2) 08.18.22




## OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5% & 10% (NATURAL)
REQUIRED: 5% OF 32.78 AC = 1.64 AC
(10% 'NATURAL AREA' = 3.28 AC)
PROVIDED: 1.86 AC TOTAL (6%)
NATURAL AREA = 3.43 AC (10%)

| LOT | TYPE | AREA | AMENITIES / FEATURES |
|---|---|---|---|
| 101 | POCKET PARK | 24,091 SF | BENCH, CANOPY OR TRELLIS, WASTE RECEPTACLE, ART |
| 102 | GREENWAY | 57,263 SF | MULTI-USE PATH, BENCH |
| 103 | NATURAL AREA | 149,482 SF | |

## SITE DATA CHART

| | |
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| ACREAGE / SF OF SITE: | 6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF |
| VESTING (IF APPLICABLE): | N/A |
| REGULATIONS: | |
| BASE ZONING: | CI |
| PROPOSED ZONING: | PD (3.66 DUA, 142,500 SF) |
| ZONING OVERLAY: | HHO, 500' BUFFER |
| BUILDING TYPES APPLIED: | MULTIFAMILY |
| FRONTAGE TYPES APPLIED: | LANDSCAPE |
| LOT WIDTH (RESIDENTIAL): | N/A |
| LOT SIZE (RESIDENTIAL): | N/A |
| SETBACKS- | |
| FRONT: | 75 FT. MIN. |
| SIDE: | 15 FT. MIN. |
| REAR: | 25 FT. MIN. |
| DWELLING UNIT COUNT (BY TYPE): | 215 |
| COMMERCIAL SF (BY USE): | CONTINUUM OF CARE-142,500 SF |
| HOTEL KEYS: | N/A |
| BUILDING HEIGHT: | 46'-58' (3 STORIES) |
| MINIMUM LSA: | 20% |
| OPEN SPACE REQUIRED: | 5%-1.64 AC / 71,395 SF (5%) |
| NATURAL AREA REQUIRED: | 10%-3.28 AC / 142,790 SF (10%) |
| TREE CANOPY RETENTION ACREAGE: | 30% |
| PARKING REQUIRED (BY USE): | SEE DOCUMENTATION |
| PARKING PROVIDED | 126 SURFACE, 47 STRUCTURED |
| HISTORIC RESOURCE TREATMENT (Y/N): | NO |

**ENVISION FRANKLIN STATEMENT:**
The proposed plan is consistent with the Major Objectives and Guiding Principles of Envision Franklin. The City of Franklin seeks responsible and purposeful growth that enhances the quality of life and provides a dynamic mix of land uses. The Neighborhood Mixed Use Policy supports Assisted Living and Multifamily Uses that are complementary to Gateway Village. The proposed campus offers a transition from Clearview Baptist Church to the Gateway Village Center along Franklin Road. The campus plan follows the Design Standards of Envision Franklin which require buildings to have their main entrances oriented toward the street and formal open spaces to be designed to create public spaces. The building is designed with a maximum height of three stories and incorporates massing variation with vertical and horizontal articulation in the walls. The architecture is designed with a timeless vernacular style that resonates with Franklin's and Gateway Village's eclectic design. Purposeful and intentional pedestrian connections to Gateway Village have been incorporated into the master plan to provide safe and direct walkways to the Gateway commercial center. The proposed plan and uses complement the development pattern of Franklin Road near Gateway Village and the plan is designed to seamlessly fit within the Franklin Road Corridor.

**MAP 53 PARCELS 5&6**
**ZONED - CI**
**SITE AREA = 32.83 acres**

**STATEMENT OF IMPACTS**

**WATER FACILITIES**
WATER SERVICE WILL BE PROVIDED BY MVUD. WE ESTIMATE USAGE TO BE 44,150 GPD.

**SEWER FACILITIES**
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN. WE ESTIMATE USAGE TO BE 44,150 GPD

**REPURIFIED (REUSE) WATER FACILITIES**
NOT AVAILABLE TO THIS SITE.

**POLICE, FIRE, AND RECREATIONAL FACILITIES**
NEAREST POLICE STATION: 4.0 miles to Columbia Ave. Police Dept.
NEAREST FIRE STATION: 2.0 miles to Fire Station 3 on Mallory Station Rd.
NEAREST RECREATIONAL FACILITY: 2.8 miles to the Park at Harlinsdale Farm on Franklin Rd.

**PROJECTED STUDENT POPULATION**
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS STRICTLY A SENIOR LIVING FACILITY.

**REFUSE STORAGE AND SANITATION COLLECTION FACILITIES**
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

**STREET NETWORK**
THE TRAFFIC IMPACT STUDY ESTIMATES 661 DAILY TRIP WILL BE GENERATED.

**DRAINAGE FACILITIES**
3.31 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE. RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

**STORMWATER NARRATIVE:**
STORMWATER QUALITY TO BE ACHIEVED WITH BIORETENTION
STORMWATER QUANTITY TO BE ACHIEVED WITH DRY DETENTION POND

BUILDING TYPE : MULTIFAMILY
BUILDING USE : MULTIFAMILY
GSF : 270,500
ASSISTED LIVING AND MEMORY CARE AREA: 142,500 SF
IL UNITS : 120
NUMBER OF UNITS : 215
BUILDING HEIGHT: 46' - 58'(MEASURE FROM PROPOSED GRADE TO RIDGE OF THE ROOF)
PARKLAND: 120 UNLICENSED UNITS=$516,480.00. FEES SHALL BE PAID AT FINAL PLAT. QUAD 1


Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, SITE 210
NASHVILLE, TENNESSEE 37209
615.356.6911 PHONE
615.352.6737 FAX


JAMES R. CAUTHEN
REGISTERED ENGINEER
AGRICULTURE
No. 108356
STATE OF TENNESSEE
5-20-2022

# DEVELOPMENT PLAN
# 555 FRANKLIN ROAD DEVELOPMENT PLAN
## 553 & 557 FRANKLIN ROAD
## FRANKLIN, TN 37069

| DATE | DESCRIPTION |
|---|---|
| 05/30/2022 | DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL |
| 06/13/2022 | DEVELOPMENT PLAN INITIAL SUBMITTAL |
| 08/04/2022 | DEVELOPMENT PLAN RESUBMITTAL |

**C2.0**

BCA JOB NO. 2888-03
COF NO. 7894

Law Dept approved (2) 08.18.22

Know what's below Call before you dig. 811
www.call811.com

P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\C2-DEVELOPMENT PLAN.2888(03).dwg-C2.0 DEVELOPMENT PLAN

1 A1.0 East Elevation Overall
1/16" = 1'-0"

2 A1.0 North Elevation Overall
1/16" = 1'-0"

3 A1.0 West Elevation Overall
1/16" = 1'-0"

4 A1.0 South Elevation Overall
1/16" = 1'-0"

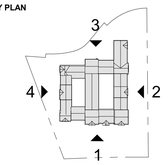
RYAN A+E, INC.
700 Oakmont Lane
Suite 100
Westmont, IL 60559
630-328-1100 tel
630-328-1300 fax

WWW.RYANCOMPANIES.COM

OWNER

BRETT BUNKE
REGISTERED ARCHITECT
10724
STATE OF TENNESSEE
Ex P: JUNE 30, 2023

KEY PLAN




PROJECT INFORMATION

# 557 Franklin Road Development Plan

557 FRANKLIN RD
FRANKLIN,TN 37069

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Tennessee

Brett Bunke

| REGISTRATION NO. | DATE |
|---|---|
| 10724 | 06.30.2023 |

© 2022 RYAN A+E, INC.

| DRAWN BY | CHECKED BY |
|---|---|
| DR | BB |
| **JOB NO.** | **DATE** |
| 701-193 | 08.04.2022 |

ISSUE RECORD

| ISSUE # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 05.27.22 | DEVELOPMENT PLAN |
| 2 | 06.13.22 | ISSUED FOR DEVELOPMENT PLAN |
| 3 | 08.04.22 | DEVELOPMENT PLAN |

PRELIMINARY
NOT FOR CONSTRUCTION

**DEVELOPMENT PLAN SUBMISSION**
**06.13.2022**

EXTERIOR ELEVATIONS

# A1.0

**CITY OF FRANKLIN**
**PROJECT NUMBER 7894**

Last Date Saved: 8/4/2022

NOT FOR CONSTRUCTION

7/28/2022 11:40:58 AM

**COF no: 7894**

**CONDITIONS OF APPROVAL:**

## Open Issues: 17 These issues are currently being filtered

### Addressing

#### General Issues

**66. Address**

lori.jarosz@franklintn.gov Addresses will be assigned at site plan submittal.

### Engineering - Checklist

#### General Issues

**32. Streets**

kevin.long@franklintn.gov **Applicant shall design and construct all traffic improvements in accordance with the finalized TIA. These recommendations are summarized thusly:**

*Franklin Road and Portis Family Dental Access/Driveway A*
*• Per scoping, this study evaluated Driveway A as both full access and right-in/right-out only. It is recommended that Driveway A operate as full access.*
*• The eastbound approach of Driveway A should be stop-controlled, and a stop bar and R1-1 'Stop' sign should be installed on the egress approach.*
*• Driveway A should be designed to include sufficient width for one entering lane and one exiting lane.*
*• As part of the construction of the project, all internal and external driveway connections should be designed such that the departure sight triangles, as specified by AASHTO, will be clear of all sight obstructions, including landscaping, existing vegetation, monument signs/walls, fences, etc.*
*• Per the City of Franklin Street Standards, provide a northbound left-turn lane on Franklin Road with a minimum of 75 feet of storage length.*
*• Per the City of Franklin Street Standards, provide a southbound right-turn lane on Franklin Road with a minimum of 75 feet of storage length.*

*Travel Demand Management*
*• Off-peak loading and deliveries for the development should be encouraged to minimize impacts to traffic operations.*
*• Parking should be developed per code.*
*• Final design of internal roadways and parking should meet all City of Franklin standards and the latest version of "A Policy of Geometric Design of Highways and Streets" published by AASHTO. Any parking lots and streets associated with the development should ensure that passenger cars and emergency vehicles are capable of making all turning movements. Internal intersections should be two-way stop-controlled unless all-way stop control warrants are met.*
[Edited By Kevin Long]

### Engineering - Development Plan Checklist

#### General Issues

**53. Street Taper**

joe.marlo@franklintn.gov *The following shall be a Condition of Approval of the Development Plan.*

The applicant shall provide improvements to Franklin Road in accordance with TDOT Roadway Design Guidelines and consisting of a 3-lane (12-foot lanes) section between Country Road and Cumberland Park Drive.

Improvements to Franklin Road shall be constructed by the developer and accepted by the City of Franklin prior to the first issuance of a Certificate of Occupancy.

**57. Street Frontage**

joe.marlo@franklintn.gov *The following shall be a Condition of Approval of the Development Plan.*

**At the Site Plan stage,** the Applicant shall provide the following along frontage with Franklin Road:

1. Provide a TDOT shoulder section (4-foot shoulder) / ditch or curb and gutter / storm, and revise grading along the frontage accordingly. A berm section between the roadway and sidewalk shall not be allowed.
2. Capture all storm runoff from the driveway entrance prior to entering Franklin Road
3. Provide radius returns at driveway entrance
4. Provide a retaining wall along the Franklin Road side of the bioretention pond if determined necessary by the City Engineer at the Site Plan stage so as to not inhibit the load-bearing capacity of ROW or ROW Reservation. Walls shall be set back from ROW Reservation a minimum distance equal to the height of the wall (from bottom of bioretention sump), but no less than 5 feet.

**67. Street Centerline**

joe.marlo@franklintn.gov *The following shall be a Condition of Approval of the Development Plan.*

The centerline of Franklin Road shown on the Development Plan does not appear to correspond to the centerline of the street.

**At Site Plan,** the centerline of Franklin Road corresponding to the double yellow line (2 lane section) or middle of center lane (3 lane section) shall be verified by field-run survey along the length of the development. All elements affected by a centerline location different than that currently shown on the development plan, including but not limited to ROW Reservation, future road widening exhibit, driveway throat depth, etc., shall be revised to meet all City of Franklin requirements.

**68. F. Development Plan**

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated In greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

## Engineering - Roadway Improvements

### 2022-08-04_555 Franklin Rd PUD Development Plan.pdf

#### 65. Roadway and traffic signal plans

david.chang@franklintn.gov Ensure that all turn (Deceleration Lanes) meet AASHTO Standards.

Dimensionalize all storage and tapers lengths

## FIRE--Planning--DRT

### General Issues

#### 4. Auto-Turn

curt.edelmann@franklintn.gov As a condition of approval, the applicant shall do the following at Site Plan.
1. Use auto-turn software with separate lines for the chassis track and the wheel track.
2. Provide a medium-duty ambulance auto-turn showing an ambulance can drive under the canopy.

#### 6. Hydrant spacing

curt.edelmann@franklintn.gov As a condition of approval, at site plan the applicant shall
1. Show a RPZ backflow preventer on the fire line.
2. Show a meter on the fire line.
3. Show the pipe material of the fire line.
4. Mark the parking space in front of the FDC as a NO PARKING space.

[Edited By Curt Edelmann]

## Parks

### General Issues

#### 17. Parkland information

kevinl@franklintn.gov The draft parkland agreement has been received by Parks on 8-5-22 and sent to Law on 8-08-22

Since this is a Fees Only agreement the City Administrator can sign after the public hearing for the development plan after the development plan is approved by BOMA.
[Edited By Kevin Lindsey]

## Planning

### General Issues

#### 27. Urban Frontage

joseph.bryan@franklintn.gov Applicant shall note the approved variance language and BZA meeting date on the cove sheet.

#### 34. Modification of Standards

joseph.bryan@franklintn.gov After further review and based on the continuum of care use on the ground floor of the building, the regulation for individual entries would not apply so MOS 1 is not needed. Applicant shall remove reference to MOS 1 from the plans.
[Edited By Joseph Bryan]

#### 55. Modification of Standards

joseph.bryan@franklintn.gov MOS 2 for foundation height can be supported by staff based on the ground floor use and other requests and approvals from similar projects with a specified use for ADA access.

## Stormwater

### General Issues

#### 1. Drainage

ellen.moore@franklintn.gov *This comment is an advisory comment and does not hinder development plan approval:*

At site plan, applicant shall analyze the next two downstream structures from any outfall onsite to ensure existing infrastructure can handle the flows from the 10 yr storm and 50 year storm for any culverts. If any infrastructure is shown to be failing, the infrastructure shall be upgraded

#### 40. Riparian Buffer

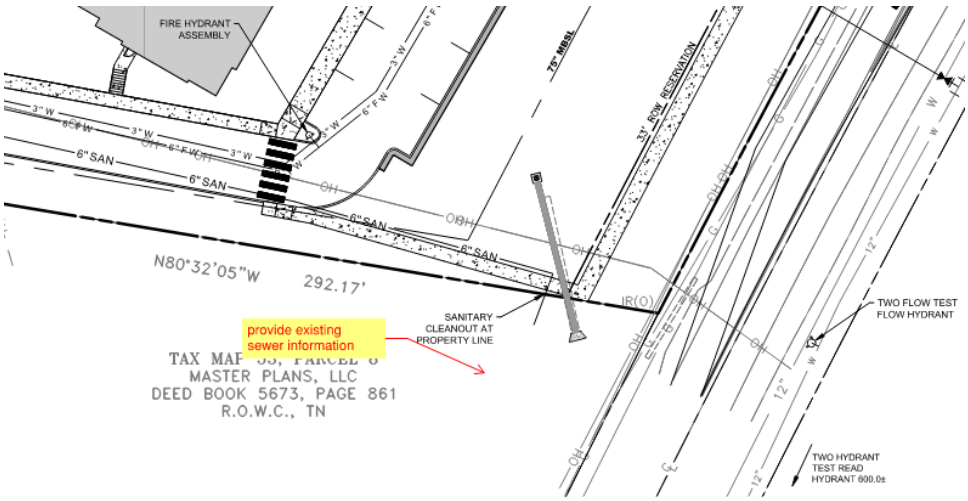
jeff.willoughby@franklintn.gov Please provide assessment report for review. Development plan approval shall not be granted until this report is provided confirming there are no water resources onsite.

## Water/Sewer

### General Issues

#### 22. Existing sanitary sewer interceptor

ben.mcneil@franklintn.gov The applicant shall provide the location of the existing manhole for proposed connection and the existing 8" line out.




#### 28. Sanitary sewer interceptor

ben.mcneil@franklintn.gov Staff has discussed the response form the applicant with City of Franklin administration, the comment below is a **condition of approval based on Administrations guidance.**

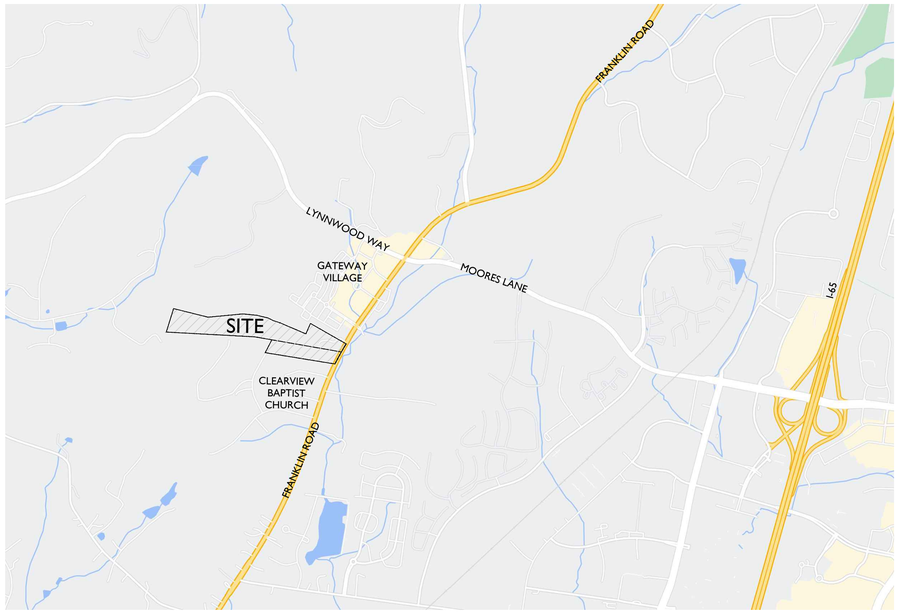
Exhibit for offsite sewer is acceptable, the applicant shall be aware that all necessary offsite sewer easements including temporary construction easements are to be obtained and recorded prior to release of grading permit for Site plan.

# 555 FRANKLIN ROAD

## PUD SUBDIVISION DEVELOPMENT PLAN

553 and 557 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

| Vesting Development Standards | |
|---|---|
| **Pre-Application Submittal Date: 05/30/2022** (based on the date of pre-application submittal unless otherwise noted) | |
| **Development Standard** | **Version/Date** |
| Zoning Ordinance | January 1, 2022 |
| Subdivision Regulations | January 1, 2022 |
| Transportation & Street Technical Standards | July 1, 2021 |
| Stormwater BMP Manual | July 1, 2021 |
| Technical Specifications for Utility Installation | October 13, 2020 |
| Municipal Code | November 18, 2021 |




N NOT TO SCALE

**MODIFICATION OF STANDARDS REQUEST:**

1. SECTION 6.7 (BUILDING TYPES - MULTIFAMILY - BUILDING ORIENTATION AND ENTRY - ENTRANCES)
Revise to allow facades along a street or internal drive to have ground floor units and associated outdoor living spaces, where applicable, accessed from the interior rather than having individual entrances from the exterior, provided that the facade of the building has an entrance to publicly-accessed ground floor uses. This MOS is being requested to address topographical constraints, context, and safety considerations for the Assisted Living, Memory Care, and Independent Living residences who need restricted access to the exterior of the building. Example images of buildings using a single ground floor entrance, as well as a plan indicating potential locations where this MOS may be utilized within the project are being provided in the diagram provided on Sheet A1.2.

**A. The modification will enhance the design of the development more than if the standards were strictly adhered to:**
The MOS revised language will allow the residents of the assisted living, memory care, and the independent living to be more closely monitored when entering and exiting the building. The need for monitoring their safety is the primary reason for the MOS. The MOS will also allow for better topographic transitions on the site with the architecture.

**B. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property; and**
The MOS revised language is specifically applied to this building for the purpose of creating a safe and monitored building for the residents in the assisted living, memory care, and the independent living facility. This is typically not needed for a traditional multifamily building type.

**C. The modification is consistent with the intent of Envision Franklin.**
The multifamily building form and the uses of assisted living, memory care, and independent living are supported in the Neighborhood Mixed-Use design concept. The approval of this MOS would be consistent with the policy in Envision Franklin.

2. SECTION 6.7 (BUILDING TYPES - MULTIFAMILY - FOUNDATIONS, PORCHES, AND STOPS)
Revise to allow the foundation of the building to be at grade for accessible access to the structure without steps, ramps, or hand rails where applicable. Example images of buildings with foundations at grade for accessibility, as well as a plan indicating potential locations where this MOS may be utilized within the project, are being provided in the diagram provided on Sheet A1.2.

**A. The modification will enhance the design of the development more than if the standards were strictly adhered to:**
The MOS revised language will allow residents to have convenient access to the building without the use of steps, ramps, or handrails, which often become obstructions and barriers for those in need of accessible access. This MOS addresses a safety consideration that enhances the access to the building in key locations.

**B. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property; and**
The MOS revised language is unique to the special needs of the residences of an assisted living facility and would likely not be applicable to a traditional multifamily building.

**C. The modification is consistent with the intent of Envision Franklin.**
The multifamily building form and the uses of assisted living, memory care, and independent living are supported in the Neighborhood Mixed-Use design concept. The approval of this MOS would be consistent with the policy in Envision Franklin.


OWNER:
CLEARVIEW BAPTIST CHURCH, INC.
CONTACT: PHILLIP CANTRELL
537 FRANKLIN ROAD
FRANKLIN, TENNESSEE 37069
(615) 465-1041
phillip@benchmarkrealtytn.com

DEVELOPER/CONTRACTOR:
RYAN COMPANIES US, INC.
CONTACT: BRANDON RAYMOND
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1142
brandon.raymond@ryancompanies.com

ENGINEER:
BARGE CAUTHEN ASSOCIATES
CONTACT: SETH SPARKMAN
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TN 37209
(615) 324-4226
ssparkman@bargecauthen.com

ARCHITECT:
RYAN COMPANIES US, INC.
CONTACT: DREW ROSKOS
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1249
drew.roskos@ryancompanies.com

LAND PLANNER:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
(615) 975-5765
greg.gamble@gdc-tn.com


SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | 555 FRANKLIN ROAD PUD SUBDIVISION |
| PROJECT NUMBER: | 7894 |
| ADDRESS: | 553 and 557 FRANKLIN ROAD FRANKLIN, TN 37064 |
| PARCEL(S): | 053 00600 and 053 00500 |
| ACREAGE / SF OF SITE: | 6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF |
| VESTING (IF APPLICABLE): | N/A |
| **REGULATIONS:** | |
| BASE ZONING: | CI |
| PROPOSED ZONING: | PD (3.66 DUA, 142,500 SF) |
| ZONING OVERLAY: | HHO, 500' BUFFER |
| BUILDING TYPES APPLIED: | MULTIFAMILY |
| FRONTAGE TYPES APPLIED: | LANDSCAPE |
| LOT WIDTH (RESIDENTIAL): | N/A |
| LOT SIZE (RESIDENTIAL): | N/A |
| SETBACKS- | |
| FRONT: | 75 FT. MIN. |
| SIDE: | 15 FT. MIN. |
| REAR: | 25 FT. MIN. |
| DWELLING UNIT COUNT (BY TYPE): | 215 |
| COMMERCIAL SF (BY USE): | CONTINUUM OF CARE - 142,500 SF |
| HOTEL KEYS: | N/A |
| BUILDING HEIGHT: | 46-58' (3 STORIES) |
| MINIMUM LSA: | 20% |
| OPEN SPACE REQUIRED: | 5% - 1.64 AC / 71,395 SF |
| NATURAL AREA REQUIRED: | 10% - 3.28 AC / 142,790 SF |
| TREE CANOPY RETENTION REQUIRED: | 30% |
| PARKING REQUIRED (BY USE): | SEE DOCUMENTATION |
| PARKING PROVIDED (BY USE): | 126 SURFACE, 47 STRUCTURED |
| HISTORIC RESOURCE TREATMENT (Y/N): | NO |

## SHEET INDEX


C0.0 Cover

C1.0 Overall Existing Conditions Plan
C1.1 Enlarged Existing Conditions

C2.0 Development Plan

C3.0 Grading and Drainage Plan

C4.0 ROW and Access Plan
C4.1 Refuse Collection Auto-Turn Exhibit
C4.5 Future Road Widening

C5.0 Utility Plan

L1.0 Tree Preservation Plan

A1.0 Exterior Elevations
A1.1 Program Plans
A1.2 Site Plan Modification of Standard Request


COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILLOCCUR 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.

- PRE-APP SUBMITTAL: 05/30/2022
- INITIAL SUBMITTAL: 06/13/2022
- RESUBMITTAL: 08/04/2022

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT 9/7/22

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

# OVERALL EXISTING CONDITIONS PLAN

# 555 FRANKLIN ROAD DEVELOPMENT PLAN

## 553 & 557 FRANKLIN ROAD
## FRANKLIN, TN 37069

| DATE | DESCRIPTION |
|---|---|
| 05/30/2022 | DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL |
| 08/13/2022 | DEVELOPMENT PLAN INITIAL SUBMITTAL |
| 08/04/2022 | DEVELOPMENT PLAN RESUBMITTAL |

**C1.0**

BOA JOB NO: 2888-03
DOR No: 2884

Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.8737 FAX

**GRADING & DRAINAGE DATA CHART**

TOTAL SITE AREA: 7.39 ACRES
LOD AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING: 0.65 AC.
PROPOSED: 4.60 AC. IMPERVIOUS
PAVEMENT AREA: 4.60 AC.
DISTURBED AREA: 7.39 ACRES
Rv VALUE
EXISTING(0.65) PROPOSED: X.XXX

PEAK FLOW RUNOFF (CFS)

| | PRE-DEV. | POST-DEV. |
|---|---|---|
| 2 YEAR: | 16.34 | XX.XXX |
| 5 YEAR: | 41.92 | XX.XXX |
| 10 YEAR: | 67.63 | XX.XXX |
| 25 YEAR: | 89.19 | XX.XXX |
| 50 YEAR: | 111.37 | XX.XXX |
| 100 YEAR: | 134.14 | XX.XXX |

**Slopes Table**

| Number | Minimum Slope | Maximum Slope | Color |
|---|---|---|---|
| 1 | 14.00% | 19.99% | |
| 2 | 20.00% | 50.00% | |

**STORMWATER NARRATIVE:**
THE SITE CONSISTS OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME, TWO DETACHED GARAGES, AND ASSOCIATED UTILITY LINES. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS TO THE xx AND THEN TO THE xx. SOILS WARRANTY FOR A xx% HYDROLOGIC SOILS TYPES ARE xx, & x.

**NOTE:**
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

GRAPHIC SCALE 0 15 30 60 90

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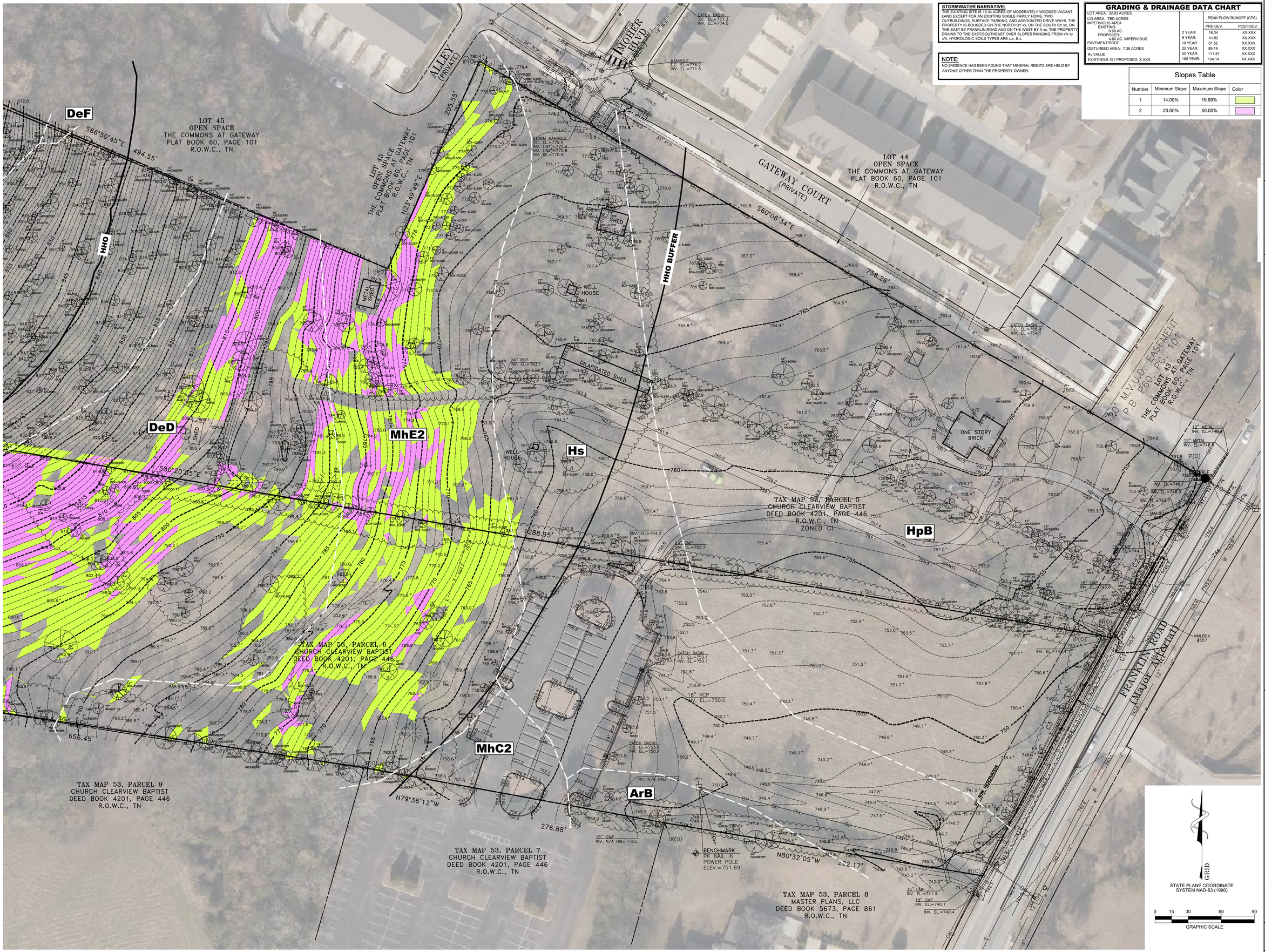


**STORMWATER NARRATIVE:**
THE EXISTING SITE IS 15.34 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME. TWO OUTBUILDINGS, SURFACE PARKING, AND ASSOCIATED DRIVE WAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS TO THE EAST/SOUTHEAST OVER SLOPES RANGING FROM x% to x%. HYDROLOGIC SOILS TYPES ARE x,x, & x.

**NOTE:**
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

**GRADING & DRAINAGE DATA CHART**

LOT AREA: 32.83 ACRES
LID AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING:
0.66 AC.
PROPOSED:
4.60 AC. IMPERVIOUS
PAVEMENT/ROOF
DISTURBED AREA: 7.38 ACRES
Rv VALUE
EXISTING:0.151 PROPOSED: X.XXX

| | PEAK FLOW RUNOFF (CFS) | |
|---|---|---|
| | PRE-DEV. | POST-DEV. |
| 2 YEAR: | 16.34 | XX.XXX |
| 5 YEAR: | 41.92 | XX.XXX |
| 10 YEAR: | 61.52 | XX.XXX |
| 25 YEAR: | 89.19 | XX.XXX |
| 50 YEAR: | 111.37 | XX.XXX |
| 100 YEAR: | 134.14 | XX.XXX |

Slopes Table

| Number | Minimum Slope | Maximum Slope | Color |
|---|---|---|---|
| 1 | 14.00% | 19.99% | |
| 2 | 20.00% | 50.00% | |


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# ENLARGED EXISTING CONDITIONS PLAN
# 555 FRANKLIN ROAD DEVELOPMENT PLAN
## 553 & 557 FRANKLIN ROAD
## FRANKLIN, TN 37069

| DATE | DESCRIPTION |
|---|---|
| 05/30/2022 | DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL |
| 06/13/2022 | DEVELOPMENT PLAN INITIAL SUBMITTAL |
| 08/04/2022 | DEVELOPMENT PLAN RESUBMITTAL |

**C1.1**

BCA JOB NO. 2888-03
COF NO. 7894

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | 555 FRANKLIN ROAD DEVELOPMENT PLAN |
| PROJECT NUMBER: | 7894 |
| ADDRESS: | 553 and 557 FRANKLIN ROAD FRANKLIN, TN 37064 |
| PARCEL(S): | 053 00600 and 053 00500 |
| ACREAGE / SF OF SITE: | 6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF |
| VESTING (IF APPLICABLE): | N/A |
| REGULATIONS: | |
| BASE ZONING: | CI |
| PROPOSED ZONING: | PD (3.66 DUA, 142,500 SF) |
| ZONING OVERLAY: | HHO, 500' BUFFER |
| BUILDING TYPES APPLIED: | MULTIFAMILY |
| FRONTAGE TYPES APPLIED: | LANDSCAPE |
| LOT WIDTH (RESIDENTIAL): | N/A |
| LOT SIZE (RESIDENTIAL): | N/A |
| SETBACKS- | |
| FRONT: | 75 FT. MIN. |
| SIDE: | 15 FT. MIN. |
| REAR: | 25 FT. MIN. |
| DWELLING UNIT COUNT (BY TYPE): | 215 |
| COMMERCIAL SF (BY USE): | CONTINUUM OF CARE-142,500 SF |
| HOTEL KEYS: | N/A |
| BUILDING HEIGHT: | 46'-58' (3 STORIES) |
| MINIMUM LSA: | 20% |
| OPEN SPACE REQUIRED: | 5%-1.64 AC / 71,395 SF (5%) |
| NATURAL AREA REQUIRED: | 10%-3.28 AC / 142,790 SF (10%) |
| TREE CANOPY RETENTION ACREAGE: | 30% |
| PARKING REQUIRED (BY USE): | SEE DOCUMENTATION |
| PARKING PROVIDED | 126 SURFACE, 47 STRUCTURED |
| HISTORIC RESOURCE TREATMENT (Y/N): | NO |

## OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5% & 10% (NATURAL)
REQUIRED: 5% OF 32.78 AC = 1.64 AC
(10% 'NATURAL AREA' = 3.28 AC)
PROVIDED: 1.86 AC TOTAL (6%)
NATURAL AREA = 3.43 AC (10%)

| LOT | TYPE | AREA | AMENITIES / FEATURES |
|---|---|---|---|
| 101 | POCKET PARK | 24,091 SF | BENCH, CANOPY OR TRELLIS, WASTE RECEPTACLE, ART |
| 102 | GREENWAY | 57,263 SF | MULTI-USE PATH, BENCH |
| 103 | NATURAL AREA | 149,482 SF | |

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

494.55'

ALLEY (PRIVATE)

205.55'

IP(O)

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

N23°49'49"E

IP(O)

FUTURE OPEN SPACE LOT

ENVISION FRANKLIN STATEMENT:
The proposed plan is consistent with the Major Objectives and Guiding Principles of Envision Franklin. The City of Franklin seeks responsible and purposeful growth that enhances the quality of life and provides a dynamic mix of land uses. The Neighborhood Mixed Use Policy supports Assisted Living and Multifamily Uses that are complementary to Gateway Village. The proposed campus offers a transition from Clearview Baptist Church to the Gateway Village Center along Franklin Road. The campus plan follows the Design Standards of Envision Franklin which require buildings to have their main entrances oriented toward the street and formal open spaces to be designed to create public spaces. The building is designed with a maximum height of three stories and incorporates massing variation with vertical and horizontal articulation in the walls. The architecture is designed with a timeless vernacular style that resonates with Franklin's and Gateway Village's eclectic design. Purposeful and intentional pedestrian connections to Gateway Village have been incorporated into the master plan to provide safe and direct walkways to the Gateway commercial center. The proposed plan and uses complement the development pattern of Franklin Road near Gateway Village and the plan is designed to seamlessly fit within the Franklin Road Corridor.

**MAP 53 PARCELS 5&6**
**ZONED - CI**
**SITE AREA = 32.83 acres**

**STATEMENT OF IMPACTS**

**WATER FACILITIES**
WATER SERVICE WILL BE PROVIDED BY MVUD. WE ESTIMATE USAGE TO BE 44,150 GPD.

**SEWER FACILITIES**
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN. WE ESTIMATE USAGE TO BE 44,150 GPD

**REPURIFIED (REUSE) WATER FACILITIES**
NOT AVAILABLE TO THIS SITE.

**POLICE, FIRE, AND RECREATIONAL FACILITIES**
NEAREST POLICE STATION: 4.0 miles to Columbia Ave. Police Dept.
NEAREST FIRE STATION: 2.0 miles to Fire Station 3 on Mallory Station Rd.
NEAREST RECREATIONAL FACILITY: 2.8 miles to the Park at Harlinsdale Farm on Franklin Rd.

**PROJECTED STUDENT POPULATION**
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS STRICTLY A SENIOR LIVING FACILITY.

**REFUSE STORAGE AND SANITATION COLLECTION FACILITIES**
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

**STREET NETWORK**
THE TRAFFIC IMPACT STUDY ESTIMATES 661 DAILY TRIP WILL BE GENERATED.

**DRAINAGE FACILITIES**
3.31 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE. RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

STORMWATER NARRATIVE:
STORMWATER QUALITY TO BE ACHIEVED WITH BIORETENTION
STORMWATER QUANTITY TO BE ACHIEVED WITH DRY DETENTION POND

BUILDING TYPE : MULTIFAMILY
BUILDING USE : MULTIFAMILY
GSF : 270,500
ASSISTED LIVING AND MEMORY CARE AREA: 142,500 SF
IL UNITS : 120
NUMBER OF UNITS : 215
BUILDING HEIGHT: 46' - 58'(MEASURE FROM PROPOSED GRADE TO RIDGE OF THE ROOF)
PARKLAND: 120 UNLICENSED UNITS=$516,480.00. FEES SHALL BE PAID AT FINAL PLAT. QUAD 1

OS 101
OS 102
OS 103

TAX MAP 53, PARCEL 6
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 7
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 5
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
ZONED CI

TAX MAP 53, PARCEL 8
MASTER PLANS, LLC
DEED BOOK 5673, PAGE 861
R.O.W.C., TN

LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

TAX MAP 53, PARCEL 73.02
OPEN SPACE LOT 2

PROPOSED BUILDING
FFE = 764/752

COURTYARD

GATEWAY COURT (PRIVATE)

S60°06'34"E

758.26'

N79°36'12"W

1288.95'

N80°32'05"W

292.17'

276.88'

15' MBSL

75' MBSL

HHO BUFFER

20' M.V.U.D. EASEMENT P.B. P60, PG. 101 LOT 43, THE COMMONS AT GATEWAY PLAT BOOK 60, PAGE 101 R.O.W.C., TN

SEWER EASEMENT, P.B. P68, PG. 95

FRANKLIN ROAD (Major Arterial)

FRANKLIN ROAD (R.O.W. VARIES)

MONUMENT SIGN

MAILBOX #561

MAILBOX #557

MANHOLE
T.C. EL.=733.21
INV. (IN)=727.89
INV. EL.=727.73

MANHOLE
T.C. EL.=733.54
INV. (IN)=725.12
INV. EL.=724.97

MANHOLE
T.C. EL.=739.(
INV. (IN)=731.
INV. EL.=730.(

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

GRID

0 15 30 60 90
GRAPHIC SCALE

Know what's below Call before you dig. 811
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JAMES R. CAUTHEN
REGISTERED ENGINEER
AGRICULTURE
No. 108356
STATE OF TENNESSEE
5-20-2022

# DEVELOPMENT PLAN
# 555 FRANKLIN ROAD DEVELOPMENT PLAN
## 553 & 557 FRANKLIN ROAD
## FRANKLIN, TN 37069

| DATE | DESCRIPTION |
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**C2.0**

BCA JOB NO. 2888-03
COF NO. 7894

P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\C2-DEVELOPMENT PLAN.288803.dwg-C2.0 DEVELOPMENT PLAN

## 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 THE 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.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND 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.

**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: 47187C0205F
FEMA MAP EFFECTIVE DATE: SEPTEMBER 29, 2006
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = N/A
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%.

## GRADING & DRAINAGE DATA CHART

| | | PEAK FLOW RUNOFF (CFS) | |
|---|---|---|---|
| LOT AREA: 32.83 ACRES | | PRE-DEV. | POST-DEV. |
| LID AREA: TBD ACRES | | | |
| IMPERVIOUS AREA | | | |
| EXISTING: 0.66 AC. | 2 YEAR: | 16.34 | XX.XXX |
| PROPOSED: 4.60 AC. IMPERVIOUS | 5 YEAR: | 41.92 | XX.XXX |
| PAVEMENT/ROOF | 10 YEAR: | 61.52 | XX.XXX |
| DISTURBED AREA: 7.38 ACRES | 25 YEAR: | 89.19 | XX.XXX |
| Rv VALUE | 50 YEAR: | 111.37 | XX.XXX |
| EXISTING:0.151 PROPOSED: X.XXX | 100 YEAR: | 134.14 | XX.XXX |


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# GRADING & DRAINAGE PLAN
# 555 FRANKLIN ROAD DEVELOPMENT PLAN
## 553 & 557 FRANKLIN ROAD
## FRANKLIN, TN 37069

| DATE | DESCRIPTION |
|---|---|
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| 06/13/2022 | DEVELOPMENT PLAN INITIAL SUBMITTAL |
| 08/04/2022 | DEVELOPMENT PLAN RESUBMITTAL |

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 15 30 60 90
GRAPHIC SCALE

Know what's below Call before you dig. 811
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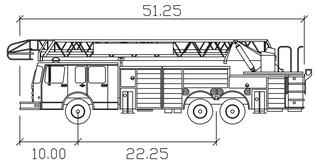
**C3.0**

BCA JOB NO. 2888-03
COF NO. 7894



P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\C3-GRADING & DRAINAGE PLAN-280803.dwg-C3.0 GRADING & DRAINAGE PLAN




T-2 SUTPHEN (SP100)-Franklin

| | feet |
|---|---|
| Width | : 8.66 |
| Track | : 8.00 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 42.0 |

## ACCESS MANAGEMENT

MIN DISTANCE BETWEEN INTERSECTION : N/A

MIN DISTANCE BETWEEN HIGH VOLUME/ALLEY AND INTERSECTION : N/A

MIN. DISTANT BETWEEN DRIVEWAY AND INTERSECTION : 530 ft. CUMBERLAND PARK DR.

DRIVEWAY WIDTH(THREE-WAY) : 30 ft.

DRIVEWAY APPROACH STREET CONFIGURATION : RAMP

## R.O.W. AND ACCESS DATA CHART

DAILY TRIP GENERATION : 661 TRIPS PER DAY

PEAK HOUR TRIP GENERATION : 56 VEHICLES PER HOUR

TRAFFIC IMPACT STUDY REQUIRED : YES, PROVIDED.

CIRCULATION PLAN REQUIRED : NO

**STATEMENT OF IMPACT:**

The traffic impact study indicates that the impacts of the proposed project on the existing street network will be manageable by providing the recommendations below::

Franklin Road and Portis Family Dental Access/Driveway A

- Per scoping, this study evaluated Driveway A as both full access and right-in/right-out only.It is recommended that Driveway A operate as full access.
- The eastbound approach of Driveway A should be stop-controlled, and a stop bar and R1-1 'Stop' sign should be installed on the egress approach.
- Driveway A should be designed to include sufficient width for one entering lane and one exiting lane.
- As part of the construction of the project, all internal and external driveway connections should be designed such that the departure sight triangles, as specified by AASHTO, will be clear of all sight obstructions, including landscaping, existing vegetation, monument signs/walls, fences, etc.
- Per the City of Franklin Street Standards, provide a northbound left-turn lane on Franklin Road with a minimum of 75 feet of storage length.
- Per the City of Franklin Street Standards, provide a southbound right-turn lane on Franklin Road with a minimum of 75 feet of storage length.

Travel Demand Management

- Off-peak loading and deliveries for the development should be encouraged to minimize impacts to traffic operations.
- Parking should be developed per code.
- Final design of internal roadways and parking should meet all City of Franklin standards and the latest version of "A Policy of Geometric Design of Highways and Streets" published by AASHTO. Any parking lots and streets associated with the development should ensure that passenger cars and emergency vehicles are capable of making all turning movements. Internal intersections should be two-way stop-controlled unless all-way stop control warrants are met.

**RIGHT-OF-WAY & ACCESS 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 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 AND 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 (T.D.O.T.), AND TO THE CITY OF FRANKLIN TRANSPORTION AND STREET TECHNICAL STANDARDS.

ALLEY (PRIVATE)

IP(O)

205.55'

S66°50'45"E 494.55'

OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

N23°49'49"E

IP(O)

SHED

S80°20'55"E

356.45'

IR(O)

N79°36'12"W

276.88'

IR(O)

N80°32'05"W 292.17'

IMOTHER BLVD (PUBLIC)

GATEWAY COURT (PRIVATE)

S60°06'34"E

758.26'

LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

20' M.U.U.D. EASEMENT P.B. P60, PG. 101

LOT 43
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

ACCESSIBLE PARKING

TAX MAP 53, PARCEL 5
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
ZONED CI

PROPOSED BUILDING
FFE = 764/752

1288.95'

TAX MAP 53, PARCEL 6
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 9
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 7
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 8
MASTER PLANS, LLC
DEED BOOK 5673, PAGE 861

36" CMP
INV. EL.=741.4

18" RCP

34' ROW DEDICATION

C1

C2

FRANKLIN ROAD (Major Arterial)

ROAD (R.O.W. VARIES)

IP(O)

MAILBOX #561

MAILBOX #557

SEWER EASEMENT, P.B. P85, PG. 95

SOUTH BOUND TURN LANE
75' STORAGE
200' TAPER

STOP BAR
STOP SIGN

"Improvements to Franklin Road will be in accordance with TDOT Roadway design guidelines and will include either a 3 lane section between Country Road and Cumberland Park Drive or alternative improvements as recommended by the traffic consultant."

NORTH BOUND TURN LANE
75' STORAGE
100' BAY TAPER
300' APPROACH TAPER

MANHOLE
T.C. EL.=733.21
INV. (N)=727.89
INV. EL.=727.73

STATE PLANE COORDINATE SYSTEM NAD-83 (1998)

GRID

0 15 30 60 90
GRAPHIC SCALE

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JAMES R. CAUTHEN
REGISTERED ENGINEER
AGRICULTURE
108926
STATE OF TENNESSEE
12-30-22

# ENLARGED ROW & ACCESS PLAN
# 555 FRANKLIN ROAD DEVELOPMENT PLAN
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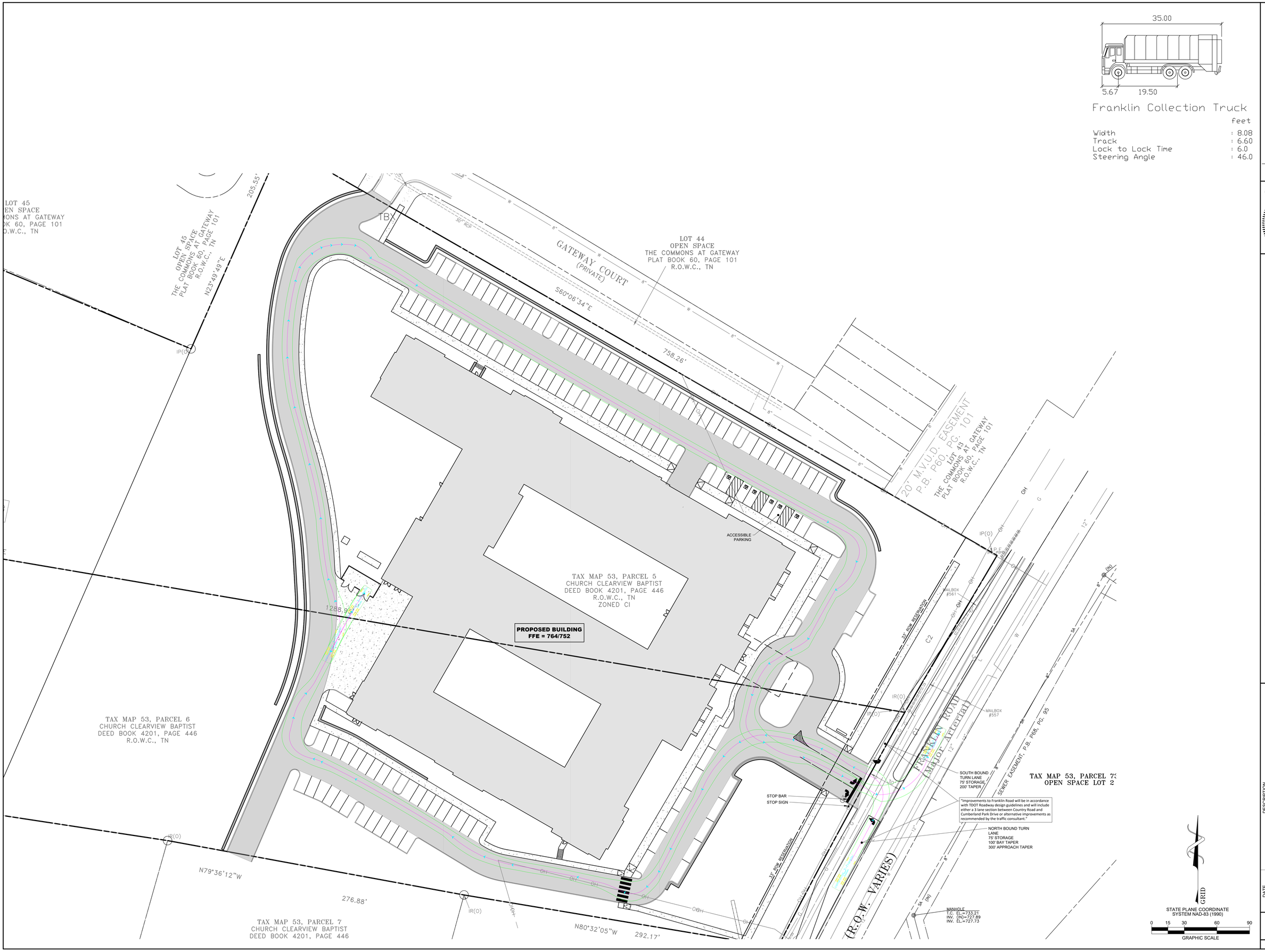
**C4.0**

BCA JOB NO. 2888-03
COF NO. 7894

P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\C4\ROW & ACCESS PLAN-288803.dwg-C4.0 ENLARGED ROW & ACCESS PLAN

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# REFUSE COLLECTION AUTOTURN EXHIBIT
# 555 FRANKLIN ROAD DEVELOPMENT PLAN
## 553 & 557 FRANKLIN ROAD
## FRANKLIN, TN 37069

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C4.1

BCA JOB NO. 2888-03
COF NO. 7894

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615.356.9911 PHONE
615.352.6737 F A X

# FUTURE ROAD WIDENING EXHIBIT

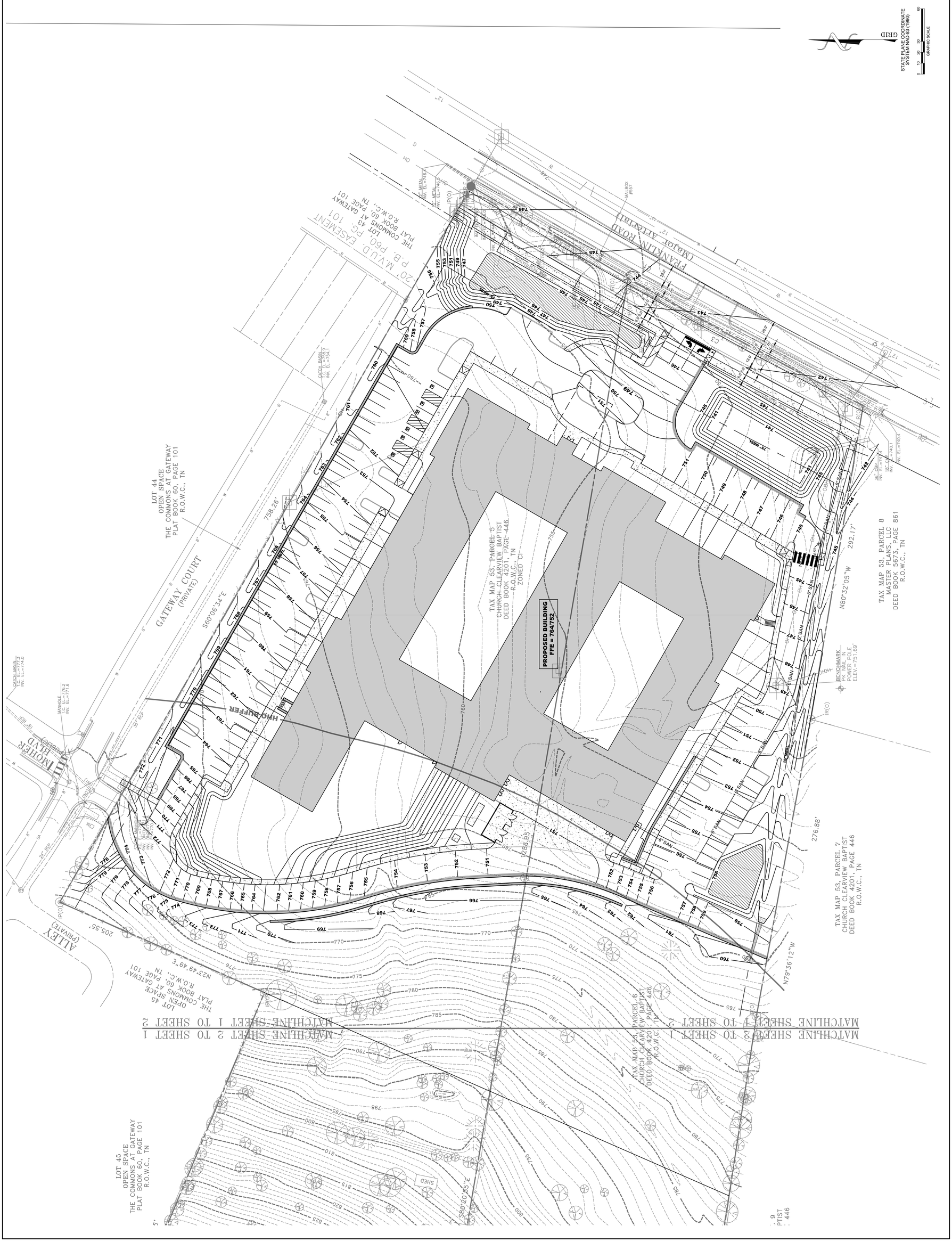
## 555 FRANKLIN ROAD DEVELOPMENT PLAN

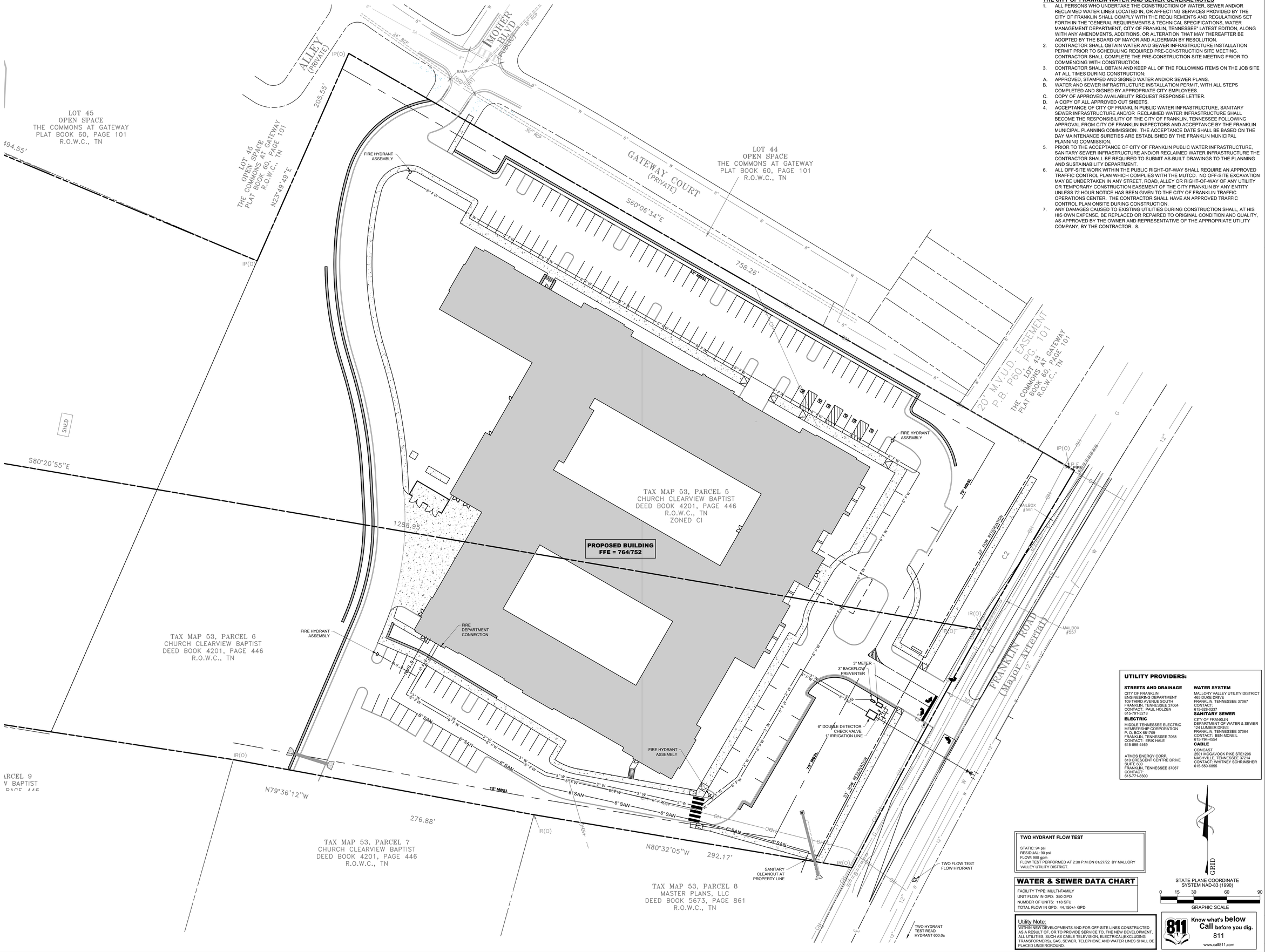
553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

| DATE | DESCRIPTION |
|---|---|
| 05/30/2022 | DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL |
| 06/13/2022 | DEVELOPMENT PLAN INITIAL SUBMITTAL |
| 08/04/2022 | DEVELOPMENT PLAN RESUBMITTAL |

C4.5

BCA JOB NO. 2888-03
COF NO. 7894






**THE CITY OF FRANKLIN WATER AND 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 ALDERMAN BY RESOLUTION.
2. 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.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOB SITE 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.

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, 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.
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 PLANNING AND SUSTAINABILITY 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 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 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.

**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 7068
CONTACT: ERIK HALE
615-595-4469

ATMOS ENERGY CORP.
810 CRESCENT CENTRE DRIVE SUITE 600
FRANKLIN, TENNESSEE 37067
CONTACT:
615-771-8300

**WATER SYSTEM**
MALLORY VALLEY UTILITY DISTRICT
465 DUKE DRIVE
FRANKLIN, TENNESSEE 37067
CONTACT:
615-628-0237

**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

**TWO HYDRANT FLOW TEST**

STATIC: 94 psi
RESIDUAL: 90 psi
FLOW: 988 gpm
FLOW TEST PERFORMED AT 2:30 P.M.ON 01/27/22 BY MALLORY VALLEY UTILITY DISTRICT.

**WATER & SEWER DATA CHART**

FACILITY TYPE: MULTI-FAMILY
UNIT FLOW IN GPD: 350 GPD
NUMBER OF UNITS: 118 SFU
TOTAL FLOW IN GPD: 44,150+/- GPD

Utility Note:
WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL(EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.

GRID
STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 15 30 60 90
GRAPHIC SCALE

Know what's below Call before you dig. 811
www.call811.com

Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.8737 FAX

JAMES R. BARGE
REGISTERED ENGINEER
AGRICULTURE
No. 108926
STATE OF TENNESSEE
12-30-22

# UTILITY PLAN

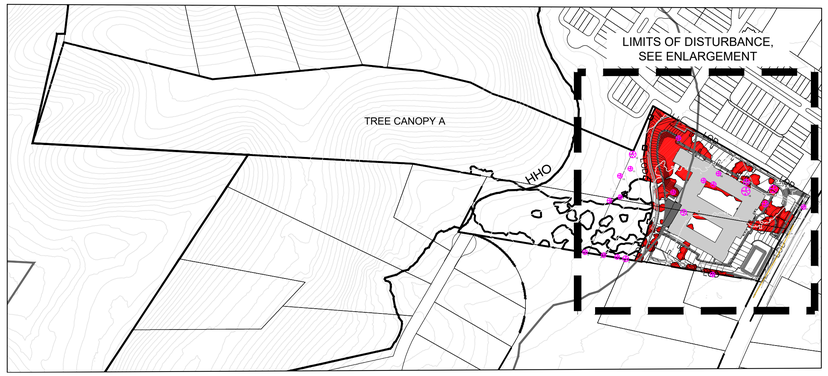
# 555 FRANKLIN ROAD DEVELOPMENT PLAN
## 553 & 557 FRANKLIN ROAD
## FRANKLIN, TN 37069

| DATE | DESCRIPTION |
|---|---|
| 05/30/2022 | DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL |
| 06/13/2022 | DEVELOPMENT PLAN INITIAL SUBMITTAL |
| 08/04/2022 | DEVELOPMENT PLAN RESUBMITTAL |

**C5.0**

BCA JOB NO. 2888-03
COF NO. 7894

P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\CIVIL\UTILITY PLAN-288803.dwg-C5.0 UTILITY PLAN




OVERALL SITE

## SPECIMEN TREES

| Tree # | Size | Species | Condition | Removed |
|---|---|---|---|---|
| 1 | 24 | Hackberry | Fair | X |
| 2 | 30 | Hackberry | Fair | |
| 3 | 24 | Hackberry | Fair | |
| 4 | 24 | Hackberry | Poor | |
| 5 | 24 | Hackberry | Poor | |
| 6 | 30 | Hackberry | Fair | X |
| 7 | 24 | Boxelder | Poor | X |
| 8 | 24 | Pine | Fair | |
| 9 | 24 | Elm | Poor | |
| 10 | 24 | Boxelder | Fair | |
| 11 | 24 | Tree | Fair | |
| 12 | 34 | Elm | Fair | |
| 13 | 24 | Tree | Poor | X |
| 14 | 24 | Boxelder | Fair | X |
| 15 | 27 | Hackberry | Fair | X |
| 16 | 24 | Hackberry | Fair | X |
| 17 | 30 | Maple | Poor | X |
| 18 | 42 | Maple | Fair | X |
| 19 | 30 | Silver Maple | Undesirable species | X |
| 20 | 39 | Boxelder | Poor | X |
| 21 | 24 | Elm | Fair / in R.O.W. | X |

TOTAL SPECIMEN INCHES REMOVED: 342"
TOTAL HEALTHY SPECIMEN INCHES REMOVED: 171"
REQUIRED REPLACEMENT: 342"

## TREE CANOPY AREA:

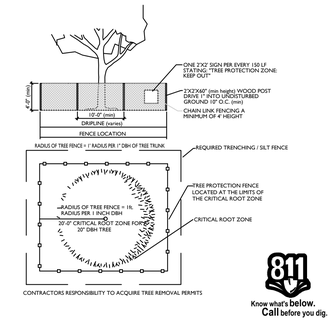
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 23.88 ACRES WHICH IS 92% OF THE TOTAL SITE

| TREE AREA: | EXISTING | REMOVED | RETAINED |
|---|---|---|---|
| Tree Canopy - A | 929,214 SF | 44,876 SF | 884,338 SF |
| Tree Canopy - B | 56,679 SF | 50,993 SF | 5,686 SF |
| Tree Canopy - C | 5,571 SF | 5,571 SF | 0 SF |
| Tree Canopy - D | 48,677 SF | 2,411 SF | 46,266 SF |

TREE CANOPY DATA

EXISTING TREE CANOPY:
1,040,141 SF
92% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION:
30% OF TOTAL CANOPY
312,042 SF
PROVIDED CANOPY PRESERVATION:
90% OF TOTAL CANOPY
936,290 SF

## TREE PROTECTION FENCING DETAIL (NTS)




811 Know what's below. Call before you dig.

TREE PROTECTION NOTES:

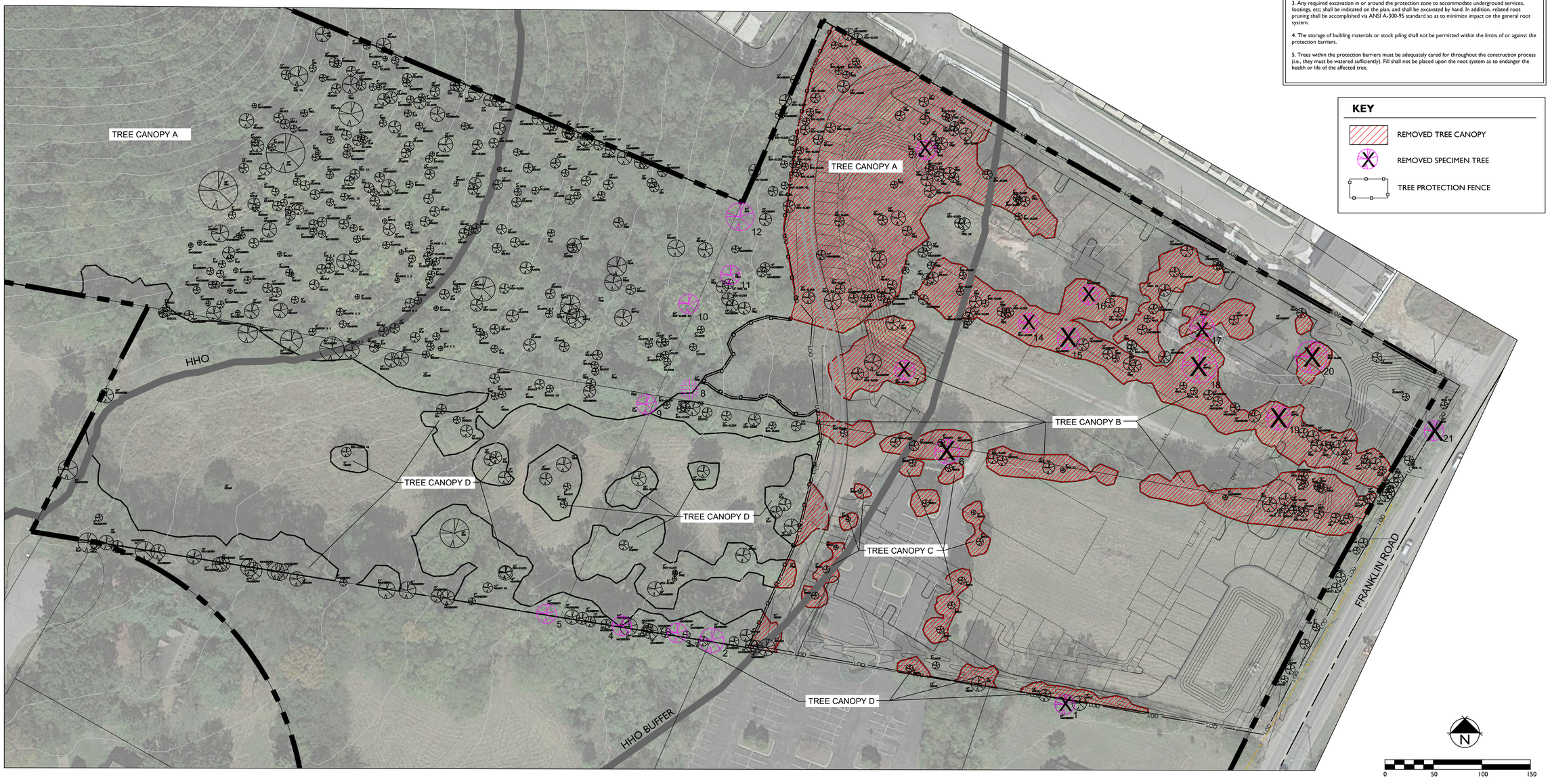
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. 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.

3. 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.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. 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.




## KEY

REMOVED TREE CANOPY
REMOVED SPECIMEN TREE
TREE PROTECTION FENCE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# 555 FRANKLIN ROAD PUD SUBDIVISION
## DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
8-4-22

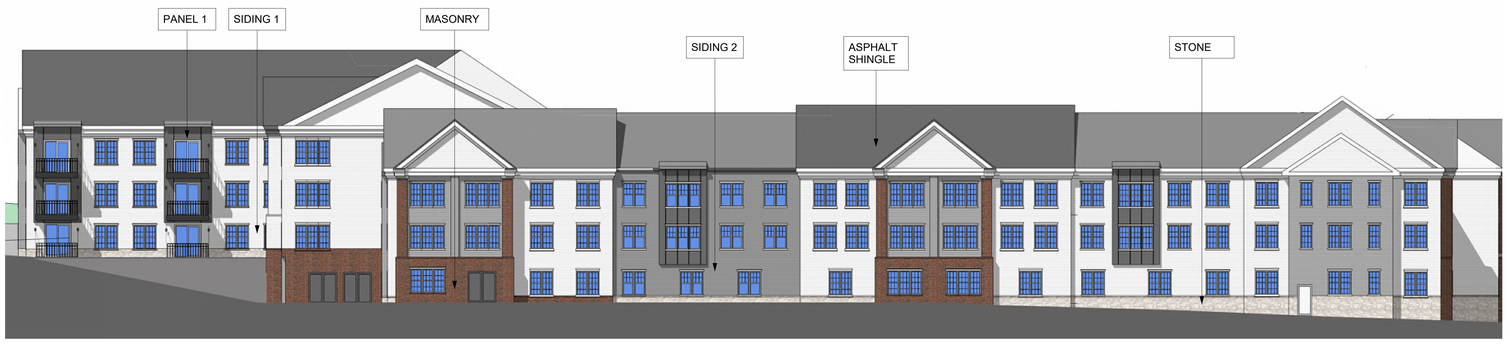
Revision Date

TREE PRESERVATION
SHEET
L1.0
COF # 7894

1 A1.0 East Elevation Overall
1/16" = 1'-0"

2 A1.0 North Elevation Overall
1/16" = 1'-0"

3 A1.0 West Elevation Overall
1/16" = 1'-0"




4 A1.0 South Elevation Overall
1/16" = 1'-0"

7/28/2022 11:40:58 AM

RYAN A+E, INC.
700 Oakmont Lane
Suite 100
Westmont, IL 60559
630-328-1100 tel
630-328-1300 fax

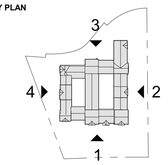
WWW.RYANCOMPANIES.COM

OWNER

BRETT BUNKE REGISTERED ARCHITECT DEPARTMENT OF AGRICULTURE NUMBER 10724 STATE OF TENNESSEE

Ex P: JUNE 30, 2023

KEY PLAN




PROJECT INFORMATION

# 557 Franklin Road Development Plan

557 FRANKLIN RD
FRANKLIN,TN 37069

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Tennessee

Brett Bunke

| REGISTRATION NO. | DATE |
|---|---|
| 10724 | 06.30.2023 |

© 2022 RYAN A+E, INC.

| DRAWN BY | CHECKED BY |
|---|---|
| DR | BB |
| **JOB NO.** | **DATE** |
| 701-193 | 08.04.2022 |

ISSUE RECORD

| ISSUE # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 05.27.22 | DEVELOPMENT PLAN |
| 2 | 06.13.22 | ISSUED FOR DEVELOPMENT PLAN |
| 3 | 08.04.22 | DEVELOPMENT PLAN |

PRELIMINARY NOT FOR CONSTRUCTION

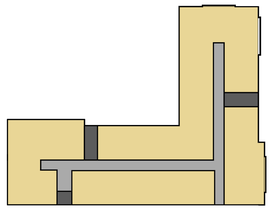
**DEVELOPMENT PLAN SUBMISSION**
**06.13.2022**

EXTERIOR ELEVATIONS

# A1.0

**CITY OF FRANKLIN**
**PROJECT NUMBER 7894**

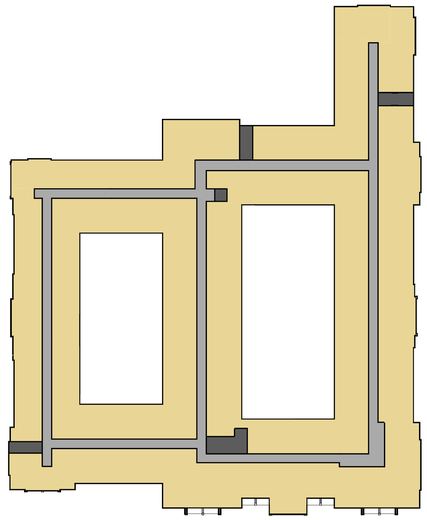
NOT FOR CONSTRUCTION



AREA TYPE

- Circulation-Shell
- Corridor
- Multifamily

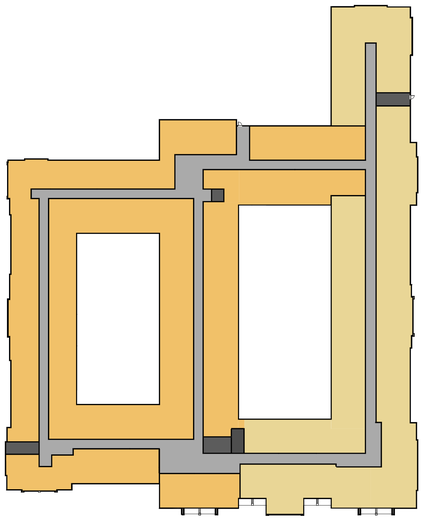
4 A1.1 LEVEL 3 PROGRAM PLAN
1" = 50'-0"



AREA TYPE

- Circulation-Shell
- Corridor
- Multifamily

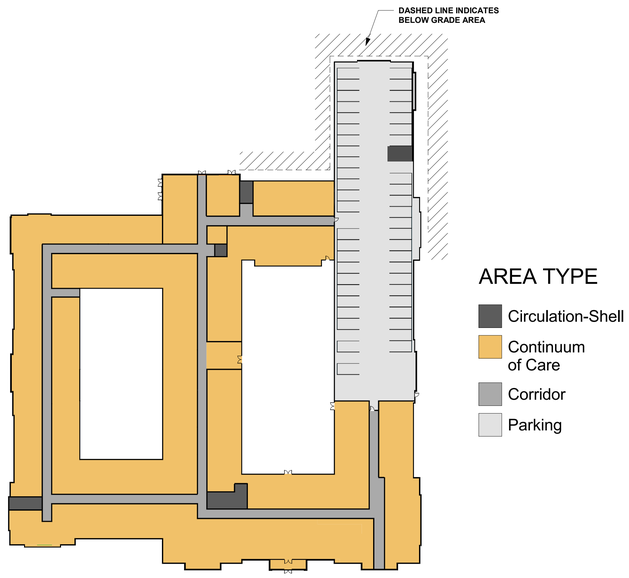
3 A1.1 LEVEL 2 PROGRAM PLAN
1" = 50'-0"



AREA TYPE

- Circulation-Shell
- Continuum of Care
- Corridor
- Multifamily

2 A1.1 LEVEL 1 PROGRAM PLAN
1" = 50'-0"




AREA TYPE

- Circulation-Shell
- Continuum of Care
- Corridor
- Parking

1 A1.1 LOWER LEVEL PROGRAM PLAN
1" = 50'-0"

7/28/2022 11:40:59 AM

RYAN

RYAN A+E, INC.
700 Oakmont Lane
Suite 100
Westmont, IL 60559
630-328-1100 tel
630-328-1300 fax

WWW.RYANCOMPANIES.COM

OWNER

BRETT BUNKE
REGISTERED ARCHITECT
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
NUMBER 10724
STATE OF TENNESSEE

Ex P: JUNE 30, 2023

KEY PLAN

PROJECT INFORMATION

# 557 Franklin Road Development Plan

557 FRANKLIN RD
FRANKLIN,TN 37069

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Tennessee

Brett Bunke

| REGISTRATION NO. | DATE |
|---|---|
| 10724 | 06.30.2023 |

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| DRAWN BY | CHECKED BY |
|---|---|
| DR | BB |
| **JOB NO.** | **DATE** |
| 701-193 | 08.04.2022 |

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| 3 | 08.04.22 | DEVELOPMENT PLAN |

PRELIMINARY
NOT FOR CONSTRUCTION

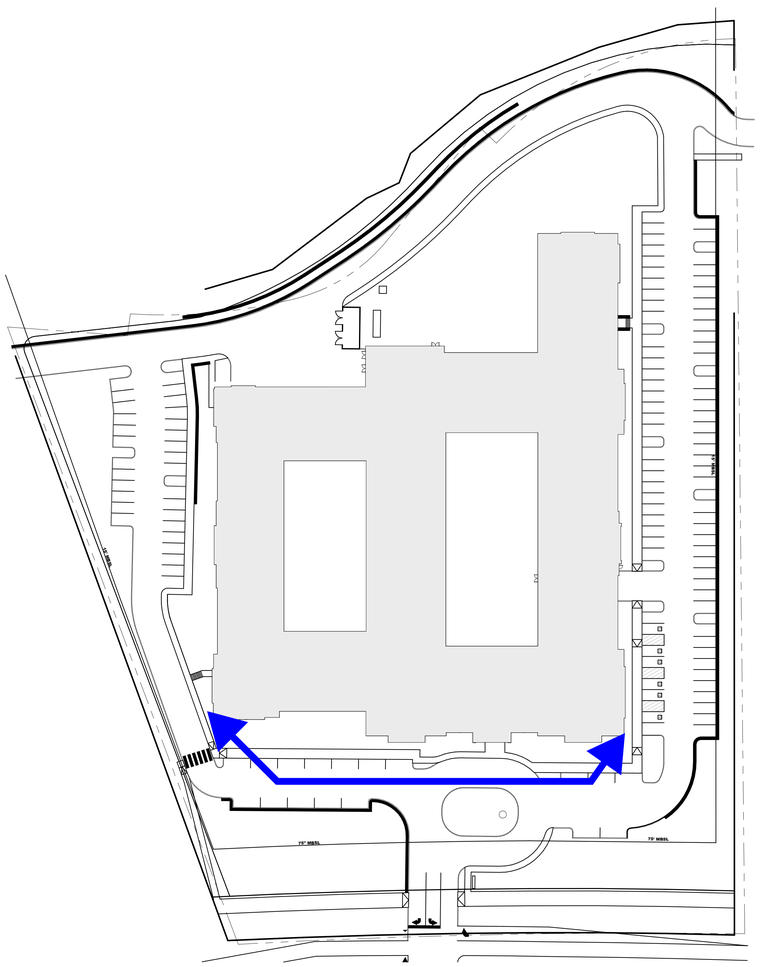
**DEVELOPMENT PLAN SUBMISSION**
**06.13.2022**

PROGRAM PLANS

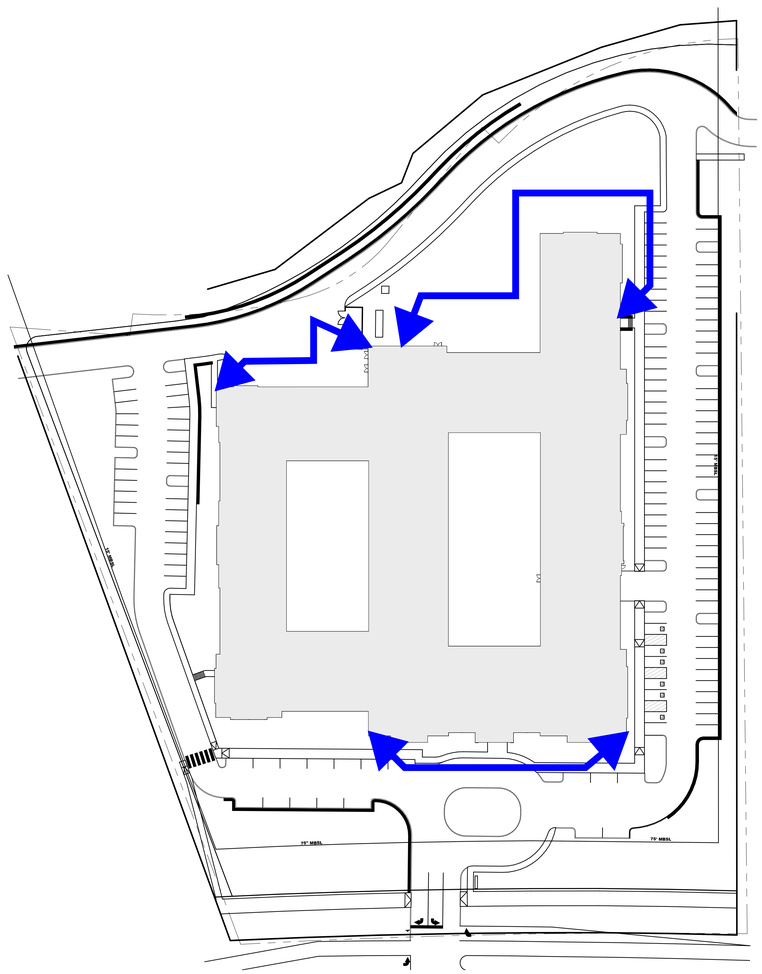
# A1.1

**CITY OF FRANKLIN**
**PROJECT NUMBER 7894**

NOT FOR CONSTRUCTION




2 A1.2 SITE PLAN MOS 1
1" = 50'-0"




1 A1.2 SITE PLAN MOS 2
1" = 50'-0"

## MODIFICATION TO STANDARD REQUEST 1

THIS DIAGRAM AND THESE IMAGES ARE SUPPORTING INFORMATION TO REQUEST A MODIFCATION OF STANDARD FOR SECTION 6.7: BUILDING TYPES -MULTIFAMILY - BUILDING ORIENTATION AND ENTRY -ENTRANCES.FOR A DETAILED NARRATIVE OF THE REQUEST, REFER TO THE COVER SHEET.

IMAGE #1.1 AND #1.2: ENLCOSED COURTYARDS ARE APPROPRIATE OUTDOOR ACCESS POINTS FOR MEMORY CARE RESIDENTS.

IMAGE #1.3: MEMORY CARE DWELLING UNITS ALONG STREETSCAPE DO NOT HAVE DIRECT ACCESS TO THE OUTSIDE.

1.1

1.3

1.2

## MODIFICATION TO STANDARD REQUEST 2

THIS DIAGRAM AND THESE IMAGES ARE SUPPORTING INFORMATION TO REQUEST A MODIFCATION OF STANDARD FOR SECTION SECTION 6.7: BUILDING TYPES – MULTIFAMILY –FOUNDATIONS, PORCHES AND STOOPS.FOR A DETAILED NARRATIVE OF THE REQUEST, REFER TO THE COVER SHEET.

IMAGE #2.1 AND #2.2: ENTRANCES TO THE BUILDING SHOULD HAVE MINIMAL SLOPE TO THE PROPOSED GRADE TO MAKE WALKING SAFER FOR OLDER ADULTS.

IMAGE #2.3 ENTRANCES THAT HAVE MINMAL SLOPE CHANGE ARE EASIER TO PROGRAM OUTDOOR ACTIVITIES.

2.1

2.3

2.2

7/28/2022 11:41:03 AM

RYAN A+E, INC.
700 Oakmont Lane
Suite 100
Westmont, IL 60559
630-328-1100 tel
630-328-1300 fax

WWW.RYANCOMPANIES.COM

OWNER

BRETT BUNKE
REGISTERED ARCHITECT
10724
NUMBER
STATE OF TENNESSEE

Ex P: JUNE 30, 2023

KEY PLAN

PROJECT INFORMATION

# 557 Franklin Road Development Plan

557 FRANKLIN RD
FRANKLIN,TN 37069

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Tennessee

Brett Bunke

| REGISTRATION NO. | DATE |
|---|---|
| 10724 | 06.30.2023 |

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| DRAWN BY | CHECKED BY |
|---|---|
| DR | BB |
| **JOB NO.** | **DATE** |
| 701-193 | 08.04.2022 |

| ISSUE RECORD | | |
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| 3 | 08.04.22 | DEVELOPMENT PLAN |

PRELIMINARY
NOT FOR CONSTRUCTION

**DEVELOPMENT PLAN SUBMISSION**
**06.13.2022**

SITE PLAN - MODIFICATION OF STANDARD REQUEST

# A1.2

**CITY OF FRANKLIN**
**PROJECT NUMBER 7894**

NOT FOR CONSTRUCTION

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03451**

**DATE:** August 19, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

**SUBJECT:**

*Consideration Of Ordinance 2022-32, An Ordinance To Rezone 20.15 Acres From Planned (PD) District To Planned (PD 0.2/263,100) District For The Property Located East Of Franklin Road And North Of Liberty Pike, Located At 230 Franklin Road (The Factory At Franklin PUD Subdivision) Establishing A Public Hearing On October 11, 2022.
FMPC 8/25/22, 8-0

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7890
Applicant: Greg Gamble, GDC
Owner: Holladay Properties, Benton Smothers, Rep.

**BACKGROUND/STAFF COMMENTS:**
The applicant is requesting to rezone the property at 230 Franklin Road to Planned (PD 0.2/263,100) to accommodate the proposed revision to the Factory at Franklin PUD Subdivision Development Plan. That revision to the development plan is being considered with Resolution 2022-59. Envision Franklin places this property in the Neighborhood Commercial Design Concept. Envision Franklin states that property within the Neighborhood Commercial Design Concept, "contains a mix of active uses at key intersections that serve surrounding residential concentrations. These centers must be compatible with and contribute to neighborhood character and livability. These centers should be defined by building frontages and an activated street, and not by parking lots." The rezoning with proposed entitlements is in accordance with the recommendations of Envision Franklin and can be supported by Staff.

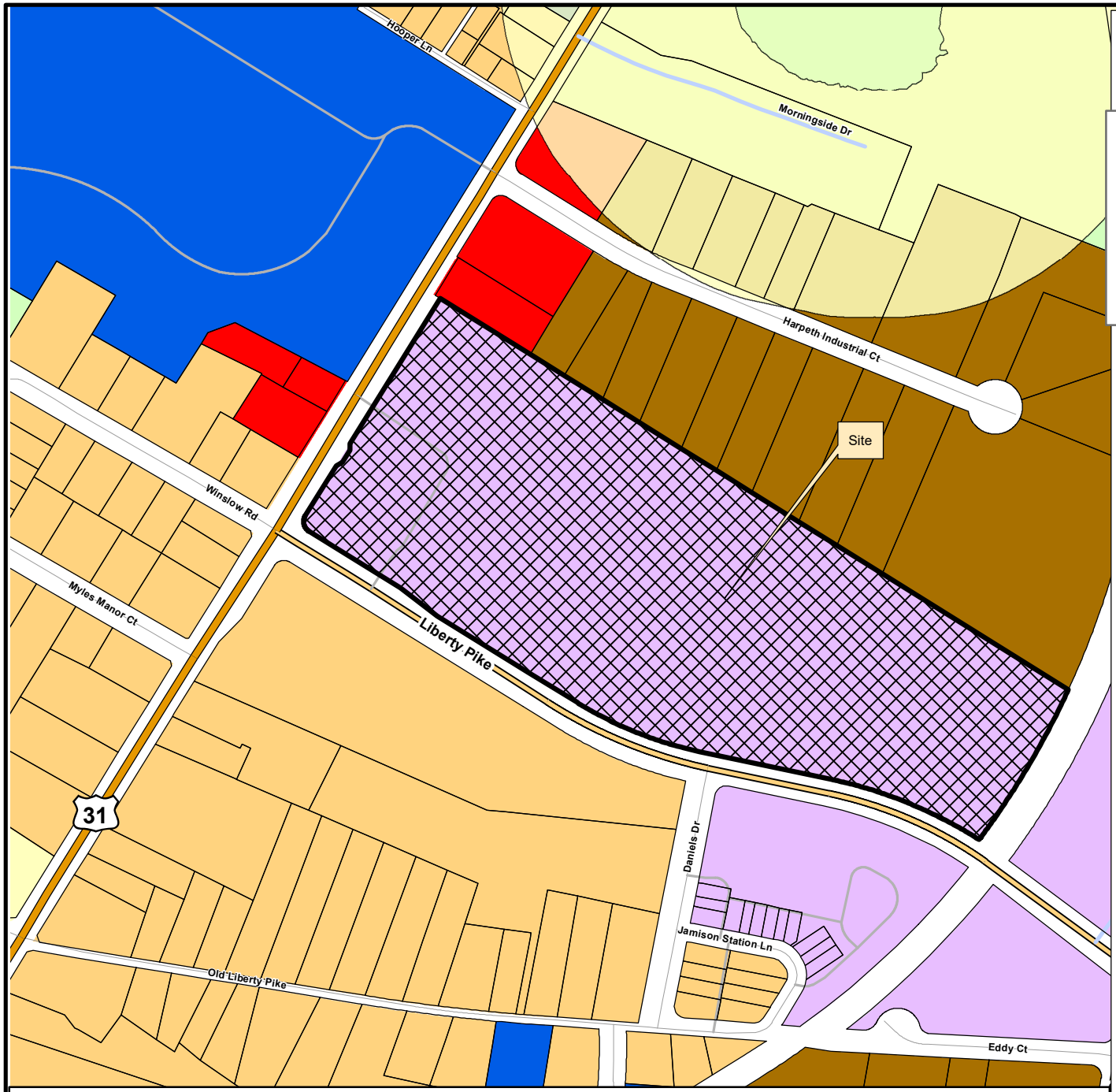
**PROCEDURAL REQUIREMENTS:**
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Franklin Municipal Planning Commission recommends approval of Ordinance 2022-32 by a vote of 8-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2022-32.




**THE FACTORY AT FRANKLIN PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2**
**ORDINANCE 2022-32**
**RESOLUTION 2022-59**

**Project Information**
Existing Zoning: PD
Proposed Zoning: PD 0.2/263,100
Overlay Districts: HPO, CFO
Site Acreage: 32.83 acres
Proposed Number of Dwelling Units: 4
Proposed Nonresidential Square Footage: 263,100
Proposed Hotel Keys: 0

## Zoning Districts

- The Factory At Franklin PUD

**Overlays**

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

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

**ORDINANCE 2022-32**

**AN ORDINANCE TO REZONE 20.15 ACRES FROM PLANNED (PD) DISTRICT TO PLANNED (PD 0.2/263,100) DISTRICT FOR THE PROPERTY LOCATED EAST OF FRANKLIN ROAD AND NORTH OF LIBERTY PIKE, LOCATED AT 230 FRANKLIN ROAD (THE FACTORY AT FRANKLIN 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) 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 2022-59, approving a Planned Unit Development (PUD) Development Plan Revision 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 0.2/263,100)** District:

PREMISES CONSIDERED

| Map-Parcel | Acres |
|---|---|
| 63 M-21.00 | 20.15 |
| Total | 20.15 |

**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.

**IT IS SO RESOLVED AND DONE** on this ____ day of _____, 2022.

**ATTEST:**

By: _____
**Eric Stuckey**
City Administrator/Recorder

**CITY OF FRANKLIN, TENNESSEE:**

By: _____
**Dr. Ken Moore**
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

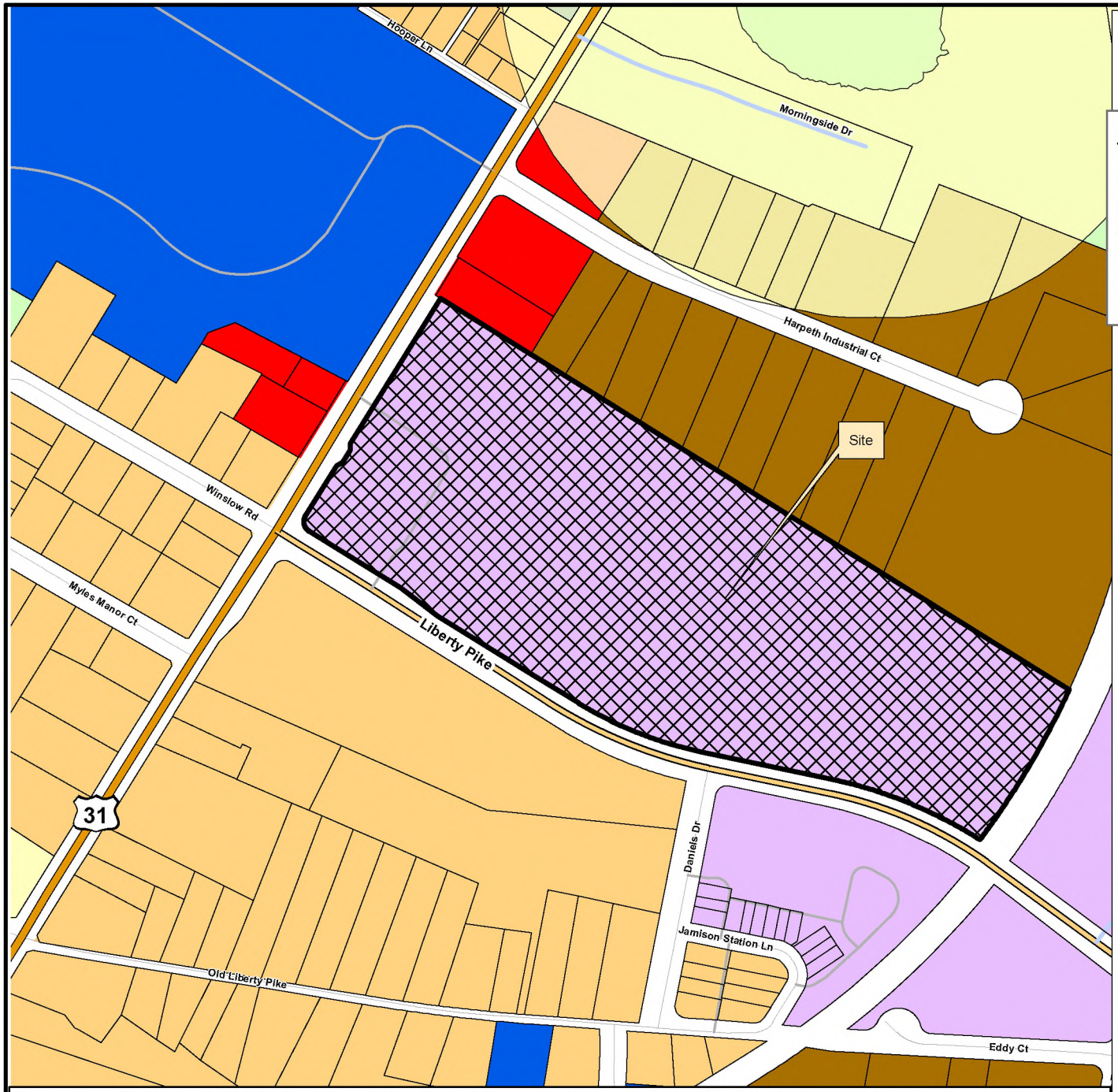
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____




**THE FACTORY AT FRANKLIN PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2**
**ORDINANCE 2022-32**
**RESOLUTION 2022-59**

**Project Information**
Existing Zoning: PD
Proposed Zoning: PD 0.2/263,100
Overlay Districts: HPO, CFO
Site Acreage: 32.83 acres
Proposed Number of Dwelling Units: 4
Proposed Nonresidential Square Footage: 263,100
Proposed Hotel Keys: 0

**Zoning Districts**

The Factory At Franklin PUD

**Overlays**

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

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2021. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

# THE FACTORY AT FRANKLIN

## PD (0.2 DUA, 263,100 SF Nonresidential)

## REZONING

230 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

NOT TO SCALE

OWNER:
HOLLADAY PROPERTIES
CONTACT: BENTON SMOTHERS
2710 OLD LEBANON ROAD, SUITE 5
NASVHILLE, TENNESSEE 37214
(615) 986-1328
bsmothers@holladayproperties.com

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN
(615) 975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN
CONTACT: MARY McGOWAN
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
(615) 800-4004
mary.mcgowan@kimley-horn.com

ARCHITECT:
CENTRIC ARCHITECTURE
CONTACT: GINA EMMANUEL
1206 BUCHANAN STREET
NASHVILLE, TN 37208
(615) 243-4663
gemmanuel@centricarchitecture.com


### SHEET INDEX


C0.0 Cover

C1.0 Overall Existing Conditions
C1.1 Existing Conditions Enlargement
C1.2 Existing Conditions Enlargement


### SITE DATA CHART

SITE INFORMATION:

| | |
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| PROJECT NAME: | The Factory at Franklin PUD, Revision 2 |
| PROJECT NUMBER: | 7890 |
| ADDRESS: | 230 Franklin Road<br>Franklin, Williamson County, TN |
| PARCEL(S): | 063 M A 02100 |
| ACREAGE / SF OF SITE: | 20.15 AC / 877,436 SF |
| BASE ZONING: | PD (0.2 DUA, 260,500 SF Nonresidential) |
| ZONING OVERLAY: | CFO, HPO |
| PROPOSED ZONING: | PD (0.2 DUA, 263,100 SF Nonresidential) |

INITIAL SUBMITTAL: 6/13/2022
RESUBMITTAL: 8/4/2022

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1238 08.04.22

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

## PROPERTY DESCRIPTION

Being a tract of land lying in the 9th District of Williamson County, Franklin, Tennessee. Bounded on the west by the eastern Right of Way (ROW) of Franklin Road (U.S. Highway 31, State Route 6); bounded on the north by Ray McCall and Kathy McCall as recorded in Deed Book 4651, Page 808, Register's Office of Williamson County (ROWC), by JSMS Holdings, LLC, as recorded in Deed Book 6883, Page 697, ROWC, by Franklin 240, LLC, as recorded in Deed Book 7860, Page 538, ROWC, by Michael and Johnny Henry as recorded in Deed Book 6302, Page 211, ROWC, by 31-W Realty, LLC, as recorded in Deed Book 5450, Page 300, ROWC, by Franklin 240, LLC, as recorded in Deed Book 7068, Page 113, ROWC, by Franklin 240, LLC, as recorded in Deed Book 7018, Page 193, ROWC, by Franklin 240, LLC, as recorded in Deed Book 6332, Page 720, ROWC, by Franklin 240, LLC, as recorded in Deed Book 7164, Page 379, ROWC, by Franklin 240, LLC, as recorded in Deed Book 6621, Page 301, ROWC, and by Robert E. Robeson 2002 Trust No. 1 as recorded in Deed Book 6829, Page 228, ROWC; bounded on the east by the Railroad ROW; and bounded on the south by the northern ROW of Liberty Pike. Tract being more particularly described as follows:

POINT OF BEGINNING being a set iron rod lying on the northeast ROW intersection of said Franklin Road and Liberty Pike; thence along said ROW of Franklin Road North 31°47'43" East 551.90 feet to a found iron rod lying 12.00 feet east of a found 5/8" iron rod; thence along the common line of said northern adjoiners, which are more particularly described in the preceding paragraph, South 58°12'49" East 1649.70 feet to a found 1/2" iron rod; thence along said Railroad ROW on a curve to the right having a length of 385.03 feet, a radius of 1898.28 feet, a central angle of 11°37'17", a tangent of 193.18 feet, and having a chord bearing and distance of South 30°49'10" West 384.37 feet to a found iron rod; thence along said ROW of Liberty Pike with the following: on a curve to the left having a length of 373.98 feet, a radius of 989.93 feet, a central angle of 21°38'44", a tangent of 189.25 feet, and having a chord bearing and distance of North 67°18'38" West 371.76 feet to a found iron rod; thence North 78°07'59" West 281.40 feet to a found iron rod; thence on a curve to the right having a length of 319.97 feet, a radius of 919.93 feet, a central angle of 19°55'42", a tangent of 161.62 feet, and having a chord bearing and distance of North 68°10'08" West 318.36 feet to a found iron rod; thence North 58°12'17" West 364.31 feet to a found iron rod; thence North 51°21'44" West 100.72 feet to a found iron rod; thence North 58°12'17" West 216.76 feet to a found iron rod; thence on a curve to the right having a length of 47.12 feet, a radius of 30.00 feet, a central angle of 90°00'00", a tangent of 30.00 feet, and having a chord bearing and distance of North 13°12'17" West 42.43 feet to the point of beginning.

Tract contains 877,800 square feet or 20.15 acres.
Bearings based on Tennessee State Plane Coordinate System.

## SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY S&ME. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS LOCATED IN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0211G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.

## SITE DATA CHART

SITE INFORMATION:

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| PROJECT NAME: | The Factory at Franklin PUD, Revision 2 |
| PROJECT NUMBER: | 7890 |
| ADDRESS: | 230 Franklin Road<br>Franklin, Williamson County, TN |
| PARCEL(S): | 063 M A 02100 |
| ACREAGE / SF OF SITE: | 20.15 AC / 877,436 SF |
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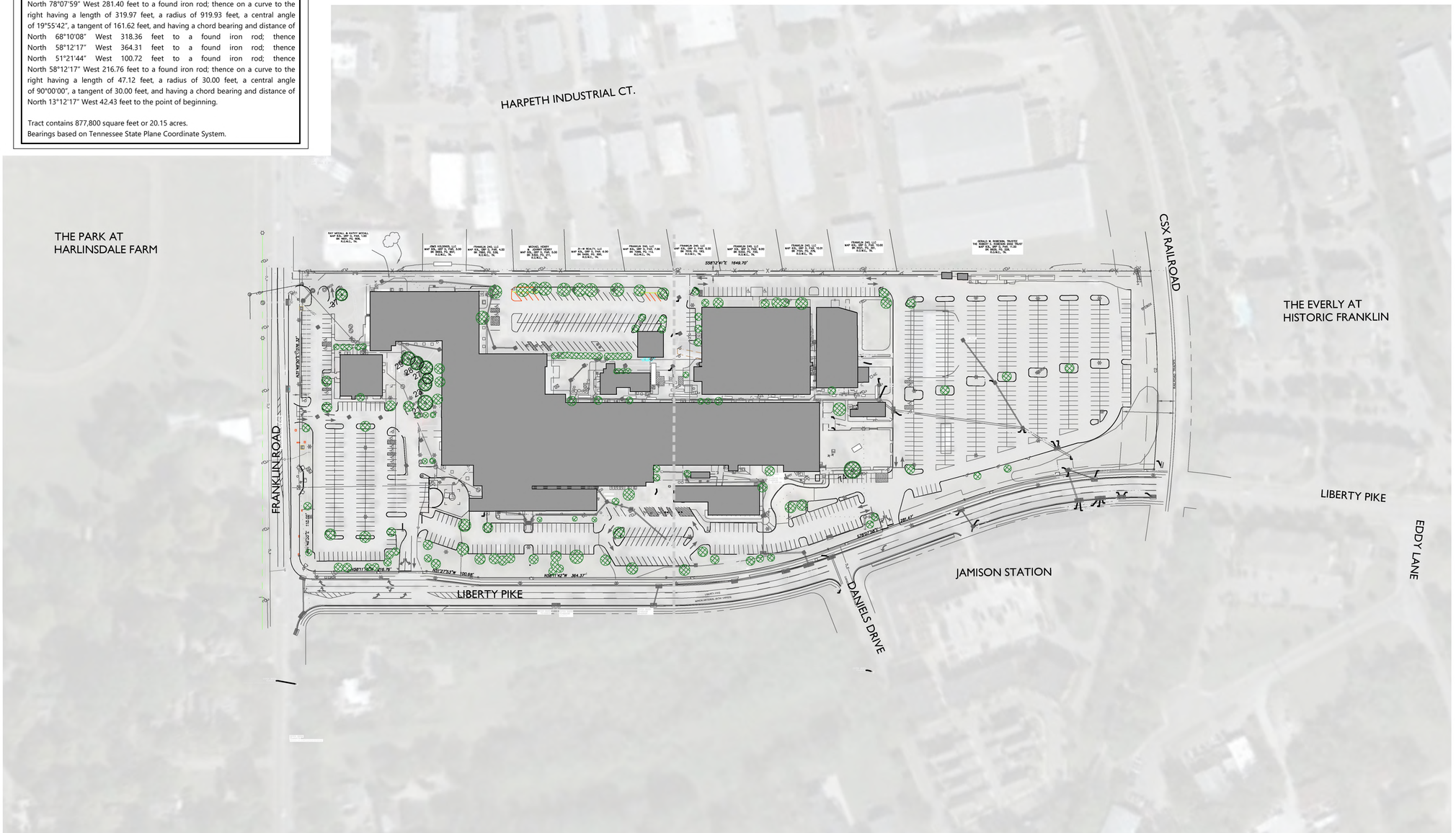
| ZONING OVERLAY: | CFO, HPO |
| PROPOSED ZONING: | PD (0.2 DUA, 263,100 SF Nonresidential) |




GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

# THE FACTORY AT FRANKLIN PUD SUBDIVISION
REZONING
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 COMMERCE, TN
08.09.22

Revision Date
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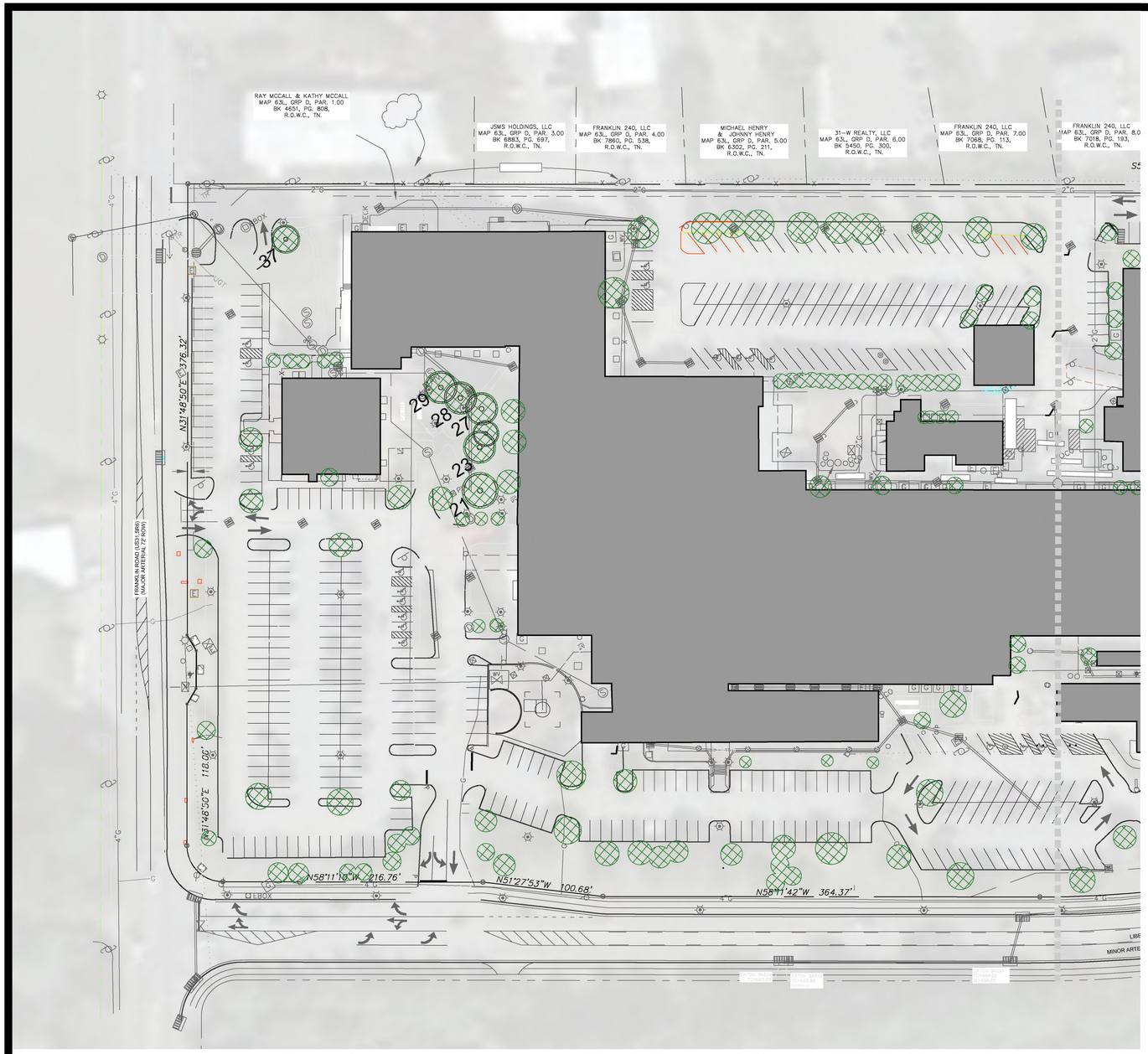
△
△

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 7890

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CENTRIC ARCHITECTURE

Kimley»Horn

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## REZONING
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 329
08.01.22

Revision Date
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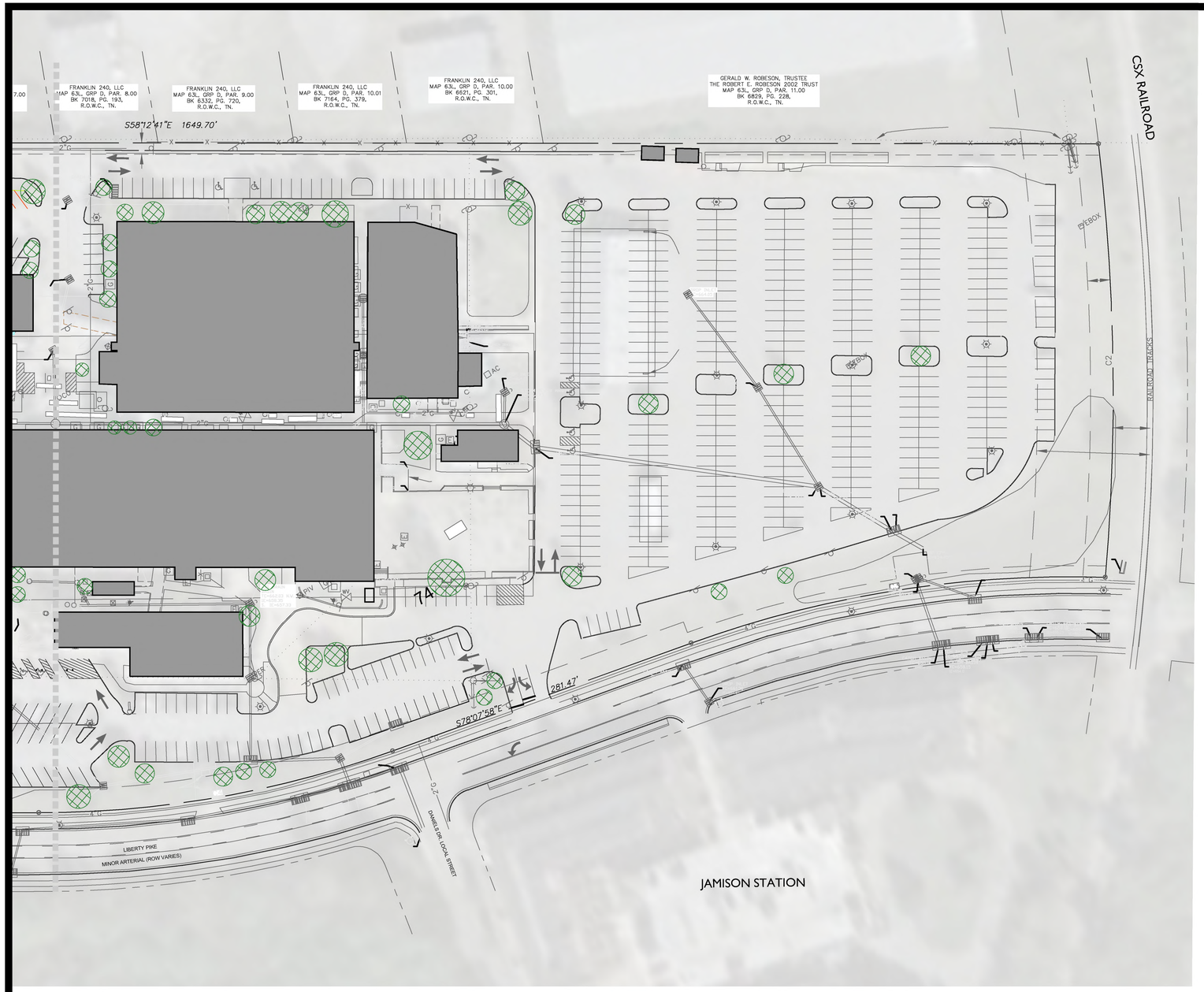
EXISTING CONDITIONS ENLARGEMENT
SHEET
C1.1
COF # 7890




GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

# THE FACTORY AT FRANKLIN PUD SUBDIVISION

REZONING

230 FRANKLIN ROAD

Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 328
08.09.22

Revision Date

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EXISTING CONDITIONS ENLARGEMENT

SHEET

C1.2

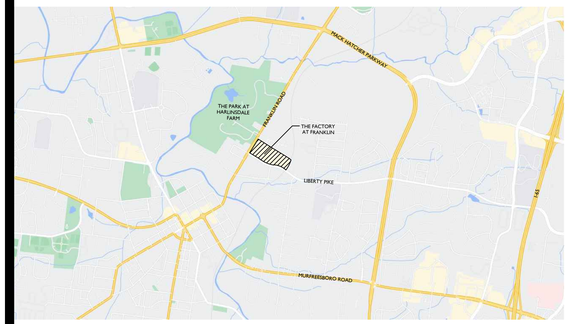
COF # 7890

# THE FACTORY AT FRANKLIN

## PD (0.2 DUA, 263,100 SF Nonresidential)

## REZONING

230 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE




NOT TO SCALE

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INITIAL SUBMITTAL: 6/13/2022
RESUBMITTAL: 8/4/2022

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1235 08.04.22

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

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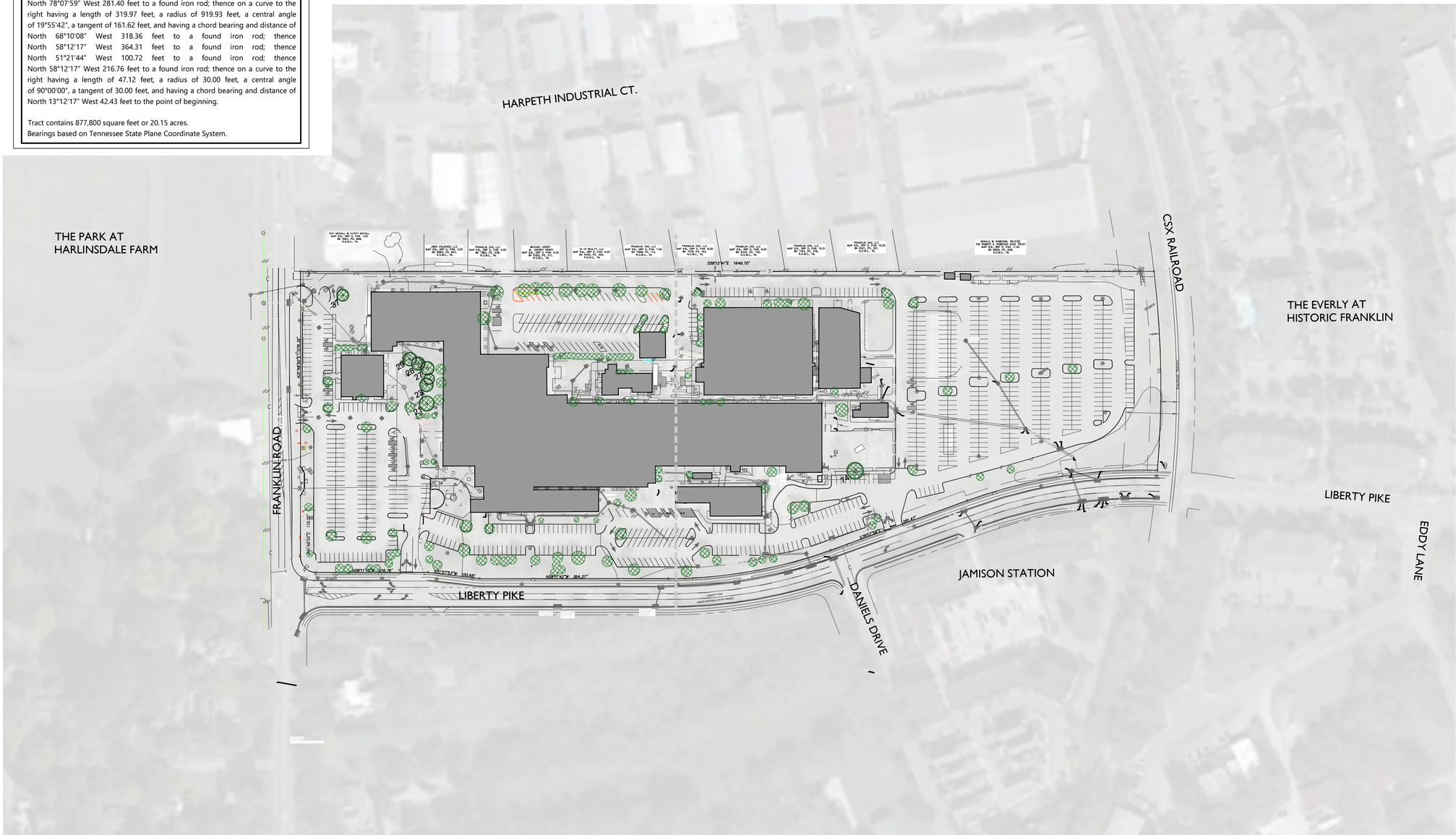



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

# THE FACTORY AT FRANKLIN PUD SUBDIVISION
REZONING
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

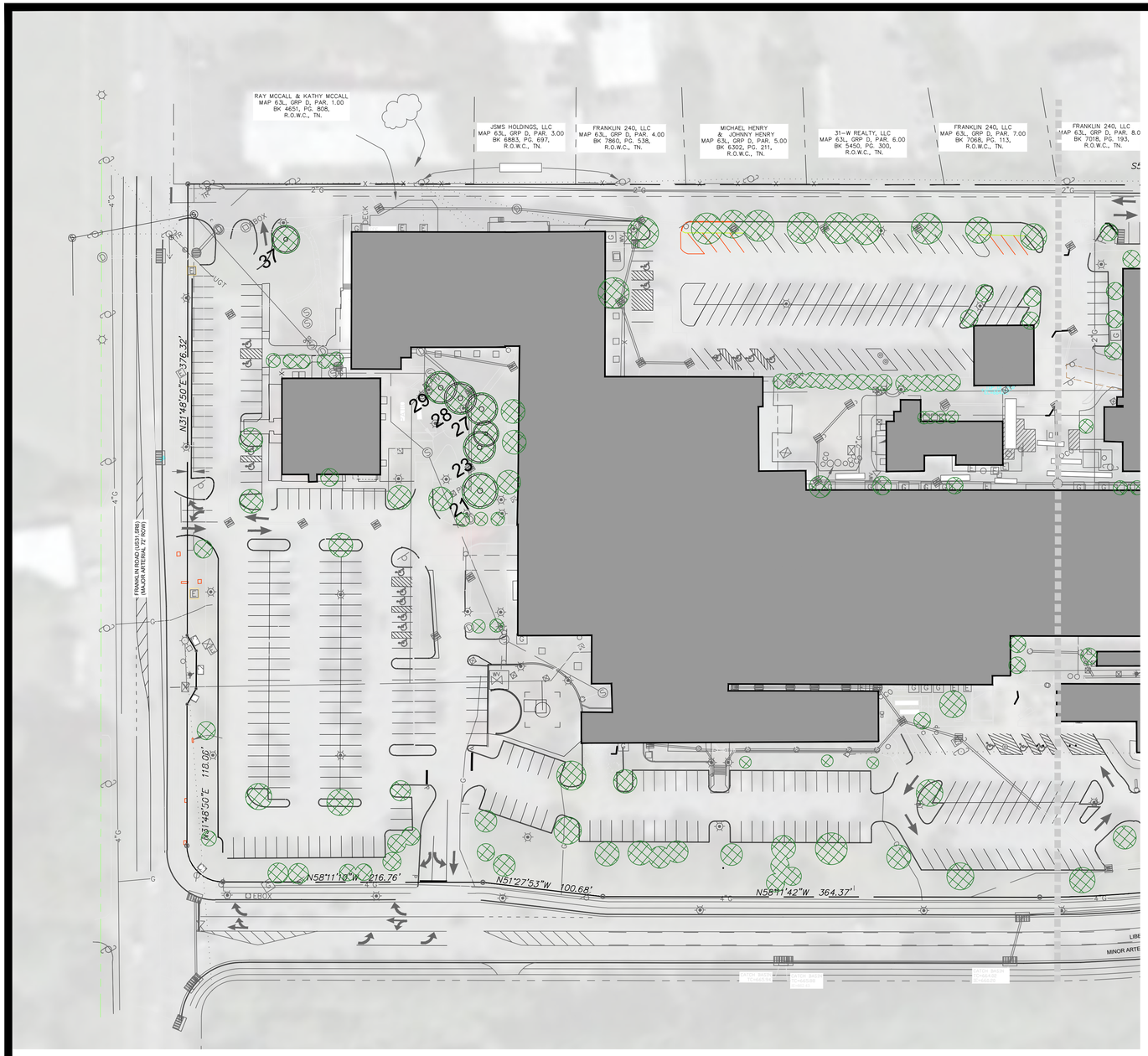
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 328 08.09.22

Revision Date
1
2
3

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 7890




DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

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REZONING

230 FRANKLIN ROAD

Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 328
08.09.22

Revision Date

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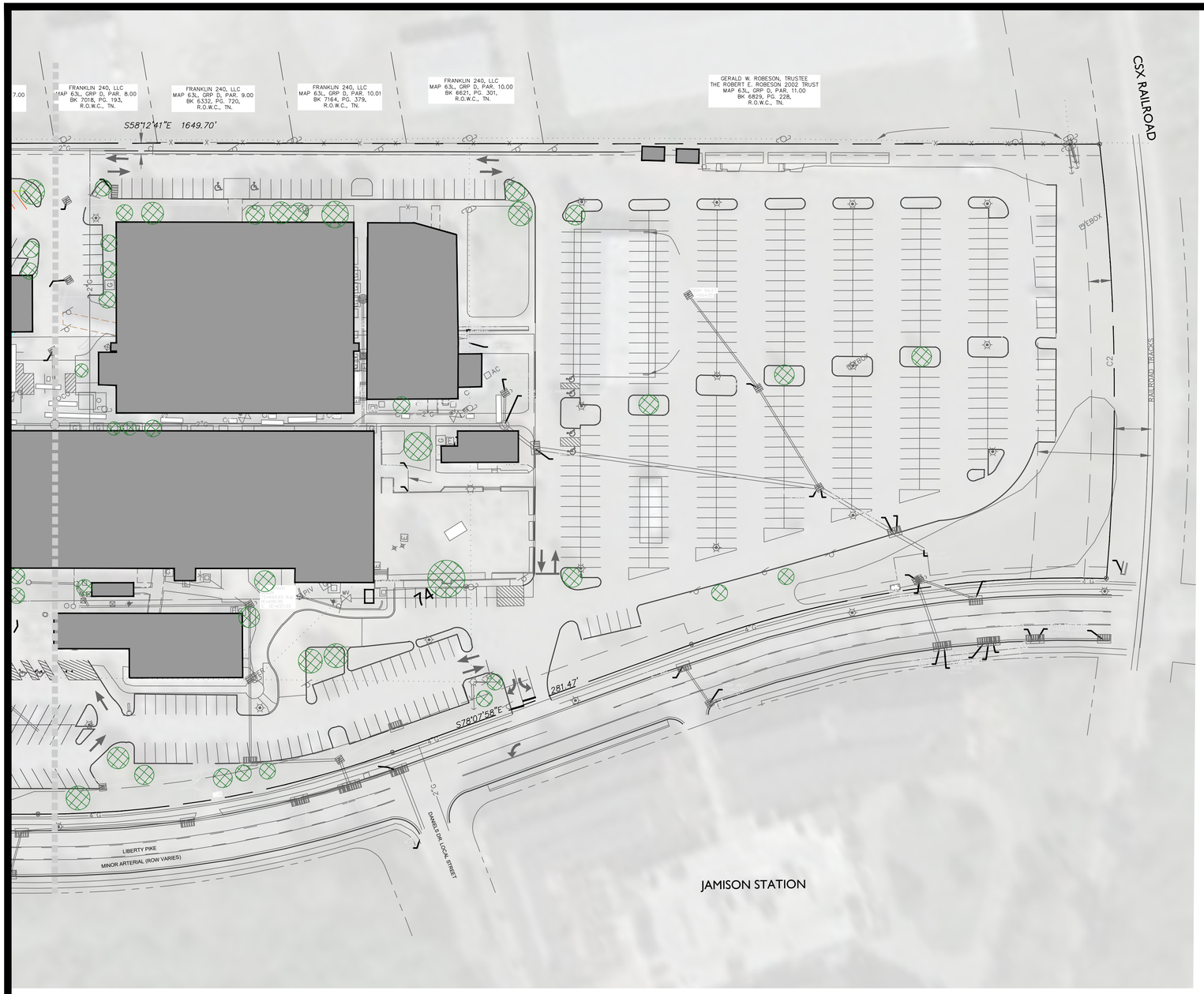
SHEET

CI.1

COF # 7890




GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

# THE FACTORY AT FRANKLIN PUD SUBDIVISION

REZONING

230 FRANKLIN ROAD

Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 329
08.09.22

Revision Date

EXISTING CONDITIONS ENLARGEMENT

SHEET

C1.2

COF # 7890

**File #: 21-03452**

**DATE:** August 19, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

**SUBJECT:**

Consideration Of Resolution 2022-59, A Resolution Approving A Revised Development Plan For The Factory At Franklin PUD Subdivision With 11 Modifications Of Development Standards (Refuse Requirements, Connectivity, Signage), For The Property Located North Of Liberty Pike And East Of Franklin Road, Located At 230 Franklin Road. Establishing A Public Hearing On October 11, 2022.
Historic Zoning Commission 7/11/22
FMPC 8/25/22, 8-0 Approve with conditions
MOS 1: Dumpster/Refuse Location, 6-2 Approve
MOS 2: Screen Wall Location/Height, 7-1 Approve
MOS 3: Cross Access, 7-1 Approve (without staff's suggested conditions)
MOS 4: Irregularly Shaped Signs, 8-0, Approve with conditions
MOS 5: Maximum Number of Band Signs, 8-0, Approve with conditions
MOS 6: Canopy Sign Location, 8-0, Approve with conditions
MOS 7: Number of Projecting Signs, 8-0, Approve with conditions
MOS 8: Vertical Blade Signs, 7-1 Disapproval
MOS 9: Number of Wall Signs, 8-0, Approve with conditions
MOS 10: Wall Signs on Water Tower, 8-0, Approve with conditions
MOS 11: Number of Development Entrance Signs, 8-0, Approve with conditions

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 7891
Applicant: Greg Gamble, GDC
Owner: Holladay Properties, Benton Smothers, Rep.

**BACKGROUND/STAFF COMMENTS:**
The applicant has submitted a revision to the Factory at Franklin PUD Subdivision development plan. The original concept plan for The Factory was approved in June 1997 with Ordinance 97-32. The plan as submitted proposes a new commercial recreation use in the form of a carousel, modifications to the parking layout, and 11 Modification of Standards requests for dumpster location, screening wall location, connectivity to the northern parcels, and modified signage regulations. Ordinance 2022-32 pertains to the rezoning of this property, including the revised entitlements of 0.2 dwelling units per

acre and 263,100 square feet of nonresidential use. The Historic Zoning Commission considered this development plan and modification of standards requests at its July 2022 meeting. The HZC provided a recommendation of approval of the development plan generally, with more detail provided regarding their recommendations in the Modification of Standards section below.

Envision Franklin places this property in the Neighborhood Commercial Design Concept. Envision Franklin states that property in this design concept, "contains a mix of active uses at key intersections that serve surrounding residential concentrations. These centers must be compatible with and contribute to neighborhood character and livability. These centers should be defined by building frontages and an activated street, and not by parking lots." The former industrial campus was repurposed into a commercial development in the late 1990s. No significant new construction is being proposed with this revision. The applicant is proposing these alterations to respond to modern retail and customer preferences.

**MODIFICATION OF STANDARDS:**

There are eleven Modification of Standards requests for this plan.

MOS #1: Dumpster/Refuse Location

The applicant is requesting to allow dumpster areas in the frontage area along Liberty Pike. Section 13.3.4 of the Zoning Ordinance states that, "Refuse areas shall be located away from frontages and to the side or rear of the building." Envision Franklin further states that buildings within Neighborhood Commercial, "should engage and define the street edge with landscaping, pedestrian walkways, and street furnishings to allow for safe and comfortable movement of pedestrians." The site offers many other locations to locate the dumpster areas that meet the recommendations of Envision Franklin and the regulations of the Zoning Ordinance.

Additionally, The Historic Zoning Commission (HZC) could not arrive at a consensus for a preliminary recommendation on the proposed Modification of Standards for the location and screening of refuse areas during its July 11, 2022 meeting. Please note that the HZC is not bound by a modification of standards, if approved, if and when the applicant requests a Certificate of Appropriateness (COA) from the HZC at a future date. The Historic Zoning Commission will have the final determination in granting a COA for the location and screening of refuse areas.

Staff recommends disapproval of MOS #1 for dumpster location.

MOS #2: Screen Wall Location/Height

The applicant is requesting to locate a screen wall within 15 feet of the side street lot line and increase wall height to 8 feet within this area. Section 13.1.2(C) of the Zoning Ordinance states that, "Where a driveway access is located on the side street, the fence or wall shall either be set back a min. 15 feet from the side street lot line or not exceed a height of 3 feet." The purpose of this MOS is to accomodate the dumpster locations proposed in MOS #1. The site offers many other locations to locate the dumpster areas that meet the recommendations of Envision Franklin and the regulations of the Zoning Ordinance, including the required screen wall height for dumpsters.

Additionally, The Historic Zoning Commission (HZC) could not arrive at a consensus for a preliminary recommendation on the proposed Modification of Standards for the location and screening of refuse areas during its July 11, 2022 meeting. Please note that the HZC is not bound by a modification of standards, if approved, if and when the applicant requests a Certificate of Appropriateness (COA) from the HZC at a future date. The Historic Zoning Commission will have the final determination in

granting a COA for the location and screening of refuse areas.

Staff recommends disapproval of MOS #2 for screening wall location and height.

MOS #3: Cross Access

The applicant is requesting to reduce the number of northern cross-access points to adjacent properties to three rather than one for each property. Section 9.5.3 of the Zoning Ordinance states that, "Internal vehicular circulation shall be designed to provide cross access to each adjacent property." Staff cannot support this request. There is an alley on The Factory parcel today that would ultimately provide connectivity to all of the parcels on Harpeth Industrial Ct if redevelopment occurred. If any of the lots are cut off from this connection, they will not have access to a signalized intersection. All lots on Harpeth Industrial Ct must be able to have the option to connect to The Factory individually to allow for flexibility to place future access points where redevelopment actually occurs. Selecting a few strategic locations for cross-access cannot be achieved without the adjacent properties developing in tandem with the cross-access location selections.

Staff recommends disapproval of MOS #3 for reduction in cross access.

If it is the desire of BOMA to approve this MOS request, Staff recommends the following condition: A public access easement shall be platted along the entire northern property line of The Factory. This will allow Staff to appropriately plan for future connections as new properties develop to the north.

MOS #4-11: Signage

The Factory at Franklin is an adaptive reuse property that was formerly the site of an industrial campus. As such, the building was not constructed to be conducive for retail, commercial, and nonresidential uses. The use of additional signage will assist with protecting and revitalizing this local historical and cultural asset. The Historic Zoning Commission provided favorable recommendations of approval with conditions for the following MOS requests for signage, with the exception of MOS #8 for vertical blade signs, which is recommended for disapproval. Accordingly, staff's recommendations align with the HZC recommendations as further described in Condition of Approval #10. The property is within the Historic Preservation Overlay, so each sign must be reviewed and approved individually for a Certificate of Appropriateness prior to being issued a sign permit.

MOS #4: Request to allow irregularly shaped signs

The applicant is requesting to allow signage in the shape of an item that is representative of a tenant's services or retail business. Section 15.1.3 of the Zoning Ordinance states that, "Signs shall not be irregularly shaped." Due to the adaptive reuse of the former industrial complex, Staff can support this request to maintain the vitality of a local and historical asset. Based on the recommendation of the Historic Zoning Commission, staff adds the condition that irregularly shaped signs be limited to small projecting/hanging signs only.

Staff recommends approval, with conditions of MOS #4 for irregularly shaped signs.

MOS #5: Request to increase maximum number of band signs

The applicant is requesting to increase the number of band signs to one per tenant along the same facade. Section 15.4 of the Zoning Ordinance states, "Maximum of one per main entrance per storefront on the ground floor." Due to the adaptive reuse of the former industrial complex, Staff can support this request to maintain the vitality of a local and historical asset. Based on the

recommendation of the Historic Zoning Commission, staff adds the condition that band signs #5 & #6 from the exhibit be removed, as they are proposed to be applied to mechanical screening, and with the condition that band signs #10 and #11 from the exhibit be modified so that they hang from eaves as to not obscure windows.

Staff recommends approval, with conditions of MOS #5 for band signs.

MOS #6: Request to allow canopy signage to be located above the canopy roof line.

The applicant is requesting to allow canopy signage to be located above the canopy roof line. Section 15.5 of the Zoning Ordinance states, " shall not project above or below the canopy or be located above the building roofline." Due to the adaptive reuse of the former industrial complex, Staff can support this request to maintain the vitality of a local and historical asset. Based on the recommendation of the Historic Zoning Commission, staff adds the condition that signs #50 and #62 in the exhibit be reclassified as Wall Signs.

Staff recommends approval, with conditions of MOS #6 for canopy signs.

MOS #7: Request to allow additional projecting signs per facade.

The applicant is requesting to allow one (1) small, projecting sign per tenant along the same facade. Section 15.12 of the Zoning Ordinance states that vertical blade signs are limited to buildings of 2 or more stories and that, "Maximum of one per building main entrance, in addition to other building signage." Due to the adaptive reuse of the former industrial complex, Staff can support this request to maintain the vitality of a local and historical asset. The HZC supported this request as submitted on the plan, as well. Based on the recommendation of the Historic Zoning Commission, staff adds the condition that the signs referenced in this MOS follow the number and locations presented on the plan.

Staff recommends approval, with conditions of MOS #7 for projecting signs.

MOS #8: Request to allow one vertical blade sign along a facade

The applicant is requesting to allow one (1) vertical blade sign along a facade of less than two stories in height. Section 15.14 of the Zoning Ordinance states vertical blade signs are permitted on a building "that is two or more stories and fronts a street intersection." As this is a principally single-story building, signage that is more active at the pedestrian level should be maintained. Vertical blade signs should not be used on buildings less than two stories. The Historic Zoning Commission gave a recommendation of disapproval of this request for the same reasons.

Staff recommends disapproval of MOS #8 for vertical blade signage.

MOS #9: Request to increase the number of wall signs per facade

The applicant is requesting to allow one (1) wall sign per tenant along the same facade. Section 15.15 of the Zoning Ordinance states, "Maximum of one per building facade only if no band sign exists on the building." Due to the adaptive reuse of the former industrial complex, Staff can support this request to maintain the vitality of a local and historical asset. Based on the recommendation of the Historic Zoning Commission, staff adds the condition that no additional wall signs besides #50 and #62 on the exhibit are supported for extension above the roofline or for placement on the roof.

Staff recommends approval, with conditions of MOS #9 for wall signs.

MOS #10: Request to allow wall signs on the water tower

The applicant is requesting to allow two (2) wall signs on the historic water tower with a sign size of 350 square feet per sign. Section 15.15 of the Zoning Ordinance states, Maximum of one per building Façade; Maximum of one square foot per linear foot of building façade." Due to the adaptive reuse of the former industrial complex and former location of signage on the water tower, Staff can support this request to maintain the vitality of a local and historical asset. The HZC supported this request as submitted on the plan, as well. Based on the recommendation of the Historic Zoning Commission, staff adds the condition that the signs referenced in this MOS follow the number, locations, and sizing presented on the plan.

Staff recommends approval, with conditions of MOS #10 for wall signs on the water tower.

MOS #11: Request to allow additional development entrance signs.

The applicant is requesting to allow additional development entrance signs for the site. Section 15.7 of the Zoning Ordinance states, "Maximum of two per entrance to the development." Due to the adaptive reuse of the former industrial complex, Staff can support this request to maintain the vitality of a local and historical asset. The HZC supported this request as submitted on the plan, as well. Based on the recommendation of the Historic Zoning Commission, staff adds the condition that the signs referenced in this MOS follow the number and locations presented on the plan.

Staff recommends approval, with conditions of MOS #11 for development entrance signs.

**PROCEDURAL REQUIREMENTS:**

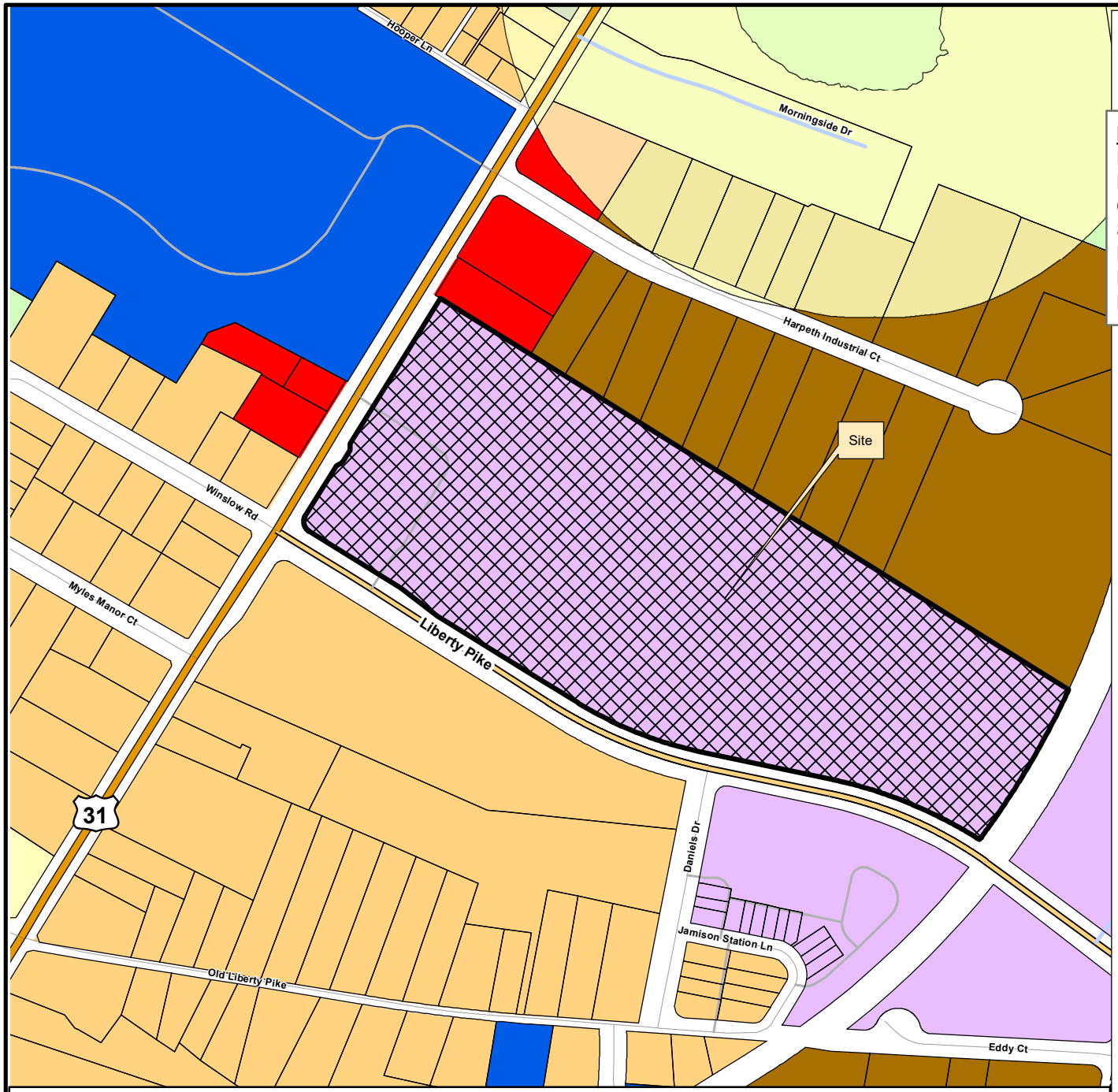
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full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

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Franklin Municipal Planning Commission recommends approval, with conditions, of Resolution 2022-59 by a vote of 8-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2022-59, with conditions.




**THE FACTORY AT FRANKLIN PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2**
**ORDINANCE 2022-32**
**RESOLUTION 2022-59**

**Project Information**
Existing Zoning: PD
Proposed Zoning: PD 0.2/263,100
Overlay Districts: HPO, CFO
Site Acreage: 32.83 acres
Proposed Number of Dwelling Units: 4
Proposed Nonresidential Square Footage: 263,100
Proposed Hotel Keys: 0

**Zoning Districts**

- The Factory At Franklin PUD

**Overlays**

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

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HISTORIC FRANKLIN TENNESSEE

**RESOLUTION 2022-59**

**A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR THE FACTORY AT FRANKLIN PUD SUBDIVISION WITH 11 MODIFICATIONS OF DEVELOPMENT STANDARDS (REFUSE REQUIREMENTS, CONNECTIVITY, SIGNAGE), FOR THE PROPERTY LOCATED NORTH OF LIBERTY PIKE AND EAST OF FRANKLIN ROAD, LOCATED AT 230 FRANKLIN ROAD**

**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).

**WHEREAS,** the BOMA originally rezoned the subject Property, and originally approved a Concept Plan as part of Ordinance 97-32 on June 10, 1997; and

**WHEREAS,** the property owner is 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; and

**WHEREAS,** amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 20.19; and

**WHEREAS**, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2022-32.

**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, as amended, is as follows:

PREMISES CONSIDERED

| Map-Parcel | Acres |
|---|---|
| 63 M-21.00 | 20.15 |
| Total | 20.15 |

**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 Factory at Franklin PUD Subdivision are as follows:

| Entitlements | The Factory At Franklin PUD |
|---|---|
| Base Zone District | PD |
| Other Zoning Overlays | HPO, CFO |
| Number of Dwelling Units | 4 |
| Number of Nonresidential Square Footage | 263,100 |
| Number of Hotel Rooms | 0 |
| Open Space Requirements | 5% |
| Number of Phases in Development | 1 |
| Original Concept Plan Approval | Ordinance No. 97-32<br>Date of approval: June 1997 |
| Revision Number | 2 |

**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 refuse areas and compactors in areas fronting Liberty Pike.**<br><br>Approved: _____<br><br>Denied: _____ | 13.3.4 Refuse Areas<br><br>Refuse areas shall be located away from frontages and to the side or rear of the building.<br><br>*Staff recommended **disapproval**.* |
| MOS 2: **Request to locate screen wall within 15 feet of the side street lot line and increase wall height to 8 feet within this area.**<br><br>Approved: _____<br><br>Denied: _____ | 13.1.2(C) Maximum Wall Height<br><br>Where a driveway access is located on the side street, the fence or wall shall either be set back a min. 15 feet from the side street lot line or not exceed a height of 3 feet<br><br>*Staff recommended **disapproval**.* |
| MOS 3: **Request to reduce the number of northern cross-access points to adjacent properties.**<br><br>Approved: _____<br><br>Denied: _____ | 9.5.3 Cross Access Between Adjacent Properties<br><br>Internal vehicular circulation shall be designed to provide cross access to each adjacent property.<br><br>*Staff recommended **disapproval**.* |
| MOS 4: **Request to allow a sign to be the shape of an item that is representative of a tenant's services or retail business.**<br><br>Approved: _____<br><br>Denied: _____ | 15.1.3 Proportion and Shape<br><br>Signs shall not be irregularly shaped.<br><br>*Staff recommended **approval, with conditions**.* |
| MOS 5: **Request to allow one band sign per tenant along the same façade.**<br><br>Approved: _____<br><br>Denied: _____ | 15.4 Band Signs<br><br>Maximum of one per main entrance per storefront on the ground floor.<br><br>*Staff recommended **approval, with conditions**.* |
| MOS 6: **Request to allow canopy signage to be located above canopy roof line.**<br><br>Approved: _____<br><br>Denied: _____ | 15.5 Canopy Sign<br><br>Shall not project above or below the canopy or be located above the building roofline. |

| | |
|---|---|
| | *Staff recommended* ***approval, with conditions*** |
| MOS 7: **Request to allow one small projecting sign per tenant along the same façade.**<br><br>Approved: _____<br><br>Denied: _____ | 15.12 Small Hanging/Projecting Sign<br><br>Maximum of one per building main entrance, in addition to other building signage.<br><br>*Staff recommended* ***approval, with conditions****.* |
| MOS 8: **Request to allow one (1) vertical blade sign along a façade of less than two stories in height.**<br><br>Approved: _____<br><br>Denied: _____ | 15.14 Vertical Blade Sign<br><br>A vertically-oriented sign that projects from a commercial/mixed-use building that is two or more stories and fronts a street intersection.<br><br>*Staff recommended disapproved.* |
| MOS 9: **Request to allow one wall sign per tenant along the same façade.**<br><br>Approved: _____<br><br>Denied: _____ | 15.15 Wall Sign<br><br>Maximum of one per building facade only if no band sign exists on the building.<br><br>*Staff recommended* ***approval, with conditions****.* |
| MOS 10: **Request to allow wall sign on Water Tower. Max of 2 signs of 350 sq. ft. each.**<br><br>Approved: _____<br><br>Denied: _____ | 15.15 Wall Sign<br><br>Maximum of one per building Façade; Maximum of one square foot per linear foot of building façade.<br><br>*Staff recommended* ***approval, with conditions****.* |
| MOS 11: **Request for additional development entrance signs.**<br><br>Approved: _____<br><br>Denied: _____ | 15.7 Development Entrance Sign<br><br>Maximum of two per entrance to the development.<br><br>*Staff recommended* ***approval, with conditions****.* |

**SECTION VI.** That this Resolution shall take effect from and after the passage of Ordinance 2022-32, on third and final reading, the health, safety, and welfare of the citizens requiring it.

**IT IS SO RESOLVED AND DONE** on this ____ day of _____, 2022.

_____ _____

**ERIC S. STUCKEY** **DR. KEN MOORE**
City Administrator Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

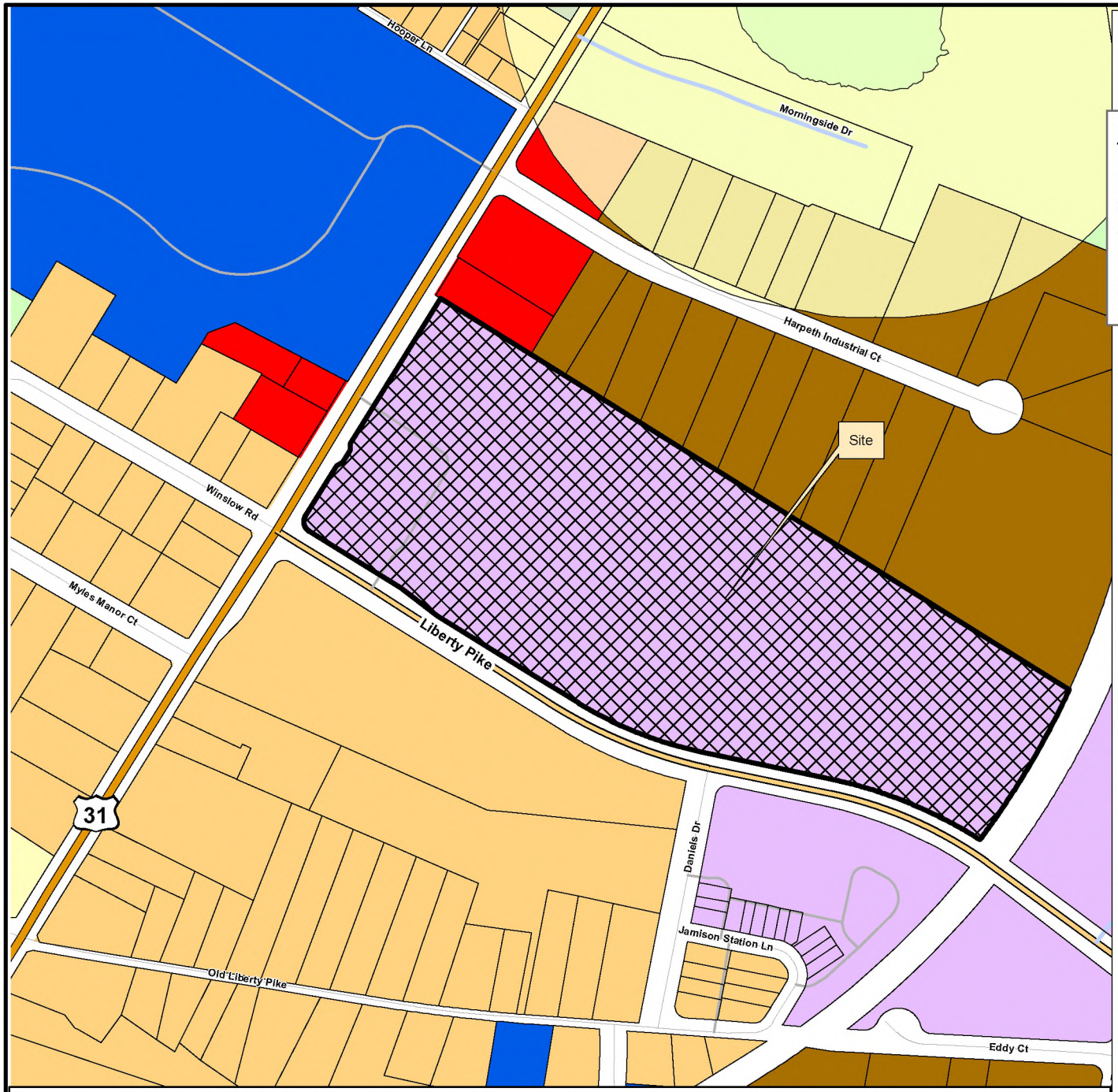
PREAPPLICATION CONFERENCE: _____6/7/22_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____7/28/22_____

NEIGHBORHOOD MEETING: _____6/7/22_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____




**THE FACTORY AT FRANKLIN PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2**
**ORDINANCE 2022-32**
**RESOLUTION 2022-59**

**Project Information**
Existing Zoning: PD
Proposed Zoning: PD 0.2/263,100
Overlay Districts: HPO, CFO
Site Acreage: 32.83 acres
Proposed Number of Dwelling Units: 4
Proposed Nonresidential Square Footage: 263,100
Proposed Hotel Keys: 0

**Zoning Districts**

The Factory At Franklin PUD

**Overlays**

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

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Law Dept approved (2) 08.18.22

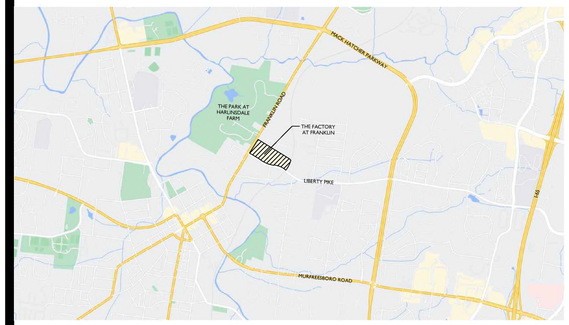
HISTORIC FRANKLIN TENNESSEE

# THE FACTORY AT FRANKLIN PUD

## (0.2 DUA, 263,100 SF NONRESIDENTIAL)

## DEVELOPMENT PLAN, REVISION 2

230 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE




NOT TO SCALE

OWNER:
HOLLADAY PROPERTIES
CONTACT: BENTON SMOTHERS
2710 OLD LEBANON ROAD, SUITE 5
NASVHILLE, TENNESSEE 37214
(615) 986-1328
bsmothers@holladayproperties.com

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN
(615) 975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN
CONTACT: MARY McGOWAN
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NASHVILLE, TN 37210
(615) 800-4004
mary.mcgowan@kimley-horn.com

ARCHITECT:
CENTRIC ARCHITECTURE
CONTACT: GINA EMMANUEL
1206 BUCHANAN STREET
NASHVILLE, TN 37208
(615) 243-4663
gemmanuel@centricarchitecture.com


### SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | The Factory at Franklin PUD, Revision 2 |
| PROJECT NUMBER: | 7891 |
| ADDRESS: | 230 Franklin Road<br>Franklin, Williamson County, TN |
| PARCEL(S): | 063 M A 02100 |
| ACREAGE / SF OF SITE: | 20.15 AC / 877,436 SF |
| BASE ZONING: | PD (0.2 DUA, 263,100 SF Nonresidential) |
| ZONING OVERLAY: | CFO, HPO |
| BUILDING TYPES APPLIED: | MIXED-USE |
| FRONTAGE TYPES APPLIED: | LANDSCAPE FRONTAGE<br>(SEE BZA SUMMARY ON COVER) |
| BUILDING HEIGHT: | 3 STORIES |
| SETBACKS: | |
| FRONT | 10' |
| SIDE | 5' |
| REAR | 5' |
| RESIDENTIAL UNITS: | 4 |
| OFFICE SQUARE FOOTAGE: | 74,000 |
| COMMERCIAL SQUARE FOOTAGE: | |
| RETAIL | 78,000 SF |
| RESTAURANT (INCLUDING OUTDOOR DINING) | 76,000 SF |
| EVENT VENUE (1,180 OCCUPANTS) | 32,500 SF |
| COMMERCIAL RECREATION | 2,600 SF |
| MINIMUM LSA: | 0.2 |
| OPEN SPACE REQUIRED: | 5% |
| NATURAL AREA REQUIRED: | NONE |
| TREE CANOPY RETENTION ACREAGE: | 13,631 SF (0.31 AC) |
| PARKING REQUIRED: | 915* SPACES |
| PARKING PROVIDED: | 923 SPACES |

*NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.

### SHEET INDEX


C0.0 Cover
C0.1 Approved PUD
C0.2 Modification of Standards
C0.3 Modification of Standards

C1.0 Existing Conditions
C1.1 Franklin Road Enlargement

C2.0 Overall Development Plan
C2.1 Development Plan Enlargement
C2.2 Development Plan Enlargement
C2.3 Open Space
C2.4 Development Plan Exhibits

C3.0 Grading & Drainage Plan

C4.0 Fire ROW & Access Plan
C4.1 Garbage ROW & Access Plan

L1.0 Tree Preservation Plan

A1.0 Architecture
A1.1 Architecture


### MODIFICATIONS OF STANDARDS (see sheets C0.2-C0.3)

**MOS #1: 13.3.4 A. Refuse Areas**
**MOS #2: 13.1.2 C. Maximum Wall Height**
**MOS #3: 9.5.3 Cross Access Between Adjacent Properties**
**MOS #4: Sec. 15.1.3 (Signs - Proportion and Shape)**
**MOS #5: Sec. 15.4 (Signs - Band Sign - Quantity)**
**MOS #6: Sec. 15.5 (Signs - Canopy Signs - Location)**
**MOS #7: Sec. 15.12 (Signs - Small Projecting Signs - Quantity)**
**MOS #8: Sec. 15.14 (Signs - Vertical Blade Signs - Height)**
**MOS #9: Sec. 15.15 (Signs - Wall Sign - Quantity)**
**MOS #10: Sec. 15.15 (Signs - Wall Sign - Water Tower)**
**MOS #11: Sec. 15.7 (Signs - Development Entrance Signs - Quantity)**

### BZA - COF#7777 4/7/2022

**Two variance request were submitted and voted on by the Board of Zoning Appeals. The board voted to approve both variances.**

**Variance #1: For 13 spaces to be located closer to Franklin Road than the existing parking areas between the front facade and street (ned reduction of 17 spaces)**

**Variance #2: For 60 parking spaces to be located closer to Liberty Pike than the existing parking areas between the front facade and street (net increase of 24 spaces).**

**FZO 7.5 - Frontage types, Landscape Frontage**

**Vesting Development Standards**

**Pre-Application Submittal Date: 05/30/2022**
(based on the date of pre-application submittal unless otherwise noted)

| Development Standard | Version/Date |
|---|---|
| Zoning Ordinance | January 1, 2022 |
| Subdivision Regulations | January 1, 2022 |
| Transportation & Street Technical Standards | July 1, 2021 |
| Stormwater BMP Manual | July 1, 2021 |
| Technical Specifications for Utility Installation | October 13, 2020 |
| Municipal Code | November 18, 2021 |

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.

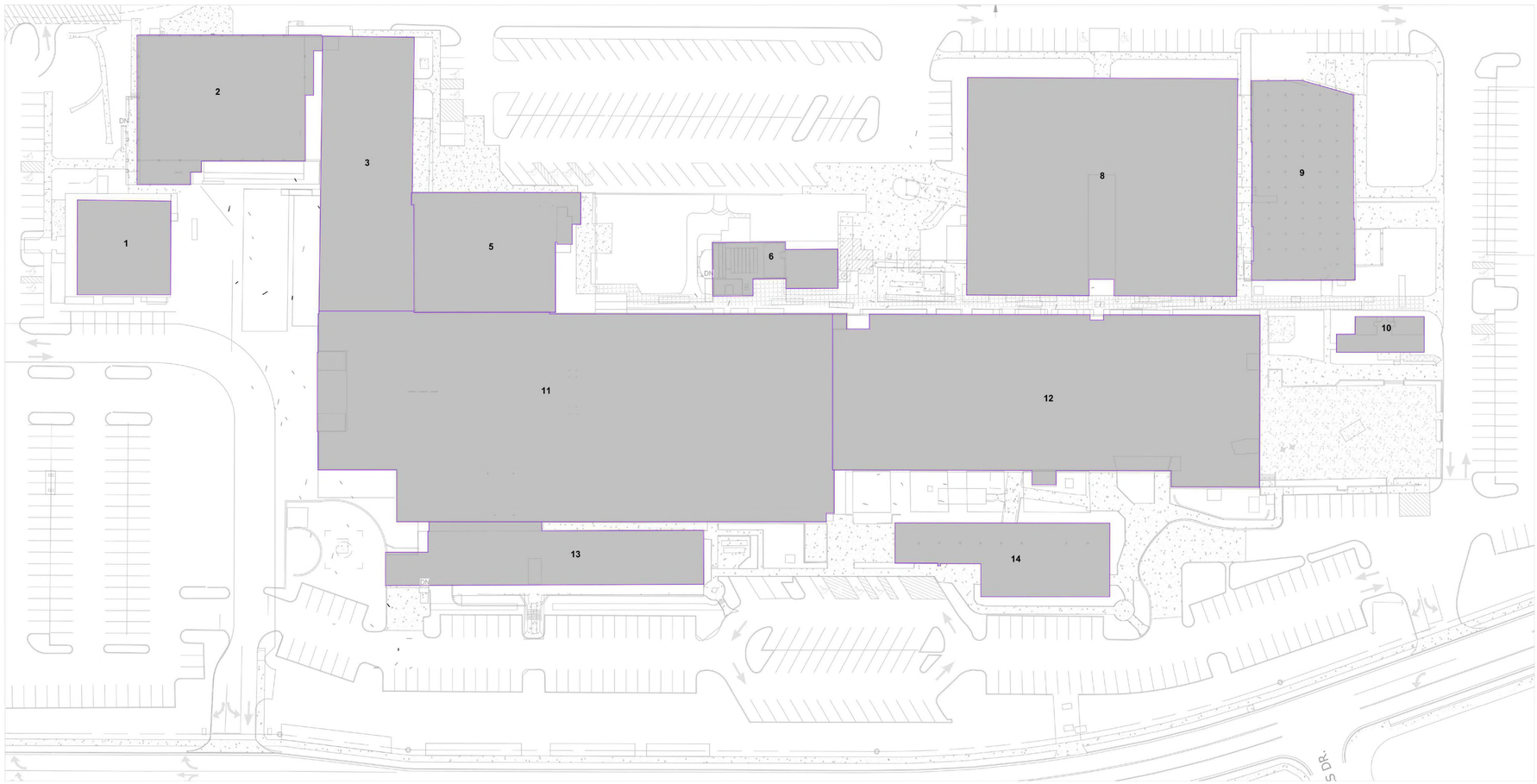
PRE-APP SUBMITTAL: 5/30/2022
INITIAL SUBMITTAL: 6/13/2022
RESUBMITTAL: 8/4/2022

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 2139 08.04.22

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

APPROVED PUD, REVISION 1 - NOT TO SCALE

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS WITHOUT THE APPROVAL AND PARTICIPATION OF THE DESIGN PROFESSIONAL. COPYRIGHT 2020, CENTRIC ARCHITECTURE




LEVEL 1

## FACTORY - PERMITTED PRIMARY USES

| | MAXIMUM SQ. FOOTAGE PERMITTED |
|---|---|
| RETAIL (SF) | 78,000 |
| RESTAURANT (SF) | 76,000 (INCLUDING PRIVATE OUTDOOR PATIOS) |
| OFFICE (SF) | 74,000 |
| EVENT VENUE (SF) | 32,500 (1,180 OCCUPANTS) |
| RESIDENTIAL | 4 |
| TOTAL MAX. SF. PERMITTED | 260,500 SF * |

*INCLUDES AN APPROXIMATE 15% BUFFER IN PARKING

NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN

## PARKING REQUIREMENTS

FZO Vehicular Parking Requirements

| Land Use | Vehicle Parking Ratio | Required Vehicle Spaces |
|---|---|---|
| RETAIL (SF) | 2.5 spaces / 1000 sf | 195 spaces |
| RESTAURANT (SF) | 7.5 spaces / 1000 sf | 570 spaces |
| OFFICE (SF) | 2.85 spaces / 1000 sf | 211 spaces |
| EVENT VENUE (SF) | 0.30 spaces / occupant | 354 spaces |
| RESIDENTIAL | 1.5 spaces / unit (1 bedroom) | 5 spaces |
| | 3.0 spaces / unit (3+ bdroom) | 3 spaces |
| TOTAL REQUIRED VEHICULAR PARKING SPACES: | | 1,338 SPACES |

*SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY-HORN, FOR MORE PARKING DETAILS.

NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.

NOTE: AT NO TIME SHALL THE THREE ON-SITE EVENT VENUES BE OPERATED SIMULTANEOUSLY IF THEY EXCEED THE AVAILABLE PARKING ON THE SITE WITHOUT AN EVENT PERMIT FROM THE CITY OF FRANKLIN AND AN EVENT PARKING PLAN.
SEE PARKING STUDY FOR MORE DETAILS.

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CENTRIC ARCHITECTURE

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

JEFFREY A. ROSS — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE No. 1355

ISSUED : March 14, 2022

Revision Date
1. April 07, 2022 per COF comments
2. May 03, 2022 per Conditions of Approval
3. May 16, 2022 per Conditions of Approval

DEVELOPMENT PLAN
SHEET
C2.0
COF # 7800

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER — REGISTERED — LANDSCAPE ARCHITECT — TENNESSEE No. 1285 — 08.09.22

Revision Date
1.
2.
3.

APPROVED PUD
SHEET
C0.1
COF # 7891
Law Dept approved (2) 08.18.22

# MODIFICATION OF STANDARDS:

**Modification #1: Section 13.3.4 Refuse Areas**

**13.3.4 Refuse Areas**

*A. Refuse areas, such as dumpsters, trash compaction, garbage or recycling collection, and other similar service areas shall be located away from frontages and to the side or rear of the building, and at least five feet from any lot line.*

**A Modification of standard 13.3.4 A. Refuse Areas is requested to allow trash dumpsters and compactors locations in parking areas fronting Liberty Pike.** Adaptive reuse of existing structures is challenging when the existing building is historic (like the Factory) and is not in compliance with the zoning ordinance. Envision Franklin strongly encourages the reuse of historic structures where possible, but the success of the re-use of the Factory depends on an infusion of new businesses. This modification of standards is requested to allow for trash enclosures at the frontage of Liberty Pike so that they are in proximity to the various businesses, restaurants, and farmer's market that need them. It is also important that they are outside of the pedestrian experience in the proposed plazas and gathering spaces around the Factory building. This is further supported by the City of Franklin Historic District Design Guidelines which states: *"The guidelines emphasize the public parts of buildings and settings, defined as those visible from public right of ways in front of the building or lot. Building front elevations, or facades, often contain the elements that define a building's style, and these elements should remain visible and unaltered. For commercial buildings, the distinctive combination of lower storefront and upper façade found on the primary elevation also illustrates the building's function. If changes are desired, they should be situated behind buildings and out of public view."*

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   The successful adaptive re-use of the factory depends on vibrant and successful businesses to activate the entire campus. These businesses rely on logical and functional services, such as dumpster service, nearby. Refuse areas would be screened with masonry walls designed to mimic existing historic elements on the site and would include enhanced landscaping to meet or exceed the zoning code.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The Factory at Franklin is an adaptive re-use of an existing site intending to repurpose a historic structure into a vibrant and active pedestrian and commercial space for current and future tenants. Multiple restaurants, offices, and event spaces, are better supported by closer proximity to refuse areas and the cleanliness of the site depends on it. This condition is unique to the Factory.
3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Envision Franklin also states, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory and the location of several dumpsters does not compromise these goals.

**Modification #2: Section 13.1.2 C. Maximum Wall Height**

**Section 13.1.2 C. Maximum Wall Height**
*Front Yard Facing a Side Street, at Least 20 Feet Behind the Front Facade (for Corner Lots Only):*
*7 feet for residential uses and the OR district*
*8 feet for nonresidential and mixed-uses*
*Where a driveway access is located on the side street, the fence or wall shall either be set back a min. 15 feet from the side street lot line or not exceed a height of 3 feet*

**A Modification of standard 13.1.2 C. Maximum Wall Height.** Adaptive reuse of existing structures is challenging when the existing building is historic (like the Factory) and is not in compliance with the zoning ordinance. Envision Franklin strongly encourages the reuse of historic structures where possible, but the success of the re-use of the Factory depends on an infusion of new businesses. This modification of standards is requested to allow for a trash enclosures wall that helps screen the dumpsters and will be 8' or shorter but is closer to the property line than the required 15'. If Modification of Standards #1 is approved, this would allow us to hide these dumpsters with a masonry wall.

4. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   The successful adaptive re-use of the factory depends on vibrant and successful businesses to activate the entire campus. These businesses rely on logical and functional services, such as dumpster service, nearby. Refuse areas would be screened with masonry walls designed to mimic existing historic elements on the site and would include enhanced landscaping to meet or exceed the zoning code.
5. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The Factory at Franklin is an adaptive re-use of an existing site intending to repurpose a historic structure into a vibrant and active pedestrian and commercial space for current and future tenants. Multiple restaurants, offices, and event spaces, are better supported by closer proximity to refuse areas and the cleanliness of the site depends on it and being able to screen these with a masonry wall helps to address concerns with visibility from public ROW. This condition is unique to the Factory.
6. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Envision Franklin also states, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory and the location of several dumpsters does not compromise these goals and this modification would allow us to screen these new dumpster locations and help with visibility concerns.

**Modification #3: Section 9.5.3 Cross Access Between Adjacent Properties**

**9.5.3 Cross Access Between Adjacent Properties**

*A. Internal vehicular circulation shall be designed to provide cross access to each adjacent property, unless the DRT waives the requirement due to topographical constraints, natural features, or other vehicular safety factors.*
*B. Cross access to adjacent properties shall include connection to all existing streets or street stubs, access easements, internal drives, drive aisles, driveways, and parking areas.*

**A Modification of standard 9.5.3 A and B is requested to reduce the number of cross access locations to adjacent sites north of the Factory.** The Factory is bordered on its north side by ten separate parcels with parcel widths as small as 85' long. Providing 10 separate access points is impractical and impacts the ability to develop and improve parking lots and parking distribution at the Factory. The Factory Development Plan instead proposes to identify three points of cross access connection. The redevelopment of these sites would be cross connected from parking lot to parking lot such that, the factory's 3 proposed cross access connections would provide indirect connection to all without need to use Harpeth Industrial Court.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Limiting the number of connection to properties to the north from (10) to (3) will result in a significantly more logical and more attractive parking lot for both the Factory and for the adjacent sites.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The redevelopment of the Factory at Franklin site and the adjacency to (10) narrow industrial sites to the north is a unique condition.
3. The modification is consistent with the intent of Envision Franklin:
   Cross Access between sites would not be compromised, but rather limited to fewer, more logical locations.

**Modifications of Standards**

**REFUSE AREAS**

Refuse area/dumpster locations are not currently allowed by C.O.F. Standards - our request to modify this standard would accommodate expanded capacity by new businesses and tenants, integrate with proposed parking, and be screened from view with additional landscaping.

Brick enclosures to match Factory architecture, covered by green wall structures with climbing vines to screen the facade. Additional evergreen shrubs and evergreen trees surrounding enclosure for further screening.



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**Modifications of Standards**

**MOS 1:**
Allow location of refuse screening in the Frontage (Liberty Pike)

**MOS 2:**
Amend wall height chart to allow wall closer than the required 15' from lot line in a side street of corner lot.

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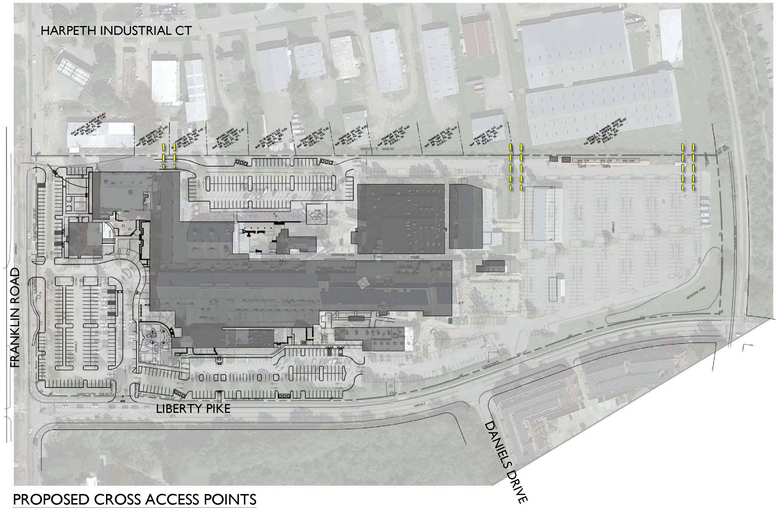
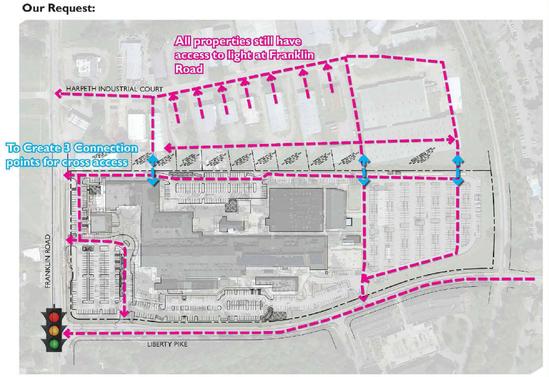



PROPOSED CROSS ACCESS POINTS

**Our Request:**




**Modifications of Standards**

**Cross Access**



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Kimley»Horn

# THE FACTORY AT FRANKLIN PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1235 08.09.22

Revision Date
△
△
△

MODIFICATION OF STANDARDS
SHEET
C0.2

COF # 7891
Lov Dept approved (2) 08.18.22

**Modification #4: Signs – Proportion and Shape**

**Sec. 15.1.3 (Signs – Proportion and Shape)**
Standards revised to allow signage to be the shape of a item that is representative of a tenant or retail business. Such as the shape of a logo or symbol of the tenant. This will allow for variety and an organic appearance among the sign family. Standardization will be maintained by in the use of code specific materials and color palettes, and their adherence to the overall design standards of the project. This would be appropriate in the overall context of the project.

**A Modification of standards as listed above 15.1.3** The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

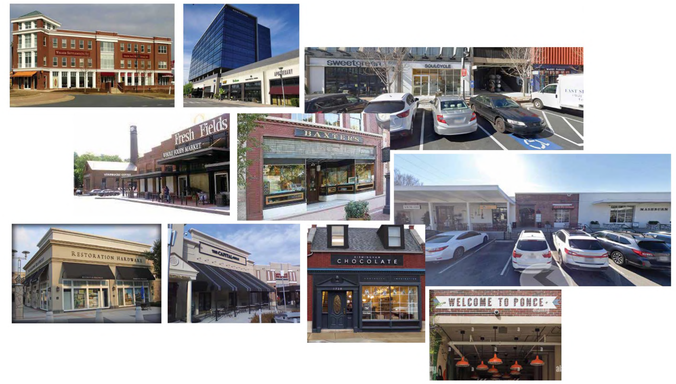
1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Within the context of a comprehensive signage package, this modification allows for the tasteful identification of various campus tenants critical for the success of the businesses and to the success of the project. The successful adaptive re-use of the factory depends on a variety vibrant and successful businesses to activate the entire campus. These businesses rely on an attractive but functional signage package as allowed by this MOS.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The Factory is an adaptive re-use of an existing site intending to repurpose a historic structure into a functioning pedestrian and commercial space for current and future tenants. This re-use of the historic building intending to include multiple restaurants, offices, and event spaces, is totally unique to the Factory and there are no comparable projects in Franklin.
3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Also stated is, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory. Modifications to the shape and size of signs permitted within the Factory does not compromise these goals.

**Modification #5: Signs – Band Sign - Quantity**

**Sec. 15.4 (Signs - Band Signs - Quantity)**
Standards revised to allow one Band Sign per tenant along
the same facade. This is being requested to address situations where there are multiple tenants within the same building, but each has a specific entrance. No Band Sign would be installed so as to obscure architectural features, such as windows or transoms. This would be appropriate in the overall context of the project.

**A Modification of standards as listed above 15.4** The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

4. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Within the context of a comprehensive signage package, this modification allows for the tasteful identification of various campus tenants critical for the success of the businesses and to the success of the project. The successful adaptive re-use of the factory depends on a variety vibrant and successful businesses to activate the entire campus. These businesses rely on an attractive but functional signage package as allowed by this MOS.
5. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The Factory is an adaptive re-use of an existing site intending to repurpose a historic structure into a functioning pedestrian and commercial space for current and future tenants. This re-use of the historic building intending to include multiple restaurants, offices, and event spaces, is totally unique to the Factory and there are no comparable projects in Franklin.
6. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Also stated is, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory. Modifications to the shape and size of signs permitted within the Factory does not compromise these goals.

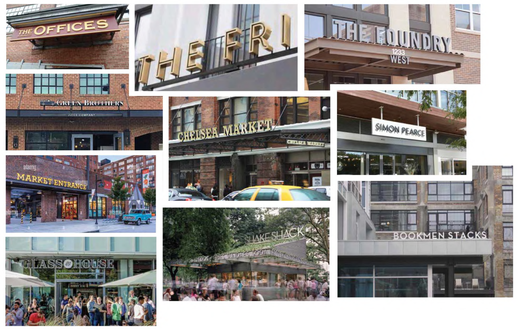



**Modification #6: Signs – Canopy Signs - Location**

**Sec. 15.5 (Signs - Canopy Signs - Location)**
Standards revised to allow one Wall Sign per tenant along the same facade. In certain locations, the Wall Sign may be allowed to extend above a lower level roofline, or sit directly on top of a lower level roof. This is being requested to address situations where there are multiple tenants within the same building, but each has a specific entrance. No Wall Sign would be installed so as to obscure architectural features, such as windows or transoms. This would be appropriate in the overall context of the project.

**A Modification of standards as listed above 15.5** The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

7. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Within the context of a comprehensive signage package, this modification allows for the tasteful identification of various campus tenants critical for the success of the businesses and to the success of the project. The successful adaptive re-use of the factory depends on a variety vibrant and successful businesses to activate the entire campus. These businesses rely on an attractive but functional signage package as allowed by this MOS.
8. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The Factory is an adaptive re-use of an existing site intending to repurpose a historic structure into a functioning pedestrian and commercial space for current and future tenants. This re-use of the historic building intending to include multiple restaurants, offices, and event spaces, is totally unique to the Factory and there are no comparable projects in Franklin.
9. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Also stated is, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory. Modifications to the shape and size of signs permitted




**Modification #7: Signs – Small Projecting Signs - Quantity**

**Sec. 15.12 (Signs – Small Projecting Signs - Quantity)**
Standards revised to allow two direct painted Wall Sign signs
on the existing Water Tower at approximately 350 sq ft each. This is being requested to replace the previous three wall signs.

**A Modification of standards as listed above 15.12** The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Within the context of a comprehensive signage package, this modification allows for the tasteful identification of various campus tenants critical for the success of the businesses and to the success of the project. The successful adaptive re-use of the factory depends on a variety vibrant and successful businesses to activate the entire campus. These businesses rely on an attractive but functional signage package as allowed by this MOS.
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   The Factory is an adaptive re-use of an existing site intending to repurpose a historic structure into a functioning pedestrian and commercial space for current and future tenants. This re-use of the historic building intending to include multiple restaurants, offices, and event spaces, is totally unique to the Factory and there are no comparable projects in Franklin.
3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Also stated is, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory. Modifications to the shape and size of signs permitted within the Factory does not compromise these goals.

**Modification #8: Signs – Vertical Blade Signs - Height**

**Sec. 15.14 (Signs – Vertical Blade Signs - Height)**
Standard revised to allow one Vertical Blade Sign along a facade, even when that elevation is less than two stories. These will not project above roof lines and will maintain a proper above grade height. This is being requested to address situations where tenants' entrances have limited wall space for Band or Wall Signs, or where those signs may obscure windows or transoms. This would be appropriate in the overall context of the project.

**A Modification of standards as listed above 15.14** The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

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3. The modification is consistent with the intent of Envision Franklin:
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**Modification #9: Signs – Wall Sign - Quantity**

**Sec. 15.15 (Signs - Wall Sign - Quantity)**
Standard revised to allow one Wall Sign per tenant along the same facade. This is being requested to address situations where there are multiple tenants within the same building, but each has a specific entrance. This would be appropriate in the overall context of the project.

**A Modification of standards as listed above 15.15** The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

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3. The modification is consistent with the intent of Envision Franklin:
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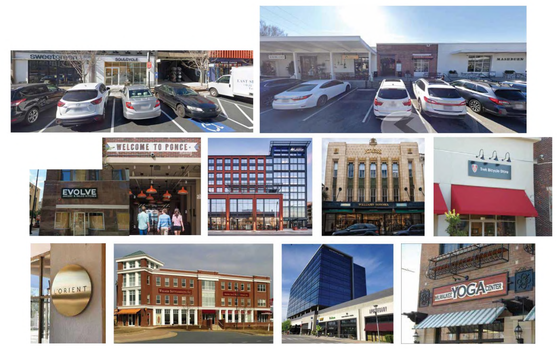


**Modification #10: Signs – Wall Sign – Water Tower**

**Sec. 15.15 (Signs - Wall Sign)**
Standard revised to allow a painted-on wall sign on the existing water tower. The intent is to have signage on two sides with each sign panel equaling 350 square feet (total of 700 square feet combined). This would be appropriate in the overall context of the project as relates back to the previous incarnation of the water tower and serves as an icon for the Factory and for Franklin as a whole.

**A Modification of standards as listed above 15.15** The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   Within the context of a comprehensive signage package, this modification allows for the tasteful identification of various campus tenants critical for the success of the businesses and to the success of the project. The successful adaptive re-use of the factory depends on a variety vibrant and successful businesses to activate the entire campus. These businesses rely on an attractive but functional signage package as allowed by this MOS.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   The Factory is an adaptive re-use of an existing site intending to repurpose a historic structure into a functioning pedestrian and commercial space for current and future tenants. This re-use of the historic building intending to include multiple restaurants, offices, and event spaces, is totally unique to the Factory and there are no comparable projects in Franklin.
3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Also stated is, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory. Modifications to the shape and size of signs permitted within the Factory does not compromise these goals.

NOTE: GRAPHIC IS CONCEPTUAL AND INTENDED FOR REPRESENTATION PURPOSES ONLY.

**Modification #11: Signs - Development Entrance Signs**

**Sec. 15.17 (Signs - Development Entrance Signs - Quantity)**
Standards revised to allow additional Development Entrance Signs for each entrance into the site. These would serve as both identification the entrances and to serve as wayfinding for visitors entering into the site. This is being requested to address the multiple entrances into the site and to alleviate the potential congestion/confusion of visitors. Sizing and materials would be consistent with what is specified by the standards. This would be appropriate in the overall context of the project.

**A Modification of standards as listed above 15.17** The successful adaptive re-use of the factory and the activation of the building both inside and out rely on the success of the businesses that inhabit the space. The Factory is unique, and the signage therein should reflect that. The Factory proposes a comprehensive signage approach that both meets the high aesthetic standards envisioned by the redevelopment but also has the flexibility to help identify and locate the businesses for pedestrians on campus. These modifications of standards allow for the tasteful identification of businesses within the factory without cluttering or detracting from the project.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
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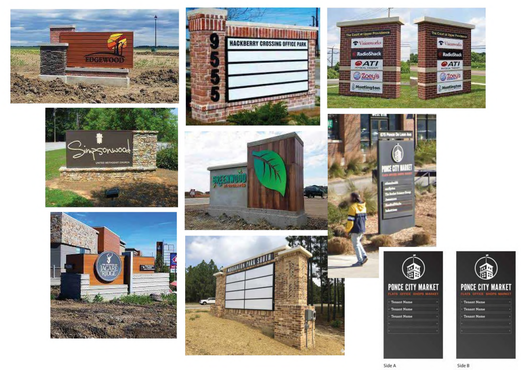
   Envision Franklin states, "The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas." Also stated is, "Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors." These goals of Envision Franklin are on full display with the re-envisioning of the Factory. Modifications to the shape and size of signs permitted within the Factory does not compromise these goals.




GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

# THE FACTORY AT FRANKLIN PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2

230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

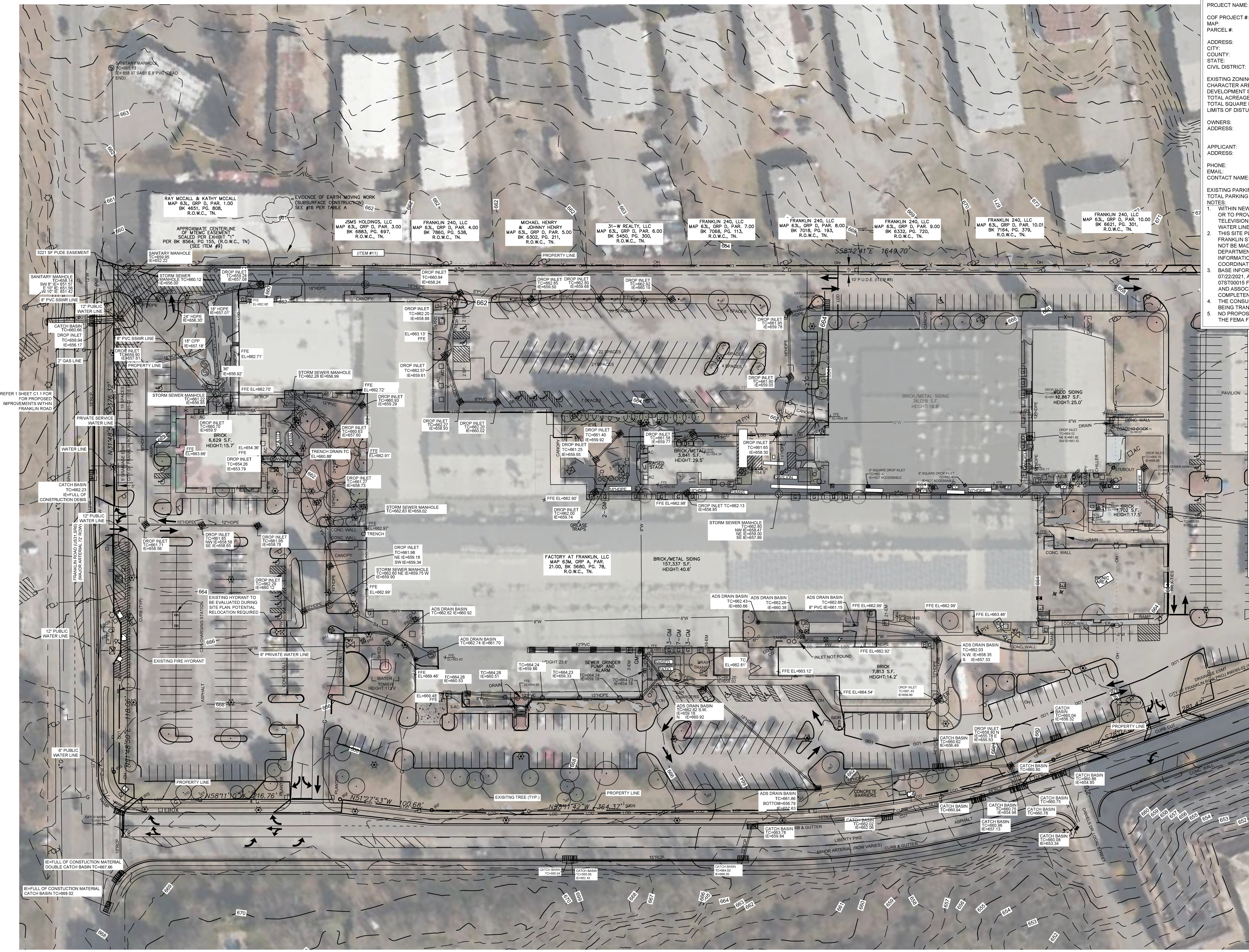
HOLLADAY PROPERTIES

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1230 08.04.22

Revision Date
△
△
△

MODIFICATION OF STANDARDS
SHEET
C0.3

COF # 7891
Law Dept approved (2) 08.18.22




## SITE DATA TABLE

| | |
|---|---|
| PROJECT NAME: | FRANKLIN FACTORY PARKING REDEVELOPMENT PRE-APPLICATION DEVELOPMENT PLAN |
| COF PROJECT #: | TBD |
| MAP: | MAP # 063M |
| PARCEL #: | 063M D 02100 |
| ADDRESS: | 230 FRANKLIN RD |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 10TH CIVIL DISTRICT |
| EXISTING ZONING: | PD, PLANNED DISTRICT |
| CHARACTER AREA OVERLAY: | HISTORIC PRESERVATION, CENTRAL FRANKLIN |
| DEVELOPMENT STANDARD: | TRADITIONAL |
| TOTAL ACREAGE OF SITE: | 20.06 ACRES |
| TOTAL SQUARE FOOTAGE OF SITE: | 877,437 SF |
| LIMITS OF DISTURBANCE: | 7.44 AC; 37% OF TOTAL SITE |
| OWNERS: | FACTORY PARTNERS, LLC |
| ADDRESS: | 230 FRANKLIN RD<br>FRANKLIN, TN 37064 |
| APPLICANT: | KIMLEY-HORN & ASSOCIATES |
| ADDRESS: | 4031 ASPEN GROVE DRIVE, SUITE 400,<br>FRANKLIN, TN 37067 |
| PHONE: | 615-564-2701 |
| EMAIL: | MARY.MCGOWAN@KIMLEY-HORN.COM |
| CONTACT NAME: | MARY MCGOWAN, P.E. |
| EXISTING PARKING ACROSS SITE: | 917 SPACES |
| TOTAL PARKING PROVIDED: | 920 SPACES |

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVENT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. IN ADDITION, THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
3. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PERFORMED BY S&ME DATED, 07/22/2021, A TOPOGRAPHIC SURVEY PERFORMED BY TTL DATED 11/19/21, AND THE 07ST00015 FRANKLIN CORRIDOR (STREETSCAPE) IMPROVEMENTS PROJECT. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0211G, DATED DECEMBER 22, 2016

## SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY S&ME AND THE DESIGN PLANS FOR THE FRANKLIN CORRIDOR AND CONNECTOR STREETS ECONOMIC DEVELOPMENT PROJECT. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS LOCATED IN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0211G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.

## EXISTING STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS MAINLY DEVELOPED AREAS OF BUILDINGS AND PARKING LOTS. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW INTO STORM INFRASTRUCTURE TOWARDS THE NORTHERN CORNER OF THE SITE OUTFALLING TO STRUCTURES IN FRANKLIN ROAD OR TOWARDS THE SOUTHERN CORNER OF THE SITE OUTFALLING TO STRUCTURES IN LIBERTY PIKE. BIORETENTION AND DETENTION AREAS ARE CURRENTLY ABSENT WITHIN THE EXISTING CONDITIONS OF THIS SITE. POST-OUTFALLS THE WATER CONTINUES TO FLOW IN PUBLIC STORMWATER INFRASTRUCTURE ALONG FRANKLIN ROAD AND LIBERTY PIKE.

## SITE SLOPE TABLE

| | |
|---|---|
| (light shade) | 14% - 19.99% |
| (dark shade) | 20% and above |

GRAPHIC SCALE IN FEET
0 25 50 100

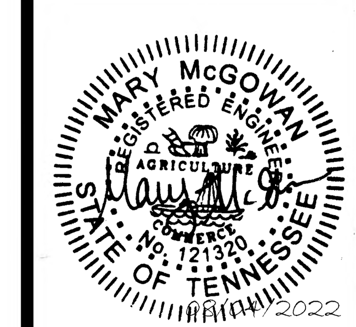
NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

# THE FACTORY AT FRANKLIN PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee




Revision Date

△

△

△

EXISTING CONDITIONS

SHEET
C1.0

COF #
7891

Law Dept approved (2) 08.18.22

## FACTORY - PERMITTED PRIMARY USES

| | MAXIMUM SQ. FOOTAGE PERMITTED |
|---|---|
| **RETAIL (SF)** | **78,000** |
| PERSONAL SERVICES | |
| SHOWROOM | |
| GARDEN CENTER | |
| INDOOR ANIMAL SERVICE | |
| **RESTAURANT (SF)** | **76,000 (INCLUDING PRIVATE OUTDOOR PATIOS)** |
| **OFFICE (SF)** | **69,200** |
| **EDUCATIONAL FACILITIES (SF)** | **4,800** |
| **EVENT VENUE (SF)** | **32,500 (1,180 OCCUPANTS)** |
| THEATERS | |
| **COMMERCIAL RECREATION (SF)** | **2,600** |
| **RESIDENTIAL** | **4** |
| **TOTAL MAX. SF. PERMITTED** | **263,100 SF** |

**PERMITTED TEMPORARY USE:**

SEASONAL AGRICULTURAL USE

**NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN**

## PARKING REQUIREMENTS

**FZO Vehicular Parking Requirements**

| Land Use | Vehicle Parking Ratio | Required Vehicle Spaces |
|---|---|---|
| **RETAIL (SF)** | **2.5 spaces / 1000 sf** | **195 spaces** |
| **RESTAURANT (SF)** | **7.5 spaces / 1000 sf** | **570 spaces** |
| **OFFICE (SF)** | **2.85 spaces / 1000 sf** | **211 spaces** |
| **EVENT VENUE (SF)** | **0.30 spaces / occupant** | **354 spaces** |
| **RESIDENTIAL** | **1.5 spaces / unit (1 bedroom)** | **5 spaces** |
| | **3.0 spaces / unit (3+ bdroom)** | **3 spaces** |
| **COMMERCIAL RECREATION (SF)** | **0 spaces** | **0 spaces** |
| **TOTAL REQUIRED VEHICULAR PARKING SPACES:** | | **1,338 SPACES** |

*SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY-HORN, FOR MORE PARKING DETAILS.

NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.

NOTE: AT NO TIME SHALL THE EVENT VENUES BE OPERATED SIMULTANEOUSLY IF THEY EXCEED THE AVAILABLE PARKING ON THE SITE WITHOUT AN EVENT PERMIT FROM THE CITY OF FRANKLIN AND AN EVENT PARKING PLAN.

## OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 43,887 SF

PROVIDED: 44,120 SF TOTAL (5%)
ADDITIONAL NATURAL AREA: NOT REQUIRED

TOTAL OPEN SPACE PROVIDED: 44,120 SF

| KEY | TYPE | AREA (SF) |
|---|---|---|
| OS-1 | PLAZA | 9,056 SF |
| OS-2 | PLAZA | 10,543 SF |
| OS-3 | PLAZA | 24,522 SF |

## KEY

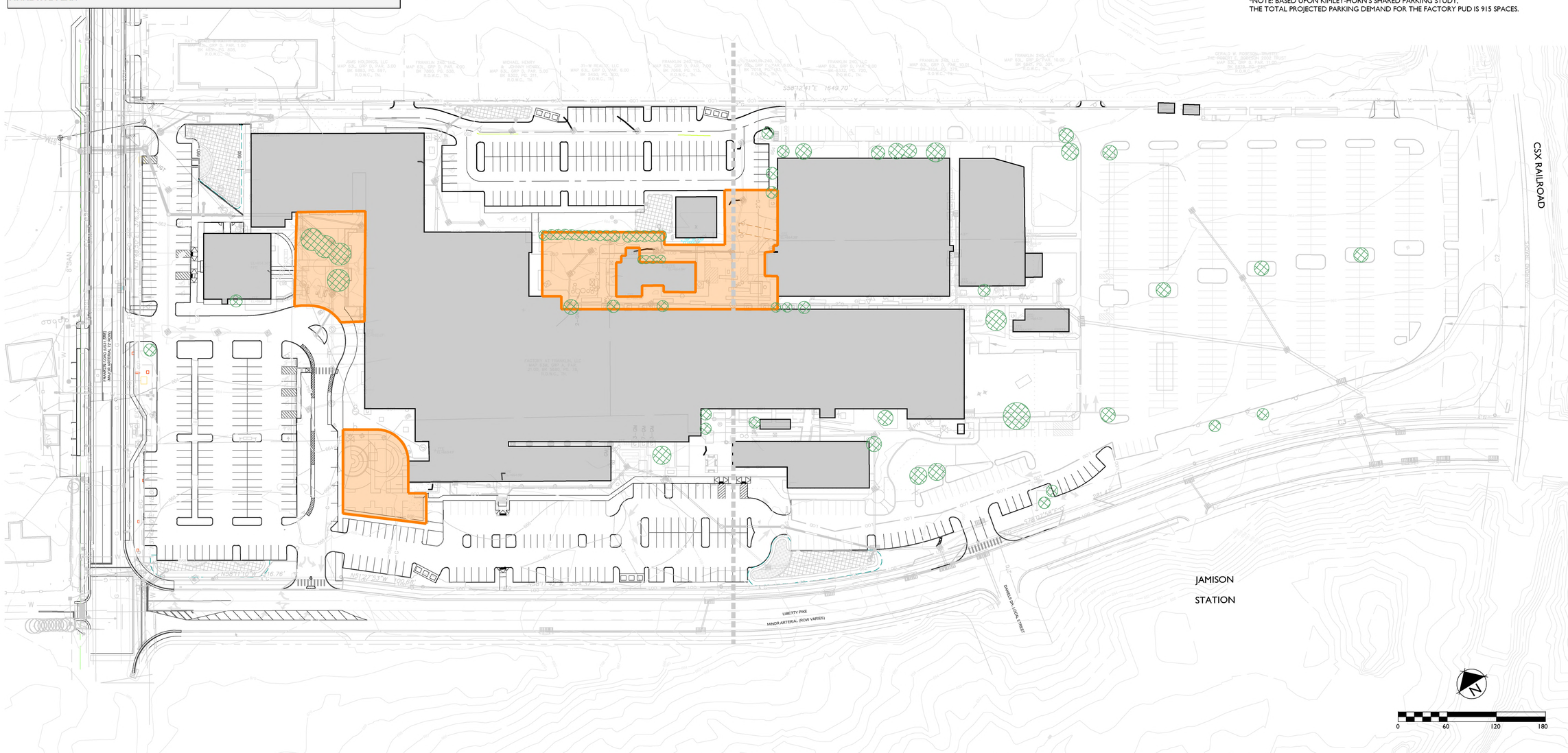
PRESERVED CANOPY

OPEN SPACE

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | The Factory at Franklin PUD, Revision 2 |
| PROJECT NUMBER: | 7891 |
| ADDRESS: | 230 Franklin Road<br>Franklin, Williamson County, TN |
| PARCEL(S): | 063 M A 02100 |
| ACREAGE / SF OF SITE: | 20.15 AC / 877,436 SF |
| BASE ZONING: | PD (0.2 DUA, 263,100 SF Nonresidential) |
| ZONING OVERLAY: | CFO, HPO |
| BUILDING TYPES APPLIED: | MIXED-USE |
| FRONTAGE TYPES APPLIED: | LANDSCAPE FRONTAGE<br>(SEE BZA SUMMARY ON COVER) |
| BUILDING HEIGHT: | 3 STORIES |
| SETBACKS: | |
| FRONT | 10' |
| SIDE | 5' |
| REAR | 5' |
| RESIDENTIAL UNITS: | 4 |
| OFFICE SQUARE FOOTAGE: | 74,000 |
| COMMERCIAL SQUARE FOOTAGE: | |
| RETAIL | 78,000 SF |
| RESTAURANT (INCLUDING OUTDOOR DINING) | 76,000 SF |
| EVENT VENUE (1,180 OCCUPANTS) | 32,500 SF |
| COMMERCIAL RECREATION | 2,600 SF |
| MINIMUM LSA: | 0.2 |
| OPEN SPACE REQUIRED: | 5% |
| NATURAL AREA REQUIRED: | NONE |
| TREE CANOPY RETENTION ACREAGE: | 13,631 SF (0.31 AC) |
| PARKING REQUIRED: | 915* SPACES |
| PARKING PROVIDED: | 923 SPACES |

*NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY,
THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.




GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

# THE FACTORY AT FRANKLIN PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1295 08.09.22

Revision Date
△
△
△

OVERALL DEVELOPMENT PLAN

SHEET
C2.0

COF # 7891
Law Dept approved (2) 08.18.22

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | The Factory at Franklin PUD, Revision 2 |
| PROJECT NUMBER: | 7891 |
| ADDRESS: | 230 Franklin Road<br>Franklin, Williamson County, TN |
| PARCEL(S): | 063 M A 02100 |
| ACREAGE / SF OF SITE: | 20.15 AC / 877,436 SF |
| BASE ZONING: | PD (0.2 DUA, 263,100 SF Nonresidential) |
| ZONING OVERLAY: | CFO, HPO |
| BUILDING TYPES APPLIED: | MIXED-USE |
| FRONTAGE TYPES APPLIED: | LANDSCAPE FRONTAGE<br>(SEE BZA SUMMARY ON COVER) |
| BUILDING HEIGHT: | 3 STORIES |
| SETBACKS: | |
| FRONT | 10' |
| SIDE | 5' |
| REAR | 5' |
| RESIDENTIAL UNITS: | 4 |
| OFFICE SQUARE FOOTAGE: | 74,000 |
| COMMERCIAL SQUARE FOOTAGE: | |
| RETAIL | 78,000 SF |
| RESTAURANT (INCLUDING OUTDOOR DINING) | 76,000 SF |
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| COMMERCIAL RECREATION | 2,600 SF |
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| PARKING PROVIDED: | 923 SPACES |

*NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY,
THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.

NUMBERS LISTED ON MASTER PLAN REFER TO
BUILDING NUMBER AND ARE FOR REFERENCE ONLY

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

# THE FACTORY AT FRANKLIN PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1215
08.19.22

Revision Date
△
△
△

ARCHITECTURE

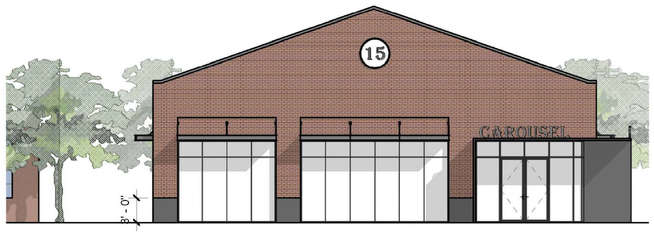
SHEET
A1.0

COF # 7891
Law Dept approved (2) 08.18.22

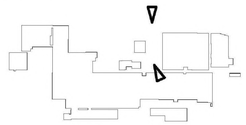
PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION




PROPOSED SOUTH ELEVATION



THE CAROUSEL BUILDING IS THE ONLY BUILDING BEING PROPOSED AND NO OTHER BUILDING CHANGES ARE INCLUDED IN THIS DEVELOPMENT PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

# THE FACTORY AT FRANKLIN PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2

230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1218
08.04.22

Revision Date

ARCHITECTURE

SHEET
A1.1

COF # 7891
Law Dept approved (2) 08.18.22

**COF no: 7891**

**CONDITIONS OF APPROVAL:**

## Open Issues: 17 These issues are currently being filtered

### Engineering - Development Plan Checklist

#### General Issues

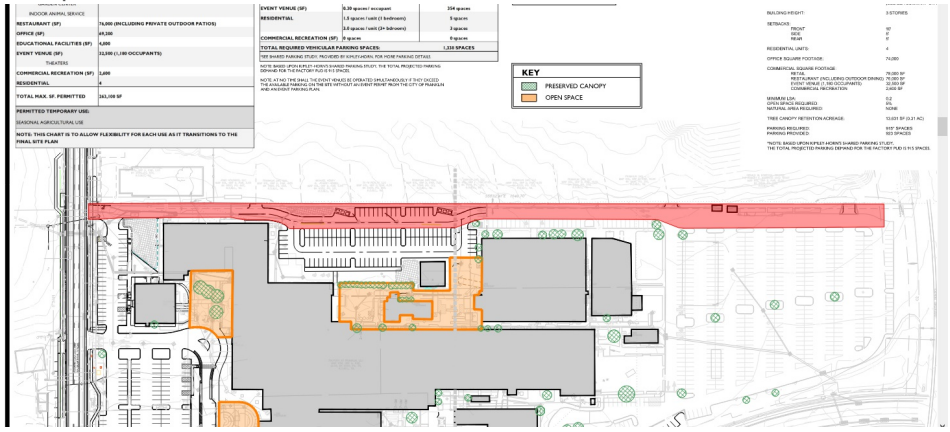
#### 34. Connectivity

jimmy.wiseman@franklintn.gov

The Zoning Ordinance requires connectivity to the northern property lines for each parcel on Harpeth Industrial Court. This update to the Development Plan will not allow the connection to 3 of the 11 parcels.

Staff still recommends that none of the parcels should be blocked from the ability to connect but if the Planning Commission and Board of Mayor and Aldermen approve this Modification of Standard request, Staff recommends the following condition: *A public access easement shall be platted along the entire northern property line of The Factory.*

This will allow Staff to appropriately plan for future connections as new properties develop to the north.

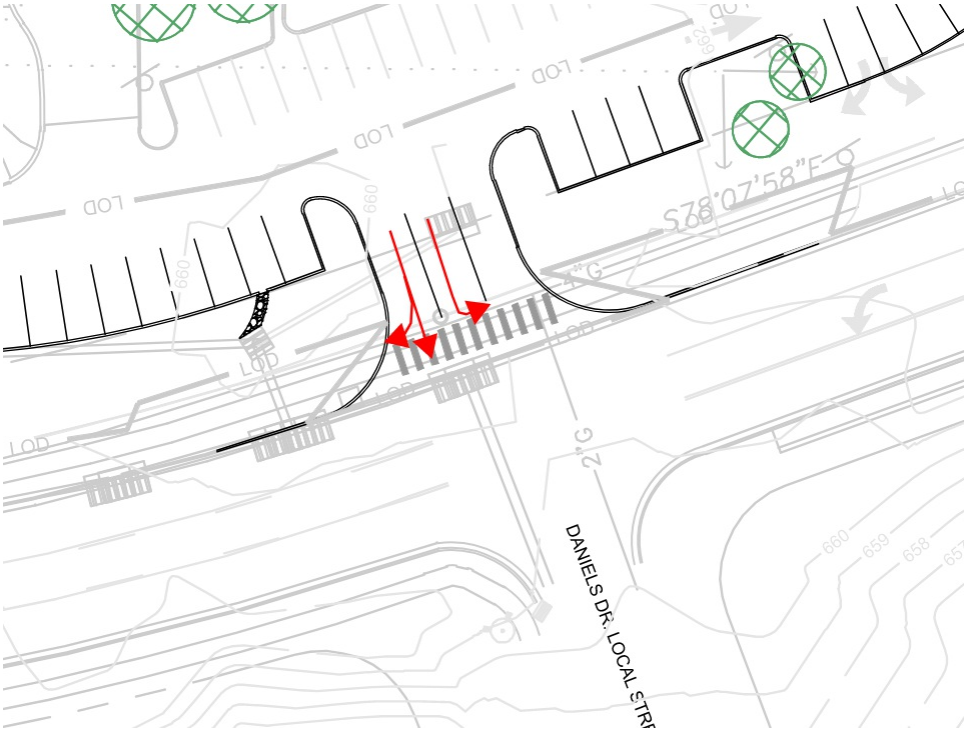



#### 44. Street Widening Exhibit

| | |
|---|---|
| jimmy.wiseman@franklintn.gov | Parking and stormwater facilities are currently shown up against the Liberty Pike right of way. If at any time a traffic impact analysis for the McKeean property or The Factory is submitted and upon review the widening of Liberty Pike is required for any reason the owner of The Factory shall be required to relocate parking and/or storrmwater treatment facilities at their expense. A note shall be added to the plat that reflects this condition. |

## 51. B. General Information

| | |
|---|---|
| jimmy.wiseman@franklintn.gov | The applicant shall align the drive so that the thru-right lines up with the southbound travel lane on Daniels Drive. |




## 54. F. Development Plan

| | |
|---|---|
| lance.fittro@franklintn.gov | Where cross-access to adjacent property is proposed and/or required, the cross-access shall be shown throughout the plan set as constructed pavement to the property line. In the event that Modification of Standards #3 is disapproved or modified by the BOMA in the course of approving the development plan revision, the applicant shall revise the plans as necessary to reflect the outcome. |

## 55. D. Statement of Impacts

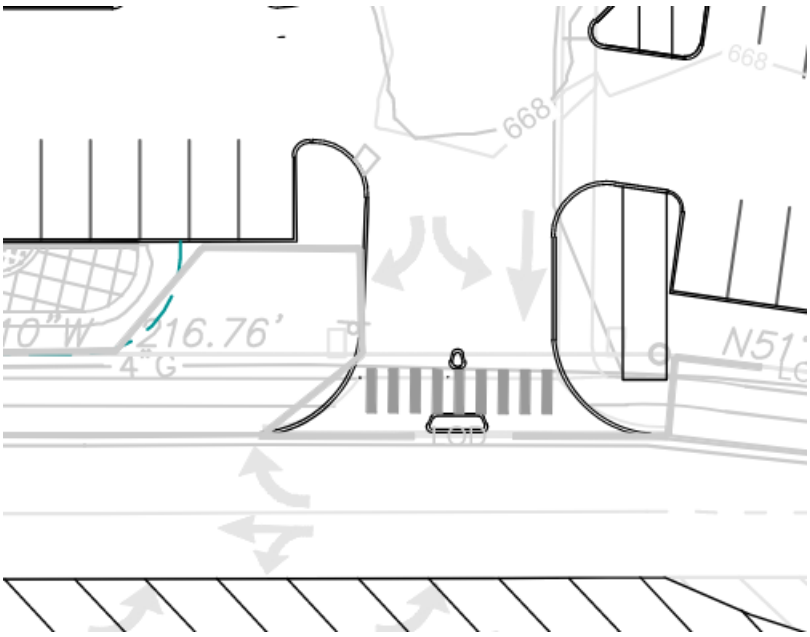
| | |
|---|---|
| lance.fittro@franklintn.gov | The previous comment has not been fully-addressed. The statement of impacts shall be completed to include the underlined information below:<br>*Applicant shall provide a statement describing the anticipated impacts on:*<br>• *Street Network as shown on the Major Thoroughfare Plan including **projected trips to be generated by the development**.*<br>• *Water Facilities including **projected maximum water demand for the development**.*<br>• *Sewer Facilities including **projected peak flows in gallons per day**.* |

## 58. Parking Memo

| | |
|---|---|
| lance.fittro@franklintn.gov | The Parking Memo shall be updated for the most current development plan layout. The Farmers Market also overlaps with Factory retail/restaurant businesses on Saturday mornings. Saturday mornings during Farmers Market would be a primary peak time that occurs almost weekly and shall be studied and detailed in the parking memo. Staff has observed this as an existing, primary peak event/time and it needs to be addressed. The updated memo shall include a space count (available vs demand overlap of the uses) in addition to the reduction in available parking due to the number of parking spaces physically occupied by the Farmer's Market when it is in operation. |

**61. F. Development Plan**

| | |
|---|---|
| lance.fittro@franklintn.gov | Applicant shall revise the parking lot striping arrows to indicate a right-in/right-out condition, as it was indicated on the previous submittal, for the Liberty Pike access shown below and label the RIRO access limitation on the plans. |




## Planning

### General Issues

**36. Modification of Standards**

| | |
|---|---|
| joseph.bryan@franklintn.gov | Staff does not support MOS 1 and 2 for Dumpster and screen wall location. If MOS is not grant, applicant shall revise the plans to meet dumpster/refuse location requirements. |

**37. Modification of Standards**

| | |
|---|---|
| joseph.bryan@franklintn.gov | Based on the most recent recommendation from the Historic Zoning Commission for proposed signage, Staff can support the various MOSs for signs with the conditions specified in Comment 10 from Preservation Planner Amanda Rose. [Edited By Joseph Bryan] |

**41. Parking**

| | |
|---|---|
| joseph.bryan@franklintn.gov | Applicant shall update the parking memo to reflect how parking and traffic flow is handled when the farmers market is operating. |

**60. Modification of Standards**

| | |
|---|---|
| joseph.bryan@franklintn.gov | MOS 3 - Connectivity<br><br>Staff still recommends that none of the parcels should be blocked from the ability to connect and recommends disapproval of this MOS. Should the Planning Commission and Board of Mayor and Aldermen approve this Modification of Standard request, Staff recommends the following condition: A public access easement shall be platted along the entire northern property line of The Factory.<br><br>This will allow Staff to appropriately plan for future connections as new properties develop to the north.<br><br>[Edited By Joseph Bryan] |

**67. Farmers Market Canopy**

| | |
|---|---|
| joseph.bryan@franklintn.gov | Applicant shall outline the existing canopy for the farmers market on all sheets and identify how many parking spaces it covers. |

## Preservation/HZC

### General Issues

**10. Signage MOS requests**

amanda.rose@franklintn.gov The Historic Zoning Commission provided a favorable preliminary recommendation on the proposed Modification of Standards for **signage, with the following conditions,** during its July 11, 2022 meeting:

1. MOS Request for Section 15.1.3 (sign proportion and shape) is supported for small projecting/hanging signs only.

2. MOS Request for Section 15.4 (band sign quantity) is supported with the condition that band signs #5 & #6 be removed, as they are proposed to be applied to mechanical screening, and with the condition that band signs #10 and #11 be modified so that they hang from eaves/do not obscure windows (this may require sign type reclassification).

3. MOS Request for Section 15.5 (canopy sign location) is supported, with the condition that signs #50 and #62 be reclassified as Wall Signs.

4. MOS Request for Section 15.2 (small projecting signs – quantity and size) is supported as submitted.

5. MOS Request for Section 15.4 (vertical blade sign – height) is **not** supported.

6. MOS Request for Section 15.15 (wall sign quantity/location and quantity/size) is supported, with signs #50 & #62 being considered wall signs, and no additional wall signs besides #50 and #62 being supported for extension above the roofline on for placement on the roof.

7. The MOS request is tied directly to the submitted application, and no additional signs are proposed beyond those shown on said application.

8. Additional review of all signs will be required for adherence to all applicable Guidelines at a Certificate of Appropriateness review stage, should the MOS be approved.

Please note that the HZC is not bound by the preliminary recommendation or by any approved MOSs, if and when applicant requests a COA from the HZC at a future date.

**63. Carousel**

amanda.rose@franklintn.gov Please note that a COA from the Historic Zoning Commission will be required for the carousel prior to site plan approval.

**64. Additional Square Footage MOS Request**

amanda.rose@franklintn.gov The Historic Zoning Commission provided a favorable preliminary recommendation on the proposed Modification of Standards for **the additional square footage to accommodate a carousel** during its July 11, 2022 meeting. Please note that the HZC is not bound by the preliminary recommendation or by any approved MOSs, if and when applicant requests a COA from the HZC at a future date.

### 65. Location/Screening of Refuse Areas MOS Request

| | |
|---|---|
| amanda.rose@franklintn.gov | The Historic Zoning Commission could not arrive at a consensus for a preliminary recommendation on the proposed Modification of Standards for **the location and screening of refuse areas** during its July 11, 2022 meeting. Please note that the HZC is not bound by the preliminary recommendation or by any approved MOSs, if and when applicant requests a COA from the HZC at a future date. |

## Zoning

### General Issues

### 66. Parking

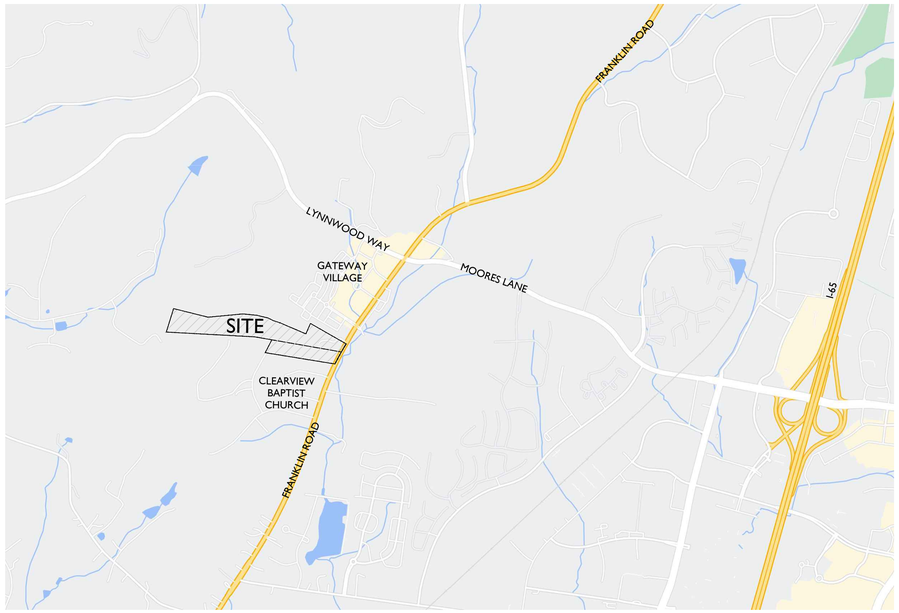
| | |
|---|---|
| shanna.mccoy@franklintn.gov | Educational facility is not listed in the parking chart. |

# 555 FRANKLIN ROAD

## PUD SUBDIVISION DEVELOPMENT PLAN

553 and 557 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

| Vesting Development Standards | |
|---|---|
| **Pre-Application Submittal Date: 05/30/2022** (based on the date of pre-application submittal unless otherwise noted) | |
| **Development Standard** | **Version/Date** |
| Zoning Ordinance | January 1, 2022 |
| Subdivision Regulations | January 1, 2022 |
| Transportation & Street Technical Standards | July 1, 2021 |
| Stormwater BMP Manual | July 1, 2021 |
| Technical Specifications for Utility Installation | October 13, 2020 |
| Municipal Code | November 18, 2021 |




N NOT TO SCALE

**MODIFICATION OF STANDARDS REQUEST:**

1. SECTION 6.7 (BUILDING TYPES - MULTIFAMILY - BUILDING ORIENTATION AND ENTRY - ENTRANCES)
Revise to allow facades along a street or internal drive to have ground floor units and associated outdoor living spaces, where applicable, accessed from the interior rather than having individual entrances from the exterior, provided that the facade of the building has an entrance to publicly-accessed ground floor uses. This MOS is being requested to address topographical constraints, context, and safety considerations for the Assisted Living, Memory Care, and Independent Living residences who need restricted access to the exterior of the building. Example images of buildings using a single ground floor entrance, as well as a plan indicating potential locations where this MOS may be utilized within the project are being provided in the diagram provided on Sheet A1.2.

**A. The modification will enhance the design of the development more than if the standards were strictly adhered to:**
The MOS revised language will allow the residents of the assisted living, memory care, and the independent living to be more closely monitored when entering and exiting the building. The need for monitoring their safety is the primary reason for the MOS. The MOS will also allow for better topographic transitions on the site with the architecture.

**B. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property; and**
The MOS revised language is specifically applied to this building for the purpose of creating a safe and monitored building for the residents in the assisted living, memory care, and the independent living facility. This is typically not needed for a traditional multifamily building type.

**C. The modification is consistent with the intent of Envision Franklin.**
The multifamily building form and the uses of assisted living, memory care, and independent living are supported in the Neighborhood Mixed-Use design concept. The approval of this MOS would be consistent with the policy in Envision Franklin.

2. SECTION 6.7 (BUILDING TYPES - MULTIFAMILY - FOUNDATIONS, PORCHES, AND STOPS)
Revise to allow the foundation of the building to be at grade for accessible access to the structure without steps, ramps, or hand rails where applicable. Example images of buildings with foundations at grade for accessibility, as well as a plan indicating potential locations where this MOS may be utilized within the project, are being provided in the diagram provided on Sheet A1.2.

**A. The modification will enhance the design of the development more than if the standards were strictly adhered to:**
The MOS revised language will allow residents to have convenient access to the building without the use of steps, ramps, or handrails, which often become obstructions and barriers for those in need of accessible access. This MOS addresses a safety consideration that enhances the access to the building in key locations.

**B. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property; and**
The MOS revised language is unique to the special needs of the residences of an assisted living facility and would likely not be applicable to a traditional multifamily building.

**C. The modification is consistent with the intent of Envision Franklin.**
The multifamily building form and the uses of assisted living, memory care, and independent living are supported in the Neighborhood Mixed-Use design concept. The approval of this MOS would be consistent with the policy in Envision Franklin.


OWNER:
CLEARVIEW BAPTIST CHURCH, INC.
CONTACT: PHILLIP CANTRELL
537 FRANKLIN ROAD
FRANKLIN, TENNESSEE 37069
(615) 465-1041
phillip@benchmarkrealtytn.com

DEVELOPER/CONTRACTOR:
RYAN COMPANIES US, INC.
CONTACT: BRANDON RAYMOND
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1142
brandon.raymond@ryancompanies.com

ENGINEER:
BARGE CAUTHEN ASSOCIATES
CONTACT: SETH SPARKMAN
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TN 37209
(615) 324-4226
ssparkman@bargecauthen.com

ARCHITECT:
RYAN COMPANIES US, INC.
CONTACT: DREW ROSKOS
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1249
drew.roskos@ryancompanies.com

LAND PLANNER:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
(615) 975-5765
greg.gamble@gdc-tn.com


SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | 555 FRANKLIN ROAD PUD SUBDIVISION |
| PROJECT NUMBER: | 7894 |
| ADDRESS: | 553 and 557 FRANKLIN ROAD FRANKLIN, TN 37064 |
| PARCEL(S): | 053 00600 and 053 00500 |
| ACREAGE / SF OF SITE: | 6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF |
| VESTING (IF APPLICABLE): | N/A |
| **REGULATIONS:** | |
| BASE ZONING: | CI |
| PROPOSED ZONING: | PD (3.66 DUA, 142,500 SF) |
| ZONING OVERLAY: | HHO, 500' BUFFER |
| BUILDING TYPES APPLIED: | MULTIFAMILY |
| FRONTAGE TYPES APPLIED: | LANDSCAPE |
| LOT WIDTH (RESIDENTIAL): | N/A |
| LOT SIZE (RESIDENTIAL): | N/A |
| SETBACKS- | |
| FRONT: | 75 FT. MIN. |
| SIDE: | 15 FT. MIN. |
| REAR: | 25 FT. MIN. |
| DWELLING UNIT COUNT (BY TYPE): | 215 |
| COMMERCIAL SF (BY USE): | CONTINUUM OF CARE - 142,500 SF |
| HOTEL KEYS: | N/A |
| BUILDING HEIGHT: | 46-58' (3 STORIES) |
| MINIMUM LSA: | 20% |
| OPEN SPACE REQUIRED: | 5% - 1.64 AC / 71,395 SF |
| NATURAL AREA REQUIRED: | 10% - 3.28 AC / 142,790 SF |
| TREE CANOPY RETENTION REQUIRED: | 30% |
| PARKING REQUIRED (BY USE): | SEE DOCUMENTATION |
| PARKING PROVIDED (BY USE): | 126 SURFACE, 47 STRUCTURED |
| HISTORIC RESOURCE TREATMENT (Y/N): | NO |

## SHEET INDEX


C0.0 Cover

C1.0 Overall Existing Conditions Plan
C1.1 Enlarged Existing Conditions

C2.0 Development Plan

C3.0 Grading and Drainage Plan

C4.0 ROW and Access Plan
C4.1 Refuse Collection Auto-Turn Exhibit
C4.5 Future Road Widening

C5.0 Utility Plan

L1.0 Tree Preservation Plan

A1.0 Exterior Elevations
A1.1 Program Plans
A1.2 Site Plan Modification of Standard Request


COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILLOCCUR 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.


- PRE-APP SUBMITTAL: 05/30/2022
- INITIAL SUBMITTAL: 06/13/2022
- RESUBMITTAL: 08/04/2022


GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT 8/4/22


GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

**STORMWATER NARRATIVE:**
THE EXISTING SITE IS 15.34 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME, TWO OUTBUILDINGS, SURFACE PARKING, AND ASSOCIATED DRIVE WAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS TO THE EAST/SOUTHEAST OVER SLOPES RANGING FROM x% to x%. HYDROLOGIC SOILS TYPES ARE x,x, & x.

**NOTE:**
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

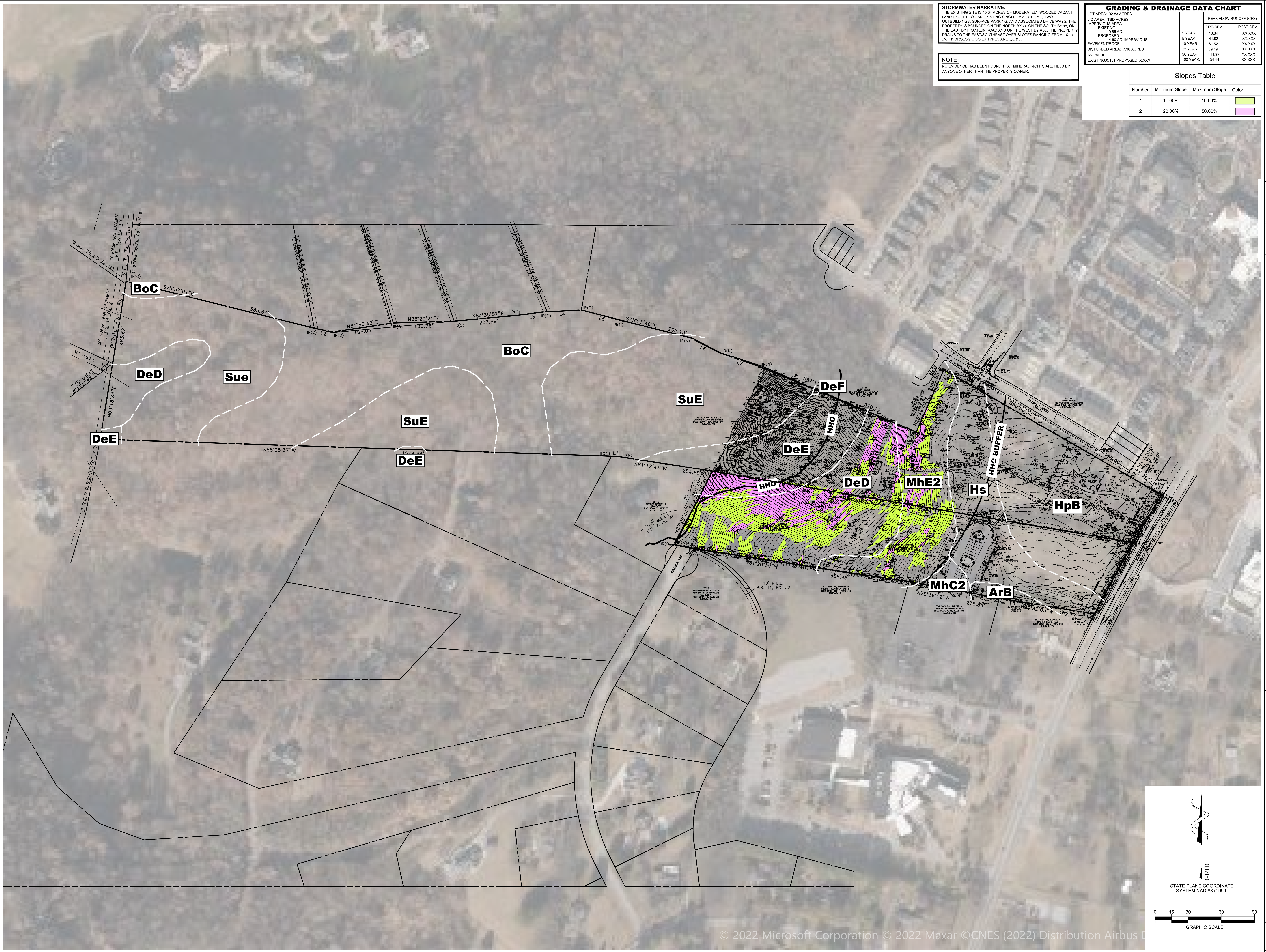
## GRADING & DRAINAGE DATA CHART

LOT AREA: 32.83 ACRES
LID AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING:
0.66 AC.
PROPOSED:
4.60 AC. IMPERVIOUS
PAVEMENT/ROOF
DISTURBED AREA: 7.38 ACRES
Rv VALUE
EXISTING:0.151 PROPOSED: X.XXX

| | PEAK FLOW RUNOFF (CFS) | |
|---|---|---|
| | PRE-DEV. | POST-DEV. |
| 2 YEAR: | 16.34 | XX.XXX |
| 5 YEAR: | 41.92 | XX.XXX |
| 10 YEAR: | 61.52 | XX.XXX |
| 25 YEAR: | 89.19 | XX.XXX |
| 50 YEAR: | 111.37 | XX.XXX |
| 100 YEAR: | 134.14 | XX.XXX |

Slopes Table

| Number | Minimum Slope | Maximum Slope | Color |
|---|---|---|---|
| 1 | 14.00% | 19.99% | (yellow-green) |
| 2 | 20.00% | 50.00% | (pink) |

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GRID
STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 15 30 60 90
GRAPHIC SCALE


Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX


JOHN R. GORE
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 108856
STATE OF TENNESSEE
5.30.22

# OVERALL EXISTING CONDITIONS PLAN

# 555 FRANKLIN ROAD DEVELOPMENT PLAN

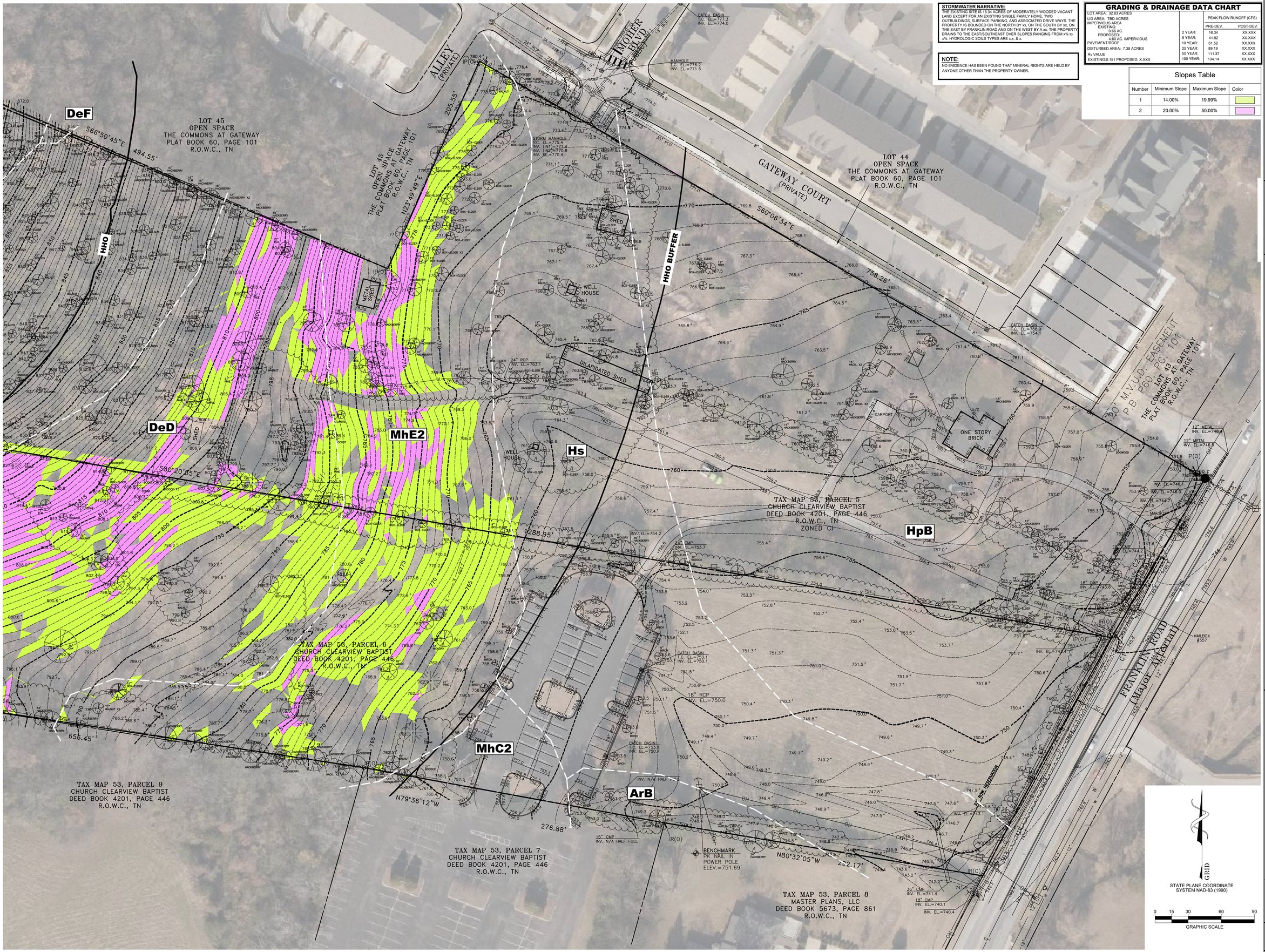
## 553 & 557 FRANKLIN ROAD
## FRANKLIN, TN 37069

| DATE | DESCRIPTION |
|---|---|
| 05/30/2022 | DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL |
| 06/13/2022 | DEVELOPMENT PLAN INITIAL SUBMITTAL |
| 08/04/2022 | DEVELOPMENT PLAN RESUBMITTAL |

**C1.0**

BCA JOB NO. 2888-03
COF NO. 7894

P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Drwg\C1-EXISTING CONDITIONS PLAN-288803.dwg-C1.0 OVERALL EXISTING CONDITIONS PLAN




**STORMWATER NARRATIVE:**
THE EXISTING SITE IS 15.34 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME. TWO OUTBUILDINGS, SURFACE PARKING, AND ASSOCIATED DRIVE WAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS TO THE EAST/SOUTHEAST OVER SLOPES RANGING FROM x% to x%. HYDROLOGIC SOILS TYPES ARE x,x, & x.

**NOTE:**
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

**GRADING & DRAINAGE DATA CHART**

LOT AREA: 32.83 ACRES
LID AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING:
0.66 AC.
PROPOSED:
4.60 AC. IMPERVIOUS
PAVEMENT/ROOF
DISTURBED AREA: 7.38 ACRES
Rv VALUE
EXISTING:0.151 PROPOSED: X.XXX

| | PEAK FLOW RUNOFF (CFS) | |
|---|---|---|
| | PRE-DEV. | POST-DEV. |
| 2 YEAR: | 16.34 | XX.XXX |
| 5 YEAR: | 41.92 | XX.XXX |
| 10 YEAR: | 61.52 | XX.XXX |
| 25 YEAR: | 89.19 | XX.XXX |
| 50 YEAR: | 111.37 | XX.XXX |
| 100 YEAR: | 134.14 | XX.XXX |

Slopes Table

| Number | Minimum Slope | Maximum Slope | Color |
|---|---|---|---|
| 1 | 14.00% | 19.99% | |
| 2 | 20.00% | 50.00% | |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NASHVILLE, TENNESSEE 37209
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615.352.6737 FAX


# ENLARGED EXISTING CONDITIONS PLAN
# 555 FRANKLIN ROAD DEVELOPMENT PLAN
## 553 & 557 FRANKLIN ROAD
## FRANKLIN, TN 37069

| DATE | DESCRIPTION |
|---|---|
| 05/30/2022 | DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL |
| 06/13/2022 | DEVELOPMENT PLAN INITIAL SUBMITTAL |
| 08/04/2022 | DEVELOPMENT PLAN RESUBMITTAL |

**C1.1**

BCA JOB NO. 2888-03
COF NO. 7894

## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | 555 FRANKLIN ROAD DEVELOPMENT PLAN |
| PROJECT NUMBER: | 7894 |
| ADDRESS: | 553 and 557 FRANKLIN ROAD FRANKLIN, TN 37064 |
| PARCEL(S): | 053 00600 and 053 00500 |
| ACREAGE / SF OF SITE: | 6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF |
| VESTING (IF APPLICABLE): | N/A |
| REGULATIONS: | |
| BASE ZONING: | CI |
| PROPOSED ZONING: | PD (3.66 DUA, 142,500 SF) |
| ZONING OVERLAY: | HHO, 500' BUFFER |
| BUILDING TYPES APPLIED: | MULTIFAMILY |
| FRONTAGE TYPES APPLIED: | LANDSCAPE |
| LOT WIDTH (RESIDENTIAL): | N/A |
| LOT SIZE (RESIDENTIAL): | N/A |
| SETBACKS- | |
| FRONT: | 75 FT. MIN. |
| SIDE: | 15 FT. MIN. |
| REAR: | 25 FT. MIN. |
| DWELLING UNIT COUNT (BY TYPE): | 215 |
| COMMERCIAL SF (BY USE): | CONTINUUM OF CARE-142,500 SF |
| HOTEL KEYS: | N/A |
| BUILDING HEIGHT: | 46'-58' (3 STORIES) |
| MINIMUM LSA: | 20% |
| OPEN SPACE REQUIRED: | 5%-1.64 AC / 71,395 SF (5%) |
| NATURAL AREA REQUIRED: | 10%-3.28 AC / 142,790 SF (10%) |
| TREE CANOPY RETENTION ACREAGE: | 30% |
| PARKING REQUIRED (BY USE): | SEE DOCUMENTATION |
| PARKING PROVIDED | 126 SURFACE, 47 STRUCTURED |
| HISTORIC RESOURCE TREATMENT (Y/N): | NO |

## OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5% & 10% (NATURAL)
REQUIRED: 5% OF 32.78 AC = 1.64 AC
(10% 'NATURAL AREA' = 3.28 AC)
PROVIDED: 1.86 AC TOTAL (6%)
NATURAL AREA = 3.43 AC (10%)

| LOT | TYPE | AREA | AMENITIES / FEATURES |
|---|---|---|---|
| 101 | POCKET PARK | 24,091 SF | BENCH, CANOPY OR TRELLIS, WASTE RECEPTACLE, ART |
| 102 | GREENWAY | 57,263 SF | MULTI-USE PATH, BENCH |
| 103 | NATURAL AREA | 149,483 SF | |

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

494.55'

ALLEY (PRIVATE)

205.55'

IP(O)

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

N23°49'49"E

IMOTHER BLVD

8"
5A
6"
RAMP

POST CURB
CONCRETE SIDEWALK
CONCRETE SIDEWALK PER DETAIL SHEET C2.1
RETAINING WALL
HEAVY DUTY ASPHALT PAVEMENT
LIGHT DUTY ASPHALT PAVEMENT
HHO BUFFER

GATEWAY COURT (PRIVATE)

LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

S60°06'34"E
758.26'
RETAINING WALL MAX. HEIGHT = 9.0'
HEAVY DUTY ASPHALT PAVEMENT PER DETAIL SHEET C2.1 (TYP)
15' MBSL
24.0'
10.0'
ADA PARKING
ADA RAMP PER DETAIL

FUTURE OPEN SPACE LOT

OS 101
OS 102
OS 103

RETAINING WALL MAX. HEIGHT = 7.0'
RETAINING WALL MAX. HEIGHT = 8.0'
TRANSFORMER PAD
GENERATOR PAD
REFUSE AREA
LOADING AREA
6.0'
3.0'
24.0'

COURTYARD

TAX MAP 53, PARCEL 5
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
ZONED CI

PROPOSED BUILDING
FFE = 764/752

1288.95'

PARCELS TO BE COMBINED
CONCRETE PAVEMENT

20' M.V.U.D. EASEMENT
P.B. P60, PG. 101
LOT 43, THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

IP(O)
EDGE OF PAVEMENT
POST CURB
75' MBSL
LIGHT DUTY ASPHALT PAVEMENT
MAILBOX #561
11' ROW DEDICATION
CONCRETE SIDEWALK
38.8'
HEAVY DUTY ASPHALT PAVEMENT
C2
IR(O)
MAILBOX #557
24.0'
30.0'
6.0'
POST CURB
MONUMENT SIGN
C1
FRANKLIN ROAD (Major Arterial)
SEWER EASEMENT, P.B. PGB, PG. 95
TAX MAP 53, PARCEL 73.02
OPEN SPACE LOT 2
8"
5A
MANHOLE
T.C. EL.=739.(
INV. (IN)=731.
INV. EL.=730.(

TAX MAP 53, PARCEL 6
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

HEAVY DUTY ASPHALT PAVEMENT
CONCRETE SIDEWALK
RETAINING WALL MAX. HEIGHT = 3.0'
LIGHT DUTY ASPHALT PAVEMENT
RETAINING WALL
9.0'
POST CURB
LIGHT DUTY ASPHALT PAVEMENT
CONCRETE SIDEWALK
LIGHT DUTY ASPHALT PAVEMENT
RETAINING WALL MAX. HEIGHT = 6.0'
75' MBSL
LIGHT DUTY ASPHALT PAVEMENT
CONCRETE SIDEWALK
ACCESSIBLE RAMP
CROSSWALK
POST CURB
ACCESSIBLE RAMP
CONCRETE SIDEWALK
24.0'
15' MBSL
IR(O)
N79°36'12"W
276.88'
HEAVY DUTY ASPHALT PAVEMENT
N80°32'05"W
292.17'
IR(O)
IR(O)
IR(O)
34' ROW DEDICATION
FRANKLIN ROAD (R.O.W. VARIES)
MANHOLE
T.C. EL.=733.21
INV. (IN)=727.89
INV. EL.=727.73
MANHOLE
T.C. EL.=733.54
INV. (IN)=725.12
INV. EL.=724.97

TAX MAP 53, PARCEL 7
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 8
MASTER PLANS, LLC
DEED BOOK 5673, PAGE 861
R.O.W.C., TN

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
GRID
0 15 30 60 90
GRAPHIC SCALE

Know what's below Call before you dig. 811
www.call811.com

**ENVISION FRANKLIN STATEMENT:**
The proposed plan is consistent with the Major Objectives and Guiding Principles of Envision Franklin. The City of Franklin seeks responsible and purposeful growth that enhances the quality of life and provides a dynamic mix of land uses. The Neighborhood Mixed Use Policy supports Assisted Living and Multifamily Uses that are complementary to Gateway Village. The proposed campus offers a transition from Clearview Baptist Church to the Gateway Village Center along Franklin Road. The campus plan follows the Design Standards of Envision Franklin which require buildings to have their main entrances oriented toward the street and formal open spaces to be designed to create public spaces. The building is designed with a maximum height of three stories and incorporates massing variation with vertical and horizontal articulation in the walls. The architecture is designed with a timeless vernacular style that resonates with Franklin's and Gateway Village's eclectic design. Purposeful and intentional pedestrian connections to Gateway Village have been incorporated into the master plan to provide safe and direct walkways to the Gateway commercial center. The proposed plan and uses complement the development pattern of Franklin Road near Gateway Village and the plan is designed to seamlessly fit within the Franklin Road Corridor.

**MAP 53 PARCELS 5&6**
**ZONED - CI**
**SITE AREA = 32.83 acres**

**STATEMENT OF IMPACTS**

**WATER FACILITIES**
WATER SERVICE WILL BE PROVIDED BY MVUD. WE ESTIMATE USAGE TO BE 44,150 GPD.

**SEWER FACILITIES**
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN. WE ESTIMATE USAGE TO BE 44,150 GPD

**REPURIFIED (REUSE) WATER FACILITIES**
NOT AVAILABLE TO THIS SITE.

**POLICE, FIRE, AND RECREATIONAL FACILITIES**
NEAREST POLICE STATION: 4.0 miles to Columbia Ave. Police Dept.
NEAREST FIRE STATION: 2.0 miles to Fire Station 3 on Mallory Station Rd.
NEAREST RECREATIONAL FACILITY: 2.8 miles to the Park at Harlinsdale Farm on Franklin Rd.

**PROJECTED STUDENT POPULATION**
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS STRICTLY A SENIOR LIVING FACILITY.

**REFUSE STORAGE AND SANITATION COLLECTION FACILITIES**
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

**STREET NETWORK**
THE TRAFFIC IMPACT STUDY ESTIMATES 661 DAILY TRIP WILL BE GENERATED.

**DRAINAGE FACILITIES**
3.31 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE. RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

**STORMWATER NARRATIVE:**
STORMWATER QUALITY TO BE ACHIEVED WITH BIORETENTION
STORMWATER QUANTITY TO BE ACHIEVED WITH DRY DETENTION POND

BUILDING TYPE : MULTIFAMILY
BUILDING USE : MULTIFAMILY
GSF : 270,500
ASSISTED LIVING AND MEMORY CARE AREA: 142,500 SF
IL UNITS : 120
NUMBER OF UNITS : 215
BUILDING HEIGHT: 46' - 58'(MEASURE FROM PROPOSED GRADE TO RIDGE OF THE ROOF)
PARKLAND: 120 UNLICENSED UNITS=$516,480.00. FEES SHALL BE PAID AT FINAL PLAT. QUAD 1


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Barge Cauthen & ASSOCIATES


JAMES R. CAUTHEN
REGISTERED ENGINEER
AGRICULTURE
No. 108356
STATE OF TENNESSEE
6-30-2022

# DEVELOPMENT PLAN
# 555 FRANKLIN ROAD DEVELOPMENT PLAN
## 553 & 557 FRANKLIN ROAD
## FRANKLIN, TN 37069

| DATE | DESCRIPTION |
|---|---|
| 05/30/2022 | DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL |
| 06/13/2022 | DEVELOPMENT PLAN INITIAL SUBMITTAL |
| 08/04/2022 | DEVELOPMENT PLAN RESUBMITTAL |

**C2.0**

BCA JOB NO. 2888-03
COF NO. 7894

P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\C2-DEVELOPMENT PLAN.288803.dwg-C2.0 DEVELOPMENT PLAN

## 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 THE 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.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND 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.

**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: 47187C0205F
FEMA MAP EFFECTIVE DATE: SEPTEMBER 29, 2006
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = N/A
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%.

## GRADING & DRAINAGE DATA CHART

| | | PEAK FLOW RUNOFF (CFS) | |
|---|---|---|---|
| LOT AREA: 32.83 ACRES | | PRE-DEV. | POST-DEV. |
| LID AREA: TBD ACRES | | | |
| IMPERVIOUS AREA | | | |
| EXISTING: 0.66 AC. | 2 YEAR: | 16.34 | XX.XXX |
| PROPOSED: 4.60 AC. IMPERVIOUS | 5 YEAR: | 41.92 | XX.XXX |
| PAVEMENT/ROOF | 10 YEAR: | 61.52 | XX.XXX |
| DISTURBED AREA: 7.38 ACRES | 25 YEAR: | 89.19 | XX.XXX |
| Rv VALUE | 50 YEAR: | 111.37 | XX.XXX |
| EXISTING:0.151 PROPOSED: X.XXX | 100 YEAR: | 134.14 | XX.XXX |


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# GRADING & DRAINAGE PLAN
# 555 FRANKLIN ROAD DEVELOPMENT PLAN
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STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 15 30 60 90
GRAPHIC SCALE

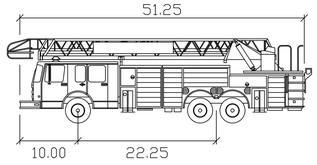
Know what's below Call before you dig. 811
www.call811.com

**C3.0**

BCA JOB NO. 2888-03
COF NO. 7894



P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\C3-GRADING & DRAINAGE PLAN-288803.dwg-C3.0 GRADING & DRAINAGE PLAN




T-2 SUTPHEN (SP100)-Franklin

| | feet |
|---|---|
| Width | : 8.66 |
| Track | : 8.00 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 42.0 |

## ACCESS MANAGEMENT

MIN DISTANCE BETWEEN INTERSECTION : N/A

MIN DISTANCE BETWEEN HIGH VOLUME/ALLEY AND INTERSECTION : N/A

MIN. DISTANT BETWEEN DRIVEWAY AND INTERSECTION : 530 ft. CUMBERLAND PARK DR.

DRIVEWAY WIDTH(THREE-WAY) : 30 ft.

DRIVEWAY APPROACH STREET CONFIGURATION : RAMP

## R.O.W. AND ACCESS DATA CHART

DAILY TRIP GENERATION : 661 TRIPS PER DAY

PEAK HOUR TRIP GENERATION : 56 VEHICLES PER HOUR

TRAFFIC IMPACT STUDY REQUIRED : YES, PROVIDED.

CIRCULATION PLAN REQUIRED : NO

**STATEMENT OF IMPACT:**

The traffic impact study indicates that the impacts of the proposed project on the existing street network will be manageable by providing the recommendations below::

Franklin Road and Portis Family Dental Access/Driveway A

- Per scoping, this study evaluated Driveway A as both full access and right-in/right-out only.It is recommended that Driveway A operate as full access.
- The eastbound approach of Driveway A should be stop-controlled, and a stop bar and R1-1 'Stop' sign should be installed on the egress approach.
- Driveway A should be designed to include sufficient width for one entering lane and one exiting lane.
- As part of the construction of the project, all internal and external driveway connections should be designed such that the departure sight triangles, as specified by AASHTO, will be clear of all sight obstructions, including landscaping, existing vegetation, monument signs/walls, fences, etc.
- Per the City of Franklin Street Standards, provide a northbound left-turn lane on Franklin Road with a minimum of 75 feet of storage length.
- Per the City of Franklin Street Standards, provide a southbound right-turn lane on Franklin Road with a minimum of 75 feet of storage length.

Travel Demand Management

- Off-peak loading and deliveries for the development should be encouraged to minimize impacts to traffic operations.
- Parking should be developed per code.
- Final design of internal roadways and parking should meet all City of Franklin standards and the latest version of "A Policy of Geometric Design of Highways and Streets" published by AASHTO. Any parking lots and streets associated with the development should ensure that passenger cars and emergency vehicles are capable of making all turning movements. Internal intersections should be two-way stop-controlled unless all-way stop control warrants are met.

**RIGHT-OF-WAY & ACCESS 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 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 AND 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 (T.D.O.T.), AND TO THE CITY OF FRANKLIN TRANSPORTION AND STREET TECHNICAL STANDARDS.

ALLEY (PRIVATE)
IP(O)
205.55'
S66°50'45"E 494.55'
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN
LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN
N23°49'49"E
SHED
S80°20'55"E
356.45'
TAX MAP 53, PARCEL 9
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
IR(O)
N79°36'12"W
276.88'
TAX MAP 53, PARCEL 6
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
1288.95'
TAX MAP 53, PARCEL 7
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
N80°32'05"W 292.17'
TAX MAP 53, PARCEL 8
MASTER PLANS, LLC
DEED BOOK 5673, PAGE 861
IMOTHER BLVD (PUBLIC)
GATEWAY COURT (PRIVATE)
S60°06'34"E
758.26'
LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN
20' M.U.U.D. EASEMENT
P.B. P60, PG. 101
LOT 43
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN
ACCESSIBLE PARKING
PROPOSED BUILDING
FFE = 764/752
TAX MAP 53, PARCEL 5
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
ZONED CI
18" DI/RCP
36" CMP
INV. EL.=741.4
FRANKLIN ROAD (Major Arterial)
ROAD (R.O.W. VARIES)
34' ROW DEDICATION
SOUTH BOUND TURN LANE
75' STORAGE
200' TAPER
STOP BAR
STOP SIGN
"Improvements to Franklin Road will be in accordance with TDOT Roadway design guidelines and will include either a 3 lane section between Country Road and Cumberland Park Drive or alternative improvements as recommended by the traffic consultant."
NORTH BOUND TURN LANE
75' STORAGE
100' BAY TAPER
300' APPROACH TAPER
SEWER EASEMENT, P.B. P85, PG. 95
MAILBOX #561
MAILBOX #557
MANHOLE
T.C. EL.=733.21
INV. (N)=727.89
INV. EL.=727.73
TAX MAP 53, PARCEL
OPEN SPACE LOT
STATE PLANE COORDINATE SYSTEM NAD-83 (1998)
GRID
0 15 30 60 90
GRAPHIC SCALE

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JAMES R. KANE
REGISTERED ENGINEER
AGRICULTURE
108926
STATE OF TENNESSEE
6-30-2022

# ENLARGED ROW & ACCESS PLAN
# 555 FRANKLIN ROAD DEVELOPMENT PLAN
# 553 & 557 FRANKLIN ROAD
# FRANKLIN, TN 37069

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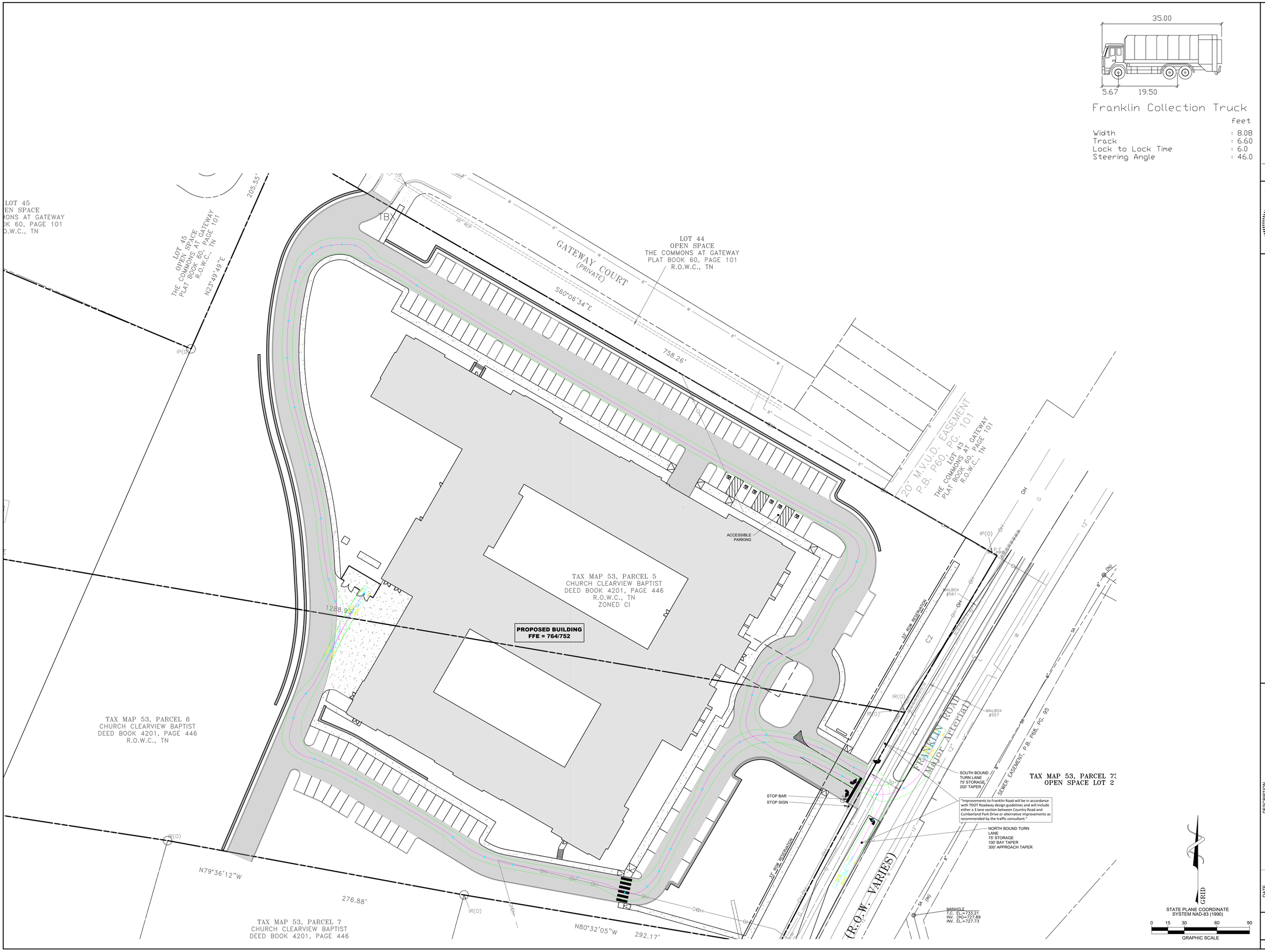
C4.0

BCA JOB NO. 2888-03
COF NO. 7894

P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\C4\ROW & ACCESS PLAN-288803.dwg-C4.0 ENLARGED ROW & ACCESS PLAN

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# REFUSE COLLECTION AUTOTURN EXHIBIT
# 555 FRANKLIN ROAD DEVELOPMENT PLAN
## 553 & 557 FRANKLIN ROAD
## FRANKLIN, TN 37069

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**C4.1**

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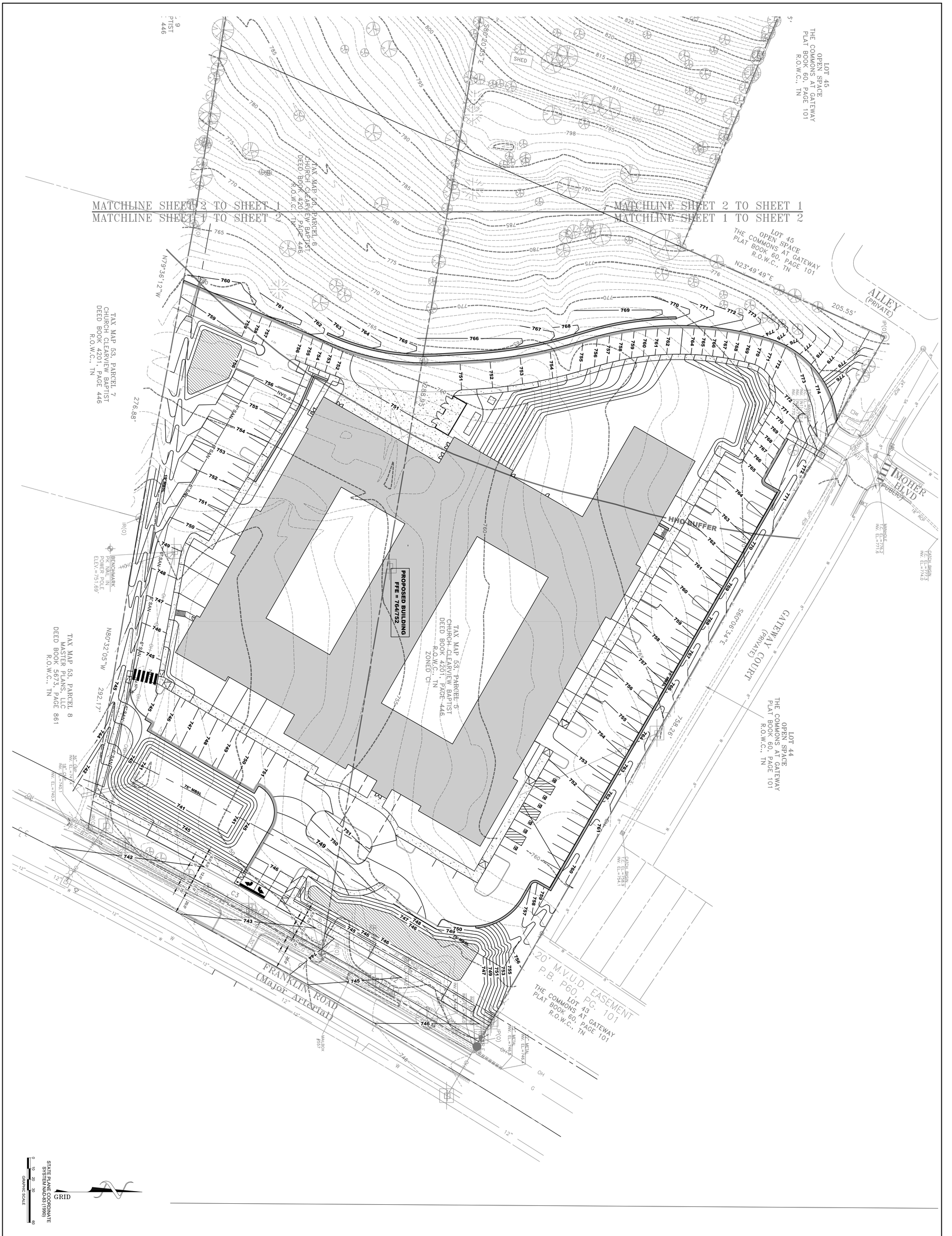
P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\C4.5-FUTURE ROAD WIDENING EXHIBIT-288803.dwg-30x42

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**C4.5**

BCA JOB NO. 2888-03
COF NO. 7894

# FUTURE ROAD WIDENING EXHIBIT

# 555 FRANKLIN ROAD DEVELOPMENT PLAN

## 553 & 557 FRANKLIN ROAD
## FRANKLIN, TN 37069


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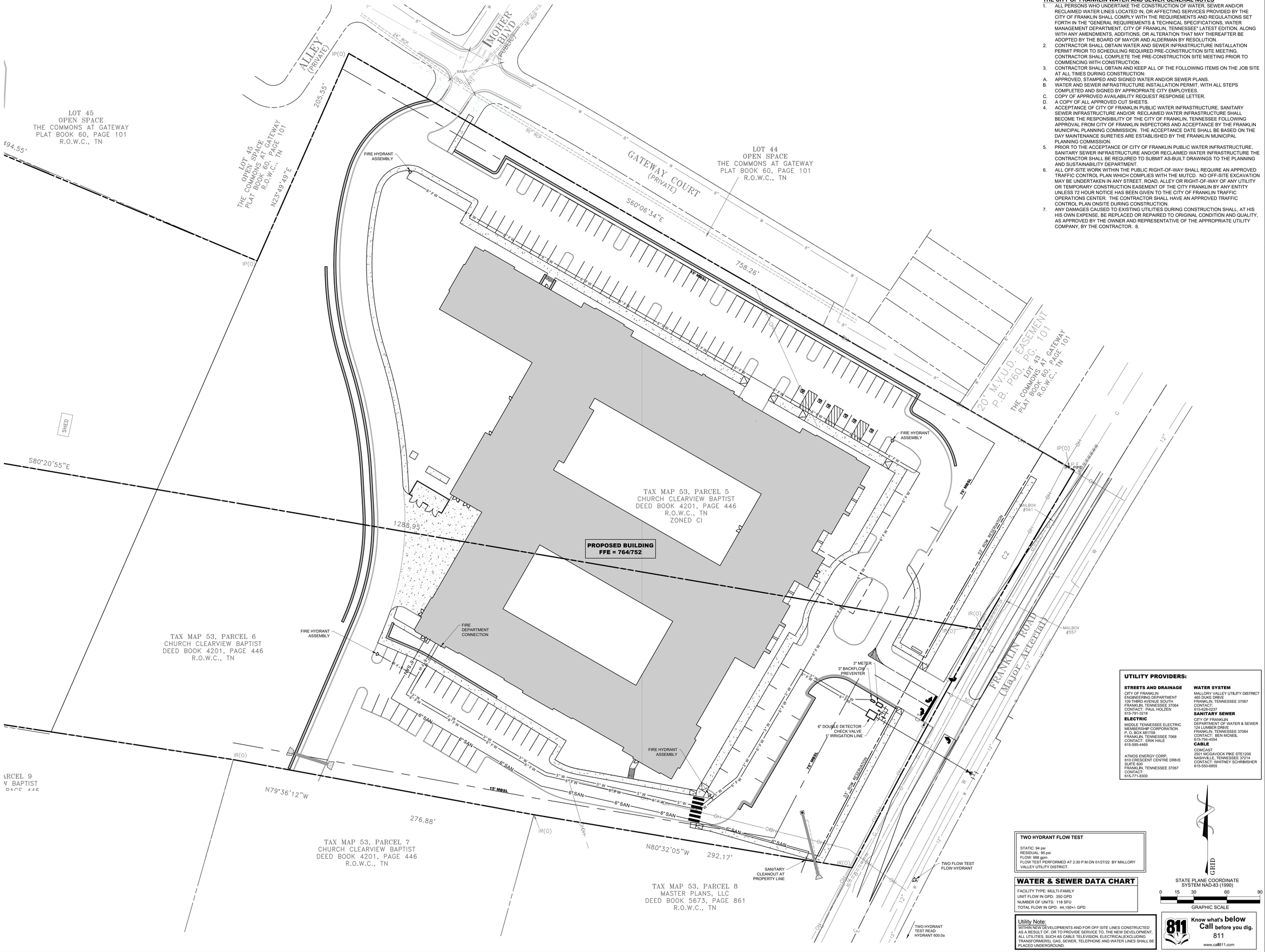


**THE CITY OF FRANKLIN WATER AND SEWER GENERAL NOTES**

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 ALDERMAN BY RESOLUTION.
2. 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.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOB SITE 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.

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, 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.
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 PLANNING AND SUSTAINABILITY 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 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 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.

**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 7068
CONTACT: ERIK HALE
615-595-4469

ATMOS ENERGY CORP.
810 CRESCENT CENTRE DRIVE SUITE 600
FRANKLIN, TENNESSEE 37067
CONTACT:
615-771-8300

**WATER SYSTEM**
MALLORY VALLEY UTILITY DISTRICT
465 DUKE DRIVE
FRANKLIN, TENNESSEE 37067
CONTACT:
615-628-0237

**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

**TWO HYDRANT FLOW TEST**

STATIC: 94 psi
RESIDUAL: 90 psi
FLOW: 988 gpm
FLOW TEST PERFORMED AT 2:30 P.M.ON 01/27/22 BY MALLORY VALLEY UTILITY DISTRICT.

**WATER & SEWER DATA CHART**

FACILITY TYPE: MULTI-FAMILY
UNIT FLOW IN GPD: 350 GPD
NUMBER OF UNITS: 118 SFU
TOTAL FLOW IN GPD: 44,150+/- GPD

Utility Note:
WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL(EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 15 30 60 90
GRAPHIC SCALE

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JAMES R. BARGE — REGISTERED ENGINEER — AGRICULTURE — No. 108926 — STATE OF TENNESSEE — 5-23-2022

# UTILITY PLAN

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**C5.0**

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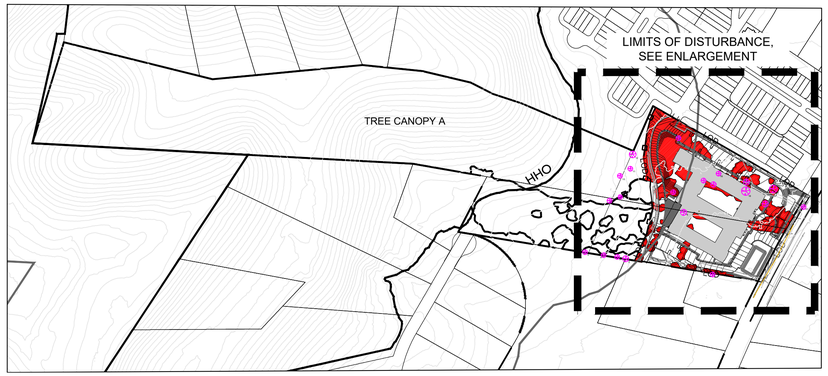
P:\2888 Ryan Companies\2888-03 Franklin Rd St. Living Res\Dwg\CIVIL\UTILITY PLAN-288803.dwg-C5.0 UTILITY PLAN




OVERALL SITE

## SPECIMEN TREES

| Tree # | Size | Species | Condition | Removed |
|---|---|---|---|---|
| 1 | 24 | Hackberry | Fair | X |
| 2 | 30 | Hackberry | Fair | |
| 3 | 24 | Hackberry | Fair | |
| 4 | 24 | Hackberry | Poor | |
| 5 | 24 | Hackberry | Poor | |
| 6 | 30 | Hackberry | Fair | X |
| 7 | 24 | Boxelder | Poor | X |
| 8 | 24 | Pine | Fair | |
| 9 | 24 | Elm | Poor | |
| 10 | 24 | Boxelder | Fair | |
| 11 | 24 | Tree | Fair | |
| 12 | 34 | Elm | Fair | |
| 13 | 24 | Tree | Poor | X |
| 14 | 24 | Boxelder | Fair | X |
| 15 | 27 | Hackberry | Fair | X |
| 16 | 24 | Hackberry | Fair | X |
| 17 | 30 | Maple | Poor | X |
| 18 | 42 | Maple | Fair | X |
| 19 | 30 | Silver Maple | Undesirable species | X |
| 20 | 39 | Boxelder | Poor | X |
| 21 | 24 | Elm | Fair / in R.O.W. | X |

TOTAL SPECIMEN INCHES REMOVED: 342"
TOTAL HEALTHY SPECIMEN INCHES REMOVED: 171"
REQUIRED REPLACEMENT: 342"

## TREE CANOPY AREA:

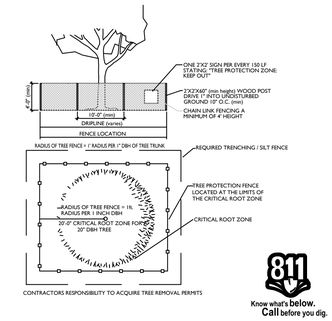
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 23.88 ACRES WHICH IS 92% OF THE TOTAL SITE

| TREE AREA: | EXISTING | REMOVED | RETAINED |
|---|---|---|---|
| Tree Canopy - A | 929,214 SF | 44,876 SF | 884,338 SF |
| Tree Canopy - B | 56,679 SF | 50,993 SF | 5,686 SF |
| Tree Canopy - C | 5,571 SF | 5,571 SF | 0 SF |
| Tree Canopy - D | 48,677 SF | 2,411 SF | 46,266 SF |

TREE CANOPY DATA

EXISTING TREE CANOPY:
1,040,141 SF
92% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION:
30% OF TOTAL CANOPY
312,042 SF
PROVIDED CANOPY PRESERVATION:
90% OF TOTAL CANOPY
936,290 SF

## TREE PROTECTION FENCING DETAIL (NTS)




811 Know what's below. Call before you dig.

TREE PROTECTION NOTES:

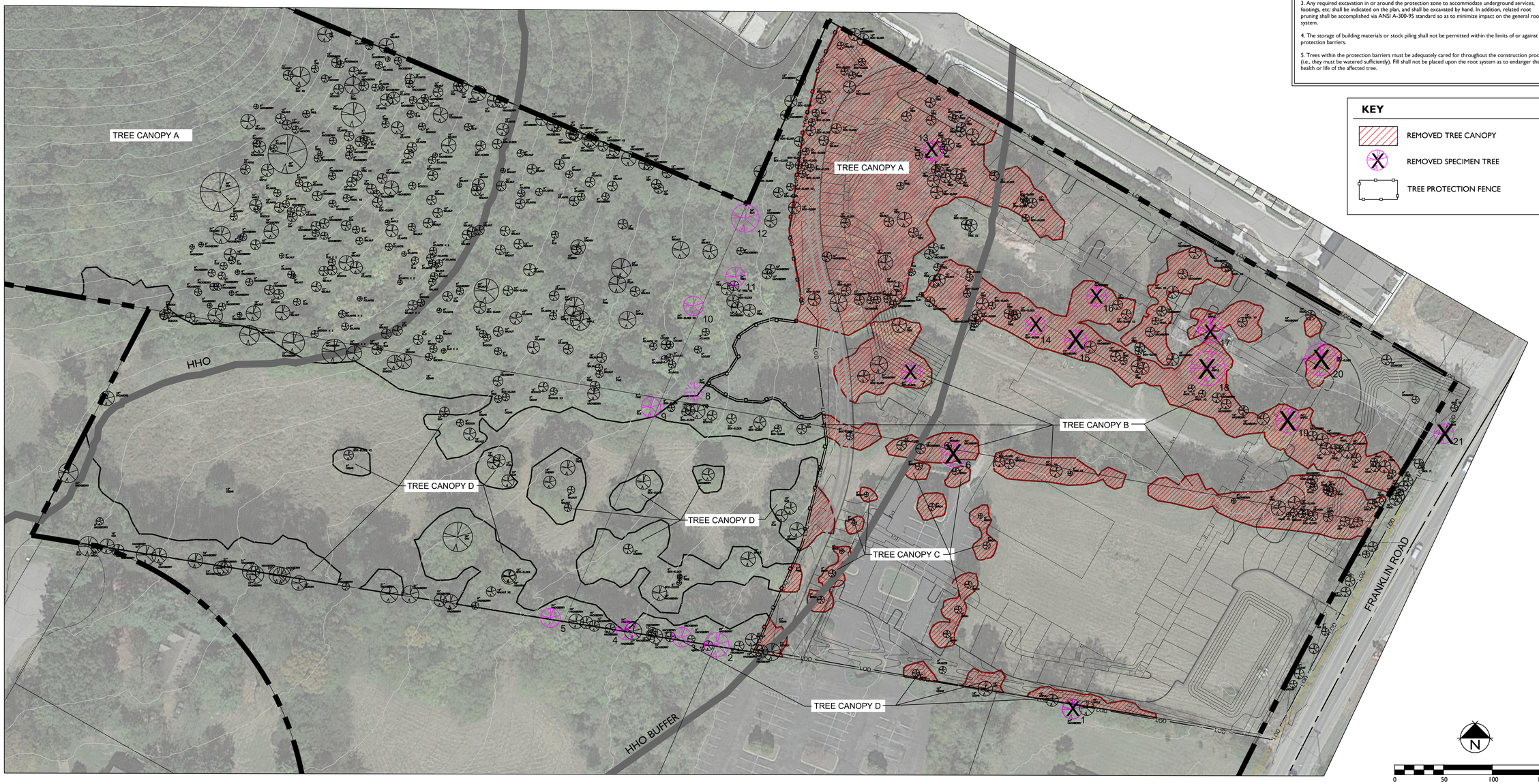
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. 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.

3. 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.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. 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.




## KEY

REMOVED TREE CANOPY
REMOVED SPECIMEN TREE
TREE PROTECTION FENCE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# 555 FRANKLIN ROAD PUD SUBDIVISION
## DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
8-4-22

Revision Date

TREE PRESERVATION
SHEET
L1.0
COF # 7894

.1 A1.0 East Elevation Overall
1/16" = 1'-0"

.2 A1.0 North Elevation Overall
1/16" = 1'-0"

3 A1.0 West Elevation Overall
1/16" = 1'-0"

4 A1.0 South Elevation Overall
1/16" = 1'-0"

7/28/2022 11:40:58 AM

RYAN

RYAN A+E, INC.
700 Oakmont Lane
Suite 100
Westmont, IL 60559
630-328-1100 tel
630-328-1300 fax

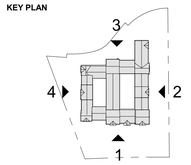
WWW.RYANCOMPANIES.COM

OWNER

BRETT BUNKE
REGISTERED ARCHITECT
AGRICULTURE
OWNER
No. 10724
STATE OF TENNESSEE

Ex P: June 30, 2023

KEY PLAN




PROJECT INFORMATION

# 557 Franklin Road Development Plan

557 FRANKLIN RD
FRANKLIN,TN 37069

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Tennessee

Brett Bunke

| REGISTRATION NO. | DATE |
|---|---|
| 10724 | 06.30.2023 |

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| DRAWN BY | CHECKED BY |
|---|---|
| DR | BB |
| JOB NO. | DATE |
| 701-193 | 08.04.2022 |

ISSUE RECORD

| ISSUE # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 05.27.22 | DEVELOPMENT PLAN |
| 2 | 06.13.22 | ISSUED FOR DEVELOPMENT PLAN |
| 3 | 08.04.22 | DEVELOPMENT PLAN |

PRELIMINARY
NOT FOR CONSTRUCTION

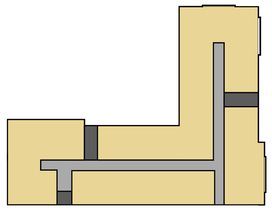
NOT FOR CONSTRUCTION

**DEVELOPMENT PLAN SUBMISSION**
06.13.2022

EXTERIOR ELEVATIONS

# A1.0

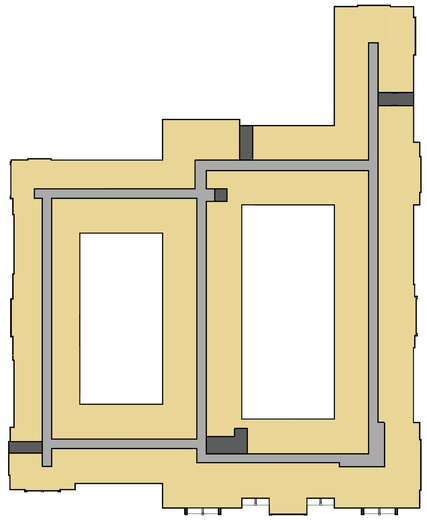
CITY OF FRANKLIN
PROJECT NUMBER 7894



AREA TYPE

- Circulation-Shell
- Corridor
- Multifamily

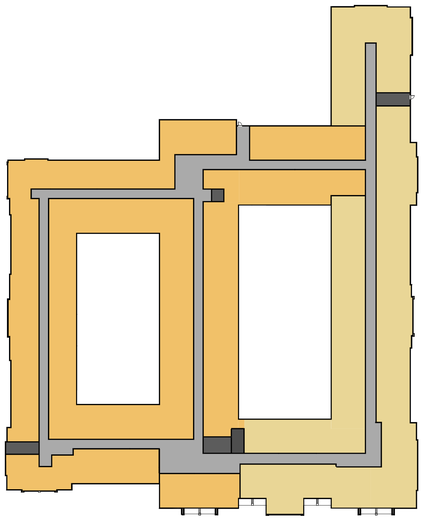
4 A1.1 LEVEL 3 PROGRAM PLAN
1" = 50'-0"



AREA TYPE

- Circulation-Shell
- Corridor
- Multifamily

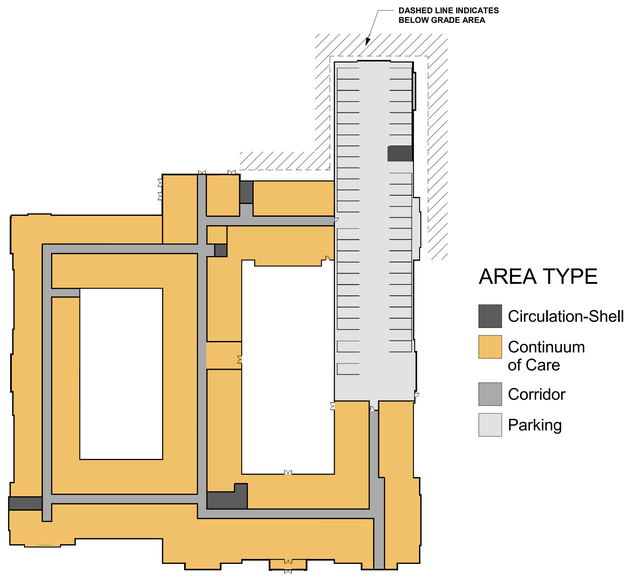
3 A1.1 LEVEL 2 PROGRAM PLAN
1" = 50'-0"



AREA TYPE

- Circulation-Shell
- Continuum of Care
- Corridor
- Multifamily

2 A1.1 LEVEL 1 PROGRAM PLAN
1" = 50'-0"




AREA TYPE

- Circulation-Shell
- Continuum of Care
- Corridor
- Parking

1 A1.1 LOWER LEVEL PROGRAM PLAN
1" = 50'-0"

7/28/2022 11:40:59 AM

RYAN

RYAN A+E, INC.
700 Oakmont Lane
Suite 100
Westmont, IL 60559
630-328-1100 tel
630-328-1300 fax

WWW.RYANCOMPANIES.COM

OWNER

BRETT BUNKE
REGISTERED ARCHITECT
STATE OF TENNESSEE
DEPARTMENT OF COMMERCE & INSURANCE
10724
LICENSED
ARCHITECT
STATE OF TENNESSEE

Ex P: JUNE 30, 2023

KEY PLAN

PROJECT INFORMATION

**557 Franklin Road Development Plan**

557 FRANKLIN RD
FRANKLIN,TN 37069

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Tennessee

Brett Bunke

| REGISTRATION NO. | DATE |
|---|---|
| 10724 | 06.30.2023 |

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| DRAWN BY | CHECKED BY |
|---|---|
| DR | BB |
| **JOB NO.** | **DATE** |
| 701-193 | 08.04.2022 |

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| 3 | 08.04.22 | DEVELOPMENT PLAN |

PRELIMINARY
NOT FOR CONSTRUCTION

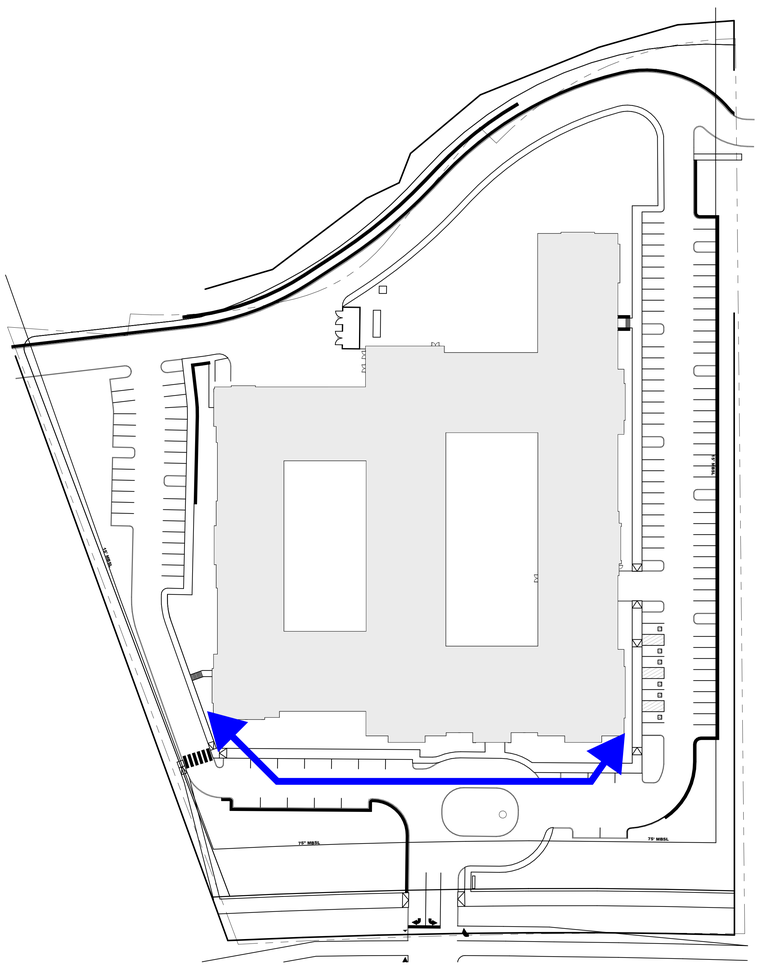
**DEVELOPMENT PLAN SUBMISSION**
**06.13.2022**

PROGRAM PLANS

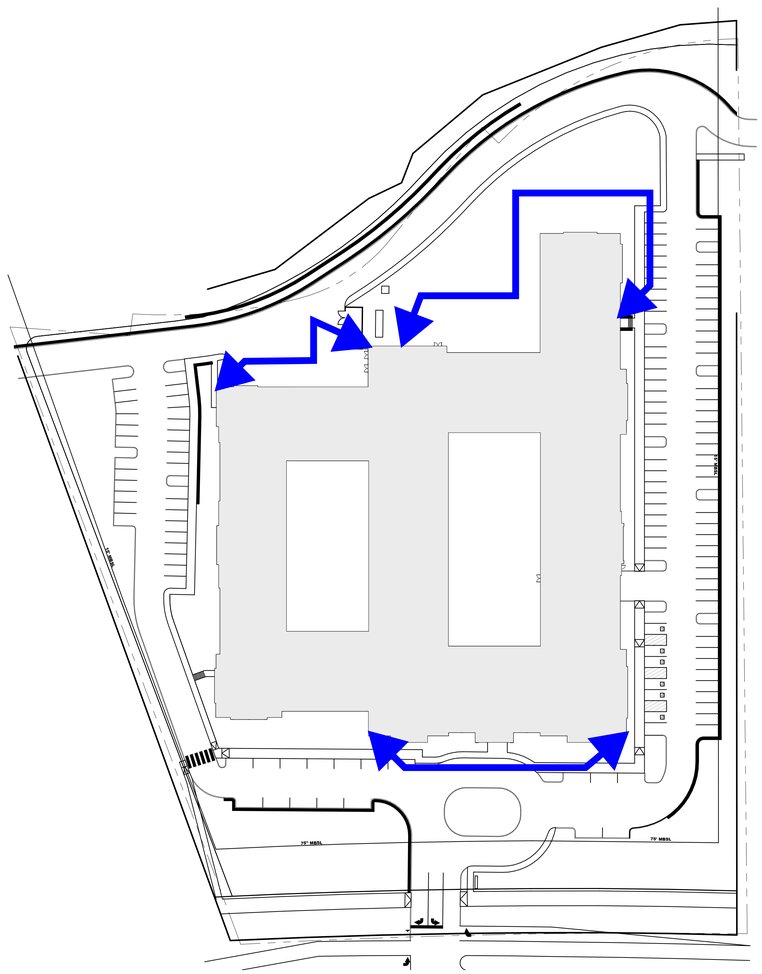
# A1.1

**CITY OF FRANKLIN**
**PROJECT NUMBER 7894**

NOT FOR CONSTRUCTION




2 A1.2 SITE PLAN MOS 1
1" = 50'-0"




1 A1.2 SITE PLAN MOS 2
1" = 50'-0"

## MODIFICATION TO STANDARD REQUEST 1

THIS DIAGRAM AND THESE IMAGES ARE SUPPORTING INFORMATION TO REQUEST A MODIFCATION OF STANDARD FOR SECTION 6.7: BUILDING TYPES -MULTIFAMILY - BUILDING ORIENTATION AND ENTRY -ENTRANCES.FOR A DETAILED NARRATIVE OF THE REQUEST, REFER TO THE COVER SHEET.

IMAGE #1.1 AND #1.2: ENLCOSED COURTYARDS ARE APPROPRIATE OUTDOOR ACCESS POINTS FOR MEMORY CARE RESIDENTS.

IMAGE #1.3: MEMORY CARE DWELLING UNITS ALONG STREETSCAPE DO NOT HAVE DIRECT ACCESS TO THE OUTSIDE.

1.1

1.3

1.2

## MODIFICATION TO STANDARD REQUEST 2

THIS DIAGRAM AND THESE IMAGES ARE SUPPORTING INFORMATION TO REQUEST A MODIFCATION OF STANDARD FOR SECTION SECTION 6.7: BUILDING TYPES – MULTIFAMILY –FOUNDATIONS, PORCHES AND STOOPS.FOR A DETAILED NARRATIVE OF THE REQUEST, REFER TO THE COVER SHEET.

IMAGE #2.1 AND #2.2: ENTRANCES TO THE BUILDING SHOULD HAVE MINIMAL SLOPE TO THE PROPOSED GRADE TO MAKE WALKING SAFER FOR OLDER ADULTS.

IMAGE #2.3 ENTRANCES THAT HAVE MINMAL SLOPE CHANGE ARE EASIER TO PROGRAM OUTDOOR ACTIVITIES.

2.1

2.3

2.2

7/28/2022 11:41:03 AM

RYAN A+E, INC.
700 Oakmont Lane
Suite 100
Westmont, IL 60559
630-328-1100 tel
630-328-1300 fax

WWW.RYANCOMPANIES.COM

OWNER

BRETT BUNKE
REGISTERED ARCHITECT
10724
STATE OF TENNESSEE
Exp: JUNE 30, 2023

KEY PLAN

PROJECT INFORMATION

# 557 Franklin Road Development Plan

557 FRANKLIN RD
FRANKLIN,TN 37069

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Tennessee

Brett Bunke

| REGISTRATION NO. | DATE |
|---|---|
| 10724 | 06.30.2023 |

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| DR | BB |
| **JOB NO.** | **DATE** |
| 701-193 | 08.04.2022 |

| ISSUE RECORD | | |
|---|---|---|
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| 3 | 08.04.22 | DEVELOPMENT PLAN |

PRELIMINARY
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**DEVELOPMENT PLAN SUBMISSION**
**06.13.2022**

SITE PLAN - MODIFICATION OF STANDARD REQUEST

# A1.2

**CITY OF FRANKLIN**
**PROJECT NUMBER 7894**

NOT FOR CONSTRUCTION

McCOY DESIGN
615 MAIN STREET, SUITE 202; NASHVILLE, TENNESSEE 37206; MCCOYNASH.COM

## THE FACTORY AT FRANKLIN

The Factory at Franklin is being envisioned as a cohesive complex focusing on retail, restaurants, offices, and public spaces. The intended style is to be refined industrial with an emphasis on retaining as much of the historic character as possible, while not trying to replicate or mimic the style with materials and construction of the modern age. All new elements shall stand apart of the existing historic elements while complementing them. Colors, forms, and materials should respect the refined industrial aesthetic. Excessive ornamentation is prohibited to insure a uniform presence for all tenants.

In developing the included Comprehensive Sign Plan and preliminary programming, we researched both the existing historic code and the municipal sign code, for the proposed site signage. As part of the research into these codes, there are locations that are considered to be non-conforming. This document is to show those locations and request certain Modifications of Standards for those locations.

## OVERALL SITE SIGN PLAN

### SIGN TYPES

- x6 - BAND
- x4 - V. BLADE
- x15 - CANOPY
- x8 - CONVENIENCE
- x4 - DEVELOPMENT ENTRY
- x4 - DIRECTORY
- x17 - PROJECTING
- x20 - WALL

NOTE: RED OUTLINE INDICATES SIGNS THAT REQUESTING AN MOS

## BLDGS 3, 11, & 13 ELEVATIONS

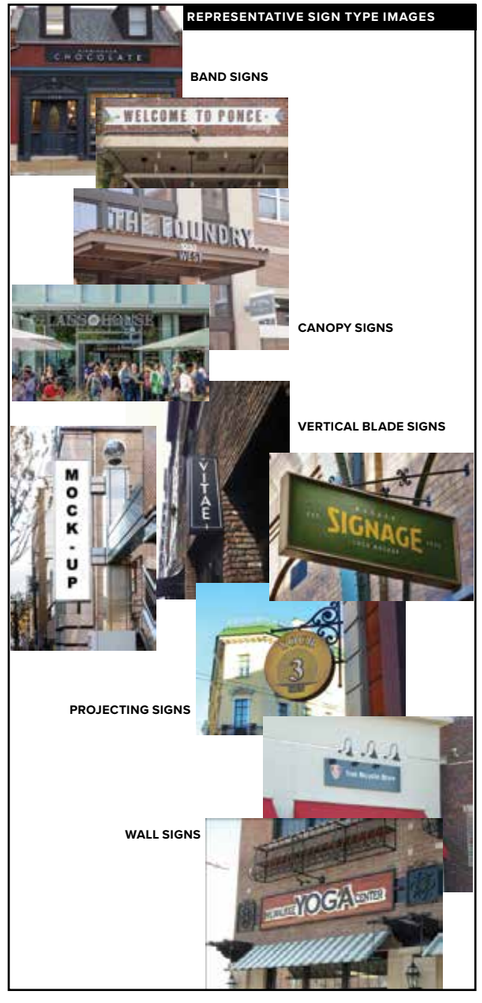
| Sign Location | Message | Sign Type | Maximum Size | MoS |
|---|---|---|---|---|
| 0001.1 | (Building ID) | Wall | 350 sq ft | Sq Ft Size |
| 0001.2 | (Building ID) | Wall | 350 sq ft | Sq Ft Size |
| 0003.0 | (Retail/Tenant ID) | Band | 42.5 sq ft | Qty per Facade |
| 0004.0 | (Building ID) | Canopy | 31 sq ft | Located Below |
| 0005.0 | (Retail/Tenant ID) | Band | 42.5 sq ft | Qty per Facade |
| 0006.0 | (Retail/Tenant ID) | Band | 42.5 sq ft | Qty per Facade |
| 0007.0 | (Retail/Tenant ID) | V. Blade | 12.5 sq ft (per side) | Height |
| 0009.0 | (Retail/Tenant ID) | Projecting | 4.5 sq ft (per side) | N/A |
| 0010.0 | (Retail/Tenant ID) | Band | 35.5 sq ft | Qty per Facade |
| 0010.1 | (Retail/Tenant ID) | Projecting | 4.5 sq ft (per side) | N/A |
| 0011.0 | (Retail/Tenant ID) | Band | 35.5 sq ft | Qty per Facade |
| 0013.0 | (Building ID) | Canopy | 35.5 sq ft | Located Below |
| 0014.0 | (Retail/Tenant ID) | V. Blade | 12.5 sq ft (per side) | Height |
| 0015.0 | (Retail/Tenant ID) | Canopy | 16 sq ft | Located Below |
| 0016.0 | (Retail/Tenant ID) | V. Blade | 12.5 sq ft (per side) | Height |

2 EXTERIOR ELEVATION - BLDG 11 & 13 - SOUTH ELEVATION
Approx 436' linear frontage on Liberty

1 EXTERIOR ELEVATION - BLDG 3 & 11 - WEST ELEVATION
Approx 368' linear frontage on Franklin

NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED

### REPRESENTATIVE SIGN TYPE IMAGES




BAND SIGNS

CANOPY SIGNS

VERTICAL BLADE SIGNS

PROJECTING SIGNS

WALL SIGNS

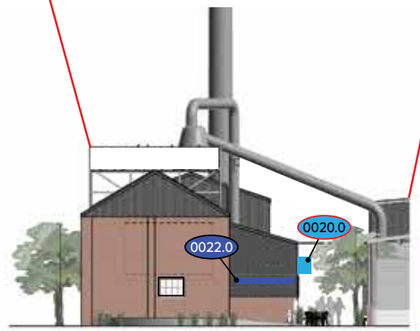
## BLDG 6 ELEVATIONS

| Sign Location | Message | Sign Type | Maximum Size | MoS |
|---|---|---|---|---|
| 0020.0 | (Retail/Tenant ID) | Projecting | 6.5 sq ft (per side) | Size |
| 0021.0 | (Retail/Tenant ID) | Wall | 15 sq ft | N/A |
| 0022.0 | (Building ID) | Wall | 19 sq ft | N/A |

REF. #2 - BUILDING 6 - WEST ELEVATION

4 BUILDING 6 - EAST ELEVATION

3 BUILDING 6 - NORTH ELEVATION



2 BUILDING 6 - WEST ELEVATION

1 BUILDING 6 - SOUTH ELEVATION

REPRESENTATIVE SIGN TYPE IMAGES

PROJECTING SIGNS

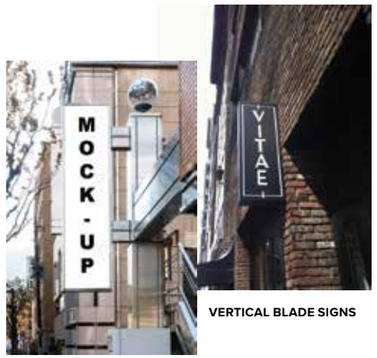
WALL SIGNS

NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED

## BLDGS 8, 9, & 10 ELEVATIONS

**REPRESENTATIVE SIGN TYPE IMAGES**

CANOPY SIGNS



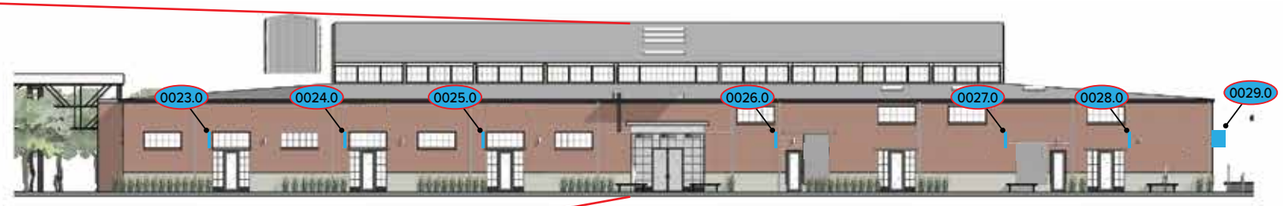

VERTICAL BLADE SIGNS

PROJECTING SIGNS

WALL SIGNS

| Sign Location | Message | Sign Type | Maximum Size | MoS |
|---|---|---|---|---|
| 0023.0 | (Retail/Tenant ID) | Projecting | 6.5 sq ft (per side) | Qty and Size |
| 0024.0 | (Retail/Tenant ID) | Projecting | 6.5 sq ft (per side) | Qty and Size |
| 0025.0 | (Retail/Tenant ID) | Projecting | 6.5 sq ft (per side) | Qty and Size |
| 0026.0 | (Retail/Tenant ID) | Projecting | 6.5 sq ft (per side) | Qty and Size |
| 0027.0 | (Retail/Tenant ID) | Projecting | 6.5 sq ft (per side) | Qty and Size |
| 0028.0 | (Retail/Tenant ID) | Projecting | 6.5 sq ft (per side) | Qty and Size |
| 0029.0 | (Retail/Tenant ID) | Projecting | 6.5 sq ft (per side) | Qty and Size |
| 0030.0 | (Retail/Tenant ID) | V. Blade | 12.25 sq ft | Height |
| 0033.0 | (Retail/Tenant ID) | Directory | 4.5 sq ft | N/A |
| 0035.0 | (Building ID) | Canopy | 117 sq ft | On Structure |
| 0037.0 | (Retail/Tenant ID) | Wall | 12.25 sq ft | Qty per Facade |
| 0038.0 | (Retail/Tenant ID) | Wall | 12.25 sq ft | Qty per Facade |
| 0039.0 | (Retail/Tenant ID) | Wall | 12.25 sq ft | Qty per Facade |
| 0041.0 | (Retail/Tenant ID) | Wall | 12.25 sq ft | Qty per Facade |
| 0042.0 | (Building ID) | Art/Mural | 237.5 sq ft | N/A |

REF. #3 - BUILDING 8 - SOUTH ELEVATION




3 BUILDING 8 - SOUTH ELEVATION

2 BUILDING 8, 9 & 10 - NORTH ELEVATION

LOC. 0042.0 TO BE POTENTIAL ART ELEMENT OR MURAL

REF. #1 - BUILDING 8 - WEST ELEVATION

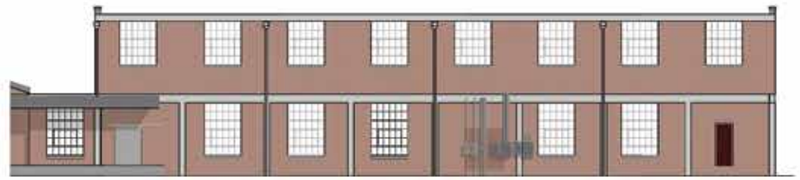
1 BUILDING 8 - WEST ELEVATION

NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED

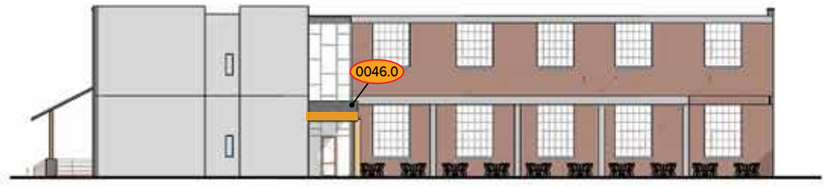
## BLDG 2 ELEVATIONS

| Sign Location | Message | Sign Type | Maximum Size | MoS |
|---|---|---|---|---|
| 0044.0 | (Retail/Tenant ID) | Directory | 4.5 sq ft | N/A |
| 0045.0 | (Retail/Tenant ID) | Wall | 46.75 sq ft | N/A |
| 0046.0 | (Building ID) | Canopy | 19.25 sq ft | Located Above |

3 BUILDING 2 - WEST ELEVATION
Approx 128.5' linear frontage on Franklin



2 BUILDING 2 - NORTH ELEVATION




1 BUILDING 2 - SOUTH ELEVATION
Approx 379.5' linear frontage on Liberty

**REPRESENTATIVE SIGN TYPE IMAGES**

CANOPY SIGNS

WALL SIGNS

NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED

## BLDGS 11 & 12 ELEVATIONS

| Sign Location | Message | Sign Type | Maximum Size | MoS |
|---|---|---|---|---|
| 0050.0 | (Building ID) | Canopy | 85 sq ft | Located Above |
| 0050.1 | (Retail/Tenant ID) | Wall | 21 sq ft | Qty per Facade |
| 0051.0 | (Building ID) | Canopy | 16 sq ft | Located Above |
| 0052.0 | (Retail/Tenant ID) | Wall | 5 sq ft | Qty per Facade |
| 0053.0 | (Retail/Tenant ID) | Wall | 5 sq ft | Qty per Facade |
| 0054.0 | (Retail/Tenant ID) | Wall | 5 sq ft | Qty per Facade |
| 0055.0 | (Building ID) | Band | 11 sq ft | N/A |
| 0056.1 | (Retail/Tenant ID) | Projecting | 6.5 sq ft (per side) | Qty and Size |
| 0056.2 | (Retail/Tenant ID) | Projecting | 6.5 sq ft (per side) | Qty and Size |
| 0056.3 | (Retail/Tenant ID) | Projecting | 6.5 sq ft (per side) | Qty and Size |
| 0057.0 | (Building ID) | Wall | 42 sq ft | Qty per Facade |
| 0058.0 | (Building ID) | Canopy | 16.75 sq ft | Located Above |
| 0059.0 | (Retail/Tenant ID) | Wall | 9.25 sq ft | Qty per Facade |
| 0059.1 | (Retail/Tenant ID) | Projecting | 6.5 sq ft (per side) | Size |
| 0060.0 | (Retail/Tenant ID) | Wall | 9.25 sq ft | Qty per Facade |
| 0061.0 | (Building ID) | Canopy | 11 sq ft | Located Above |

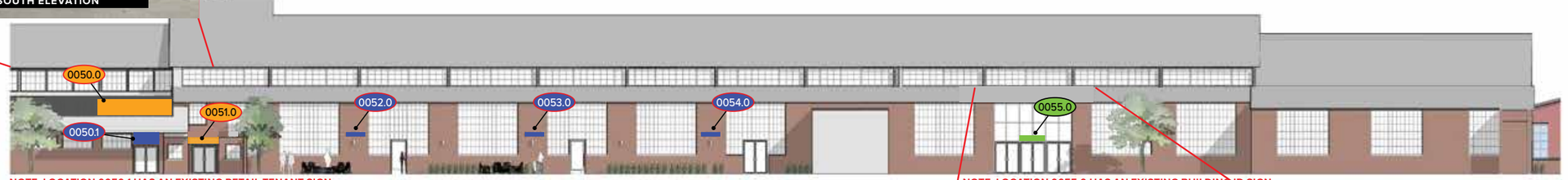
**REPRESENTATIVE SIGN TYPE IMAGES**

CANOPY SIGNS

PROJECTING SIGNS

WALL SIGNS

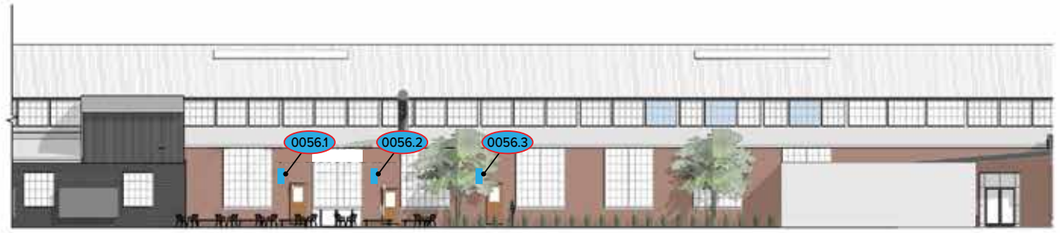
REF. #3 - BUILDING 12 - SOUTH ELEVATION



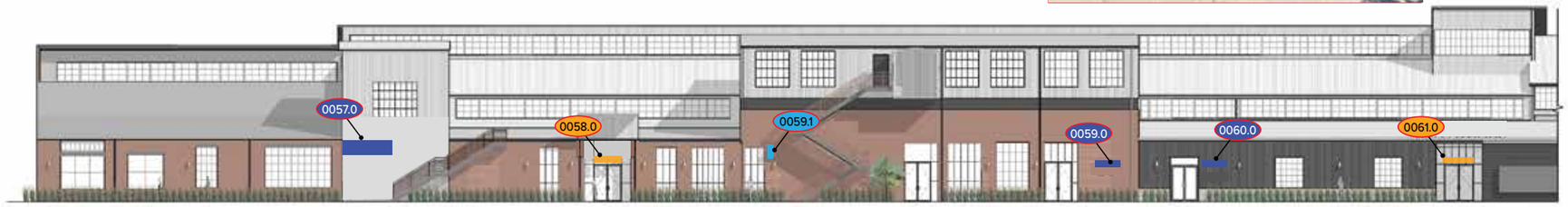

NOTE: LOCATION 0050.1 HAS AN EXISTING RETAIL TENANT SIGN

NOTE: LOCATION 0055.0 HAS AN EXISTING BUILDING ID SIGN

3 BUILDING 12 - SOUTH ELEVATION
Approx 413' linear frontage on Liberty




2 BUILDING 11 - NORTH ELEVATION

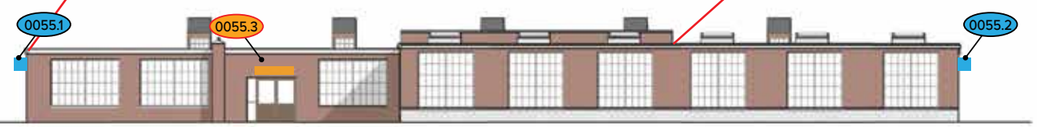



1 BUILDING 12 - NORTH ELEVATION

NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED

## BLDG 14 ELEVATIONS

| Sign Location | Message | Sign Type | Maximum Size | MoS |
|---|---|---|---|---|
| 0055.1 | (Retail/Tenant ID) | Projecting | 4.5 sq ft (per side) | N/A |
| 0055.2 | (Retail/Tenant ID) | Projecting | 4.5 sq ft (per side) | N/A |
| 0055.3 | (Retail/Tenant ID) | Canopy | 14.5 sq ft | Located Above |
| 0055.4 | (Retail/Tenant ID) | Canopy | 21 sq ft | Located Above |
| 0055.5 | (Retail/Tenant ID) | Wall | 21 sq ft | N/A |




3 BUILDING 14 - SOUTH ELEVATION

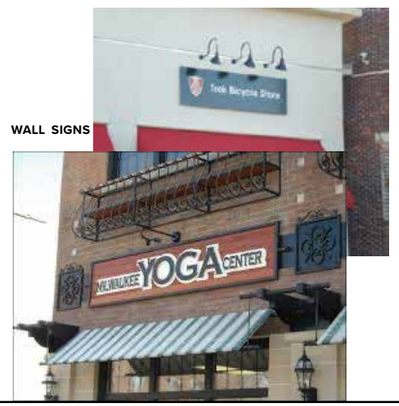
2 BUILDING 14 - EAST ELEVATION

1 BUILDING 14 - WEST ELEVATION

**REPRESENTATIVE SIGN TYPE IMAGES**

CANOPY SIGNS

PROJECTING SIGNS



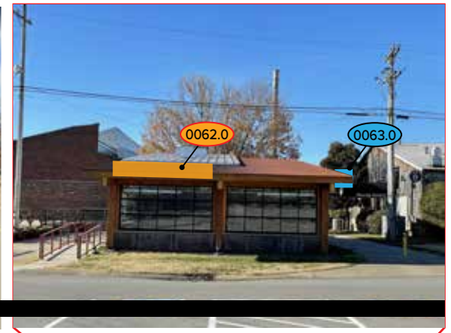

WALL SIGNS

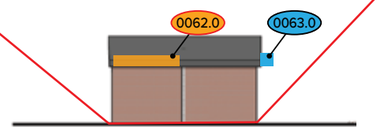
NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED

## BLDGS 5 & 10 ELEVATIONS

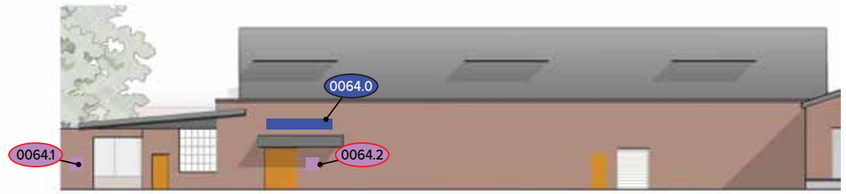
| Sign Location | Message | Sign Type | Maximum Size | MoS |
|---|---|---|---|---|
| 0062.0 | (Retail/Tenant ID) | Canopy | 27.5 sq ft | Located Above |
| 0063.0 | (Retail/Tenant ID) | Projecting | 4.5 sq ft (per side) | N/A |
| 0064.0 | (Building ID) | Wall | 12.25 sq ft | N/A |
| 0064.1 | (Retail/Tenant ID) | Directory | 4.5 sq ft | Qty per Facade |
| 0064.2 | (Retail/Tenant ID) | Directory | 4.5 sq ft | Qty per Facade |
| 0065.0 | (Building ID) | Canopy | 27.5 sq ft | Located Below |

REF. #2- BUILDING 10 - EAST ELEVATION



2 BUILDING 10 - EAST ELEVATION



3 BUILDING 5 - NORTH ELEVATION

1 BUILDING 5 - EAST ELEVATION



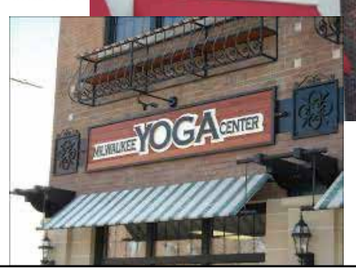
REF. #1- BUILDING 5 - EAST ELEVATION

**REPRESENTATIVE SIGN TYPE IMAGES**

CANOPY SIGNS

PROJECTING SIGNS

WALL SIGNS

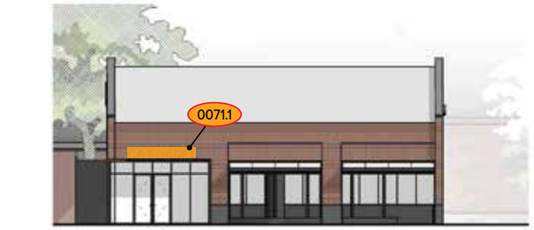



NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED

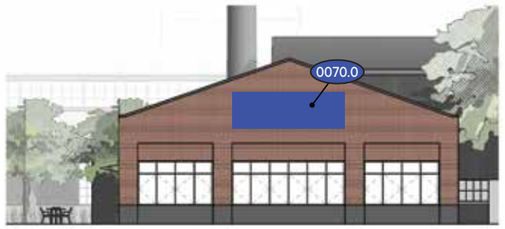
## BLDG 7 (CAROUSEL) ELEVATIONS

| Sign Location | Message | Sign Type | Maximum Size | MoS |
|---|---|---|---|---|
| 0070.0 | (Building ID) | Art/Mural | 184 sq ft | N/A |
| 0071.1 | (Building ID) | Canopy | 29 sq ft | Located Above |
| 0071.2 | (Building ID) | Canopy | 29 sq ft | Located Above |

LOC. 0070.0 TO BE POTENTIAL ART ELEMENT OR MURAL




4 BUILDING 7 (CAROUSEL) - EAST ELEVATION




3 BUILDING 7 (CAROUSEL) - NORTH ELEVATION

2 BUILDING 7 (CAROUSEL) - WEST ELEVATION

1 BUILDING 7 (CAROUSEL) - SOUTH ELEVATION

**REPRESENTATIVE SIGN TYPE IMAGES**

CANOPY SIGNS

WALL SIGNS

NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED

## MODIFICATIONS OF STANDARDS

The request for Modification of Standards is directly tied to the previous Comprehensive Sign Plan, and they are as follows:

## Modifications of Standards

**Sec. 15.1.3 (Signs - Proportion and Shape)**

Standards revised to allow signage to be the shape of a item that is representative of a tenant or retail business. Such as the shape of a logo or symbol of the tenant. This will allow for variety and an organic appearance among the sign family. Standardization will be maintained by in the use of code specific materials and color palettes, and their adherence to the overall design standards of the project. This would be appropriate in the overall context of the project.

## Modifications of Standards

**Sec. 15.4 (Signs - Band Sign - Quantity)**

Standards revised to allow one Band Sign per tenant along the same facade. This is being requested to address situations where there are multiple tenants within the same building, but each has a specific entrance. No Band Sign would be installed so as to obscure architectural features, such as windows or transoms. This would be appropriate in the overall context of the project.

## Modifications of Standards

**Sec. 15.5 (Signs - Canopy Signs - Location)**

Standards revised to allow Canopy Signs to be above or below the canopy roof line. This would only be utilized when along a low roof line, and would not be allowed to project above any higher level roof lines. This is being requested to address situations where the building entry canopy projects significantly from the building, and obscures the sight line to the building facade above. This would be appropriate in the overall context of the project.

## Modifications of Standards

**Sec. 15.12 (Signs - Small Projecting Signs - Quantity and Size)**

Standards revised to allow one Small Projecting Sign per tenant along the same facade. As these signs would serve as the primary IDs within the alleyway, it is being requested that the size allowance be a maximum of 6.5 sq ft per side in that area. This is being requested to address situations where there are multiple tenants within the same building, but each has a specific entrance. This would be appropriate in the overall context of the project.

## Modifications of Standards

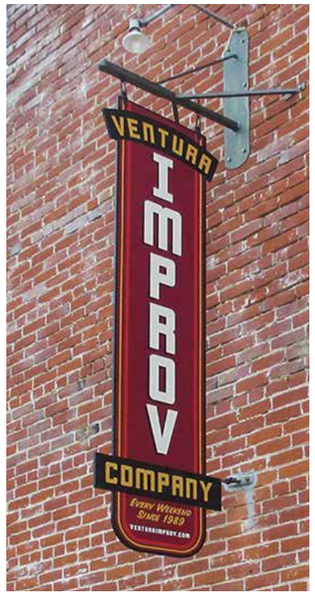
**Sec. 15.14 (Signs - Vertical Blade Signs - Height)**

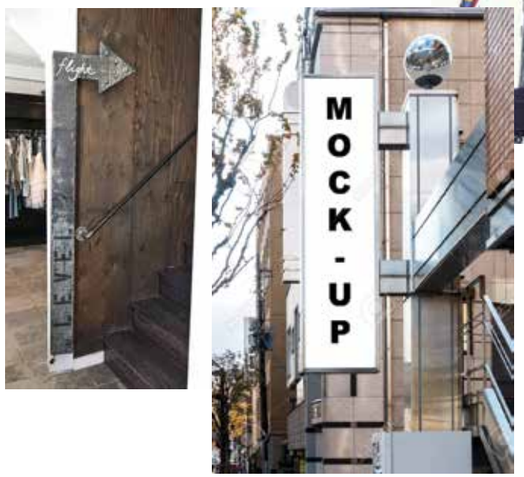
Standards revised to allow Vertical Blade Signs along a facade, even when that elevation is less than two stories. These will not project above roof lines, and will maintain a proper above grade height. These are to be restricted to the four specified locations of;

BUILDING 11 & 13
0007.0, 0014.0, 0016.0

BUILDING 8
0030.0

This is being requested to address situations where tenants entrances have limited wall space for Band or Wall Signs, or where those signs may obscure windows or transoms. This would be appropriate in the overall context of the project.





## Modifications of Standards

**Sec. 15.15 (Signs - Wall Sign - Quantity & Location)**

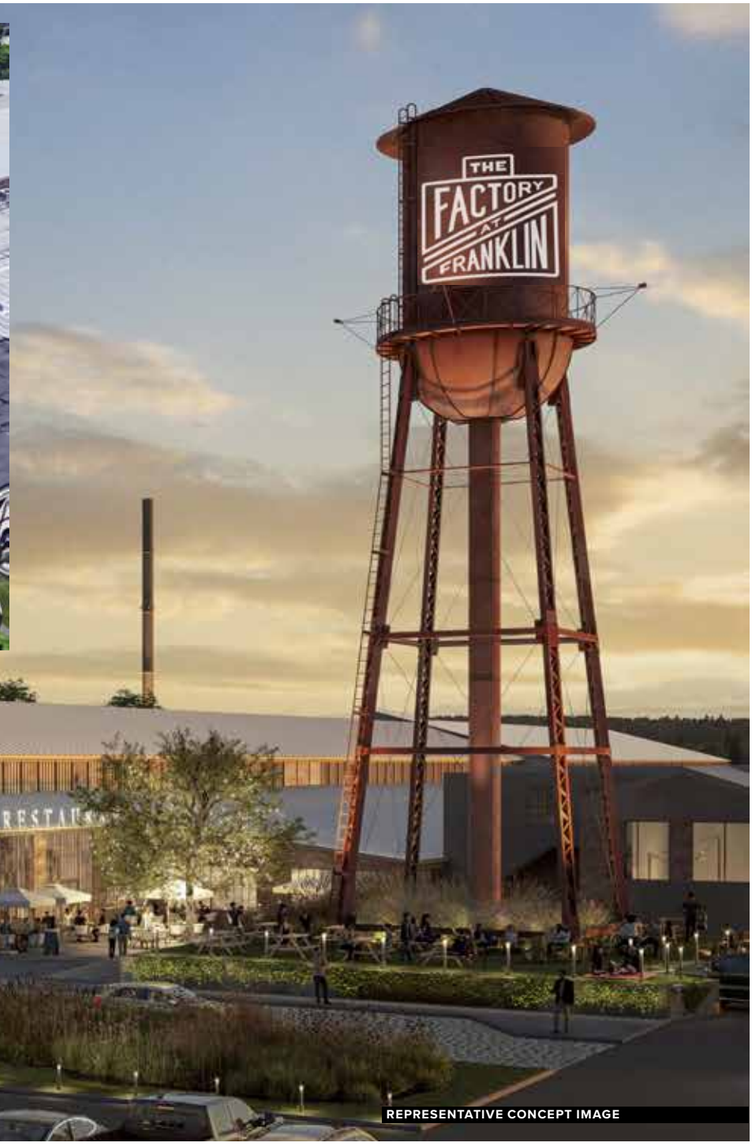
Standards revised to allow one Wall Sign per tenant along the same facade. In certain locations, the Wall Sign may be allowed to extend above a lower level roofline, or sit directly on top of a lower level roof. This is being requested to address situations where there are multiple tenants within the same building, but each has a specific entrance. No Wall Sign would be installed so as to obscure architectural features, such as windows or transoms. This would be appropriate in the overall context of the project.

## Modifications of Standards

**Sec. 15.15 (Signs - Wall Sign - Quantity & Size)**

Standards revised to allow two direct painted Wall Sign signs on the existing Water Tower at approximately 350 sq ft each. This is being requested to replace the previous three wall signs.

PREVIOUS SIGN, AS CONTEXT




REPRESENTATIVE CONCEPT IMAGE

HISTORIC FRANKLIN TENNESSEE

# City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03511**

**DATE:** August 28, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator
Glenn Johnson, Asst. Fire Chief

**SUBJECT:**

*Consideration Of COF Contract No. 2022-0048, An Interlocal Cooperation And Mutual Aid Agreement For The Williamson County Inter-Agency Swiftwater Rescue Team With Participating Agencies.

**PURPOSE:**

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) to approve COF 2022-0048, an interlocal cooperation and mutual aid agreement with the Williamson County Inter-Agency Swiftwater Rescue Team.

**BACKGROUND/STAFF COMMENTS:**

The creation and purpose of a Williamson County Inter-Agency Swiftwater Rescue Team is to provide a coordinated, multi-disciplined approach to the management of minor, major, or catastrophic disasters and large-scale or complex incidents involving swiftwater rescue and flood water reconnaissance and evacuations.

**FINANCIAL IMPACT:**

COF Contract No. 2022-0048 equipment and personnel funding will be the responsibility of each participating agency and the purchase of swiftwater equipment for use by the Franklin Fire Department is included in the FY23 Budget.

**RECOMMENDATION:**

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2022-0048.

**INTERLOCAL COOPERATION AND MUTUAL AID AGREEMENT**
**FOR THE**
**WILLIAMSON COUNTY INTER-AGENCY SWIFTWATER RESCUE TEAM**

This Interlocal Agreement ("Agreement") is entered into by and among the County of Williamson ("Sponsoring Agency") and the undersigned governmental entities ("Participating Agencies") (the Sponsoring Agency and Participating Agencies are referred to collectively as "Agencies" and individually as "Agency") in the State of Tennessee. For the purposes of this Agreement, "governmental entities" is defined in Tennessee Code Annotated, Section 58-8-102(8).

WHEREAS, Tennessee Code Annotated, Section 12-9-101 through 12-9-109 *et seq.,* authorizes public agencies in this state to enter into interlocal cooperation agreements; and

WHEREAS, Tennessee Code Annotated, Section 58-8-102(2) and (3), authorizes governmental entities to provide one another with emergency assistance and aid; and

WHEREAS, the Agencies wish to avail themselves of all authority conferred by these statutes and any other provision of law, to create and operate a Water Rescue Team which may provide response and rescue services throughout Williamson County and statewide as requested in accordance with Tennessee Code Annotated, Section 58-8-101 *et seq.,* "Mutual Aid and Emergency and Disaster Assistance Act of 2004," and nationally through Emergency Management Assistance Compact ("EMAC") requests; and

WHEREAS, it is deemed in the public interest by the parties hereto that such a multi-jurisdictional Water Rescue Team be created.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. CREATION AND PURPOSE. The **Williamson County Inter-Agency Swiftwater Rescue Team** ("Team") is hereby created to provide a coordinated multi-disciplined approach to the management of minor, major, or catastrophic disasters and large-scale or complex incidents involving swiftwater rescue and floodwater reconnaissance and evacuations.

2. MANAGEMENT AND ADMINISTRATION. The Sponsoring Agency shall develop and adopt an oversight board made up of one representative from each of the participating entities. The oversight board shall develop the program training, education, and membership requirements for members; and the qualifications and credentialing requirements in order to meet or exceed the National Incident Management System ("NIMS") National Qualification System and other nationally acceptable standards.

3. CONTRIBUTION OF AGENCIES. The Agencies agree to participate in the formation and operation of the Team.

4. FINANCIAL MATTERS. The financial affairs of the Team will be conducted in accordance with the state law and the procedures established by the State Comptroller. Each Agency will remain responsible for equipment needed by team members employed by their Agency.

5. PROPERTY OF THE TEAM

5.1 Personal Property and Equipment. Each Agency will assist in making available the property and equipment necessary for the operation of the Team whenever that particular Agency is responding. No Agency shall be required to make its property and equipment available to the Team when it is not involved in an incident response. All property and equipment supplied by an Agency to the Team will remain the property of the contributing Agency.

5.2 Real Property. The Team has no authority to purchase real property or hold real property in the name of the Team.

6. PERSONNEL MATTERS.

6.1 Swiftwater Rescue Team Members. Team members must be full time, part time, or volunteer members of an Agency.

6.2 Employee Status and Benefits. Each member assigned to the Team will remain an employee of their respective Participating Agency for the purposes of compensation and benefits. Salaries will be paid by the respective Participating Agency, and each member will retain all rights, privileges, and benefits including, but not limited to, insurance, retirement, seniority, promotional consideration, and workers' compensation.

7. POLICIES. Members assigned to the Team remain obligated to follow the rules and policies of the Team and the Participating Agency employing them.

8. STATUS OF SWIFTWATER RESCUE TEAM MEMBERS. The Sponsoring Agency and each Participating Agency agree that all members assigned to the Team will be entitled to all rights, privileges, exemptions, and immunities in every jurisdiction covered by this Agreement as if such duty or activity were performed within the jurisdiction of the Participating Agency by which the member is employed.

9. LIABILITIES.

9.1 Members Assigned to the Team Remain Employees of Employing Agency. Each member assigned to the Team will remain an employee of the Agency where the member was employed prior to the assignment. The conduct and actions of such member will remain the responsibility of the employing Agency. Any liability arising from the actions of a member engaged in Team activities will be assumed by the employing Agency in the same manner and to the same extent as if the actions were committed within the jurisdiction of the employing Agency during the normal course of the member's employment, independent of the Team.

Team members will be considered employees of the Agency hiring them, within the meaning of the Tennessee Governmental Tort Liability Act. At no time will such officers be considered the employee of any other Agency or of the Team.

9.2 No Assumption of Liability for Non-Employees. No Agency is assuming any liability for itself or its employees for the actions of any employees of another Agency assigned to the Team.

9.3 Waiver of Claims. Each Agency agrees that it will make no claim for compensation for any damages or loss to its equipment, or for personal injury, including death, to its employees, occurring as a consequence of Team activities, against any other Agency and that all such claims are waived.

10. DURATION AND TERMINATION OF AGREEMENT.

10.1 This Agreement will be terminated for convenience with respect to a Participating Agency by the withdrawal of the Participating Agency. A Participating Agency may withdraw from this Agreement at any time, provided it gives written notice of its intent to withdraw to the Mayor of the Sponsoring Agency at least ninety (90) days prior to the effective date of the withdrawal. This Agreement will terminate by agreement of the Participating Agencies.

10.2. This Agreement shall continue in effect with respect to all parties that have not withdrawn unless the number of active Agencies is reduced so that only one Agency remains.

11. ADDITION OF PARTIES. Local governmental entities, including volunteer fire departments and rescue squads that have the resources and personnel that have completed the membership requirements of the Team may become parties to this Agreement by majority vote of the oversight board referenced in paragraph 2, Management and Administration, and upon executing an addendum to this Agreement. Upon approval of this Agreement by the governing body of the governmental entity seeking participation, this Agreement is deemed to be modified to include such governmental entity as a Participating Agency.

12. NO THIRD-PARTY BENEFICIARIES. There are no third-party beneficiaries to this Agreement. No person or entity other than a party to this Agreement shall have any rights hereunder or any authority to enforce its provisions, and any such rights or enforcement must be consistent with and subject to the terms of this Agreement.

13. SPECIFIC PERFORMANCE. The Agencies recognize that the rights afforded to each under this Agreement are unique and, accordingly, the individual parties shall, in addition to such other remedies as may be available to them in equity, have the right to enforce their respective rights hereunder by an action for injunctive relief and/or specific performance to the extent permitted by law.

14. COOPERATION. The parties agree to cooperate fully in order to successfully execute the terms and conditions of this Agreement, including obtaining all regulatory and governmental approvals required to carry out the terms of this Agreement, recognizing that the intent of each party to the other is to serve the individual interests of each party while respecting the conditions and obligations of this Agreement.

15. EFFECTIVE DATE. This Agreement will take effect after its terms are approved by the governments which are parties hereto.

16. EXECUTION OF AGREEMENT. This Agreement shall be valid only when it is executed by the mayor of the County of Williamson and the city mayors, or other chief executive officer of the Participating Agencies pursuant to the resolution of each jurisdiction authorizing them to so execute.

**LAST ITEM ON PAGE**
**SIGNATURE PAGES FOLLOW**

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the dates recorded below.

**WILLIAMSON COUNTY, TENNESSEE:**

_____
Williamson County Mayor

Attest: _____
Witness

Adopted: _____
Date

Approved as to Form: _____
Williamson County Attorney

**CITY OF FRANKLIN, TENNESSEE:**

_____
City Mayor

Attest: _____
Witness

Adopted: _____
Date

Approved as to Form: _____
Assistant City Attorney

**CITY OF BRENTWOOD, TENNESSEE:**

_____
City Mayor

Attest: _____
Witness

Adopted: _____
Date

Approved as to Form: _____
City Attorney

Williamson County\Agreements\Interlocal Agts\Inter-Agency Swiftwater Rescue Team\2021.12.17 Interlocal Multi Agency Rescue K21-468.docx

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03521**

**DATE:** August 31, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Scott Andrews, Utilities Engineer II

**SUBJECT:**

*Consideration To Deny Sewer Availability For 4268 Columbia Pike (Map 118, Parcel 01100).

**PURPOSE:**

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a recommendation for denial of a request for sewer availability for the above referenced property.

**BACKGROUND/STAFF COMMENTS:**

Date of Request: 7/1/2022.
SFUE's Requested: N/A.
Domestic Water Meter Size(s): ¾".

This property is located outside of the City limits, bordered on the north by Snowbird Hollow Road and on the west and the east by Columbia Pike and Goose Creek Bypass, respectively. The applicant is planning lots a minimum of 5 acres in size. The number of lots is dependent on the soil quality for septic but would not exceed 60 lots. The applicant has requested denial. The Board declined to initiate the annexation process for this property January 12, 2021.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends that the Board of Mayor and Aldermen deny this availability for 4268 Columbia Pike (Map 118, Parcel 01100).

HISTORIC FRANKLIN TENNESSEE

# Request for Water and/or Sewer Availability & Associated Costs

Please fill in the following information & return this form with the site plan per directions below. Incomplete forms will result in the request being returned until all of the information is included. Refer to the attached memo for fees and additional information.

| **Type of Availability Requested:** | **CHECK ALL THAT APPLY:** ☐ Water ■ Sewer |
|---|---|
| Project Name & Subdivision, Section, Lot # | 4268 Columbia Pike |
| Map & Parcel(s) # | 118 01100 |
| Property Address: | 4268 Columbia Pike, Franklin, TN 37064 |
| City Project # (If Applicable) | N/A |
| # of Dwelling Units (If Residential) | N/A |
| Applicant's Name & Company | Daryl M Carter |
| Applicant's Address | 3333 S Orange Ave, Ste 200, Orlando, FL 32804 |
| Applicant's Email & Phone # | |
| Anticipated Water Meter Size(s) (see chart on pg. 3). | N/A |
| Water District: | N/A |

**Sewage Flow Calculations:** *Use the City of Franklin projected flow examples sheet –pg.4*

N/A

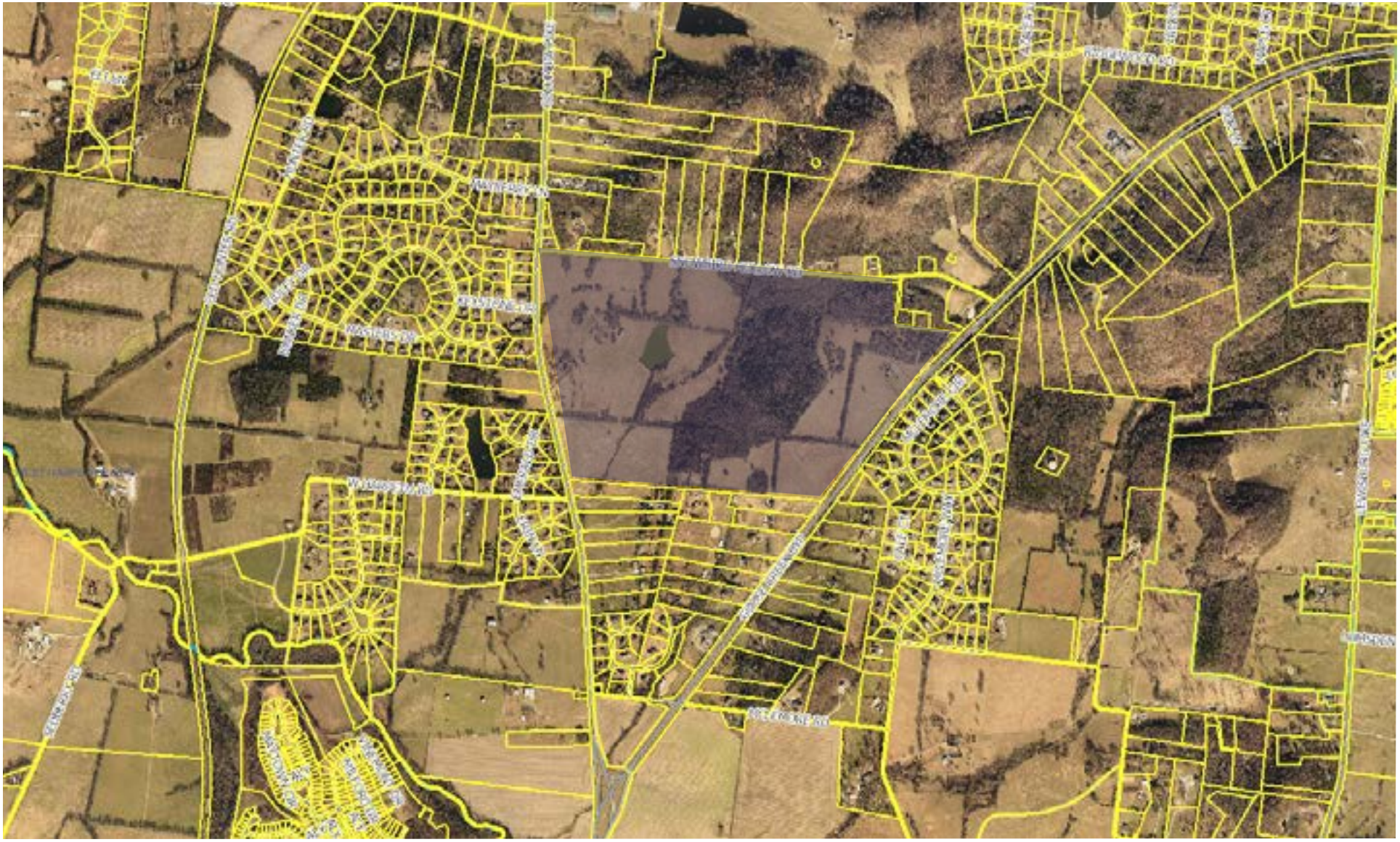
*use additional sheets as necessary*

| **Anticipated sewage flows**: *Information Required for Sewer Service* | |
|---|---|
| If County is requiring this request please indicate if you are requesting an approval or denial: | ■ DENY my Request ☐ APPROVE my request<br>**approval or denial is approved by BOMA, indication here is not a guarantee for approval or denial** |

MUST SUBMIT A LOCATION MAP (FOR EX: GOOGLE MAP)

**Email Application to:** availability@franklintn.gov

For additional information or questions please call: 615-794-4554 **Date Submitted:** 07/01/2022

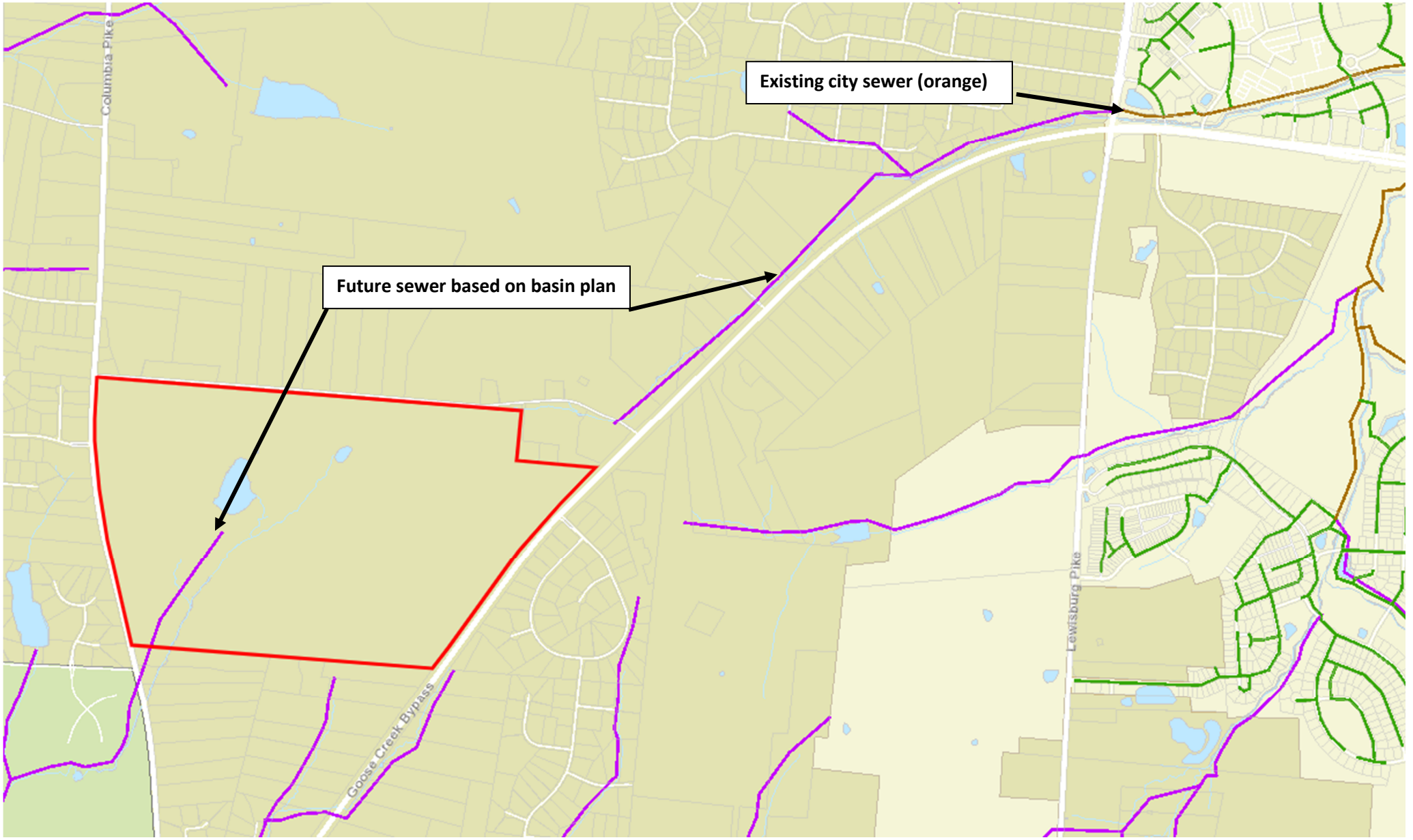


# 4268 COLUMBIA PIKE

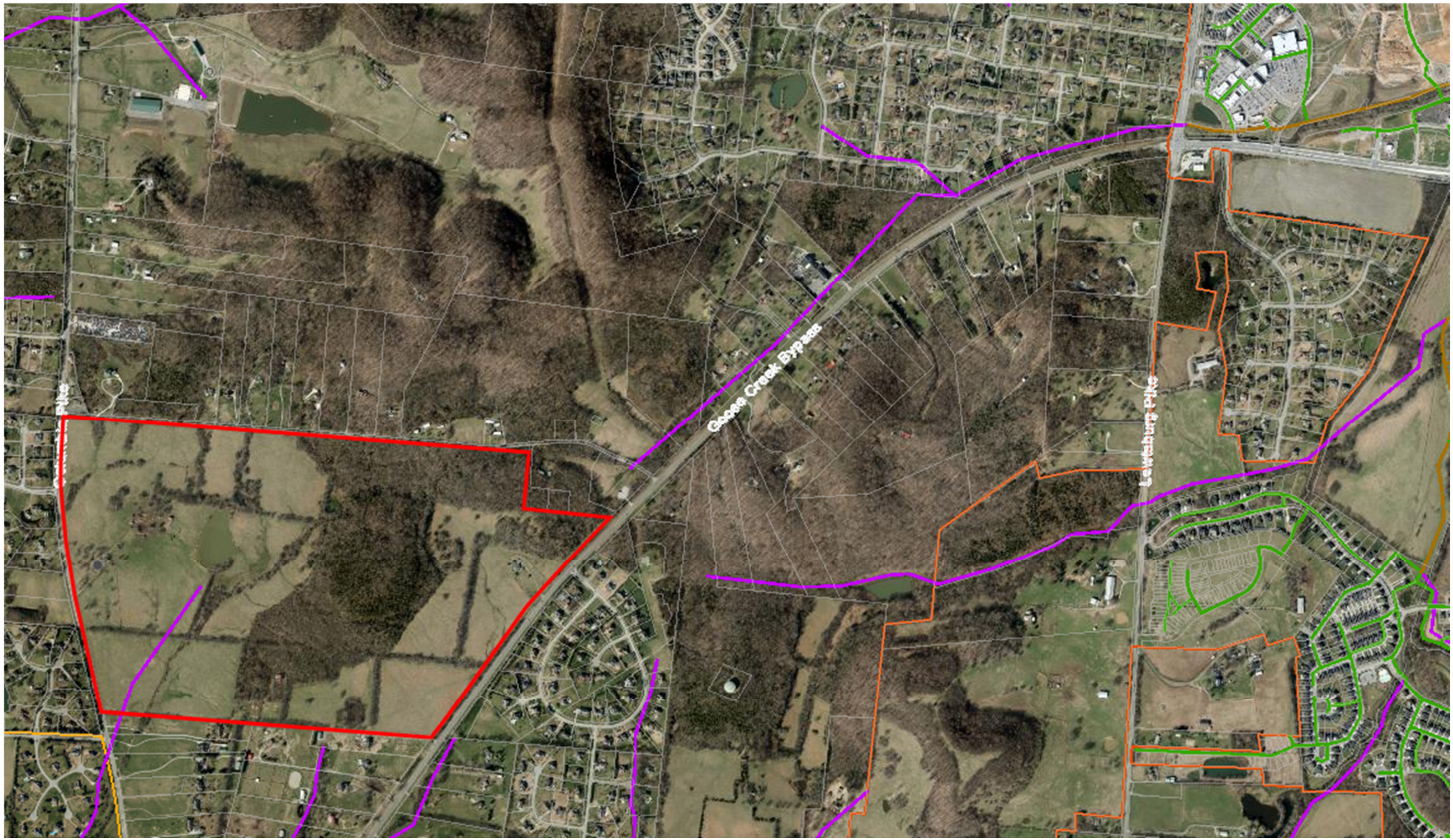
Vicinity Map
July 01, 2022

GAMBLE DESIGN COLLABORATIVE

# LOCATOR MAP


Existing city sewer (orange)
Future sewer based on basin plan
Columbia Pike
Goose Creek Bypass
Lewisburg Pike

# LOCATOR MAP (Aerial view)



# Neighborhood View

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03517**

**DATE:** August 31, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator
Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works
Vernon Gerth, Asst. City Administrator Community Development

**SUBJECT:**

Review Of A Plan For Extending Temporary And Permanent Sanitary Sewer Infrastructure Along a Section Of Long Lane That Will Allow The Refuge Center To Proceed With Development And The Montessori School To Proceed With Annexation.

**PURPOSE:**

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the temporary and permanent extension of sanitary sewer infrastructure to the proposed Refuge Center and Montessori School properties located along Long Lane in southeast Franklin.

**BACKGROUND/STAFF COMMENTS:**

When the Refuge Center annexed their property in early 2019, the Board of Mayor and Aldermen subsequently approved a Development Plan. The Plan of Services that accompanied their annexation and the approved Development Plan provided guidance on extending sanitary sewer to this property and staff discussed likely cost implications. Typically, developers are responsible for the design and construction of this type of infrastructure. Recently, the Montessori School purchased an adjacent property (located in the county) and has submitted a request to annex their property too. Both properties require sanitary sewer service to support their respective uses.

In completing the Site Plan, the Refuge Center concluded that extending the permanent sanitary sewer interceptor exceeded their budget and requested staff to consider alternatives for sanitary sewer service. The cost of extending the interceptor sewer is significant and it has been determined that even if the Montessori School was able to contribute toward the design and construction of this infrastructure, the cost still exceeds the respective budgets of both entities.

In considering the positive impact these two not-for-public entities offer our citizens and community, staff identified an alternative for the Montessori School and Refuge Center to connect to the City 's public sanitary sewer system. This solution provides for a temporary low-pressure system and a contribution toward the construction of the permanent sewer interceptor. In discussions with representatives from both the Montessori School and Refuge Center, the Montessori School has

decided not to proceed with annexation at this time. However, representatives of the Refuge Center support this approach and request the city proceed with the revised Plan of Services and Development Agreement so the Refuge Center can proceed with developing their property.

Should the Board of Mayor and Aldermen support this approach, a revised Plan of Services and Development Agreement would be drafted for the Board's consideration at a future meeting. The following terms and details would be solidified in the development agreement as follows: The Refuge Center agrees to design and install a temporary low-pressure system, at their cost, as generally shown on the attached exhibit. The Refuge Center would also agree to contribute their proportionate share toward the eventual construction of the permanent sanitary sewer interceptor, abandon their low-pressure system, and connect to the permanent sewer interceptor when approved and placed into service. The Refuge Center would submit a Performance Surety to ensure compliance with the terms of the development agreement.

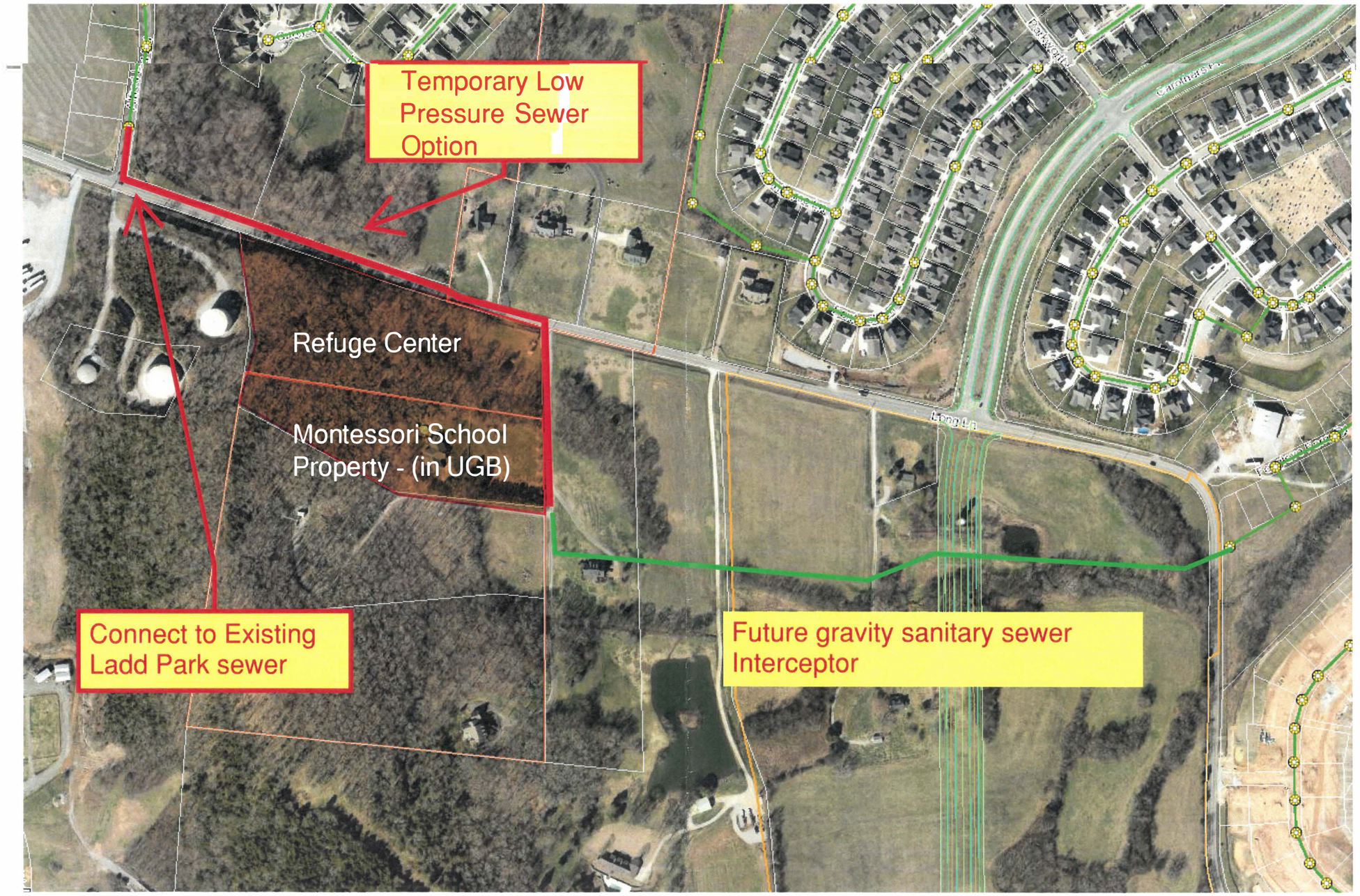
**FINANCIAL IMPACT:**

While our Water Management team has performed preliminary cost estimates for both the temporary and permanent sanitary sewer systems, the proportionate share to be required of the Refuge Center for the permanent sewer interceptor is a "best guess" at this time, since future development and density on the vacant property that will benefit from this sanitary sewer interceptor is unknown. It is intended that future development will eventually design and construct this section of the sewer interceptor and the contribution the Refuge Center makes would help in offsetting this cost.

**RECOMMENDATION:**

Staff recommends that the Board of Mayor and Aldermen acknowledge this alternative for extending temporary and permanent sanitary sewer service to the Refuge Center that includes requesting staff to proceed with revising the Refuge Center's Plan of Services and drafting a Development Agreement as previously outlined for consideration by the Board of Mayor and Aldermen.

# Long Lane Temporary Sewer Option and Permanent Interceptor Exhibit



City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

**File #: 21-03462**

**DATE:** September 7, 2022

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works

**SUBJECT:**

Consideration Of COF Contract No. 2022-0195, A Lease With Graceworks Ministries Inc. For Approximately 8,000 Square Feet Of Parking Area At 108 Southeast Parkway Including Specific Site Improvements.

**PURPOSE:**

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF Contract No. 2022-0195, with Graceworks Ministries Inc. (Graceworks) to lease approximately 8,000 square feet of parking area at the City owned property, 108 Southeast Parkway in the City of Franklin.

**BACKGROUND/STAFF COMMENTS:**

Graceworks has requested to lease a portion of the parking area east of the main building located at 108 Southeast Parkway in the City of Franklin, Tennessee ("Premises"), also known as the former Streets Department building. The requested term is for a period of five (5) years and nine (9) months from October 1, 2022, to June 30, 2028, to coincide with extended lease terms they have negotiated at their current work location with the option to extend this agreement for one additional year. The proposed lease fee is Eight Hundred and No/100 Dollars ($800.00) per month.

Through evaluation by the Streets Department, which still uses the property for storage of equipment, the leasing of this space will not affect day to day operations. To provide access to the leased area, a small driveway will be constructed by the City and a fence installed to secure areas still being used by the City. This work will be reimbursed by Graceworks.

As the City considers the construction of a new City Hall, and with this property having a potential use for the City during the transition, Graceworks has been made aware and understands that the City may need to use this property prior to the end of this lease term, allowing for a ninety-day termination period should the property be needed.

**FINANCIAL IMPACT:**

Approval of Contract 2022-0195 provides a revenue stream to the City in the amount of $800.00 per month.

**RECOMMENDATION:**

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2022-0195.

**LEASE AGREEMENT**
COF Contract No. 2022-0195

This Lease Agreement made as of _____, 2022, to be effective as of _____, 2022 by and between the CITY OF FRANKLIN, TENNESSEE a municipal governmental entity of the State of Tennessee (hereinafter referred to as "City" or "Lessor"), and Graceworks Ministries Inc. (hereinafter referred to as "Lessee").

**WITNESSETH**:

(1) **DEMISE, TERM AND RENT**. The Lessor leases to the Lessee a portion (approximately 8,000 square feet) of parking, east of Building A, located at 108 Southeast Parkway in the City of Franklin, Tennessee ("Premises"), for a term of approximately five and one-half (5 1/2) years, more specifically from October 1, 2022, to June 30, 2028, at a monthly rental fee of Eight Hundred and No/100 Dollars ($800.00), payable at the office of the Lessor in the City of Franklin, in advance, on the first day of each month during the Term. Rent payments commence on October 1, 2022. Lessor hereby grants to Lessee an option to extend this Agreement in writing by the parties for one (1) additional term of one (1) year upon the same terms as set forth herein. No extension shall be effective without the agreement and signature of the parties hereto. Additionally, at any time after the execution of the Lease, Lessor shall have the right to terminate the Lease with reasonable prior written notice to Lessee.

(2) **LESSEE'S COVENANTS**. Lessor and Lessee agree:

a) Rent. That Lessee will pay the said rent at the times and in the manner aforesaid.

b) Maintenance, Housekeeping. That Lessee will maintain the Premises and pay all housekeeping expenses of the Premises. The parties will complete a walk-through of the Premises within ten (10) days of execution of this Lease, noting the present condition of the premises. An additional walk-through will be conducted after Lessee has vacated the premises in order to determine the extent of damage, if any.

c) Improvements. That Lessee shall pay for the improvements outlined in Section 4(d) in an amount equal to the costs of the improvements and not to exceed Ten Thousand Dollars and no/100 ($10,000.00).

d) Payment of Utilities. That Lessor shall pay for gas, electric, water, and sewer throughout the term of the Lease, if any. If Lessee is billed for any other utilities or services for which Lessor is responsible by the provider thereof, Lessor shall reimburse Lessee for the amount thereof within forty-five (45) days' of being furnished with a statement from Lessee with respect thereto. If the amount due as shown on such statement is not paid when due, it shall bear interest at the lesser of the maximum legal contract rate or twelve percent per annum (12%) until paid.

e) Permitted Use. That the Premises shall be used as parking and intermittent use as storage space for Lessee and for no other use without Lessor's written consent, not to be unreasonably withheld, conditioned or delayed.

e) Obligation to Repair. That Lessee will keep the Premises, set forth in Section 4(c) of this Agreement, in such repair as the same are at the commencement of the said term or as may be installed, attached or affixed during the continuance thereof, reasonable wear and tear only excepted other than the exterior Building. Lessee agrees to promptly notify Lessor of any repairs that are not covered within this section and are the responsibility of the Lessor.

f) Not to Injure; Renovations and Alterations of Premises. That Lessee will not injure, overload, or deface or suffer to be injured, overloaded, or defaced the Premises or any part thereof. Lessor shall approve of all plans and specifications for material renovations and alterations,

subject to reasonable conditions and any and all Franklin Municipal Code requirements. Lessee shall allow no lien to be placed against the Premises. All alterations, additions, repairs, replacements and improvements made to or upon the Premises shall be deemed to be part of the Premises and shall become the property of Lessor upon the expiration or termination of this Lease; provided, however, that trade fixtures, machinery, and equipment that are installed by Lessee and removable without materially injuring the Premises shall remain the property of Lessee.

g) Liability Insurance. Without limiting its liability under this Lease Agreement, that Lessee shall procure and maintain at its expense during the life of the Lease Agreement insurance of the types and in the minimum amounts stated as follows:

i) Comprehensive or Commercial General Liability
   A. Bodily Injury:
      $1,000,000 Each Occurrence
      $2,000,000 Aggregate
   B. Property Damage
      $1,000,000 Each Occurrence
      $1,000,000 Aggregate

ii) Personal Injury, with Employment Exclusion deleted
   A. $1,000,000 Aggregate

iii) If the General Liability coverage is provided by a Commercial Liability Policy the
   (1) General Aggregate shall not be less than $1,000,000 and shall apply, in total, to this Lease Agreement only.
   (2) Medical Expense Limit shall not be less than $1,000,000 on anyone person.

iv) Proof of Workers' Compensation Coverage

v) Auto Liability Limit of $1,000,000

Lessee's insurance policy, if applicable, shall name the City of Franklin as an "Additional Insured with respects to the Lease only." Said insurance shall be written by a company(s) licensed to do business in the State of Tennessee and satisfactory to City of Franklin Risk Management. Prior to occupying a City owned, leased or rented space, a Certificate of Insurance evidencing the maintenance of said insurance shall be furnished to City of Franklin Risk Management and shall contain the following statement: ''Insurer will endeavor to notify the City of Franklin Risk Management before coverage is canceled or altered."

h) Personal Property Insurance. That it shall be Lessee's sole responsibility to insure and keep insured, at Lessee's expense, all personal property which is owned by Lessee, or any other authorized occupant of the Premises, and which is placed or stored on the Premises.

i) Unlawful, Improper, or Offensive Use. That Lessee will not make or suffer any unlawful, improper, or offensive use of the Premises, or any use or occupancy thereof contrary to any law of the State of Tennessee or any ordinance or regulation of the City of Franklin now or hereafter made, or which shall be injurious to any person or property, or which shall be liable to endanger or affect any insurance on the said Premises or to increase the premium thereof, nor shall Lessee make or suffer any sale of any intoxicating beverages on the Premises.

j) Alterations, Additions, Signs, News Racks, etc. That Lessee will not make any alterations or additions to the Premises without the written consent of the Lessor or cause any holes to be made or drilled in the outside stone or brick work or place any signs upon the adjacent building except such as the Lessor shall in writing approve. No fixtures such as news racks or other receptacles shall be placed on the Premises.

k) Assignment. That Lessee will not assign, sublet, or in any way part with the possession of the whole or any part of the Premises without first obtaining the written consent of the Lessor.

l) Permission of Lessor to Enter. That the Lessor at all reasonable times may enter to view the Premises and to make repairs which the Lessor may see fit to make, or within the last six months of the term to show the Premises to persons who may wish to lease or buy the Premises.

m) Yield up Premises at Expiration of Term. That at the expiration of the said term Lessee will peaceably yield up to the Lessor the Premises and all erections and additions made upon the same, in condition no worse than the current condition of the Premises, reasonable use and wear excepted, as the same now are or may be installed, attached or affixed by the Lessor.

n) Indemnification and Hold Harmless. Lessee shall indemnify and hold harmless Lessor, its officers, agents and employees from:

1) Any claims, damages or suits for loss of or damage to property, including loss of use thereof, or injuries, including death to persons and from all judgments recovered therefore and from all expense in defending said claims or suits, including court costs and attorney fees for injuries or damages arising, in part or in whole, from the negligent or intentional acts or omissions of Lessee, its officers, employees and/or agents, including its sub or independent contractors and patrons, in connection with this Lease Agreement.

2) Any claims, damages, penalties, costs and attorney fees arising from any failure of Lessor, its officers, employees and/or agents, including its sub or independent contractors, to observe applicable laws, including, but not limited to, labor laws and minimum wage laws.

3) Lessor will not indemnify, defend or hold harmless in any fashion the Lessee from any claims arising from any failure, regardless of any language in any attachment or other document that the Lessee may provide.

4) Any claims, damages, penalties, costs and attorneys fees arising from any action brought against the City of Franklin by any of Lessee's officers, employees and/or agents arising out of any injury incurred by such officer, employee and/or agent but only to the extent arising out of the performance of this Agreement, regardless of the cause of such injury.

5) Lessee shall pay Lessor the reasonable expenses incurred as a result of Lessee's failure to fulfill any obligation in a timely manner under this Lease Agreement; but not in any event consequential or punitive damages.

6) Enforcement Expenses. In the event it becomes necessary for Lessor to employ an attorney to enforce collection of the rents agreed to be paid, or to enforce compliance with any of the covenants or agreements herein contained, Lessee shall be liable for reasonable attorney's fees, costs and expenses incurred by the Lessor.

o) Assent Not Waiver of Future Breach of Covenants. That no assent, express or implied, by the Lessor to any breach of any of the Lessee's covenants, shall be deemed to be a waiver of any succeeding breach of the same covenant.

p) Maintenance of Records. The books, records and documents of Lessee, insofar as they relate to this Lease Agreement (i.e., Agreement, maintenance records, invoices, etc.), shall be maintained for a period of three (3) full years from the date of expiration of this Lease Agreement and will be subject to audit, at any reasonable time and upon reasonable notice by Lessor or its duly appointed representatives. The records shall be maintained in accordance with Lessee's consistently applied accounting principles.

q) Employment. That Lessee shall not subscribe to any personnel policy which permits or allows for the promotion, demotion, employment, dismissal or laying off of any individual due to race, creed, color, national origin, age, sex, or which is in violation of applicable laws concerning the employment of individuals with disabilities.

(4) **LESSOR'S COVENANTS**. The Lessor agrees:

a) Covenant for Quiet Enjoyment. That the Lessee shall peaceably hold and enjoy the Premises, subject to the terms of this Lease Agreement.

b) Payment of Taxes. That the Lessor will pay the general taxes, if any, which shall be assessed and levied upon the Premises during the said term as they may fall due.

c) Obligation to Repair. That Lessor will keep the parking area, sidewalks, and landscaped areas in good and serviceable condition and repair, including without limitation compliance with all applicable codes, statutes, regulations and ordinances, including without limitation the Americans With Disabilities Act. All repairs that are the duty of Lessor shall be made within a reasonable time after notice from Lessee of the need for such repair.

d) Improvements. That Lessor shall install or cause the construction of a parking access driveway from the north parking lot to the parking lot east of Building A and install or cause the installation of fencing with gate from the southeast corner of Building A, eastward to the existing fence.

e) Insurance. That Lessor shall insure, at the Lessor's sole expense, the Premises against the risk of fire and hazard.

f) Utilities. That Lessor agrees to pay all amounts due for utilities such as gas, electric, water and sewer per paragraph (3)(c) above.

(5) **DEFAULT, INSOLVENCY, ETC. OF LESSEE**.

a) If Lessee shall neglect or fail to perform and observe any of the covenants in this instrument, which on its part are to be performed and such default shall continue for a period of thirty (30) days after the mailing of a written notice, postage prepaid from the Lessor to the Lessee specifying such default, or the Lessee shall be declared bankrupt or insolvent according to law, or if any assignment shall be made of any of its property for the benefit of creditors, then, and in any of the said cases, the Lessor or those having their estate in said Premises, lawfully may immediately or at any time thereafter, and while such neglect or default continues and without further notice or demand, enter into and upon the Premises or any part thereof in the name of the whole and repossess the same as of their former estate and expel the said Lessee and those claiming under it, and remove their effects (forcibly if necessary) without being taken or deemed guilty of any manner of trespass and without prejudice to any remedies which might otherwise be used for arrears of rent, or preceding breach of covenant and, at the Lessor's election, the said term shall cease and be ended.

b) If Lessor shall neglect or fail to perform and observe any of the covenants in this instrument, which on its part are to be performed and such default continues for thirty (30)

days after notice of such default, Lessee may correct such condition and subtract from rent otherwise due hereunder the reasonable costs of such correction or may terminate this Agreement by written notice to Lessor.

(6) **DAMAGE BY FIRE**. In case the Premises or any part thereof shall at anytime during the said term be destroyed or damaged by fire or other unavoidable casualty so as to be unfit for occupancy and use, within Thirty (30) days Lessor must provide Lessee with written notice if the Premises cannot be rebuilt or restored by the Lessor within One Hundred Twenty (120) days thereafter. If Lessor cannot rebuild or restore within One Hundred Fifty (150) days and Lessor provide notice to Lessee within Thirty days, then this Lease Agreement shall terminate, I If the Premises can be rebuilt or restored within One Hundred Fifty (150) days, the Lessor will at its own expense and with due diligence shall so rebuild or restore the Premises, and rent shall abate under this Agreement until the Premises shall have been so rebuilt or restored.

(7) **TAKING BY EMINENT DOMAIN**. In the event the whole or a substantial part of the Premises shall be taken by the City of Franklin, the State of Tennessee or other entity with the authority to exercise eminent domain for any public use by condemnation or agreement upon the threat of condemnation, then this Lease Agreement shall terminate from the time when possession of the whole or of the part so taken shall be required for such public use, and the rents, properly apportioned, shall be paid up to that time; and the Lessee shall not claim or be entitled to any part of the award to be made for damages for such taking for public use; and such taking shall not be deemed a breach of the Lessor's covenant for quiet enjoyment hereinbefore contained.

(8) **SURRENDER OF PREMISES.** At the expiration of the term of this Lease, Lessee shall peaceably yield up to Lessor the Premises and all erections and additions made thereto except as hereinbefore provided, in good repair in all respects, reasonable use, wear and tear and damage by fire or other casualty or by condemnation excepted.

(9) **HOLDING OVER.** Should Lessee hold over the term hereby created with the consent of Lessor, Lessee shall become a Lessee from month to month at the monthly rental then payable hereunder and otherwise upon the covenants and conditions in this Lease contained and shall continue to be such Lessee until thirty (30) days after either party serves upon the other notice of intention to terminate such monthly tenancy.

(10) **COVENANT AND AGREEMENTS**. All of the covenants, agreements and conditions of this Lease shall accrue to the benefit of and be binding upon the respective parties hereto and their successors and assigns as if they were in every case named and express.

(11) **CHOICE OF LAW**. This Lease Agreement shall be governed by the laws of the State of Tennessee.

(12) **NOTICES**. Any notice provided pursuant to this Lease, if specified to be in writing, will be in writing and will be deemed given: (a) if by hand delivery, then upon receipt thereof; (b) if mailed, then three (3) days after deposit in the mail where sender is located, postage prepaid, certified mail return receipt requested; (c) if by next day delivery service, then upon such delivery; or (d) if by facsimile transmission or electronic mail, then upon confirmation of receipt. All notices will be addressed to the parties at the addresses set forth below (or such other address as either party may in the future specify in writing to the other):

| Lessor: | Lessee: |
|---|---|
| City of Franklin | Graceworks Ministries Inc. |
| Attn.: Eric Stuckey | Attn.: Valencia Breckenridge, |
| City Administrator | Chief Executive Officer |
| P.O. Box 305 | 104 Southeast Parkway |
| Franklin, TN 37065-0305 | Franklin, TN 37064 |

(13) **SEVERABILITY**. Should any provision of this Lease Agreement be declared to be invalid by any court of competent jurisdiction, such provision shall be severed and shall not affect the validity of the remaining provisions of this Lease Agreement.

(14) **ENTIRE AGREEMENT**. This Lease Agreement and its attachments contain the entire agreement between the parties, and no statement, promises, or inducements made by either party or agent of either party that is not contained in this Lease Agreement shall be valid or binding; and this Lease Agreement may not be enlarged, modified or altered except in writing signed by the parties and attached hereto.

(15) **VENUE**. In the event that any term of this Lease Agreement of its attachments become subject to litigation, the venue for such action will be in Williamson County, Tennessee.

(16) **WAIVER**. No waiver of any provision of this Lease Agreement shall be valid unless in writing and signed by the parties against whom charged.

(17) **LIMITATION OF LIABILITY**. Notwithstanding any provision hereinto the contrary, Lessee shall look solely to the equity of Lessor in and to the premises in the event of a breach or default by Lessor pursuant to the provisions of this Lease, and lessee agrees that the liability of Lessor under this Lease shall not exceed the value of such equity of Lessor in the premises. No other properties or assets of Lessor shall be subject to levy, execution or other enforcement procedures for the satisfaction of any judgment (or other judicial process) arising out of, or in connection with this Lease Agreement.

(18) **PARTNERSHIP-JOINT VENTURE**. Nothing herein shall in any way be construed or intended to create a partnership or joint venture between the parties or to create the relationship of principal and agent between or among any of the parties. None of the parties hereto shall hold itself out in a manner contrary to the terms of this paragraph. No party shall become liable for any representation, act or omission of any other party contrary to the terms of this paragraph.

(19) **EFFECTIVE DATE**. This Lease Agreement shall not be binding upon the parties until it has been signed first by the Lessee and then by the authorized representatives of the City of Franklin and has been filed in the office of the Mayor. When it has been so signed and filed, this Agreement shall be effective as of the date first written above.

*IN WITNESS WHEREOF,* the parties hereto have hereunto caused their names to be signed to multiple copies of this Lease Agreement as of the day and date last written below in Acknowledgements, all copies constituting, however, but one Lease Agreement.

| | |
|---|---|
| Lessor:<br>**CITY OF FRANKLIN, TENNESSEE** | Lessee:<br>**GRACEWORKS MINISTRIES INC.** |
| _____<br>Eric S. Stuckey<br>City Administrator | **By:** _____<br>Its: _____ |
| _____<br>Approved as to form by<br>William E. Squires<br>Assistant City Attorney | _____<br>Approved as to form by<br>Attorney for Graceworks Ministries Inc. |

ACKNOWLEDGMENTS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The foregoing instrument was acknowledged before me this ____ day of _____ 20__ by **Eric S. Stuckey**, City Administrator, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

_____
NOTARY PUBLIC

_____
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The foregoing instrument was acknowledged before me this ____ day of _____ 20__ by _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ is the _____ of Graceworks Ministries Inc., a corporation, and that _____ executed the within instrument for the purposes therein contained by ___self as _____.

_____
NOTARY PUBLIC

_____
My Commission Expires: