



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 23,
2021

7:00 PM

Board Room

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklinton.gov/planning.

The typical process for discussing an item is as follows:

1. Staff Presentation
2. Public comments
3. Applicant presentation, and
4. Motion / discussion / vote

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklinton.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom, or wait in the lobby.

CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of the August 26, 2021 FMPC Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to

complete a Public Comment Card in order for their name and address to be included within the official record.

ANNOUNCEMENTS

The rezoning and development plan for Emeline Acres PUD Subdivision have been voluntarily deferred from this FMPC agenda. These items will send a new public notice, as required, when it is again placed on an FMPC agenda.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

2. Consideration Of Approval Of Items 3-6 On The Consent Agenda.

SITE PLAN SURETIES

3. Franklin Park PUD Subdivision, Site Plan (Apartments); Accept The Landscaping Improvements, Release The Performance Agreement And Establish A Maintenance Agreement To September 22, 2022. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga

4. Rizer Point PUD Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Landscaping Improvements To September 22, 2022. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

5. South Park Subdivision, Site Plan, Lot 17, Creating 33,500 Square Feet Of Institutional Space, On 4.57 Acres, Located At 143 Southeast Parkway. (CONSENT AGENDA)

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

6. Villages at Southbrooke PUD Subdivision, Final Plat, Section 1, Creating 38 Single-Family And Attached Residential Lots, And 5 Open Space Lots, On 41.92 Acres, Located East of Lewisburg Pike and South Of Stream Valley Boulevard. (CONSENT AGENDA)

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

ZONING ORDINANCE TEXT AMENDMENTS

7. Consideration Of Ordinance 2021-21, An Ordinance To Amend The Franklin Zoning Ordinance And Zoning Map As Part Of An Annual Update.

Sponsors: Emily Wright, Kelly Dannenfelser

8. Consideration Of Resolution 2021-140, A Resolution By The Franklin Municipal Planning Commission To Amend The Franklin Subdivision Regulations.

Sponsors: Emily Wright, Kelly Dannenfelser, Victoria Hensley

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, August 26, 2021

7:00 PM

Board Room

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklinton.gov/planning.

The typical process for discussing an item is as follows:

1. Staff Presentation
2. Public comments
3. Applicant presentation, and
4. Motion / discussion / vote

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklinton.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom, or wait in the lobby.

CALL TO ORDER

Chair Lindsey called the meeting to order at 7:00 pm.

Board Members Present: Nick Mann, Alderman Ann Petersen, Alma McLemore, Marcia Allen, Roger Lindsey, Jimmy Franks, Scott Harrison, and Jenny Williamson

Board Members Absent: Michael Orr

Chair Lindsey read the following statement:

Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklinton.gov to be provided in full to the Commission and included in the minutes, but

not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom, or wait in the lobby.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The July 22, 2021 FMPC Minutes.

Sponsors:

Attachments:

1. DRAFT FMPC Minutes July 2021 with attachments

Chair Lindsey asked for a motion to approve the Minutes from the July 22, 2021 meeting.

Commissioner McLemore moved, seconded by Alderman Petersen, to Approve the Minutes.

Chair Lindsey asked for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Minutes, Item 1, by Commissioner Alma McLemore second by Alderman Ann Petersen;
Motion 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked for citizen comments. There were none.

ANNOUNCEMENTS

Ms. Emily Wright, Director of Planning and Sustainability, stated the Planning Commission virtual training will be held on Friday, November 5th from 8 am to noon. This will complete the State requirement for continuing education. The course is sponsored by the Middle Tennessee Chapter of the America Planning Association. Registration information will be sent at a later date.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The Chair asked for citizen comments. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3, 25-27, and 29 On The Consent Agenda.

Sponsors:

Attachments:

None

Chair Lindsey stated that the vote for the Consent Agenda would include Items 3, 25-27, and 29.

Commissioner Harrison asked to add Item 28 to the Consent Agenda.

Ms. Wright stated that Staff did not have any objection, if it was the will of the Commission. She

stated that notices for the meeting had been sent to property owners who were within 500 feet of the property. She stated that the Commission could ask if there were any citizens present to comment on the item.

Chair Lindsey asked if any citizens were present who wished to comment on Item 28.

There was a citizen present who wished to speak concerning Item 28. After consideration, Commissioner Harrison removed the request to add Item 28 to the Consent Agenda.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Williamson, to approve the Consent Agenda to include Items 3, 25-27, and 29 .

Chair Lindsey called for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Consent Agenda, Item 2, by Commissioner Scott Harrison, second by Commissioner Jenny Williamson;

Motion 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

SITE PLAN SURETIES

3. Westhaven PUD Subdivision, Site Plan, Section 25; Extend The Performance Agreement For Drainage Improvements To August 25, 2022. (CONSENT AGENDA)

Sponsors:

Paula Kortas

Attachments:

None

PLANS OF SERVICES/ANNEXATIONS/REZONINGS/DEVELOPMENT PLANS

4. Consideration Of Resolution 2021-130, A Resolution Adopting A Plan Of Services For The Annexation Of Property North Of Henpeck Lane And West Of Lewisburg Pike, By The City Of Franklin, Tennessee.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Johnson Prop Annex 2
2. RES 2021-130 Johnson Prop POS_with Exhibits_Law Approved
3. Johnson Property_Annexation Exhibit_20210707

Mr. Joseph Bryan, Principal Planner, stated that the Plan of Services that outlines how infrastructure will need to be provided to serve the property of 1.58 acres.

The property is located within the Goose Creek basin. The Goose Creek basin was identified as a short-term growth area in the 2018 growth study. 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 Lewisburg Pike. 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.

Staff recommended Approval of Resolution 2021-130 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Nathan Bateman, T-Square Engineering. The Applicant stated that he was available to answer questions.

Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner McLemore, to recommend Approval of Resolution 2021-130 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval Of Resolution 2021-130, to the Board of Mayor and Aldermen, Item 4, by Commissioner Jimmy Franks second by Commissioner Alma McLemore;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

5. Consideration Of Resolution 2021-131, A Resolution To Annex Parcel 106-9.00, Consisting Of 1.58 Acres, Property Located North Of Henpeck Lane And West Of Lewisburg Pike And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

Attachments:

1. MAP Johnson Prop Annex 2
2. RES 2021-131 JOHNSON PROP ANNEX_with Exhibits_Law Approved
3. Johnson Property_Annexation Exhibit_20210707

Mr. Bryan, Principal Planner, stated that the property is contiguous to the City limits and is within the

City's Urban Growth Boundary (UGB). The property helps fill an existing hole in the city limit locations along Lewisburg Pike.

The subject property is within the Neighborhood Commercial Design Concept as defined by the Envision Franklin Land Use Plan. No development plan has been submitted at this time. A rezoning for the subject property is also included on this agenda.

Staff recommended Approval of Resolution 2021-131 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Harrison, to recommend Approval of Resolution 2021-131 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval of Resolution 2021-131 to the Board of Mayor and Aldermen, Item 5, by Commissioner Marcia Allen second by Commissioner Scott Harrison;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

6. Consideration Of Ordinance 2021-35, An Ordinance To Zone 1.58 Acres Into The Neighborhood Commercial (NC) District, For The Property Located North Of Henpeck Lane And West Of Lewisburg Pike.

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

Attachments:

1. MAP Johnson Prop Annex 2
2. ORD 2021-35 JOHNSON PROP ZONE_with Exhibits_Law Approved
3. Johnson Property - Rezoning

Mr. Bryan, Principal Planner, stated that Envision Franklin places this parcel into the Neighborhood Commercial Design District. Properties within the Neighborhood Commercial Design Concept, "contain 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." The proposed rezoning request is consistent with the recommendation of Envision Franklin. No corresponding site plan or development plan has been submitted for review at this time.

Staff recommended Approval of Ordinance 2021-35 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

Chair Lindsey asked for a motion.

Commissioner Mann moved, seconded by Commissioner McLemore, to recommend Approval of Ordinance 2021-35 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2021-35, Item 6, by Commissioner Nick Mann second by Commissioner Alma McLemore;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

7. Consideration Of Resolution 2021-110, A Resolution Adopting A Plan Of Services For The Annexation Of 4416 Peytons ville Road, By The City Of Franklin, Tennessee.

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

Attachments:

1. AERIAL 4416 Peytons ville Road
2. RES 2021-110 PLAN OF SERVICES 4416 PEYTONSVILLE ROAD_with Exhibit.Law Approved

Ms. Chelsea Randolph, Principal Planner, stated that the Plan of Services outlines how infrastructure will need to be provided to serve the proposed annexed property of approximately 2.86 acres, addressed as 4416 Peytons ville Road. The property lies within the short-term priority growth area and will be within the 500 ft. HHO Buffer upon annexation. The property is a City-owned property, acquired during the development of the recently constructed Fire Station Number 7.

Water is located within the Milcrofton service area. Reclaimed water will not be required to be extended to serve the properties. The property is within the Goose Creek Sewer Basin. No additional manpower or equipment will be necessary for either Fire or Police Protection. Future development will need to comply with the Regional Commerce Design Concept as outlined in Envision Franklin. The Major Thoroughfare Plan shows the extensions of Goose Creek Bypass extending east through the majority of this property.

Staff recommended Approval of Resolution 2021-110 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, to recommend Approval of Resolution 2021-110 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2021-110, Item 7, by Commissioner Scott Harrison second by Commissioner Jimmy Franks;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

8. Consideration Of Resolution 2021-111, A Resolution To Annex for 4416 Peytonsville Road, Consisting Of 2.86 Acres, Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

Attachments:

1. AERIAL 4416 Peytonsville Road
2. RES 2021-111 ANNEXATION 4416 PEYTONSVILLE ROAD_with Exhibit_Law Approved

Ms. Randolph Principal Planner, stated that the property is located at the terminus of the intersection of Goose Creek Bypass and Peytonsville Road. The property is within the City's southern portion of the Urban Growth Boundary (UGB) and designated in Envision Franklin as appropriate for Regional Commerce, Regional office, or Research and Development uses.

The City of Franklin acquired this property in the process of development of the new fire station adjacent to 4416 Peytonsville Road, and this annexation helps fill the gaps in the city limits. Future development will need to comply with the Regional Commerce Design Concept as outlined in Envision Franklin. A separate Zoning request and Plan of Services accompany this annexation request.

Staff recommended Approval of Resolution 2021-111 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

Ms. Irene McCray, 4430 Peytons ville Road - Opposed. She asked for details about the property. She stated that she is concerned about traffic and asked if there would be any secondary roads constructed.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Harrison, to recommend Approval of Resolution 2021-111 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2021-111, Item 8, by Commissioner Marcia Allen second by Commissioner Scott Harrison;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

9. Consideration Of Ordinance 2021-22, An Ordinance To Zone 2.86 Acres Civic Institutional (CI) District For The Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytons ville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) (4416 Peytons ville Road).

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

Attachments:

1. AERIAL 4416 Peytons ville Road
2. ORD 2021-22__ZONING 4416 PEYTONSVILLE ROAD_with Exhibit.Law Approved

Ms. Randolph, Principal Planner, stated that the requested zoning for 4416 Peytons ville Road is Civic Institutional (CI). Envision Franklin places 4416 Peytons ville Road in the Regional Commerce Design Concept, and it states that parcels within this concept should be, "high-intensity activity centers that attract large numbers of people and employees from both within and outside of the City." Envision Franklin also supports the proposed CI zoning for this parcel, and CI zoning is most appropriate for government-owned properties. There is currently no proposed development for the property.

Staff recommended Approval of Ordinance 2021-22 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Alderman Petersen, to recommend Approval of Ordinance 2021-22 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Alderman Petersen stated that this property is owned by the City of Franklin and there are no plans for development.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2021-22, Item 9, by Commissioner Alma McLemore second by Alderman Ann Petersen;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

10. Consideration Of Resolution 2021-116, A Resolution Adopting A Plan Of Services For The Annexation Of 841 Old Charlotte Pike, By The City Of Franklin, Tennessee.

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

Attachments:

1. AERIAL MAP 7161 ANNEXATION HAMILTON PUD SUBDIVISION
2. RES 2021- 116 PLAN OF SERVICES HAMILTON PUD SUBDIVISION_with Exhibit_Law Approved 2
3. SURVEY Annexation and POS - Hamilton PUD Subdivision

Ms. Randolph, Principal Planner, stated that the applicant is requesting a Plan of Services for a parcel located north of Old Charlotte Pike East and west of Del Rio Pike and adjoining the City limits within the western part of the Franklin Urban Growth Boundary (UGB). Resolution 2021-2116 is a City of Franklin drafted plan of services for the property being considered in the proposed request for annexation, Resolution 2021-121.

The property is located within the Hillsboro, Burwood & TS Utility District (HB&TS) Service Area. Water availability shall be approved and provided through HB&TS prior to annexation. The property lies within the West Basin service area. The owner shall be required to extend the sanitary sewer main from the Westhaven sanitary sewer lift station to the property to be annexed to provide service to the property. The owner shall be required to provide a completed study of the Westhaven sanitary sewer lift station to verify the lift station has the capacity to handle the additional flows generated by the associated development. In addition, 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. The Plan of Services outlines that the property is within the Conservation Subdivision design concept in Envision Franklin. Access to the property shall be provided from Old Charlotte Pike. Currently, Carlisle Lane between Old Charlotte Pike and Del Rio Pike needs improvements prior to any additional traffic being added to the corridor. The roadways constructed as part of this development shall comply with the City street standards.

Staff recommended Approval of Resolution 2021-116 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Jeff Rosiak, Gamble Design Collaborative. Mr. Rosiak gave a presentation for Items 10-13 with the permission of the Commission. Mr. Rosiak gave a history of the Hamilton PUD Development Plan. Mr. Rosiak stated that the initial plan was submitted in the Spring of 2020. A discussion was started concerning the infrastructure. The landowners expressed that the assumed densities were higher than what they had anticipated for the area. This plan is representative of the meetings held. The plan has areas that are similar to the original density of 2.5 dwelling units per acre. The plan gets less dense, with 1 unit per acre, as it moves away from Mack Hatcher Parkway. The new plan proposes 58 units on 58.6 acres. It has a rural development pattern. They are requesting one Modification of Standards for the Development Plan. This plan will have trails and open space (50%). This open space includes a 150 ft scenic corridor along the southern boundary and preservation of the stream. They will also have trails and a park in the centralized open space. The Hamilton-Brown house, a historic registered home, will have some surrounding open space and buffers. There will be a large amount of space surrounding the proposed homes. The internal buffers along the eastern property lines have a minimum of 40 ft. The western property line has a minimum of 125 ft. Mr. Rosiak showed examples of the architectural character for the neighborhood.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Williamson, to recommend Approval of Resolution 2021-116 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Alderman Petersen stated that the main service will be the sewer lift from Westhaven.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2021-116, Item 10, by Commissioner Alma McLemore second by Commissioner Jenny Williamson;
Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

11. Consideration Of Resolution 2021-121, A Resolution To Annex 841 Old Charlotte Pike, Consisting Of 58.64 Acres, Property Located North Of Old Charlotte Pike East And West Of Del Rio Pike And Adjoining The City Limits Within The Northwest Part Of The Franklin Urban Growth Boundary (UGB).

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

Attachments:

1. AERIAL MAP 7161 ANNEXATION HAMILTON PUD SUBDIVISION
2. RES 2021- 121 ANNEXATION HAMILTON PUD SUBDIVISION_with Exhibit_Law Approved 2
3. SURVEY Annexation and POS - Hamilton PUD Subdivision

Ms. Randolph, Principal Planner, stated that the property being considered for annexation is located north of Old Charlotte Pike East and west of Del Rio Pike at 841 Old Charlotte Pike. It is contiguous to the City limits and is within the western portion of the City's Urban Growth Boundary (UGB). This property falls into the West drainage basin. The West basin was identified as a short-term capability area in the 2018 growth study. The subject property requesting annexation is within the Conservation Subdivision Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into single-family residential lots. A rezoning and development plan for the subject property is also included on this agenda.

Staff recommended Approval of Resolution 2021-121 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Rosiak, Gamble Design Collaborative.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Harrison, to recommend Approval of Resolution 2021-121 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2021-121, Item 11, by Commissioner Marcia Allen second by Commissioner Scott Harrison;
Motion Passed 8-0

AYES: Alderman Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger

Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

12. Consideration Of Ordinance 2021-26, An Ordinance To Zone 58.64 Acres Planned (PD 1.00) District, Floodway Fringe Overlay (FFO) District, And Scenic Corridor Overlay (SCO) District For The Property Located North Of Old Charlotte Pike East And West of Del Rio Pike, 841 Old Charlotte Pike. (Hamilton PUD Subdivision)

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

Attachments:

1. MAP HAMILTON PUD Subdivision Development Plan and Zoning
2. ORD 2021- 26 ZONING HAMILTON PUD SUBDIVISION_with Exhibit_Law Approved 3
3. ZONING EXHIBIT Hamilton PUD Subdivision, Zoning

Ms. Randolph, Principal Planner, stated that the applicant is requesting the zoning of 58.62 acres to Planned District (PD 1.00), Flood Fringe Overlay (FFO) District, and Scenic Corridor Overlay (SCO) to accommodate the proposed development plan for Hamilton PUD Subdivision. The Development Plan has been submitted concurrently.

Envision Franklin places this property in the Conservation Subdivision Design Concept. The Conservation Subdivision Design concept supports "primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state." The plan as proposed incorporates the recommendations and guiding principles of the Conservation Subdivision design concept by providing approximately 30 acres of open space which includes a curated pocket park, a multi-use path, and natural areas contributing to the quality of life for the future residents. The Conservation Subdivision Design Concept also highlights that, "Residential lots and infrastructure should be located to respect natural features and to maximize the proximity of lots to open space. Residential lots should be clustered to preserve a minimum of 50 percent of natural open space." The proposed development plan provides the 50% open space required in addition to respecting the features that exist on the property, such as the Historic Hamilton-Brown house. The proposed zoning is appropriate for this Design Concept.

Staff recommended Approval of Ordinance 2021-26 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend Approval of Ordinance 2021-26 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2021-26, Item 12, by Commissioner Scott Harrison second by Commissioner Alma McLemore;
Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

13. Consideration Of Resolution 2021-122, A Resolution Approving A Development Plan For Hamilton PUD Subdivision, Including One Modification Of Standard (Block Length Perimeter), For A Property Located North Of Old Charlotte Pike And West Of Del Rio Pike.

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

Attachments:

1. MAP HAMILTON PUD Subdivision Development Plan and Zoning
2. RES 2021- 122 HAMILTON PUD_with Exhibit_Law Approved 4
3. 7591 Hamilton PUD Subdivision, Development Plan Conditions of Approval_01_08.24.21
4. DEVELOPMENT PLAN 7591 Hamilton PUD Subdivision, Development Plan
5. CONCEPT ELEVATIONS 7591 Hamilton PUD Subdivision, Development Plan
6. DEVELOPMENT PLAN (Entire Set) 7591 Hamilton PUD Subdivision, Development Plan

Ms. Randolph, Principal Planner, stated that Envision Franklin places the subject parcels into the Conservation Subdivision Design Concept. The plan as proposed incorporates the recommendations and guiding principles of the Conservation Subdivision design concept by providing approximately 30 acres of open space which includes a curated pocket park, a multi-use path, and natural areas contributing to the quality of life for the future residents.

The lot size guidance within the Conservation Subdivision Design Concept states, "Single-family lots with dwellings having front-facing detached garages should have a minimum width of 50 feet and a minimum lot size of 5,500 square feet." The plan as proposed incorporates this requirement by providing 90-foot and 100-foot lot widths only and meet or exceed the minimum lot size for every proposed lot. For Building Character, Envision Franklin states in the Conservation Subdivision Design Concept that "architectural sensitivity for new developments should be observed. The style and architecture should draw from the character of the surrounding area and historically significant buildings." The elevations included in the proposed development plan utilize the recommendations of Envision Franklin by providing conceptual elevations that honor the historical resources present adjacent to the site, the Hamilton-Brown House.

There is one Modifications of Standards:

The applicant is requesting one Modification of Standards to increase the maximum length of the block length from 2,400' to 3,200'. The Zoning Ordinance Section 9.5.2 allows for an increase to 3,200' administratively in cases:

1. Where environmental or topographic constraints exist;
2. Where the street classification prevents a connection; or
3. Where a proposal includes an internal parking structure.

The proposed plan does not meet any of the allowances to approve the increase administratively. The

proposed modification of standard is being requested to create a more rural pattern with larger lots and would allow for larger, contiguous open space. The requirement is meant to promote walkability and to encourage vehicular connectivity, easing traffic by dispersing into a street grid. Since recent discussions and decisions by BOMA have limited the future of connectivity in the larger area, with a focus instead on retaining the rural character of the area, and since the large central open space provides necessary pedestrian connections internal to the block, staff supports the modification of standards request.

Staff recommended approval of MOS #1.

Staff recommended Approval, with conditions, of Resolution 2021-122 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Allen, to recommend Approval of Resolution 2021-122 to the Board of Mayor and Aldermen.

Chair Lindsey asked for a motion for MOS 1.

Commissioner Allen moved, seconded by Commissioner Harrison, to Approve MOS 1.

Chair Lindsey asked for any discussion on the motion for MOS 1.

Alderman Petersen asked to see the map of the development plan to see the area for MOS 1.

Ms. Randolph pointed out the area.

Commissioner Franks asked to see the eastern cul-de-sac.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that the idea was to make Old Charlotte Pike a cul-de-sac due to its narrow nature.

Commissioner Allen asked about the connectivity for larger areas. She stated that they may need to discuss this at a Joint Conceptual Workshop with the Board of Mayor and Aldermen (BOMA).

Chair Lindsey asked if there was connectivity from the roadway to the common area.

Mr. Rosiak stated that the roadway surrounds the central open space. He stated that there was also a northern connection and a future eastern connection. There will also be an emergency connection. He presented information which identifies these connections. Mr. Rosiak stated that the Short property would have the flexibility to determine their future connections.

Alderman Petersen asked about the floodplain for lot 1.

Chair Lindsey asked about access from the roadway within the subdivision. He stated that there are several areas for people to walk to get to the common area.

Mr. Rosiak stated that the block is broken down by trails and open spaces.

Chair Lindsey asked for a roll call vote for the motion to approve MOS 1.

The motion to approve MOS 1 carried unanimously.

ACTION: Motion to Approve MOS 1, by Commissioner Marcia Allen second by Commissioner Scott Harrison;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

Chair Lindsey asked for any discussion on the main motion, as amended.

Alderman Petersen asked for more information about Lot 1, which is in the floodplain.

Mr. Rosiak stated that there would be some modification of the floodplain and the lot would be removed from the floodplain.

Alderman Petersen asked if all the trails have an 8 ft. width.

Mr. Rosiak stated that the trails next to Old Charlotte Pike would be 12 ft. trails since they are part of the Parkland Dedication. He stated that the central open space trails would be 8 ft. wide.

Alderman Petersen stated that it was good to see that the lots widths would be 90-100 ft.

Commissioner Mann asked if they could reduce the size of Lot 1 instead of modifying the floodplain.

Mr. Rosiak stated that the architectural footprints work better with the full lot depth. He stated that they were comfortable with modifying the edge of the FFO.

Commissioner Mann asked if any portion of the structure would sit in the floodplain as unmodified.

Mr. Rosiak stated that there is a 30 ft. rear building setback which is not shown. He stated that this takes the building envelope out of the floodplain, only leaving the back edge.

Alderman Petersen stated that the front of the lot must remain as is to connect to Old Charlotte.

Chair Lindsey asked if the buffer was outside of the Flood Fringe Overlay along the creek.

Mr. Rosiak stated they were, and that they are only manipulating the edge along lot 1.

Commissioner Franks asked where they were getting the dirt to compensate the floodplain.

Matt, an engineer with Kimley Horn, answered the question for Commissioner Franks, showing a map of the area.

Chair Lindsey asked what the compensation rate was.

The engineer stated that it was 1/2 to 1.

Commissioner Franks stated that they had to consider the floodplain areas, especially in light of the Waverly flood.

Chair Lindsey asked for a roll call vote for the main motion, as amended.

The main motion, as amended, carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2021-122, Item 13, by Commissioner Alma McLemore second by Commissioner Marcia Allen;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

14. Consideration Of Resolution 2020-291, A Resolution Adopting A Plan Of Services For The Annexation Of Five Properties Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road, By The City Of Franklin, Tennessee.

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

Attachments:

1. MAP Poplar Farms Annex and POS RES 2020-291 and RES 2020-292
2. RES 2020-291 Plan of Service_Poplar Farms_with Exhibit A Law Approved 2
3. SURVEY Poplar Farms Annexation

Ms. Randolph, Principal Planner, stated that the applicant is requesting a Plan of Services for five parcels located south of Clovercroft Road and east of Oxford Glen Drive. Resolution 2020-291 is a City of Franklin drafted plan of services for the five properties being considered as part of the proposed request for annexation, Resolution 2020-292.

The properties are located within the Milcrofton service area. Water availability will be approved and provided through Milcrofton prior to annexation. The properties are located within the Watson Branch and Mayes Creek Basin service area. The owner shall be required to extend the sanitary sewer main from the nearest existing sanitary sewer infrastructure to the property to be annexed. The location of this connection and the alignment of the sanitary sewer main extension must be approved by the City of Franklin's Water Management Department.

Access to the property shall be provided from Clovercroft, Highway 96 and Market Street. The access location to Clovercroft and Highway 96 will be determined once a Traffic Impact Analysis is submitted and reviewed by the City of Franklin. All access points shall comply with the City of Franklin Transportation & Street Technical Standards. The development of this property will require the extension of Market Street in accordance with the City of Franklin Comprehensive Transportation Network Plan.

The Plan of Services outlines that the properties are within the Single Family Residential design concept in Envision Franklin.

Staff recommended Approval of Resolution 2020-291 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 14:

1. Mr. Gregg Lawrence, 4100 Clover Meadows Drive - Opposed. Mr. Lawrence is a County Commissioner 4th Ward. He is concerned about the proposed density and increased traffic.
2. Mr. Randy Fosler, 3475 Stagecoach Drive - Opposed. Mr. Fosler is concerned about the proposed Market Street location.

The Applicant was represented by Mr. John Haas, EDGE. The Applicant stated that they had conducted several meetings with Staff and the public over a period of years. They had worked hard to address the concerns of the neighbors. After 3.5 years, they have finally achieved a recommendation for approval from the Planning Staff.

Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner Mann, to recommend Approval of Resolution 2020-291 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Alderman Petersen stated that she would have a discussion during the following items.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (6-2). Alderman Petersen and Commissioner Harrison voted against the motion.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2020-291, Item 14, by Commissioner Jimmy Franks second by Commissioner Nick Mann;
Motion Passed 6-2

AYES: Marcia Allen, Jimmy Franks, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: Ann Petersen, Scott Harrison

ABSTAIN: None

15. Consideration Of Resolution 2020-292, A Resolution To Annex Five Properties, Consisting Of 295.275 Acres, Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road, And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

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

Attachments:

1. EXHIBIT A MAP Poplar Farms Annex and POS RES 2020-291 and RES 2020-292
2. RES 2020-292 Annexation Poplar Farms_with ExhibitsLaw Approved 2
3. SURVEY Poplar Farms Annexation

Ms. Randolph, Principal Planner, stated that the property being considered for annexation is located southeast of the intersection of Clovercroft Road and Oxford Glen Drive. It is contiguous to the City limits and is within the eastern limits of the City's Urban Growth Boundary (UGB). This property falls into the Mayes Creek drainage basin. The Mayes Creek basin was identified as a mid-term capability area in the 2018 growth study.

The subject properties requesting annexation are 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 the property into single-family residential lots. A rezoning and development plan for the subject property are also included on this agenda.

Staff recommended Approval of Resolution 2020-292 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 15:

1. Ms. Janet Curtis, 3665 North Chapel Road - Opposed. Concerns included the effect the plan would have on roads and schools.
2. Ms. Kathy Hutcheson, 4115 Clovercroft Road - Opposed. Concerns included the proposed density of the plan and the plan is not transitional.
3. Ms. Kathy Webber, 1900 Springcroft Drive - Opposed. Concerns included the sewer, variances and density.
4. Ms. Lydia Stokes, 4104 Clovercroft Road - Opposed. Concerns included that Clovercroft Road needs to be addressed.
5. Mr. Randy Fosler, 3475 Stagecoach Drive - Opposed. Concerns included the location of Market Street and the proposed density of the plan.
6. Ms. Cheryl Blair, 2019 Noland Crest Way - Opposed. Concerns included the proposed density and traffic issues.

The Applicant was represented by Mr. John Haas, EDGE. Mr. Haas stated that they were in agreement with all staff comments. He stated that the lots are not smaller than Tap Root or Amelia and are not allowed to be without a design modification. They are not requesting any modifications.

Chair Lindsey asked for a motion.

Commissioner Mann moved, seconded by Commissioner Franks, to recommend Approval of Resolution 2020-292 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Harrison stated that he agreed with County Commissioner Lawrence. He stated that Clovercroft Road was in need of improvement, and he will not support any development in the area.

Commissioner Allen stated that she would not support development in this area because of the road. She stated that the County and City need to work together to find a solution.

Commissioner McLemore stated that she would support the annexation, but not the rezoning and the density.

Commissioner Mann and Commissioner Williamson stated that they support the annexation, but not the rezoning.

Commissioner Allen stated that she does not support the annexation because it makes it easier for the next developer.

Commissioner Franks stated that the POS and the infrastructure is important. He stated that he supports the annexation and POS, but not the development plan due to the proposed density.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (5-3). Commissioner Allen, Commissioner Harrison, and Alderman Petersen voted against the motion.

ACTION:	Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2020-292, Item 15, by Commissioner Nick Mann second by Commissioner Jimmy Franks; Motion Passed 5-3
AYES:	Jimmy Franks, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann
NOES:	Ann Petersen, Marcia Allen, Scott Harrison
ABSTAIN:	None

Hillside/Hillcrest Overlay (HHO) District, And Scenic Corridor Overlay (SCO) District For The Properties Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road. (Poplar Farms PUD Subdivision)

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

Attachments:

1. MAP 7419, 7420 Poplar Farms Rezoning and Development Plan
2. ORD 2020-34 Poplar Farms Zoning Ordinance_with Exhibits_Law Approved 2
3. ZONING EXHIBIT 7419 Poplar Farms PUD Subdivision, Rezoning
4. Planning Intake Citizen Emails - Poplar Farms

Ms. Randolph, Principal Planner, stated that the applicant is requesting to zone for 4 properties, Planned District (PD 1.84), Hillside/Hillcrest Overlay (HHO) District, and Scenic Corridor Overlay (SCO) District to accommodate the proposed development plan for Poplar Farms PUD Subdivision. The Development Plan is the next item on the agenda.

Envision Franklin places this property in the Single Family Residential Design Concept. Envision Franklin places the subject parcels into the Single Family Residential Design Concept. Envision Franklin states, "The Single Family Residential Design Concept consists of single-family residential neighborhoods, which provide a range of single-family dwellings and lot sizes." Envision Franklin further states, "New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities." The plan as proposed incorporates the recommendations and guiding principles of the Single Family Residential Design Concept by providing approximately 16 acres of open space and approximately 124 acres of natural area. In addition, 7 different lot sizes are proposed within the plan to provide the range of single-family homes suggested within Envision Franklin. The proposed zoning is appropriate for this Design Concept.

Staff recommended Approval of Resolution 2020-34 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 16:

1. Mr. Randy Fosler, 3475 Stagecoach Drive - Opposed. His concerns included the density and transitional features of the plan.
2. Mr. Vincent Haile, 1130 Watkins Creek Drive - Opposed. His concerns included the character of this plan does not match the area and the placement and connection of Market Street.
3. Ms. Kathy Hutcheson, 4115 Clovercroft Road - Opposed. Her concerns included the density, lot sizes, and the current state of Clovercroft Road. She stated that there are not appropriate places for traffic signals to be added on Clovercroft due to the hills.
4. Ms. Janet Curtis, 3665 North Chapel Road - Opposed. Her concerns included the traffic and the state of Clovercroft Road.
5. Ms. Kimbra Krafft, 409 Clovercroft Road - Opposed. Her concerns included the traffic on Clovercroft Road and the density of the proposed plan.
6. Ms. Cheryl Blair, 2019 Noland Crest Way - Opposed. Her concern included the quality of the home builder.
7. Mr. Martin Cregg, 3495 Stagecoach Drive - Opposed. His concerns included the placement of the

proposed Market Street and the proposed density.

8. Ms. Marilyn Masnica, 3447 Stagecoach Drive - Opposed. Her concerns included the placement of the proposed Market Street and the density of the proposed plan.

9. Ms. Leigh Ann Stach, 3491 Stagecoach Drive -Opposed. Her concerns included the proposed density and the placement of the proposed Market Street and retention pond.

The Applicant was represented by Mr. John Haas, EDGE. Mr. Haas stated that they have tried to address the concerns of the neighbors. He stated that the initial submittal plan had 36 lots that were 45 ft. wide. He stated that they reduced the lots to 9 65 ft. wide lots. He stated that, in working with the City, they have completed a traffic study and are making improvements to Clovercroft Road. He stated that they had committed to a buffer and a berm for Market Street. There will also be landscape. He stated that there would be a grading berm for Market Street. He stated the right of way between Market Street and the proposed homes on 65 ft. lots is more than 300 ft away from the homes in Watkins Creek. He stated that there would be a 58 acre public park with greenway access. They have also increased the open space and now have 7 lot types. The majority where the lots are smaller, there will be alley loaded garages. The City calculates the density by how many units per acre. Mr. Rosiak stated that the Poplar Farms' density is lower than other subdivisions in the City. This development is a transition between the County and the City. He stated that 140 acres would be preserved. The improvements to the development plan are committed to.

The Design Engineer for the project addressed the traffic study. He stated that the development plan is required to do improvements to Clovercroft Road along their road frontage.

Chair Lindsey asked for a motion.

Commissioner Mann moved, seconded by Commissioner Allen, to recommend Disapproval of Resolution 2020-34 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Mann stated that he was voting against Staff recommendation. He stated that he voted for the POS and Annexation because he believes the property will be developed. He stated that this is more density or creates the appearance of more density than what is developed around the property. He also wants to address the infrastructure needs.

Commissioner Franks stated that developers meet with neighbors to work with their concerns. He would like to see the neighbors and developers come up with a compromise. He stated that he would ask for a deferral for the development plan. He stated that they may want to ask for a deferral for this item.

Commissioner McLemore stated that Staff had done their job in following the guidelines of Envision Franklin. However, due to the state of Clovercroft Road and the proposed density of the plan, she had concerns about the traffic on Clovercroft Road. She stated that she would not support this item.

Commissioner Allen stated that she would not support this item because the infrastructure is not in place at this time. She stated that connectivity is something that you want.

Commissioner Williamson stated that she had concerns about the state of Clovercroft Road and the proposed density.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Disapproval to the Board of Mayor and Aldermen of Ordinance 2020-34, Item 16, by Commissioner Nick Mann second by Commissioner Marcia Allen;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

17. Consideration Of Resolution 2020-293, A Resolution Approving A Development Plan For Poplar Farms PUD Subdivision, For Five Properties Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road.

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

- Attachments:**
1. MAP 7419, 7420 Poplar Farms Rezoning and Development Plan
 2. RES 2020-293 Poplar Farms PUD Development Plan Resolution_with Exhibits_Law Approved 4
 3. 7420 Poplar Farms PUD Subdivision, Development Plan Conditions of Approval_02
 4. DEVELOPMENT PLAN 7420 Poplar Farms PUD Subdivision, Development Plan
 5. CONCEPT ELEVATIONS 7420 Poplar Farms PUD Subdivision, Development Plan.
 6. DEVELOPMENT PLAN (Entire Set) 7420 Poplar Farms PUD Subdivision, Development Plan
 7. Planning Intake Citizen Emails - Poplar Farms

Ms. Randolph, Principal Planner, stated that the proposed Poplar Farms PUD Subdivision is a development consisting of approximately 295 acres located at the intersection of Clovercroft Road and Oxford Glen Drive. The plan consists of 546 residential dwelling units with varying lot sizes throughout the development.

Envision Franklin places the subject parcels into the Single Family Residential Design Concept. Envision Franklin states, "The Single Family Residential Design Concept consists of single-family residential neighborhoods, which provide a range of single-family dwelling and lot sizes." Envision Franklin further states, "New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities." The plan as proposed incorporates the recommendations and guiding principles of the Single Family Residential Design Concept by providing approximately 140 acres of open space and of natural area. In addition, 7 different lot sizes are proposed within the plan to provide the range of single-family homes suggested within Envision Franklin.

In terms of lot size, Envision Franklin states, "Lots with single-family dwellings accessed by alleys should have a minimum lot width of 40 feet and a minimum lot size of 4,000 square feet. However, if infrastructure, drainage, and parking concerns are adequately addressed, up to 15 percent of the total number of residential units could be on narrower lots with a reduced minimum lot size as long as they are interspersed throughout the proposed development." The plan has a total of 10.62 percent of single-family alley-loaded lots that are less than 40 feet in lot width.

Building Character form with Envision Franklin states, "Dwellings within new developments should provide a mix of architectural styles and building materials that enhance the city's character. Architecture should contain a rich blending of designs that complement each other yet not be overly repetitive. The proportion, design, and façade width of a dwelling should not be dominated by garages. Rear and side-facing garages are encouraged, as well as front-facing garages that are substantially recessed from the front façade of the dwelling." The elevations included with the proposed development plan utilize the recommendations of Envision Franklin by providing a variation in architecture and by providing mostly rear and side-facing garages and substantially recessing front façade garages.

Staff recommended Approval, with Conditions, of Resolution 2020-293 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 17:

1. Mr. Randy Fosler, 3475 Stagecoach Drive - Opposed. His concerns included that Market Street is 50 ft from their backyards, and it is a collector road. He stated there are other places to put Market Street.
2. Mr. Stephen Arends, 1319 Cottingham Drive - Opposed. He stated that he sent a letter with attachments for the public record. He is concerned about the density of the proposed development and the traffic conditions of Clovercroft Road.
3. Ms. Lydia Stokes, Clovercroft Road - Opposed. Her concerns included that the integrity of the area should be preserved and the development does not meet the current character with the County. She is also concerned about the traffic on Clovercroft.
4. Mr. Mike Orr, 3487 Stagecoach Drive - Opposed. He is a school teacher for Williamson County. He stated that developments bring an influx of families. He is concerned about the impact on the schools.
5. Ms. Kathy Hutcheson, 4115 Clovercroft Road - Opposed. She stated that COVID 19 had changed the way people use their homes and neighborhoods. She stated that there is no opportunity with this plan for people to work from home and is an outdated plan.
6. Mr. Jeff Krafft, 4094 Clovercroft Road - Opposed. He asked to preserve this area with low density development, such as 5 acre lots.
7. Ms. Kimbra Krafft, 4094 Clovercroft Road - Opposed. She stated that this is a rural area and the density is too high.

The Applicant was represented by Mr. John Haas, EDGE. Mr. Haas stated that they were required to extend Market Street due to the Major Thoroughfare Plan (MTP). He stated that the MTP runs Market Street closer to Watkins Creek than their original proposed plan. He stated that the neighbors wanted the road to run all the way to Highway 96. They made this happen. He stated that the road is more than

50 ft. from the Watkins Creek properties. He appreciates Staff's recommendation and the Commission's consideration.

Chair Lindsey asked for a motion.

Alderman Petersen moved, seconded by Commissioner Harrison, to recommend Disapproval of Resolution 2020-293 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Williamson stated that on paper the density may look fine, but not compared to the adjacent properties.

Commissioner Allen agreed with Commissioner Williamson.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Disapproval to the Board of Mayor and Aldermen of Resolution 2020-293, Item 17, by Alderman Ann Petersen second by Commissioner Scott Harrison;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

18. Consideration Of Ordinance 2021-36, An Ordinance To Rezone 0.86 Acres From Residential 1 (R1) District To Residential 2 (R2) District For The Property Located South Of Boyd Mill Avenue And East Of Horton Lane, At 3104 Horton Lane.

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

Attachments:

1. MAP 3104 Horton Ln Rez
2. ORD 2021-36 3104 HORTON LN REZ_with Exhibits_Law Approved 2
3. 3104 Horton Lane rezoning exhibit 21.08.03

Mr. Bryan, Principal Planner, stated that the property is located in the Single-Family Residential Design Concept, which supports a range of single-family dwelling and lot sizes. The R2 District allows new single-family residential lots to be a minimum of 15,000 square feet. The property is 0.86 acres, or approximately 37,500 square feet. Should the lot be subdivided in the future, the new lots would meet the minimums for R2 and be compatible with the adjacent lots to the north along Boyd Mill Avenue. The proposed rezoning is consistent with the recommendations of Envision Franklin and the requirements for R2 in the Zoning Ordinance.

Staff recommended Approval of Ordinance 2021-36 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Matt Huff, Gamble Design Collaborative.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, to recommend Approval of Ordinance 2021-36 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Allen asked about the number of houses on the property.

Mr. Huff stated that there would be 2 houses on the property.

Alderman Petersen stated that the property located to the north was about the same size.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2021-36, Item 18, by Commissioner Alma McLemore second by Commissioner Scott Harrison;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

19. Consideration Of Ordinance 2021-30, An Ordinance To Rezone 60.50 Acres From Planned (PD 6.45/155,679) District To Planned (PD 6.75/144,258) District For The Property Located South Of Lynnwood Way And West Of Franklin Road, At 120 Davenport Boulevard (Gateway Village PUD Subdivision).

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

Attachments:

1. MAP Gateway Village PUD DP Rev 7
2. ORD 2021-30 GATEWAY VILLAGE PUD REZ_with Exhibits_Law Approved 2
3. 2021-08-05 Zone Change Gateway Village Sec 3 Rev 7 CoF 7574

Mr. Bryan, Principal Planner, stated that the applicant is requesting to rezone the property from Planned (PD 6.45/155,679) District to Planned (PD 6.75/144,258) to accommodate the revised development plan for the Gateway Village PUD Subdivision (RES 2021-125). The revised entitlements remove commercial square footage and add multifamily residential units. Envision Franklin places this area in the Neighborhood Mixed-Use Design Concept, which supports the proposed Rezoning and

revised entitlements.

Staff recommended Approval of Ordinance 2021-30 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The Applicant was represented by Mr. Jim Lukens, Lukens Engineering Consultants. Mr. Lukens stated that, to clarify, these units will be for sale units.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend Approval of Ordinance 2021-30 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2021-30, Item 19, by Commissioner Scott Harrison second by Commissioner Alma McLemore;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

20. Consideration Of Resolution 2021-125, A Resolution Approving A Revised Development Plan For The Gateway Village PUD Subdivision, For The Property Located South Of Lynwood Way And West Of Franklin Road, At 120 Davenport Boulevard.

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

Attachments:

1. MAP Gateway Village PUD DP Rev 7
2. 7573 Gateway Village PUD DP Rev 7_Conditions of Approval_01
3. Gateway Village PUD DP Sheets
4. RES 2021-125 GATEWAY VILLAGE PUD DP REV 7_with Exhibits_Law Approved 2

Mr. Bryan, Principal Planner, stated that the applicant has submitted a revision to the development plan for the Gateway Village PUD Subdivision. The proposed revision removes approximately 11,000 square feet of commercial space in order to add six additional multifamily dwelling units, for a total of 408 dwelling units. The additional units are designated for Lot 134 of the development. The original concept plan for Gateway Village was approved by the Board of Mayor and Aldermen in September 2003.

Envision Franklin places this property in the Neighborhood Mixed-Use design concept, which states, "Multifamily and mixed use site design should integrate seamless pedestrian connectivity across the site and to other uses." The proposed revisions to the development plan leave ground floor commercial and retail space along the building elevation fronting Franklin Road and proposes the ground floor dwelling units to be located internal to the development along Davenport Boulevard. This revision maintains the foundation of what was previously approved, and meets the current recommendations of Envision Franklin. In order to continue the established pedestrian-oriented development, new ground floor units must be accessible from the street.

Staff recommended Approval, with conditions, of Resolution 2021-125 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Jim Lukens, Lukens Engineering Consultants.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, to recommend Approval of Resolution 2021-125 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2021-125, Item 20, by Commissioner Scott Harrison second by Commissioner Jimmy Franks;
	Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann
NOES:	None
ABSTAIN:	None

21. Consideration of Ordinance 2021-33, An Ordinance To Rezone 197.82 Acres From Planned (PD 2.99/1,134,625) District To Planned (PD 5.44/1,050,926/345) District For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike (Berry Farms Town Center PUD Subdivision).

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

Attachments:

1. MAP BFTC DP Rev 3
2. ORD 2021-33 BERRY FARMS TOWN CNTR PUD REZ_with Exhibits_Law Approved

3. COF 7610 BFTC Rezoning Application 210805
4. Berry Farms Petition Recd 8-24-21 Part 1
5. Berry Farms Petition Recd 8-24-21 Part 2
6. Planning Intake Citizen Emails

Mr. Bryan, Principal Planner, stated that the applicant is requesting to rezone the property from Planned (PD 2.99/1,134,625) District to Planned (PD 5.44/1,050,926/345) District to accommodate the proposed revision to the Berry Farms Town Center PUD Subdivision development plan (RES 2021-129) and the revised entitlements for the development. Envision Franklin places this area in the Neighborhood Mixed-Use Design Concept. Envision Franklin states that new developments in this concept, "provide a diverse mix of high-activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support." It supports a variety of primary uses such as local commercial, professional office, transitional office, and multifamily as well as other residential dwelling types.

The plan is proposing to reduce the amount of commercial square footage by 83,669 square feet and add an additional 406 multifamily dwelling units to the development. The revised development plan also revises the boundaries of the planned unit development to remove 25.18 acres from the PUD.

Staff recommended Approval of Ordinance 2021-33 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

Mr. Greg Huber, 1018 General Martin Lane, spoke in opposition of Item 21. Mr. Huber stated that this area where this development is being added has no green space. He stated that more units will bring more traffic and is concerned about the traffic analysis.

The Applicant was represented by Mr. Adam Ballash, Boyle Investment Company. Mr. Ballash stated that they concur with Staff.

Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner Mann, to recommend Approval of Ordinance 2021-33 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Allen stated that staff got it right with Envision Franklin. She stated that this area should be Neighborhood Mixed Use with walkable layout. She stated that PD 2.99 is fine, but PD 5.44 is too much.

Commissioner Harrison asked if the units were for rent or for sale.

Mr. Ballash stated that this had not been determined at this time. He stated that there are 671 units in Berry Farms Town Center. Approximately less than 50% are for rent. He stated that they are requesting slightly over 400 residential units deemed multi-family by the Zoning Ordinance. He stated 25% of the

current families live in for sale attached units. He stated that they are not asking for 400 additional apartments. He stated that they are deleting 250,000 square feet of retail. This results in a net drop of 3500 cars per day.

Commissioner Williamson asked about the traffic impact.

Mr. Ballash stated, per the traffic analysis, there is an increase of 100 cars in the morning commute time. There was no increase during the PM peak hours. He stated that they are committed to making road improvements.

Alderman Petersen asked what type of structures would be built.

Mr. Ballash stated, on the Development Plan, there are numerous buildings listed as mixed use. All of the new buildings will be similar to those already constructed.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote on the motion.

The motion carried by the following vote (6-2). Commissioner Allen and Alderman Petersen voted against the motion.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2021-33, Item 21, by Commissioner Jimmy Franks second by Commissioner Nick Mann;

Motion Passed 6-2

AYES: Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: Ann Petersen, Marcia Allen

ABSTAIN: None

22. Resolution 2021-129, A Resolution Approving A Revised Development Plan For Berry Farms Town Center PUD Subdivision, For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike.

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

- Attachments:**
1. MAP BFTC DP Rev 3
 2. RES 2021-129 BFTC PUD DP_with Exhibits_Law Approved 2
 3. 7611 BFTC PUD DP Rev 3_Conditions of Approval_01
 4. BFTC Development Plan Sheet
 5. COF 7611 BF Town Center Development Plan Re-submittal 210805_Part1
 6. COF 7611 BF Town Center Development Plan Re-submittal 210805_Part2
 7. COF 7611 BF Town Center Development Plan Re-submittal 210805_Part3
 8. COF 7611 BF Town Center Development Plan Re-submittal 210805_Part4
 9. COF 7611 BF Town Center Development Plan Re-submittal 210805_Part5
 10. COF 7611 Berry Farms Pattern Book 210805_Part1
 11. COF 7611 Berry Farms Pattern Book 210805_Part2
 12. COF 7611 Berry Farms Pattern Book 210805_Part3
 13. COF 7611 Berry Farms Pattern Book 210805_Part4

14. COF 7611 Berry Farms Pattern Book 210805_Part5
15. Berry Farms Petition Recd 8-24-21 Part 1
16. Berry Farms Petition Recd 8-24-21 Part 2
17. Planning Intake Citizen Emails

Mr. Bryan, Principal Planner, stated that the applicant has submitted a revised development plan for the Berry Farms Town Center PUD Subdivision that modifies the previously approved entitlements and alters the overall site layout. The concept plan for the Berry Farms Town Center PUD Subdivision was first approved in May 2005. The applicant is proposing to reduce the amount of commercial square footage by 83,669 square feet and add an additional 406 multifamily dwelling units to the development. The revised development plan also updates hotel room entitlements to comply with the current Zoning Ordinance and revises the boundaries of the planned unit development to remove 25.18 acres from the PUD. A rezoning for this property is also included on this agenda. With this submittal, the applicant provided a revised edition of the Berry Farms Town Center Pattern Book, which will be vested should the revised development plan be approved.

Envision Franklin places this area in the Neighborhood Mixed-Use Design Concept. Envision Franklin further states that, "New multifamily residential is encouraged to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. First floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street. Multifamily and mixed use site design should integrate seamless pedestrian connectivity across the site and to other uses." The proposed revisions to the Berry Farms Town Center PUD Subdivision development plan maintains the recommendations and principles of Envision Franklin and keeps the increased density closer to the Goose Creek Bypass-Interstate 65 intersection.

The Berry Farms development had a traffic impact study done in 2005 for the original PUD. With this current master plan update to the Berry Farms Town Center, the overall daily trip reduction is 3,180 from the original, approved master plan, however, 164 AM peak hour trips were added and 249 PM peak hour trips were deducted from the approved development. The increase in AM peak hour trips triggered a traffic impact study update, which was submitted by the developer on August 12, 2021. The study was updated using the latest impact study for the area, which was the Chadwell revised development. The AM and PM peak hour trips were updated and an analysis of the traffic showed levels of service failures that were similar to the Chadwell development. Those failures from the Chadwell traffic impact study were presented to the Board on October 13, 2020. The updated Berry Farms Town Center impact study recommended roadway improvements to mitigate the access delay caused by the added AM peak hour trips of this development, as well as assisting in reducing some delay of the background developments. With the roadway improvements, no additional delay to the study intersections is expected for this master plan update, per the revised traffic study. Due to the roadway realignments within this master plan update, an internal circulation study within the Berry Farms development will be required at with the first site plan within the PUD.

Mr. Bryan stated that several citizen emails were sent to Staff. Copies of these were included in the Commissioner's packets and will be added to the minutes.

Staff recommended Approval, with Conditions, of Resolution 2021-129 to the Board of Mayor and

Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 22:

1. Mr. Greg Huber, 1018 General Martin Lane - Opposed. Presented Staff and the Commission with a handout. This information, including the petition, will be added to the minutes. Mr. Huber was the author of the neighborhood signed petition against the revised development plan. The petition was signed by 500 people, including over half of the Berry Farms residents. Concerns included the increased density and anticipated traffic problems.
2. Mr. Max Thompson, 3097 Rural Plains Circle - Opposed. Spoke concerning the neighborhood signed petition against the revised development plan. He stated that the traffic study from 2005 was outdated.
3. Mr. Tim Greer, 1059 General Martin Lane - Opposed. Concerns included traffic problems, including the safety for children, due to the increased density.
4. Ms. Kim Brey, 3054 General Martin Lane - Opposed. Concerns included traffic exiting onto Peytonsville Road. She stated that there is a backup in the turn lane without any further development. She was also concerned whether the dwelling units would be for sale or for rent.
5. Mr. Wally Burchfield 201 Swain Circle - Opposed. Concerns included traffic and infrastructure. He would like to see the improvements completed before the construction of the dwelling units.
6. Ms. Midge Miller, 5001 Captain Freeman Parkway - Opposed. Concerns included density and traffic flow. She stated that there are problems exiting from Captain Freeman onto Lewisburg and there needs to be a traffic signal.
7. Ms. Traci Teroaka, 3067 Rural Plains Circle - Opposed. Concerns included the quality of life impact that the density and infrastructure issues would have on the residents.
8. Ms. Lynn Barrington, 6051 Rural Plains Circle - Opposed. Concerns included the density and the effect that for lease units will have on the property values.
9. Mr. Pat Bronssard, 4060 General Martin Lane - Opposed. Concerns included traffic and safety for children. He also stated there is a need for an updated traffic study.
10. Ms. Irene McCray, 4430 Peytonsville Road - Opposed. Concerns about the traffic, growth and development of the area.
11. Mr. Matt Regenold, 605 Ellington Drive - Opposed. Concerns included density and traffic. He asked for more time to consider the neighbor's concerns.
12. Mr. Dan Parkey, 218 Walter Roberts Street - In Favor Of. He stated that the proposed dwelling units would attract retail and restaurants. He stated Berry Farms could be similar to Downtown Franklin. He also stated that Boyle would address the traffic concerns.
13. Ms. Mary Gail Broussard, 4060 General Martin Lane - Opposed. Concerns included traffic safety, the quality of life for the residents, and the need for an updated traffic study.
14. Mr. Dan Klatt, 3036 General Martin Lane - In Favor Of. Stated that Berry Farms was a well thought out community with walkability to restaurants and retail. He welcomed the multi-family and mixed use. He stated that Boyle will address the traffic concerns with this plan and conduct a new traffic study.
15. Ms. Kate Pfiffer, Rural Plains Circle - Opposed. Concerns included the density, traffic, and the effect that 400 for lease units would have on the area. She asked that the traffic be routed through Goose Creek Parkway.

The Applicant was represented by Mr. Adam Ballash, Boyle Investment Company. Mr. Ballash stated

that they agreed with Staff's recommendation. Mr. Ballash addressed several of the neighbor's concerns. He stated that they are not requesting any Modifications of Standards (MOS) from the current development plan as it relates to infrastructure. All of the roadways in this plan match the plan that has already been approved. A diagram was shown of the roadways that were approved several years ago. The majority of the road networks have been built with plats and bonds in place. He stated that areas within the red lines are where they are seeking to modify the uses within those areas. He stated that they have had several meetings including those with the City and Neighborhood residents. Following the meeting, the HOA sent a summary of concerns to Mr. Ballash. This document was given to the City of Franklin Planning Staff. He stated that several of those points made it into the plans. One main point that did not make it into the plans regarded Village Plains. This road is proposed to go through the center of the development and connect through the apartments without requiring a vehicle to go back through Captain Freeman. Prior to building anything else in the "red" district, Section 11, Boyle will complete Village Plains first. This would be the only construction entrance throughout the community. There are also several improvements which include lengthening turn lanes. Also, the traffic study has been updated. He discussed the plans for improvements to the intersections. He stated that, while these improvements are not required, they are adding these improvements as a requirement to the project. They are also happy to comply with the Village Plains extension and use it as the construction entrance. Referring to green space and amenities, Mr. Ballash stated that this new plan is a 140% increase in green space for Sections 10 and 11 over the current plan. He stated that it is not correct that 5% of the traffic will go through the residential area. Mr. Ballash referred to page 4 of his presentation. The area in green shows the residential community area. The document states that 5% of the traffic will be generated by the residential community. He gave details about the improvements to Lewisburg Pike prior to building homes. He stated that they want their streets to have slow traffic and walkability. He stated that a traffic signal was approved for the intersection of Lewisburg Pike and Captain Freeman. The project was turned down due to warrants by the State. There is currently a CIP plan for a signal at Old Peytonsville Road and Lewisburg Pike. Mr. Ballash stated that they have had discussions with the City of Franklin Engineering Department.

Commissioner Franks referred to a handout, provided by a citizen. He asked for details for the red area on page 2 of the presentation.

Mr. Ballash stated that the site plan for this area was already approved. He stated that there was a suggestion for a Condition of Approval for an Internal Circulation Study. This would be submitted with the site plan for this project.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, to recommend Approval, with Conditions, of Resolution 2021-129 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Williamson stated that it was a good idea to have a final traffic impact analysis as part of the conditions. She asked if the improvements would be required to be completed prior to any additional changes.

Mr. Ballash stated that they have not finalized the Conditions of Approval, which would be presented to BOMA. Their proposal is to make the improvements to Captain Freeman and Berry Farms Crossing with the first site plan approval.

Commissioner McLemore asked for information about the traffic studies for the residential areas and the previously zoned commercial areas.

Mr. Ballash stated that the submitted, new traffic study shows that there is an improvement in the traffic by changing the uses. The study shows that there would be a drop in approximately 3500 cars per day. There will be a slight increase in traffic during the AM peak hours.

Commissioner McLemore asked Mr. Ballash to elaborate on rentals vs. for sale properties.

Mr. Ballash stated that they are not proposing 406 for rent units. He stated that there is an exhibit within the development plan which labels the areas for mixed use. He stated that, currently, Berry Farms is a 50-50 split between large multi-family rental project and fee-simple (condominium-owned) projects. They anticipate some of the larger projects will be for rent. He presented details concerning the planned buildings and adjacent areas.

Commissioner Allen asked for the estimated effect on the school system.

Ms. Katie Rodowsky stated that they have submitted the school district, but they have not heard back what the estimation will be.

Commissioner Mann stated that he supported looking at the Master Plan. He stated that the commercial model is not compatible with today's economics. He is concerned about the traffic and the ownership of the proposed units. He stated that he would like this to be addressed before they approve the plan. He stated that the community buy-in is critical.

Chair Lindsey stated that there is an overwhelming response from the community about the density and traffic. He asked how they would address the timing.

Mr. Ballash stated that the recommended requirements and conditions of approval would have to be approved with the first site plan. He stated that there the City is in control of most of the streets in Berry Farms Town Center. He stated that if there is a modification required, they have to work with the City staff. He stated that they are committed to work with Staff. Regarding traffic circulation, Mr. Ballash stated that there has not been any modification to the development plan for the alignment of the roadways in this submittal. He stated that there was a submittal approved three years ago. He stated that the changes of use will be an improvement and not have a negative impact on the community.

Commissioner Allen stated that she is looking at the big picture. She is looking at the percentages of multi-family houses vs. single family.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (6-2). Alderman Petersen and Commissioner Allen voted against the motion.

ACTION: Motion to Recommend Approval with Conditions to the Board of Mayor and Aldermen of Resolution 2021-129, Item 22, by Commissioner Scott Harrison second by Commissioner Jimmy Franks;
Motion Passed 6-2

AYES: Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: Ann Petersen, Marcia Allen

ABSTAIN: None

23. Consideration Of Ordinance 2021-34, An Ordinance To Rezone 25.18 Acres From Planned (PD) District To Regional Commerce 6 (RC6) District For The Property Located South Of Old Peytonsville Road And West Interstate 65.

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

Attachments:

1. MAP BFTC Parcel Removal Rez
2. ORD 2021-34 BFTC PARCEL REMOVAL REZ_with Exhibits_Law Approved
3. Parcels 106-111.00 and 106-32.13 Rezoning Package

Mr. Bryan, Principal Planner, stated that the applicant is requesting to rezone 25.18 acres along Old Peytonsville Road from Planned (PD) District to Regional Commerce 6 (RC6) District. The property was formerly part of the Berry Farms Town Center PUDS Subdivision. Upon approval of Resolution 2021-129, the boundaries of Berry Farms Town Center have been revised to remove this section from the PUD. The Zoning request is consistent with the recommendations of Envision Franklin and is compatible with the zoning of the parcels in the immediate vicinity of the subject property.

Staff recommended Approval of Ordinance 2021-34 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

Mr. Trevor Anderson, 1105 Warrior Drive, asked if there was a plan for this item.

Mr. Bryan stated that there was, currently, no site plan or development plan associated with this item. This item was a rezoning.

The Applicant was represented by Mr. Adam Ballash, Boyle Investment Company.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend Approval of Ordinance 2021-34 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Franks asked what the zoning request was.

Mr. Ballash stated the zoning would be RC-6 which is Regional Commercial up to six stories. He stated that there is a component which allows for 40% Multi-family.

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that Regional Commercial allows for 40% Multi-family to be built within a project if done with commercial spaces.

Commissioner Franks stated that there needs to be units for more attainable housing.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2021-34, Item 23, by Commissioner Scott Harrison second by Commissioner Alma McLemore;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

24. Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 3, Relocating Previously Approved Entitlements Of 300,000 Square Feet Of Office Space, 74,200 Square Feet Of Commercial, And 400 Multifamily Residential Units Within The Boundaries Of The Development, On 40.47 Acres, Located South Of Peytonsville Road And West Of Pratt Lane.

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

Attachments:

1. MAP Berry Farms Reams Fleming PUD DP Rev 3
2. BFRF DP Rev 3_Conditions of Approval_01
3. COF 7571 BF Reams-Fleming Re-submittal 210805

Mr. Bryan, Principal Planner, stated that the applicant has submitted a development plan revision for the Berry Farms Reams-Fleming PUD Subdivision, located south of Peytonsville Road and West of Pratt Lane. The applicant is proposing to revise the development layout and relocate previously entitled square footage and density within the established boundaries of the PUD. Approximately 375,000 square feet of office and commercial space and 400 multifamily residential lots are proposed to be rearranged between Lots 1 and 3. Envision Franklin places this area into the Regional Commerce Design Concept, which states this concept, "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." It supports regional office, regional commercial, and multifamily within the Regional Commerce Design Concept.

The proposed development plan revision maintains the recommendations and principles of Envision Franklin. No additional square footage or density is being proposed with this revision.

Staff recommended Approval, with conditions, of Item 24.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 24:

1. Ms. Irene McCray, 4430 Peytons ville Road - Opposed. Her concerns included that Peytons ville Road needs to be widened for future traffic. She did not think the original plan needed to be changed.
2. Ms. Kellye Beasley, 4440 Peytons ville Road - In Favor Of. he stated that she has 160 acres near by the property. Her concerns were answered by the Developer Representative.

The Applicant was represented by Mr. Adam Ballash, Boyle Investment Company. Mr. Ballash stated that they appreciated the work and comments of the City Staff.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Harrison, to recommend Approval, with conditions, of Item 24.

Chair Lindsey asked for any discussion on the motion.

Commissioner Harrison stated he was concerned about the safety of Peytons ville Road.

Mr. Ballash stated they were concerned, as well. He stated that they would not change the ingress or egress. They are requesting to modify the location of the multi-family units to the north and shift the commercial entitlements south. There are specific conditions set forth by BOMA concerning the infrastructure for the Reams-Fleming Subdivision. Mr. Ballash discussed some of the specifics of the conditions.

Commissioner Harrison stated that commercial office creates more traffic than residential.

Commissioner Franks asked about the proposed roundabouts. He stated that traffic is terrible at the Ramsey campus in the afternoon.

Mr. Ballash stated that there will be right-of-way dedication for the connector road, and the plans are for Peytons ville Road to be four lanes.

Commissioner Franks asked if this would be like Goose Creek Parkway.

Mr. Jimmy Wiseman stated that Peytons ville Road will be a four lane road as part of the Major Thoroughfare Plan.

Commissioner Allen asked if the conditions are being met.

Mr. Wiseman stated that conditions are being met.

Commissioner Franks asked when the improvements will begin.

Mr. Ballash stated when a development is built adjacent to Peytonsville Road, it will trigger the improvements. He discussed other improvements which will need to be met.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Approve, with conditions, Item 24 by Commissioner Marcia Allen second by Commissioner Scott Harrison;
Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

25. 4309 S. Carothers Road Subdivision, Site Plan, Constructing A 6,000 Square Foot Retail Building, A 9,500 Square Foot Daycare Building, And A 3,888 Square Foot Convenience Store, On 5.35 Acres, Located East Of Interstate 65 And West Of S. Carothers Road, At 4309 S. Carothers Road. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7541 4309 S. Carothers Subdivision, Site Plan
2. 7541 4309 S. Carothers Subdivision, Site Plan Conditions of Approval_02
3. LAYOUT PLAN 7541 4309 S. Carothers Road Subdivision, Site Plan
4. ELEVATIONS 7541 4309 S. Carothers Road Subdivision, Site Plan
5. SITE PLAN 7541 4309 S. Carothers Subdivision, Site Plan

This item was approved on the Consent Agenda.

26. 4404 Peytonsville Road Subdivision, Final Plat, Creating 2 Commercial Lots, On 4.61 Acres, Located At The Intersection Of Peytonsville Road And Long Lane, At 4404 Peytonsville Road. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. 7608 4404 Peytonsville FP_Conditions of Approval_01
2. MAP 7608 4404 Peytonsville Rd FP
3. 2995601 V-Survey-18 x 24 Plat_21-0805

This item was approved on the Consent Agenda.

27. Parish Presbyterian Church, Site Plan (Multi-Purpose Building), Constructing A 9,910 Square Foot Multi-Purpose Building, On 13.86 Acres, Located Near The Intersection Of Clovercroft Road And Wilson Pike. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7606 Parish Presbyterian Church, Site Plan
2. 7606 Parish Presbyterian Church, Site Plan (Multi-Purpose Building) Conditions of Approval_01
3. LAYOUT PLAN 7606 Parish Presbyterian Church, Site Plan (Multi-Purpose Building)
4. ELEVATIONS 7606 Parish Presbyterian Church, Site Plan (Multi-Purpose Building)
5. SITE PLAN 7606 Parish Presbyterian Church, Site Plan (Multi-Purpose Building)

This item was approved on the Consent Agenda.

28. Tavistock Subdivision, Preliminary Plat, Creating 7 Single Family Residential Lots, 2 Open Space Lots, And Dedicating Right-Of-Way On 7.43 Acres, Located West of Kirkwood Drive and North Of Clovercroft Road, At 4060 Clovercroft Road.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7605 Tavistock Subdivision, Preliminary Plat
2. 7605 Tavistock Subdivision, Preliminary Plat Conditions of Approval_01
3. PLAT 7605 Tavistock Subdivision, Preliminary Plat

Ms. Randolph, Principal Planner, stated that the purpose of this preliminary plat is to subdivide the existing single-family residential lot (of 7.43 acres in size) into seven single family residential lots, two open space lots, and dedicate right-of-way. The property is zoned Residential 2 District (R-2), which supports the proposed residential lots. The plan, along with the attached conditions of approval, meet the requirements of the Zoning Ordinance.

Staff recommended Approval, with conditions, of Item 28.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Nick Wells, Turnberry Homes, developer of the project.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, to recommend Approval, with conditions, of Item 28.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Approve, with Conditions, Item 28, by Commissioner Scott Harrison second by Commissioner Jimmy Franks;
Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

29. Tohner and Cannons Addition, Final Plat, Revision 1, Lot 34, Creating 2 Single Family Residential Lots, On 0.208 Acres, Located Near The Intersection Of Park Street And 11th Avenue South. (CONSENT AGENDA)

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

Attachments:

1. MAP 7604 Tohrner and Cannons Addition, Final Plat
2. 7604 Tohner and Cannons Addition, Final Plat, Revision 1, Lot 34 Conditions of Approval_01
3. PLAT 7604 Tohner and Cannons Addition, Final Plat

This item was approved on the Consent Agenda.

NON-AGENDA ITEMS

Chair Lindsey asked if there were any non-agenda items. There was none.

ANY OTHER BUSINESS

Chair Lindsey asked if there was any other business. There was none.

ADJOURN

Commissioner McLemore moved, seconded by Commissioner Harrison, to Adjourn.

Chair Lindsey called for a roll call vote.

The motion Passed unanimously.

ACTION: Motion to Adjourn by Commissioner Scott Harrison second by Commissioner Alma McLemore;
Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

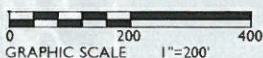
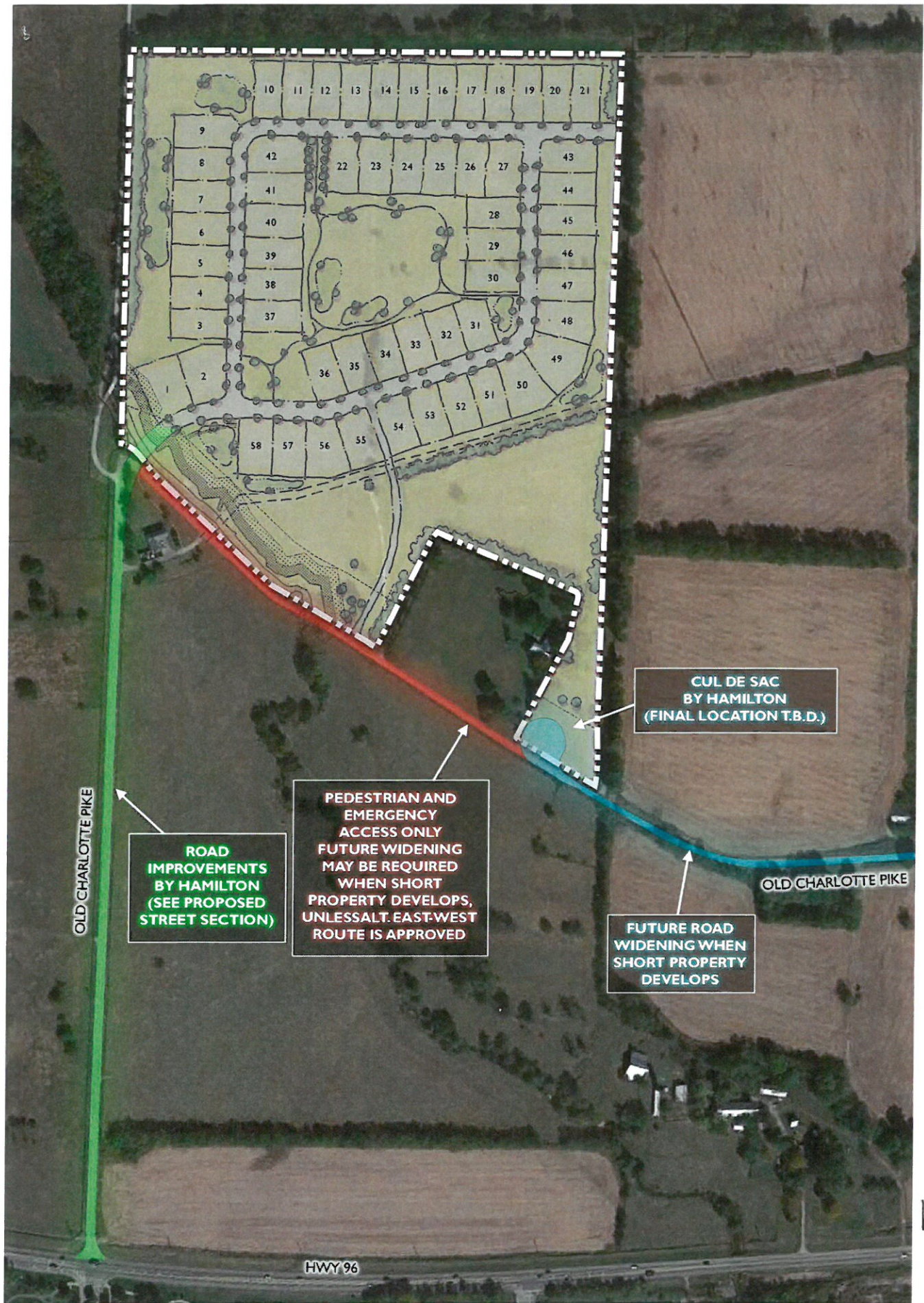
NOES: None

ABSTAIN: None

There being no further business, the meeting adjourned at 7:51 p.m.

Chair

Date



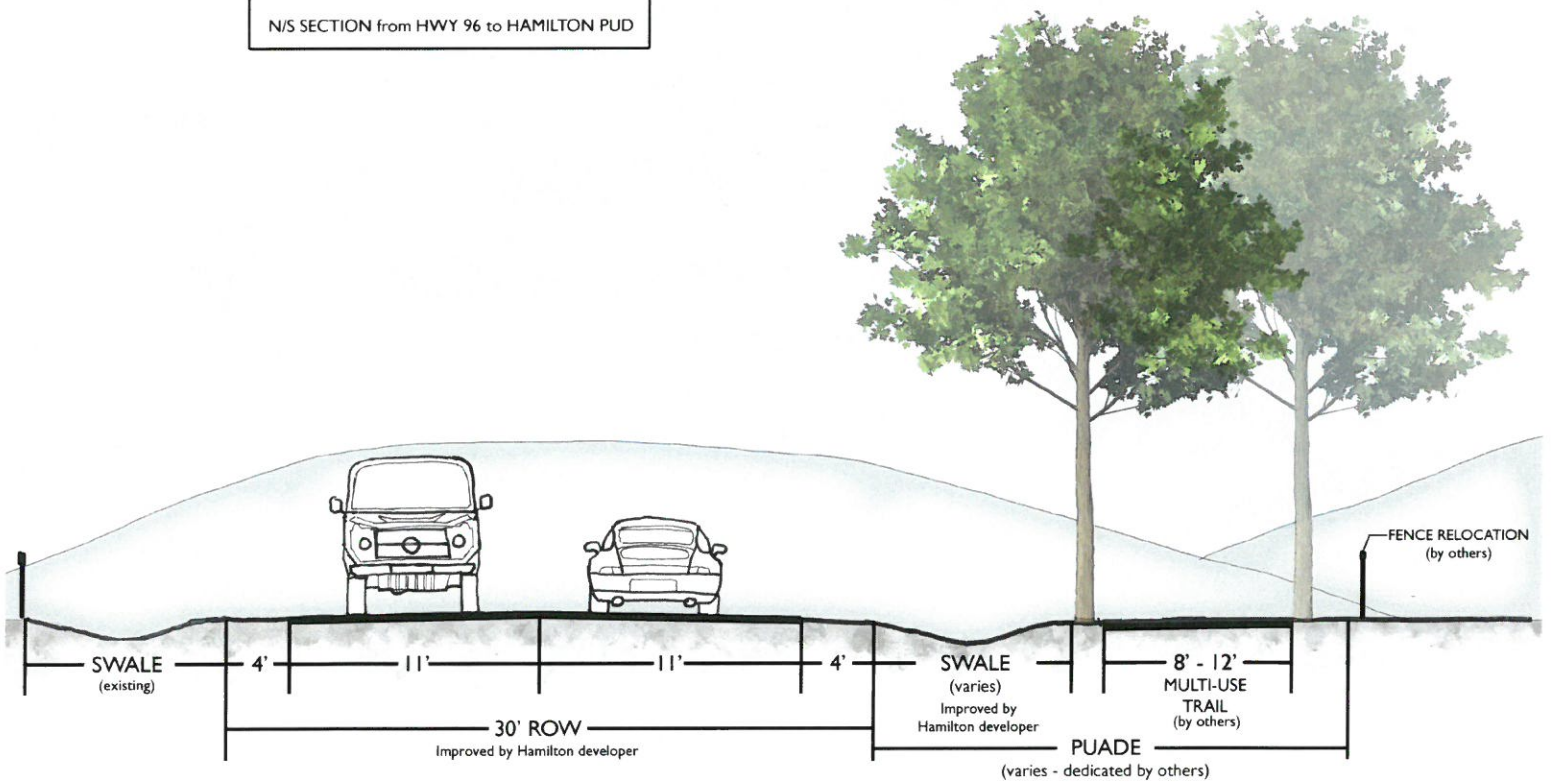
CPS - OLD CHARLOTTE PIKE ROAD IMPROVEMENTS

August 25, 2021



Item
13

OLD CHARLOTTE PIKE IMPROVEMENTS
N/S SECTION from HWY 96 to HAMILTON PUD



Items 14-17 Citizen Comments FMPC 8-26-21

From: [Amy Diaz-Barriga](#)
To: [Chelsea Randolph](#)
Subject: PLANNING INTAKE FW: Development of Clovercroft Rd. Rescheduled August 26 at 7:00pm
Date: Tuesday, August 24, 2021 8:43:49 PM

AMY DIAZ-BARRIGA, AICP CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Elliott Franklin <elliott@elliottfranklin.com>
Sent: Monday, August 23, 2021 7:00 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; annpetersen@comcast.net; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>
Subject: Development of Clovercroft Rd. Rescheduled August 26 at 7:00pm

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning and Zoning and City Council Members:

Thank you for your work in keeping the city of Franklin safe and well planned out. We all understand that no one can stop growth, but planning can help by establishing boundaries and understating infrastructure limitations, draining, easements, etc.

The new development on Clovercroft Rd is no different. The roads around this development are in bad shape and there is really no way to make them safer (similar to Arno road). As such, I strongly encourage and ask that you would vote to reduce the density of these homes. With over 5,000 new automobile trips per day as estimated by the developer, the existing infrastructure will crumble. This is not safe and does not align with the existing long term plans for the city. We should follow the lead of other healthy cities of similar size and require the developer to have a minimum lot size of 5 acres and build parks, ball fields, etc with a large portion of the space to reduce the strain on

our infrastructure, public works and safety, etc.

Thank you!

Elliott Franklin
Franklin, TN

From: [Amy Diaz-Barriga](#)
To: [Chelsea Randolph](#)
Subject: PLANNING INTAKE FW: TapRoot dev
Date: Tuesday, August 24, 2021 8:41:18 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: Ginger <mrshirling@gmail.com>
Sent: Tuesday, August 24, 2021 11:58 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: TapRoot dev

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Ginger Shirling
2227 OSBURN Road
Arrington TN

NO. Please follow ENVISION FRANKLIN. Please recognize the property owners on the boundary of this dense development. They VOTE! They are organized. There are consequences for your decisions.

Sent from my iPhone Ginger

From: [Amy Diaz-Barriga](#)
To: [Chelsea Randolph](#)
Subject: PLANNING INTAKE FW: Tap Root/Poplar Farm Development - Planning Commission
Date: Tuesday, August 24, 2021 8:42:42 PM
Importance: High

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: wilsonjw03@yahoo.com <wilsonjw03@yahoo.com>
Sent: Monday, August 23, 2021 4:11 PM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Alma McLemore <alma.mclemore@franklintn.gov>; Jimmy@tennesseevalleyhomes.com; Annpetersen@comcast.net; Mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; Clyde Barnhill <clyde.barnhill@franklintn.gov>; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Annpetersen@comcast.net; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>
Subject: Tap Root/Poplar Farm Development - Planning Commission
Importance: High

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi City of Franklin Planning Commission,

As I understand the Poplar Farm/ Tap Root Farm Development by Meritage Homes' proposal is up for review at this Thursday's meeting I wanted to share my sincere concern with you all for even remotely considering Meritage's high-density development for this site.

We live at 890 Market Street in Amelia Park and cannot imagine the absolute mess such a large development would bring to the area. I have read the proposal suggests small, narrow lot sizes to

cram as many houses as possible into portions of the area. I would invite each and everyone of you to take a drive through Amelia Park to see the mess Pulte has built with narrow lot sizes. While Pulte's lot sizes are not even as narrow as what you all are considering from Meritage Homes, I would like everyone to consider the 'human' element when houses are built so closely. People parking on the street, blocking emergency vehicles and neighbors, in addition the noise and increased traffic. They are not 'free standing homes'....rather glorified townhouses. Please consider if you, a family member or friend would want to live in a supposed 'free standing home' so close to your neighbor that you can hear them talking outside when you are inside. Or how about those that smoke cigarettes or other substances outside with the smoke wafting through the air, effectively ruining the enjoyment of anyone who is outside and may be in the way of the pollution.

Over 5k more cars per day in the area with this proposed development. You can effectively forget ever getting to anywhere on time already with Nashville traffic and each and everyone of you can be the ones to thank if you approve this development for standstill traffic on these backroads.

Should this proposal by Meritage be approved by you, I would also like you to think long and hard about the irreversible loss of habitat for NATURE!

You may say to yourself, well...the land right now is just farmland...just a rotation of soybeans and corn year after year. Well guess what, birds, turtles, coyotes, fox, opossum, deer, armadillos, owls, frogs, pollinators, hawks, raccoons, bobcats, turkeys are just SOME of the residents of the land. Would you like to see an x-fold increase in roadkill in the area? Along with this aspect, do you know we 120% REGRET moving to the City of Franklin. Any available greenspace/farm land left is getting annexed by you all into the City to chop up and give developers what they want. Thank you all for climate change also. Do you know within Amelia Park our HOA rules prevent us from even putting up solar panels on our roof?? What in the world. And I suspect if Tap Root is developed it will be no different.

Approving a high-density proposal as Meritage's will not displace but KILL our remaining animals in this area, bottle neck traffic, make shopping at Publix a nightmare along with placing a higher load on the already strained water/sewer system. Not to mention the sheer number of families and strain that will be placed on the school systems.

With all concerns, I also offer suggestions. I strongly recommend you all reject any proposal for residential development for the land and instead turn the property into a park/conservatory. Portions of the land can be converted to allotment gardens with bike and walkway paths. The 100 plus+ year old trees can be saved so owls, songbirds, squirrels and chipmunks can continue to call the area home. Cattle can be brought back to the land along with other animals, saved from becoming someone's meal to live out their days in peace and solitude. Schools can target the area as the ideal field trip locations to learn about agriculture and what happens when people reject greed and residential development.

Please do NOT approve a high-density development proposal such as Meritage's. Think about how each one of you can impact this world by opposing this type of development that is not in line with a small town feel. At the end of the day, once land is developed it is never **EVER** going to be the same

again.

Don't make us regret moving to Franklin even more.

I appreciate your open ears.

Regards,

Jonathan & Meg Wilson
615.260.3861
890 Market Street
Franklin TN 37067

From: [Amy Diaz-Barriga](#)
To: [Chelsea Randolph](#)
Subject: PLANNING INTAKE FW: Poplar Farms
Date: Tuesday, August 24, 2021 8:41:46 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Kimbra Krafft <knkprimary@gmail.com>
Sent: Tuesday, August 24, 2021 10:18 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Poplar Farms

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I live across Clovercroft Rd from the proposed Poplar Farms development. The name is a misnomer. These will not be Farms. It would be a city density subdivision in the midst of a rural county environment. The land in question is surrounded by 1/2 to 10 acre plots. Across the street the lots are 32, 5, 7.5, and 10 acres.

This development is not on keeping with Envision Franklin. In order to fit in with the neighborhood, housing lots should be a minimum 1/2 acre lots.

Additionally, the traffic projections are horrendous. Clovercroft can not handle the Additional 5,460 car trips per day. It is a 2 lane country road with no shoulder.

Please do not approve this development.

Thank you,

Kimbra Krafft

From: [Amy Diaz-Barriga](#)
To: [Chelsea Randolph](#)
Subject: PLANNING INTAKE FW: Opposing development off of Clovercroft Road
Date: Tuesday, August 24, 2021 8:42:22 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: manju koster <manjukoster@hotmail.com>
Sent: Monday, August 23, 2021 8:01 PM
To: Planning Intake <planningintake@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Alma McLemore <alma.mclemore@franklintn.gov>; Jimmy@tennesseevalleyhomes.com; Annpetersen@comcast.net; Mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>; danamclendon@mac.com; Margaret Martin <margaret.martin@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; bev@aldermanburger.com; Scott Speedy <scott.speedy@franklintn.gov>; Annpetersen@comcast.net; John Schroer <john.schroer@franklintn.gov>
Subject: Opposing development off of Clovercroft Road

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please vote NO on the development off of Clovercroft Road. This is not in step with careful planning to keep Franklin beautiful. Throwing up a bunch of houses just to make money makes the land ugly and takes away the beautiful land that Franklin once was. Why would you allow this? Does money really rule more than having a conscience? People that love the land would never allow this to happen. It's embarrassing that so few people in this area vote and even fewer even know what an alderman is or what their job entails. That is part of why this has been allowed to continue, overdevelopment and crude use of resources. I urge you to really look at your lives and what you want your legacy to be.

Sincerely, Manju Carrow Franklin resident

From: [Amy Diaz-Barriga](#)
To: [Chelsea Randolph](#)
Subject: PLANNING INTAKE FW: the Poplar Farms/Tap Root Farms Petition
Date: Tuesday, August 24, 2021 8:43:09 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Kemlepj <kemlepj@kemle.net>
Sent: Monday, August 23, 2021 1:39 PM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; danamclendon@mac.com; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>
Subject: the Poplar Farms/Tap Root Farms Petition

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am like so many citizens trying to keep Franklin and the sounding areas as livable as possible. The Poplar Farms/Tap Root Farm is another example of causing a huge impact on our schools, water, and sewer infrastructure. What has Franklin done to minimize the traffic on rural roads? Has Franklin thought about alternative transportation to these high density areas? It would be much better for Franklin's future to stay on course with Envision Franklin and allow development that fits in with the character of the surrounding areas. I am sure you are aware of the burden this high density development will have on our schools, water and sewer infrastructure. Where is the breaking point for the City of Franklin to be able to financially afford to upgrade roads, water, and sewer infrastructure? Tell the developer no to this high density development because Franklin is sticking with their Envision Franklin plan.

Sincerely,

Penny Kemle

From: [Amy Diaz-Barriga](#)
To: [Chelsea Randolph](#)
Subject: PLANNING INTAKE FW: Request: Please oppose Poplar Farms/Tap Root development as presented
Date: Wednesday, August 25, 2021 10:20:20 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: Bill and Regina Hark <teamharktn@gmail.com>
Sent: Wednesday, August 25, 2021 10:09 AM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Alma McLemore <alma.mclemore@franklintn.gov>; Jimmy@tennesseevalleyhomes.com; Annpetersen@comcast.net; Mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; annpetersen@comcast.net; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>
Subject: Request: Please oppose Poplar Farms/Tap Root development as presented

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Municipal Planning Commission Staff, Mayor and Aldermen:

Thank you for the opportunity to provide comments on the Poplar Farms development, which is covered in items 14-17 on tomorrow night's Municipal Planning Commission meeting.

My family and I recently relocated to Franklin, specifically to the Amelia Park subdivision, from northern New Jersey due to a transfer opportunity offered by my employer. Over the course of my career I've lived in several states in the Northeast, Midwest and South. This experience allowed me to see all types of housing situations and development, from the high density of a New York City suburb to truly rural communities. When my family and I came to Franklin to house hunt prior to accepting my new position we were floored. Franklin truly has an excellent combination of amenities, space, economics and lifestyle that is hard to beat anywhere in the country. You and your colleagues have done an excellent job in making Franklin a great place to live and work!

Recently a few neighbors brought the current plan for Poplar Farms to my attention. I am concerned about this plan for a few key reasons: First and foremost, the housing density proposed seems like a recipe for gridlock and constraints. The units per acre calculation seems flawed since it's based on acreage that includes unbuildable land. While the developer claims the plan is in line with the MRU guidelines of Envision Franklin most of the proposed lot sizes are at the bare minimum of 4,000 square feet. I spent my early childhood in Queens, NY, part of the city. Our home was on a 4,000 square foot lot and the house was just barely 1,300 square feet. As a child I could reach

out of our side door and touch the neighbor's house. This density may have been appropriate for New York City's infrastructure, but I don't see how the area in question could support 540 homes in such a small space!

My second concern is safety: We use Clovercroft road multiple times a day. I've seen multiple near misses and at least one car end up in a ditch near the intersection with Oxford Glen. Simply put, it doesn't seem like this road, nor some of the other key arteries like Market Street, Oxford Glen Road, Liberty Pike, etc. were built for the potential of safely handling 5,400+ trips per day.

Finally, I am concerned about the impact to our schools and taxes: It's my understanding Page Middle and High Schools are already overcrowded. How do we ensure these schools can grow with the population without additional burden? When I lived in Hampton Roads, VA our area had an explosion of development. The increase in students vs. the amount of proffers the city collected from developers was out of proportion. The result was schools using portable trailer classrooms for years due to the inability to pay for school expansion without increasing taxes. It's no secret the quality education and low property taxes are a massive benefit to living here. How do we ensure the burden on schools is properly handled?

Based on these 3 concerns, I ask that you request the developers for Poplar Farms to reduce the density of the proposed subdivision. It would be hypocritical for me, a newcomer who lives just down the road, to fully oppose development. We love this area and think others would, too. But the proposed density does not make sense.

Thanks for your consideration.

Sincerely,
Bill Hark
1110 Amelia Park Drive

From: [Amy Diaz-Barriga](#)
To: [Chelsea Randolph](#)
Subject: PLANNING INTAKE FW: NO - TO DENSE DEVELOPMENT - CLOVERCROFT/POPLAR FARMS/TAP ROOT FARMS
Date: Wednesday, August 25, 2021 2:51:59 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: karen smith <smithkaren222@gmail.com>
Sent: Wednesday, August 25, 2021 1:30 PM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Alma McLemore <alma.mclemore@franklintn.gov>; Jimmy@tennesseevalleyhomes.com; Annpetersen@comcast.net; Mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; Clyde Barnhill <clyde.barnhill@franklintn.gov>; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>
Subject: NO - TO DENSE DEVELOPMENT - CLOVERCROFT/POPLAR FARMS/TAP ROOT FARMS

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear City of Franklin Planning Commission, Mayor Moore, and Franklin City Aldermen,

We are expressing our concerns about the proposed high density development off of Clovercroft Rd. -- Poplar Farms/Tap Root Farms. Cramming +550 homes on 34x40 foot wide lots is not what this community is all about. If you all personally had a home in this area, you would not be in favor of cramming as many small houses into such a tiny area, thus adding tremendous strain on Clovercroft road. We should build homes that fit within our Envision Plan and not deviate -- just so developers can make more money.

PLEASE - No dense development bordering county established communities.

Respectfully,

Karen Smith
North Chapel Road
Franklin, TN 37067



August 24, 2021

To Kathy Webber
Steering Committee Member
Keep Williamson County Liveable

RE: Overview of Franklin Sewer Capacity for Built-out of Currently Approved Growth

Per your request, here is an overview of the sewer capacity needs of the approved development that has not yet been built and how that relates to the city of Franklin's current sewer capacity once the newly expanded sewer plant is completed sometime in the summer of 2022. Please note that these are estimates using city of Franklin reports to the state, the city's 2020 Development Report¹, and assumptions of sewer flow for various residential and commercial land use types that city consultants have used in sewer planning. The city sewer department can provide a more exact analysis. This work does not include any approved development in 2021.

Summary:

Current sewer flows to and from the sewer plant Design capacity- 12 million gallons a day (MGD) (2020 average from monthly reports)	14.68 MGD influent into plant 10.62 MGD effluent from plant
Sewer Capacity needed for new approved development	3.07 MGD
Total Sewer capacity needs: existing and approved	13.69 MGD - 17.76 MGD
Expanded sewer plant design capacity	16 MGD

1. The sewer capacity for built-out of currently approved development that has not yet been built

The 2020 Development report totals 10,816 approved but not yet built residential housing units and breaks these into different types (p. 17). Different housing types generate different sewer flows. These calculations are based on using assumptions that the city's consultant used for the sewer basin studies.² The 350 gallons per day (gpd) sewer flow for single family homes was used for the single family and West haven units in the table. The 250 gpd sewer flow was used for all the other housing types. The non-residential new development approved in 2020 is on page 12. The average was used of the sewer capacity flows between office and retail since some of the information in the report was aggregated.

¹ <https://web.franklintn.gov/FlippingBook/2020DevelopmentReport/>

² SSR (Smith Seckman Reid) did sewer basin capacity studies. In these, they used 350 gallons per day (gpd) for a single family residence; 250 gpd for multi-family; 0.15 gpd/sft for retail; and 0.10 gpd/sft for office.

Residential sewer capacity for not yet built housing:

2251 units x 350 gpd = 787,850 gpd

8565 units x 250 gpd = 2,141,250 gpd

10,816 housing units = 2,929,100 gpd sewer flow for capacity planning purposes

Non-residential 2020 approval:

a. Approved as Site Plan:

232,254 square feet- retail x 0.15 gpd = 34,838 gpd

150,377 square feet- office x 0.10 gpd = 15,038 gpd

382,631 square feet by site plan approved = 49,876 gpd

b. Approved as Development Plan:

794,884 square feet x 0.12 gpd = 89,986 gpd*

*The development report did not break down into office or retail types

Total non-residential:

1,132,515 square feet = 139,862 gpd

Total Sewer Capacity estimated for approved but not yet built development:

Residential: 2,929,100 gpd

Non-residential: 139,862 gpd

3,068,962 gpd or 3.07 MGD

2. Sewer flow capacity at the current sewer plant

The tables below are compiled from the monthly operating reports the city submits to TDEC per the state sewer plant discharge permit. The tables pulled the monthly average from the city reports. The tables show an average for the year of these 12 monthly averages of daily flow data. The amount of sewer flow the plant processes is the first column, called influent. The monthly influent to the sewer plant is higher in January through May because of additional flow from rain and groundwater that gets into the sewer lines (known as inflow and infiltration). The city has an effluent reuse program, so the total sewer processed is the total of the effluent and reuse flows in columns 2 and 3. TDEC noted in prior inspection reports that the total effluent flow is less than total influent flow when these are expected to be close to equal. This discrepancy is being addressed with the sewer plant expansion.

Since the design flow of a sewer plant is based on the flow into the sewer plant, the summary table includes both the 2020 annual sewer influent and effluent flows since these are different. Based on this analysis, the sewer capacity needs of the currently approved but not yet build development will take up a significant portion of the expansion to 16 MGD. The city is in the process of conducting a pilot sewer plant as part of a study of options for further increasing sewer capacity by 8 MGD in the southern part of the city, since discharge into the Harpeth is severely limited.

Month in 2018	Average Influent (MGD)	Average Effluent (MGD)	Average Reuse Flow (MGD)	Max Influent (MGD)	Max Effluent (MGD)	Max Reuse Flow (MGD)	Total Rainfall (in)	Total Rain Days
Jan 2018	11.1	7.12	0.53	12.52	13.87	1.69	1.24	7
Feb 2018	22.85	16.36	0.42	30.69	23.59	1.03	10.44	19
Mar 2018	16.54	10.8	0.26	30.89	22.86	0.84	4.9	14
Apr 2018	16.77	10.94	0.6	31.51	23.35	1.32	6.19	11
May 2018	12.01	7.54	1.5	16	10.56	2.69	3.11	15
Jun 2018	11.71	7.32	1.53	25.44	17.34	2.42	7.15	13
Jul 2018	10.69	6.52	2.05	13.79	8.66	4.21	1.78	6
Aug 2018	10.57	6.49	1.57	12.64	8.04	2.25	5.19	11
Sep 2018	13.1	8.46	1.69	28.08	20.16	3.32	6.13	11
Oct 2018	11.73	7.38	1.37	14.71	9.59	2	2.4	14
Nov 2018	13.39	8.51	0.37	21.22	13.67	0.78	4.82	14
Dec 2018	14.69	9.55	0.24	30.52	22.3	0.52	5.53	16
Monthly Average	13.76	8.92	1.01	22.33	16.17	1.92	4.91	12.58

Month in 2019	Average Influent (MGD)	Average Effluent (MGD)	Average Reuse Flow (MGD)	Max Influent (MGD)	Max Effluent (MGD)	Max Reuse Flow (MGD)	Total Rainfall (in)	Total Rain Days
Jan 2019	18.92	12.62	0.19	30.06	21.88	0.36	6.32	14
Feb 2019	21.34	13.99	0.15	30.21	21.38	0.37	9.63	14
Mar 2019	15.47	10.22	0.27	26.54	18.24	1	3.89	11
Apr 2019	16.04	10.53	0.5	25.14	17.01	1.42	6.07	11
May 2019	11.51	7.14	1.54	13.5	8.59	3.37	2.05	15
Jun 2019	12.07	7.59	1.86	16.68	11.55	3.44	4.61	12
Jul 2019	12.18	7.72	1.64	17.08	11.71	3.29	4.13	12
Aug 2019	11.37	7.21	1.67	13.9	9.33	3.73	4.45	12
Sep 2019	9.5	5.9	2.54	10.2	6.31	4.7	0.06	1
Oct 2019	11.63	7.54	1.58	20.22	13.9	4.72	6.32	14
Nov 2019	13.56	9.14	0.36	23.75	16.81	0.84	3.91	10
Dec 2019	16.66	11.4	0.27	30.58	23.91	0.53	6.4	14
Monthly Average	14.19	9.25	1.05	21.49	15.05	2.31	4.82	11.67

Month in 2020	Average Influent (MGD)	Average Effluent (MGD)	Average Reuse Flow (MGD)	Max Influent (MGD)	Max Effluent (MGD)	Max Reuse Flow (MGD)	Total Rainfall (in)	Total Rain Days
Jan 2020	19.57	13.16	0.25	29.06	21.28	0.42	4.73	14
Feb 2020	20.71	14.77	0.13	29.48	22.78	1.11	6.15	18
Mar 2020	18.28	12.7	0.27	28.61	20.57	0.68	6.13	17
Apr 2020	15.88	10.69	0.21	29.5	21.63	0.82	4.24	11
May 2020								
Jun 2020	11.32	7.36	1.88	15	10.47	3.93	3.69	9
Jul 2020	11.57	7.58	1.71	17.82	11.73	2.78	5.02	10
Aug 2020	11.91	7.62	1.42	17.23	12.13	3.21	5.35	9
Sep 2020	15.17	10.01	1.08	29.03	21.52	2.47	5.74	11
Oct 2020	11.72	7.39	1.22	15.11	10.27	2.53	3.01	8
Nov 2020	10.85	6.59	0.75	13.22	7.96	1.51	1.4	6
Dec 2020	14.45	9.29	0.75	22.8	16.48	1.33	3.38	10
Monthly Average	14.68	9.74	0.88	22.44	16.07	1.89	4.44	11.18

Note: The May monthly report wasn't available on the state dateviewer. This doesn't reflect that the city did not submit it.

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: PLANNING INTAKE FW: Berry Farms Comments - Planning Commission Meeting August 26, 2021
Date: Tuesday, August 24, 2021 8:44:13 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: W Wfhcrub <wfhcrub@gmail.com>
Sent: Tuesday, August 24, 2021 8:42 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Berry Farms Comments - Planning Commission Meeting August 26, 2021

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

My name is Wally Burchfield. I am a resident of Berry Farms in Franklin TN, 201 Swain Circle Suite 202. I have lived in Franklin since 2011 and benefited from a great environment and residential community. We are

certainly experiencing unprecedented growth in our area. Planning for this growth, making adjustments as conditions change is critical to maintain the high quality of life we have in our community. I have lived in Berry

Farms for 2 years and own my condominium. I appreciate the plans the city and Boyle development have jointly developed and are currently executing in our area. Unfortunately, I do feel the current PUD proposal by

Boyle to adjust to changing conditions in Berry Farms is missing some areas of focus. The impact to traffic in the residential Berry Farms area for the current and proposed PUD changes is not acceptable. The roads

developed for our community will not sustain the now proposed increase in traffic. My condo faces the Boyle development and I encourage the Planning commission to consider not allowing the Henry

Russell Road to be

an entrance/exit for the development to dump many of its renters traffic right into our residential community. I recognize there is some consideration for a larger direct exit for the Boyle development to GooseCreek. I

recommend the commission require Boyle to implement this entrance/exit immediately to support continuous construction as well future traffic load as the apartments fill up. As you can see and have heard from much of the

Berry Farms homeowner community, we enjoy the larger development that is underway, but we request the planning commission take action in regards to the traffic flow immediately protecting the residential roads in our

community. I believe having the proper entrance/exit routes to Publix, GooseCreek and to the existing hotel/office building is needed while respecting the residential needs in the community.
Thank you

Wally Burchfield
President - WHB & Associates, LLC
615-927-2551
wfhcrub@gmail.com

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: PLANNING INTAKE FW: Berry Farms Town Center - reconsider/alter proposed Rev 3
Date: Wednesday, August 25, 2021 2:51:40 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Patricia Cronin <patricia.cronin10@gmail.com>
Sent: Wednesday, August 25, 2021 11:40 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Kevin Cronin <croninkevin11@gmail.com>
Subject: Berry Farms Town Center - reconsider/alter proposed Rev 3

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Sirs and Madams,

Please know that we, homeowners in the Franklin-based Berry Farms Town Center subdivision, are concerned about the proposed Revision 3 to the Berry Farms Town Center PUD Development plan.

Among the most concerning elements of the proposed changes is the high level of traffic and accompanying safety risks to our residential streets that the plan will bring, should more reasonable paths not be confirmed. We echo the multiple concerns and recommendations of the recent petition that we and hundreds of our equally concerned and sensible neighbors/homeowners also signed.

Kindly give our petition careful attention. We think you will find its specific recommendations helpful. We look forward to your balanced consideration – with the future of this lovely Franklin corner and those who live and/or move through it fully in mind.

Thank you.

Sincerely,

(Helen) Patricia Cronin and Kevin E. Cronin
1047 General Martin Lane

patricia.cronin10@gmail.com

615-806-2806

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: PLANNING INTAKE FW: No to Berry Farms Development
Date: Tuesday, August 24, 2021 8:35:39 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: Elizabeth Etherton <etherton.elizabeth@gmail.com>
Sent: Monday, August 23, 2021 6:54 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No to Berry Farms Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To whom it may concern-

I am a UNICORN! Born and raised in Franklin. I actually remember Berrys Farm when it was a beautiful field with cattle and one of the most stunning trees in Williamson County.

Those are no longer there obviously. I encourage growth in our amazing county, but correct growth. Just growth so big developers can make a fortune is not in our best interest.

PLEASE vote to keep the massive apartment development OUT OF BERRYS FARM!

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: PLANNING INTAKE FW: Berryfarms
Date: Tuesday, August 24, 2021 8:34:33 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: joe fazio <jfazio13@icloud.com>
Sent: Tuesday, August 24, 2021 9:34 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Berryfarms

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good afternoon,

I was originally going to attend the meeting but with the covid cases on the rise I have decided not to attend in person. With that being said my concern are .

- # 1 , all the new traffic for the roads already in place .
- #2 , will there be another pool added for the new live / work units planned?
- #3 speed bumps installed and better signage at the circles ?
- # 4 , larger play area and dog park added?

Thank you, Joe Fazio
4000-202 Rural Plains Circle

Sent from my iPhone

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: PLANNING INTAKE FW: Berry Farms Changes
Date: Tuesday, August 24, 2021 8:32:39 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Thomas R Golden <golden436@comcast.net>
Sent: Tuesday, August 24, 2021 1:17 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Berry Farms Changes

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

My name is Tom Golden and I have lived in Franklin for 17 years. In April 2020, I sold my home in Sullivan Farms and purchased a one-level condo in Berry Farms. Since moving to Franklin, I have been an active volunteer for the city as well as the Heritage Foundation: the downtown holiday lighting committee, I am one of the founders of the on-street "Franklin Locals" program, the holiday tree lighting ceremony, the Downtown Franklin Association, plus the various downtown events & festivals. I am also a proud graduate of the "Visit Franklin Ambassador" program. I tell you all this to demonstrate my love for this city and my passion to make it even better.

Having lived in Berry Farms for 15 months, I've noticed the ever-increasing traffic winding its way through our relatively narrow streets. At some times of the day, it is already difficult to exit Berry Farms and onto Goose Creek Bypass. I can only imagine what it will be like once the 300+ apartments now under construction come on-line. Current expansion plans by Boyle will make matters worse (meaning traffic congestion and resulting air pollution). They want to add over 400 more apartments. That would virtually make Berry Farms an apartment complex instead of a commercial-residential planned community. The streets here are not designed to handle that kind of volume. Come down and drive the neighborhood streets and see for yourself. Adding hundreds of more apartments means adding hundreds of more cars leading to possible rush hour gridlock. And I don't believe that is an exaggeration.

The current Boyle plan will have a devastating effect on our beautiful and peaceful neighborhood. I'm asking that you please reject the Boyle proposal as well as any height variance requests that they may make (I believe the current height limit is 4-stories). We sure don't need any tall buildings here. Those belong in Cool Springs.

Thank you for all you do to keep Franklin a vibrant, beautiful and livable city.

P.S. The attached photo is of me and Kristy Williams getting ready to hand out glowsticks at the holiday tree lighting ceremony in 2018. In 2019, I worked the "green room" in City Hall for the Kathie Lee Gifford performance. I attach it so hopefully some of you will say "Oh, I know who that is".

Tom Golden
4000 Rural Plains Circle unit #306
Franklin, TN 37064
golden436@comcast.net
615-477-0316

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: PLANNING INTAKE FW: Planning is out of control
Date: Tuesday, August 24, 2021 8:35:07 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----

From: My Mail <hancock11720@yahoo.com>
Sent: Tuesday, August 24, 2021 3:10 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Planning is out of control

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We moved to Franklin we didn't realize every inch of space would be turned into commercial and rezoned The little residential space left like in Ladd Park and Berry Farms. This growing is not sustainable and you're ruining the area for which everybody came to ... it's turning into a city we have Nashville Bring back the charm that Franklin once had which was for greenery and architecture.

Sent from my mobile device

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: PLANNING INTAKE FW: Proposed Changes at Berry Farms
Date: Tuesday, August 24, 2021 8:34:08 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Richard Hughes <rthughes@lipscomb.edu>
Sent: Tuesday, August 24, 2021 9:56 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Proposed Changes at Berry Farms

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Commission Members,

We have owned our home in Berry Farms for five and one-half years. We bought a home in this subdivision based on what we understood was the firm commitment of the developer to create no more than 400 apartments. Now the developer proposes to nearly double the number of apartments originally scheduled.

It seems to us that the developer has a moral obligation to the homeowners in Berry Farms who purchased homes in this subdivision based on what we understood was a firm commitment on the part of the developer. For the developer to now seek to almost double the number of apartment homes strikes us as a betrayal of the people who put their trust in the developer and the vision to which the developer said it was committed some five and six years ago.

Beyond that, for the developer to now propose no outlet from the apartment area directly to Goosene Creek Bypass and to now seek to route all that traffic through the residential area is a massive betrayal of trust.

For all these reasons, we urge that you reject the developer's petition for changes to the Berry

Farms master plan.

Respectfully,

Jan and Richard Hughes
3007 General Martin Lane
Berry Farms

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: PLANNING INTAKE FW: Concern over Berry Farm changes/expansion
Date: Wednesday, August 25, 2021 9:41:26 AM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Kim Ray <kimberlyrayrn@gmail.com>
Sent: Wednesday, August 25, 2021 7:15 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Concern over Berry Farm changes/expansion

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I live in the homes of Berry Farms. I would like to express my concern over the expansion plans. Boyle wanted to plan for Box stores but no one shops that way anymore. Now they want to add 400 new apartments instead. I believe that traffic will be appalling for all of us plus 800 or so new folks in the apartments. currently there are only 2 ways out of the subdivision that are near the apartments. In case of emergency, these would be crammed. I went out the exit yesterday that is next to Publix. I was the 8th car waiting at the light AND NO ONE IS IN THE APARTMENTS YET.

I would like to see Boyle widen the road by Publix that exits onto Peytonsville Road and then open up a second exit that crosses over the creek and goes by McDonalds. We need more exits in case of emergency.

Please do not approve this expansion without the added roads. I would not mind if they built a few parks, dog parks, picnic areas in that space instead.

Thank you,

Kim Ray
3054 General Martin Lane

Franklin 37064
615-815-5148

PETITION TO DECLINE THE BERRY FARMS TOWN CENTER PUD SUBDIVISION REV 3 PROPOSAL

August 11, 2021

From: Concerned Homeowners of Berry Farms Town Center

To: City of Franklin Municipal Planning Commission

Cc: City of Franklin Engineering Department
City of Franklin Board of Mayor and Aldermen

Subject: Berry Farms Town Center Homeowner Objections and Recommendation to DECLINE the Proposed Revision 3 to the Berry Farms Town Center PUD Development Plan

Attachments: Appendix 1 - References
Appendix 2 - Signatures

PREAMBLE

WHEREAS the Berry Farms Town Center Pattern Book rev 3 states on p.29 that only 5% of the total traffic flow for Berry Farms Town Center will be in the residential area. The residential area streets were built accordingly, with all of these being "local TS-6" except for Captain Freeman Parkway and Rural Plains Circle, which are "local TS-5". The Pattern Book dated June 3, 2005 shows the apartments and commercial buildings in center area of Berry Farms Town Center (Section 11) being serviced by a 4-lane commercial boulevard leading directly to Goose Creek Bypass. The August 5, 2021 revision also says 5% even though the street configuration in Section 11 has dramatically changed and there are 406 additional residential units in Section 10 & 11. This is unrealistic!

WHEREAS Revision 1 and 2 of the Berry Farms Town Center PUD Plan for Section 11 were created and approved without any neighborhood involvement. These revisions dramatically changed Section 11 relative to the Master Plan for Berry Farms Town Center that homeowners had been shown and relied upon when purchasing their properties. The changes included:

- (1) a huge increase in the height and mass of the apartment buildings facing the residential area townhomes on Rural Plains Circle. The apartment buildings are now massive 4-story buildings instead of apartment buildings which homeowners were told would look like the townhouses across the street,
- (2) the re-routing of Village Plains Blvd so that it no longer leads from Goose Creek Bypass to the parking area for the 311 apartments,
- (3) the addition of commercial mixed-use buildings and parking garages that greatly increased the overall building density of Section 11, and

WHEREAS the proposal for Revision 3 of the Development Plan for Berry Farms Town Center PUD Subdivision communicated to Berry Farms Town Center homeowners on July 15, 2021 is seeking to convert significant commercial office and retail mixed-use space in the currently approved PUD development plan into multifamily residences, adding 406 multifamily residences (most likely rentals) to the existing 340 homes in the residential area and the 311 apartments currently under construction

- 177 of the proposed additional residential units will be near the northern intersection of Berry Farms Xing and Rural Plains Circle, which is near where the neighborhood pool is located.
- 229 of the units will be in mixed-use buildings near where Village Plains Blvd will enter Section 11.

WHEREAS Boyle, the developer, chose to make the virtual meeting on 7/8/2021, which Berry Farms Town Center homeowners were told was for the “surrounding neighborhoods”, the official neighborhood meeting required by the City of Franklin instead of the in-person meeting on 7/15/2021, which was promoted as the meeting for the Berry Farms Town Center homeowners. Boyle submitted questions asked at the 7/8/2021 virtual meeting to the City to fulfill the requirement related to neighborhood meetings, but submitted nothing related to the more contentious 7/15/2021 homeowners meeting. The homeowners meeting raised significant issues related to increases in traffic, congestion, noise, and police actions; negative impacts on home values; and broken promises.

WHEREAS the I-65 overpass connecting Long Lane to Old Peytonsville Road, which has been approved and has a project completion date of June 30, 2026, will result in a significant increase in traffic coming to Berry Farms Town Center across this new overpass and through the residential neighborhood streets, as this will be the most direct route. The City of Franklin has stated that no Traffic Impact Analysis has been done for this overpass.

WHEREAS the Berry Farms Chadwell Development, which was recently approved to include 1650 residences, and additional developments in the Berry Farms area, will create a significant increase in traffic accessing Publix and other Berry Farms Town Center commercial establishments, thereby cause additional congestion on roads leading from Goose Creek Bypass into Berry Farms Town Center.

WHEREAS all the streets in the Berry Farms Town Center residential area are local streets, with those leading to Old Peytonsville Road being TS-6 (low volume local streets) and only Captain Freeman Parkway and Rural Plains Circle being TS-5 (high volume local streets). The parameters for these streets in the Franklin Transportation & Street Technical Standards include low traffic volumes and very low continuity of travel. A TS-6 street does not allow bi-directional traffic if there are cars parallel parked on both sides of the road, which is allowed.

WHEREAS the Berry Farm Town Center residential area is a walkable community with children, grandchildren, people riding bikes and walking dogs, golf carts, parallel parking on all streets, homes very close to the street (5-10 feet from the sidewalks), driveways connecting to the street, frequent package deliveries, and a pool and playground that require crossing Berry Farms Xing for access. Berry Farms Xing, a TS-6 street, is the primary direct route from Sections 10 and 11 of Berry Farms Town Center to Old Peytonsville Road, which leads to Lewisburg Pike to the West and will lead Long Lane via the I-65 overpass when this is finished.

WHEREAS Berry Farms Town Center is defined a “Neighborhood Mixed Use” Design Concept per Figure 4.1 of Envision Franklin and is a “Planned District” in the City of Franklin Zoning Map. A broad definition of a “Planned District” is on p.38-39 of the Zoning Ordinance.

WHEREAS Planned Developments that are Traditional Neighborhood Developments (TNDs), as is Berry Farms Town Center, are subject to the procedures and standards for Traditional Neighborhood Developments in the Guidebook to Hamlets, Conservation Subdivisions, and Traditional Neighborhood Development on the City’s web site. This includes standards for the mix of residential uses, including:

- (1) no fewer than 15% being vertically-oriented attached residential units (e.g., townhouses),
- (2) no more than 50% being horizontally-oriented attached residential units (e.g., apartments), and
- (3) three different lot sized for detached residential units.

WHEREAS proposed changes to the Berry Farms Town Center PUD Subdivision must comply with current Zoning Ordinances and City Standards

CONCERNS

1. The layout of buildings approved in Rev 1 for Berry Farms Town Center Section 11 removed the street that would have been the primary way for renters of the 331 apartments under construction to get out of the development. Currently there are two narrow and busy streets going from Section 11 to Goose Creek Bypass:
 - a. Berry Farms Xing, which goes between the Hampton Inn and Holiday Inn Express and services 345 hotel rooms, four existing large office buildings, and existing neighborhood traffic, and
 - b. Captain Freeman Parkway, which provides community access to Publix and various retail stores.The congested access available using these streets and the current Section 11 street configuration will compel renters of the 311 apartments to exit the apartment parking area through the residential neighborhood on streets that were not designed for this level of traffic – especially peak hour traffic. This will create congestion and safety issues for the neighborhood and be destructive to the character of the residential neighborhood!
2. While Boyle plans to build Village Plains Blvd before starting additional construction, this is intended to only be a construction entrance for the new mixed-use area and, in any case, this street is not currently designed to go to the parking area for the 311 apartments under construction, nor the 177 proposed additional units near the northern intersection of Berry Farms Xing and Rural Plains Circle. Only 229 of the new residential units in the mixed-use buildings will be effectively served by this new street.
3. The residential unit mix in the current Berry Farms Town Center plan does not comply with the standard for Traditional Mixed-Use Neighborhoods, which Planned Developments are subject to. The proposed addition of 22 condo units, 50 townhomes, and 328 multifamily units will make this much worse. In addition, the addition of 406 rental units will change the composition of Berry Farms Town Center into primarily a rental community, not a residential community, with ~70% of the residences being rental units instead of currently ~49% being rentals.
4. The increased density of Section 11 of Berry Farms Town Center and the proposed increase in density for Section 10 are inconsistent with the Master Plan that Berry Farms Town Center homeowners were shown and relied upon when they purchased their properties and violates the trust the homeowners placed in Boyle.
5. Increases in density, traffic, and the number of rental units in Berry Farms Town Center is likely to negatively affect home values and may also lead to increased crime.
6. While Boyle Investment Company has a good reputation for building commercial buildings and managing them, recent actions related to Berry Farms Town Center indicate that they are not considering the interests of the 340 homeowners in Berry Farms Town Center in their recent planning.

RECOMMENDATIONS

The Berry Farms Town Center homeowners and other concerned citizens who have signed this petition (see Appendix 2) urge the City of Franklin to decline the Berry Farms Town Center PUD Subdivision Rev 3 proposal due to the negative impact on the homeowners and the issues related to compliance with City standards.

The Berry Farms Town Center homeowners do understand Boyle Investment Company's desire to make changes to improve their profit outlook for Berry Farms Town Center and propose the following changes to enable them to do this without negatively impacting the current residential community.

1. Implement changes to the Revision 3 plan that will dramatically reduce traffic in the residential neighborhood and return to the 5% of traffic flow stated in the Berry Farms Pattern Book
 - Remove the street near the center of the apartment parking area leading to Swain Circle and convert the area between the apartment buildings into a dog park. This will keep apartment renters from using Mary Webb Street or Henry Russell Street (which are both TS-6 local streets) to get to Old Peytonsville Road and then to Lewisburg Pike, or the I-65 overpass to Long Lane in the future. [Note: It is assumed that emergency vehicles will come from Fire Station #7 via Goose Creek Bypass.]
 - Remove the exits from the apartment building parking area that are adjacent to Building B1 (leading to Berry Farms Xing) and Building A1 (leading to Captain Freeman Blvd). This will reduce apartment renter traffic to/from Old Peytonsville Road via Berry Farms Xing (a TS-6 local street) and to Lewisburg Pike via Captain Freeman Blvd (a TS-5 local street) by pushing the apartment traffic to use Hughes Crossing or Village Plains Blvd to exit Section 11 and then go to Goose Creek Bypass.
 - Revise the path of Village Plains Blvd inside Section 11 so that it leads directly to the parking area for the B-building section of the 331 apartments under construction and ensure that this street can handle the combined volume of commercial and apartment traffic as it provides an easy exit from the apartments to Goose Creek Bypass. This street should be completed immediately and be open to both apartment residents and construction traffic for Section 11. [Note: This is similar to the original PUD design, but with a different route due to buildings already under construction.]
 - Limit ALL new multifamily residential units to the area near the entrance of Village Plains Blvd to Section 11, so that people in these units will enter and exit via Village Plains Blvd to Goose Creek Bypass and not add traffic on residential neighborhood streets.
 - Make some new residential units in the area of Buildings C1, C2, and D1 in the current proposed plan townhouses or live-work in order to increase the percentage of units that are vertically-oriented attached residential units and reduce the percentage of residential units that are horizontally-oriented attached residential units
 - Remove Buildings A, B, and B5 from the plan as residential units, as these would add traffic to Berry Farms Xing and will add to the anticipated conflict related to the use of the nearby residential neighborhood pool and playground. Consider adding recreational facilities such as tennis courts, pickleball courts, sand volleyball courts, basketball courts, a large park, and/or a large playground where Buildings A, B, and B5 are currently located in the proposed plan. This will increase the overall appeal of Berry Farms Town Center for residents and office tenants and also reduce the overall building density.
2. Make it clear to people coming across the I-65 bypass, once completed, that the entrances into the Berry Farms Residential Neighborhood from Old Peytonsville Road are for residents only.
3. Add additional speed limit signs, stop signs, and crosswalks in the residential neighborhood in order to facilitate greater safety.

PETITION TO DECLINE THE BERRY FARMS TOWN CENTER PUD SUBDIVISION REV 3 PROPOSAL

APPENDIX 1 – REFERENCES

1. Envision Franklin
2. 2020 Franklin Zoning Ordinance
3. Franklin Transportation & Streets Technical Standards Tables 2.2(1) and 2.3(1) [attached]
4. Connect Franklin Comprehensive Transportation Network Plan
5. Old Peytonsville Road & Long Lane Bridge & Connector (project 16)
6. Berry Farms Town Center Design Guidelines (Pattern Book) rev3 dated June 3, 2005, p28, 29,32,33, and 35 [attached]
7. Berry Farms Town Center Design Guidelines (Pattern Book) rev3 dated August 5, 2005, p28 & 29 [attached]
8. Berry Farms Town Center Original Master Plan in 2005 [attached]
9. Berry Farms Town Center Master Plan effective as of the end of 2018 [attached]
10. Berry Farms Town Center Master Plan effective as Rev 1 in February 2019 [attached]
11. Berry Farms Town Center Master Plan proposed with Rev 3 [attached]
12. Berry Farms Town Center PUD Subdivision Development Plan, Section 11, Revision 1 sheet numbers C0.1 (the originally approved plan), C2.0, and C2.1 [attached]
13. Berry Farms Town Center PUD Subdivision Development Plan, Section 11, Revision 2, sheet number C2.1 [attached]
14. Berry Farms Town Center PUD Subdivision Development Plan Revision 3, sheet number C2.0 [attached]
15. City of Franklin Guidebook to Hamlets, Conservation Subdivisions, and Traditional Neighborhood Development pages 11-14 [attached]

upon the type and extent of the development and zoning they serve. Local streets may be terminated by a "cul-de-sac" where necessary due to topographic or other constraints.

(5) Alley / Mews

Alleys and mews are intended to primarily serve very slow speeds and volumes associated with the rear access and service functions for residential and commercial properties. Mews are a special type of alley that serves as the only vehicular and emergency access for lots abutting the mews. No vehicle parking area, fence, structure, vegetation, or wall shall be erected, maintained, or planted within the alley / mews right-of-way or within two feet of the edge of the alley / mews pavement/curb, whichever is greater.

(6) Private Streets

Private streets are streets that provide access to more than one lot but are not owned, operated and maintained by the City. Private streets shall be required to meet City design standards as determined by the City Engineer.

(7) Frontage Roads

Frontage roads are streets that normally run parallel to major roadways, usually arterials, to provide access to adjacent properties. Such streets greatly reduce the level of private driveway access to the major streets. Frontage roads are not typically used in the City and must be approved in advance by the City Engineer.

2.2.3 Cross Sections

Typical features and dimensions of standard City streets are illustrated in the Typical Section Drawings. These standard sections may be revised by the City Engineer on a case-by-case basis, to meet specific needs that may exist, or are projected to exist, along a particular street section. The following table summarizes for each standard section the primary design elements and their dimensions.

Table 2.2 (1) Street Typical Cross Section Elements by Classification

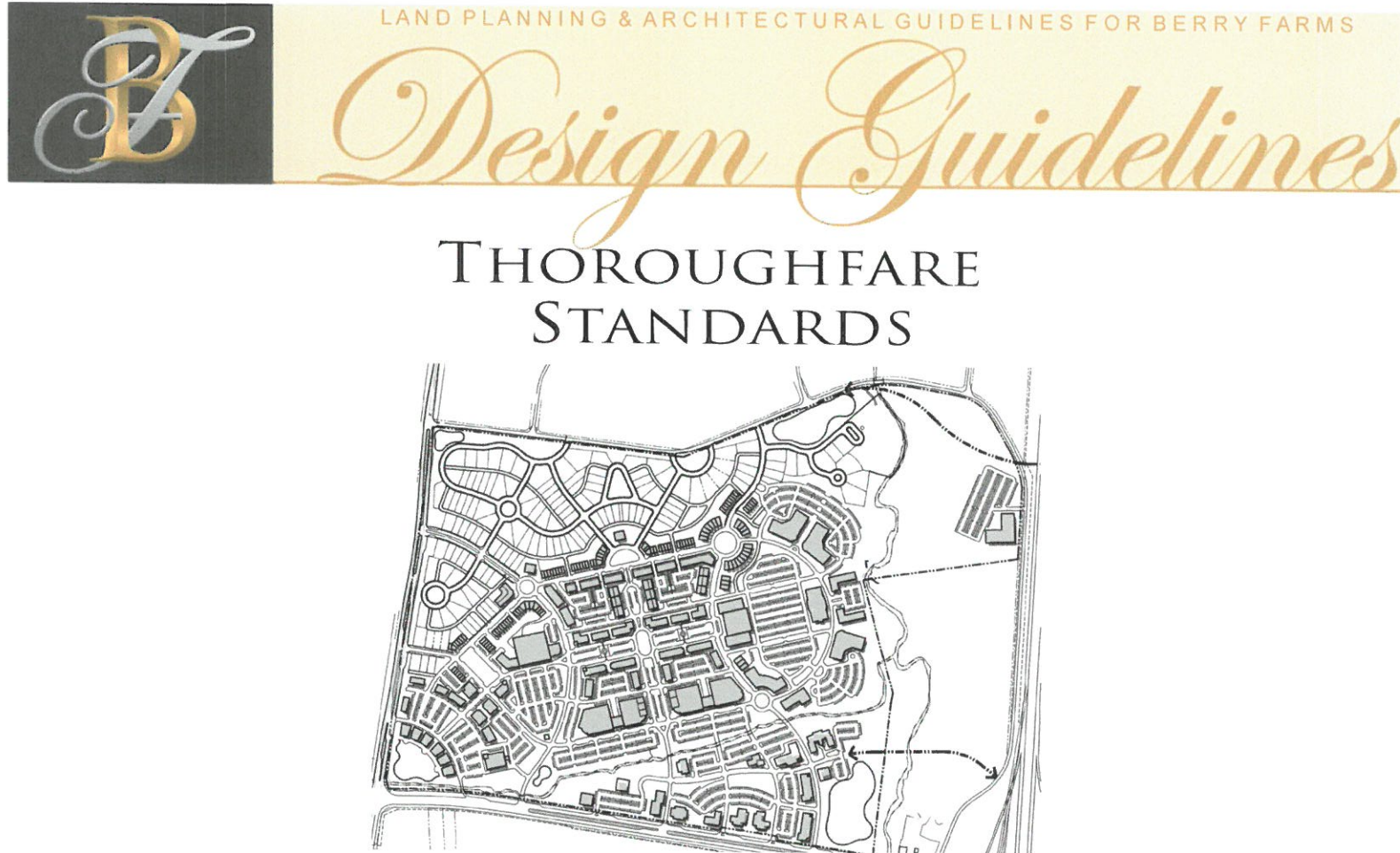
STD DWG #	Street Classification	Right- of-Way	Travel Lanes	Median	Bike Lanes	Sidewalks	Multi-Use Path	Parking Lane
TS-1	Major Arterial	136'	Four @ 12'	40'	Two @ 5'	Two @ 6'	No	No
TS-1	Major Arterial	132'	Four @ 12'	40'	No	One @ 6'	One @ 12'	No
TS-2	Minor Arterial	132'	Four @ 12'	36'	Two @ 5'	Two @ 6'	No	No
TS-2	Minor Arterial	128'	Four @ 12'	36'	No	One @ 6'	One @ 12'	No
TS-3	Major Collector	126'	Four @ 12'	30'	Two @ 5'	Two @ 6'	No	No
TS-3	Major Collector	122'	Four @ 12'	30'	No	One @ 6'	One @ 12'	No
TS-4	Minor Collector	79'	Three @ 12'	No	Two @ 5'	Two @ 6'	No	8' Parking Allowed
TS-4	Minor Collector	75'	Three @ 12'	No	Two @ 5'	Two @ 6'	No	8' Parking Allowed
TS-5	High Volume Local	54'	Two @ 12'	No	No	Two @ 5'	No	8' Parking Allowed
TS-6	Low Volume Local	52'	Two @ 11'	No	No	Two @ 5'	No	8' Parking Allowed
TS-7	Alley / Mews	Varies	Varies	No	No	No	No	No

TABLE 2.3 (1) STREET STANDARDS – GENERAL PARAMETERS

Design Feature or Characteristic	Street Classification and Typical Section									
	4-Lane Major Arterial TS-1	4-Lane Major Arterial TS-1	4-Lane Minor Arterial TS-2	4-Lane Minor Arterial TS-2	4-Lane Major Collector TS-3	4-Lane Major Collector TS-3	2-Lane Minor Collector TS-4	2-Lane Minor Collector TS-4	2-Lane High Volume Local TS-5	2-Lane Low Volume Local TS-6
Right of Way (ROW) Width	136'	132'	132'	128'	126'	122'	79'	75'	54'	52'
No. of Travel Lanes	4	4	4	4	4	4	3	3	2	2
Minimum Lane Width	12'	12'	12'	12'	12'	12'	12'	12'	12'	11'
Minimum Lane Width (total)	48'	48'	48'	48'	48'	48'	36'	36'	24'	22'
Median Width	40'	40'	36'	36'	30'	30'	n/a	n/a	n/a	n/a
Curb & Gutter: Vertical or Mountable	V	V	V	V	V	V	V	V	V	V or M
Designated Bike Lanes?	Yes	No	Yes	No	Yes	No	Yes	No	No	No
Bike Lane Width per side	5'	n/a	5'	n/a	5'	n/a	5'	n/a	n/a	n/a
Parking Lane Width	n/a	n/a	n/a	n/a	n/a	n/a	8'	8'	8'	8'
Minimum Sidewalk Width	6'	6' (1 side)	6'	6' (1 side)	6'	6' (1 side)	6'	6' (1 side)	5'	5'
Multi-Use Path	No	12' (1 side)	No	12' (1 side)	No	12' (1 side)	No	12' (1 side)	No	No
Grass Strip Width	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'
Left Turn Lanes Req'd?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes ^c	No
Right Turn Lanes Req'd?	Yes	Yes	Yes	Yes	Maybe	Maybe	Maybe	Maybe	No	No
Traffic Volume Capacity (1000 veh/day)	>35	>35	25-35	20-25	15-20	15-20	10-15	10-15	2-5	<2
Speed Limit, MPH ^{note a}	45	45	40	40	35	35	30	30	25	25 or 20
Driveway & Street Access	Very Ltd	Very Ltd	Limited	Limited	Limited	Limited	Frequent	Frequent	Frequent	Unlimited
Continuity of Travel	Very High	Very High	High	High	Moderate	Moderate	Moderate	Low	Very Low	Very Low
Street Lights	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Partial	Partial	Partial
Traffic Calming	None	None	None	None	None	None	None	None	Possible	Possible

- NOTES:
- a. Design speed shall be a minimum of 5mph above the posted speed limit.
 - b. Vertical curb requires shoulder separation from travel lane on posted speeds of 50 mph or greater.
 - c. Separate Left Turn Lanes required in Commercial or Mixed-Use developments and at all traffic signals.

2005 PATTERN BOOK



2005 PATTERN BOOK



Design Guidelines

LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS



PHASING PLAN

1. Infrastructure improvements to Lewisburg Pike and Goose Creek Bypass shall be completed concurrently with the initial phases of development.
2. The amount of impervious surface shall be minimized, using techniques such as parking structures, pervious pavement and other accepted practices.
3. Phase B shall be contingent upon the completion of all of the improvements on Lewisburg Pike.
4. Phase C, except for the fire station, shall not begin until improvements to the Goose Creek/ Lewisburg Pike intersection are complete.
5. Phase D shall not begin until Goose Creek is improved and the interchange construction has started.

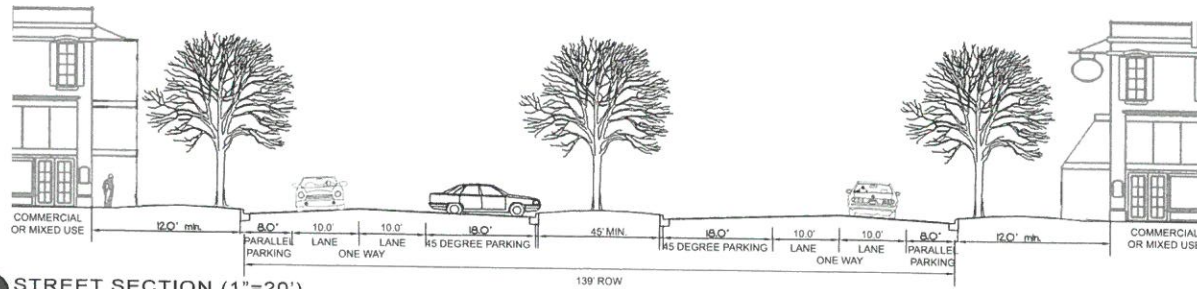
THOROUGHFARE STANDARDS
PHASING PLAN

2005 PATTERN BOOK

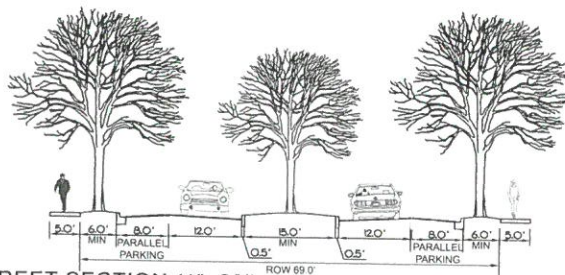


Design Guidelines

LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS



5 STREET SECTION (1"=20')
CBV-139-92



6 STREET SECTION (1"=20')
RBV-69-38

THOROUGHFARE DESIGNATIONS

XX-XX-XX

PAVEMENT WIDTH

RIGHT OF WAY WIDTH

THOROUGHFARE TYPE

THOROUGHFARE TYPES

CBV - COMMERCIAL BOULEVARD

RBV - RESIDENTIAL BOULEVARD

CS - COMMERCIAL STREET

RS - RESIDENTIAL STREET

CA - COMMERCIAL ALLEY

RA - RESIDENTIAL ALLEY



CAPTAIN FREEMAN PKWY (TS-5)

THOROUGHFARE STANDARDS

STREET TYPES/SECTIONS

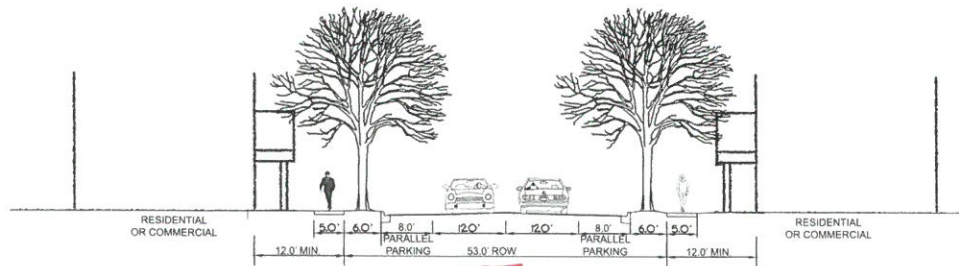
2005 PATTERN BOOK



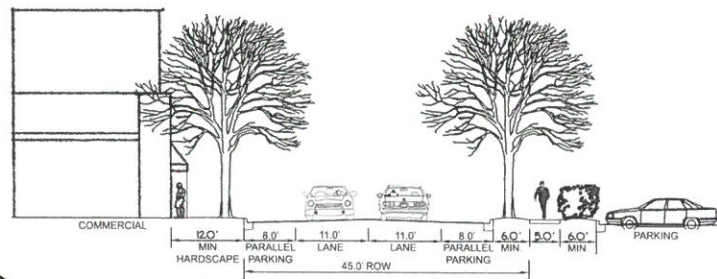
Design Guidelines

LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS

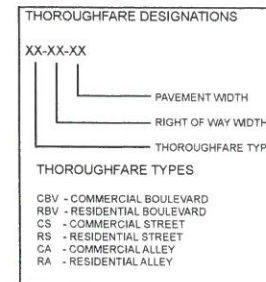
POPLAR ST
RURAL PLAINS CIR
CAPTAIN FREEMAN PKWY
(TS-5?)



7 STREET SECTION 'G' (1"=20')
CS-53-38



8 STREET SECTION (1"=20')
CS-45-38



THOROUGHFARE STANDARDS

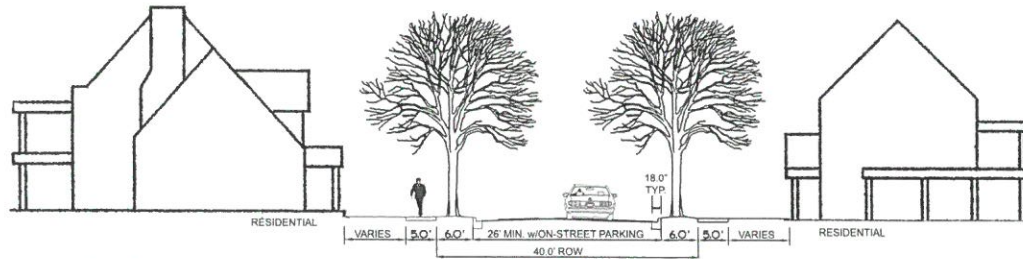
STREET TYPES/SECTIONS

2005 PATTERN BOOK



Design Guidelines

LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS

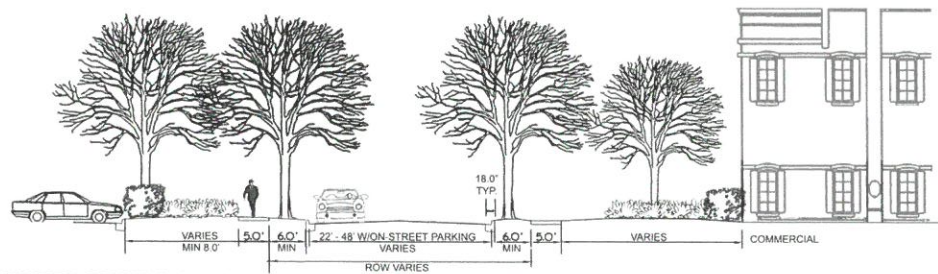


11 STREET SECTION (1"=20')
RS-40-27

MARY WEBB ST
HENRY RUSSELL ST
GENERAL MARTIN LN
BERRY FARMS XING
WALTER ROBERTS ST
HUGHES LN
(← TS-6)



NOTE: NOT FINAL STREET LAYOUT



12 STREET SECTION (1"=20')
CS-V-24

THOROUGHFARE DESIGNATIONS	
XX-XX-XX	
—	PAVEMENT WIDTH
—	RIGHT OF WAY WIDTH
—	THOROUGHFARE TYPE
THOROUGHFARE TYPES	
CBV	- COMMERCIAL BOULEVARD
RBV	- RESIDENTIAL BOULEVARD
CS	- COMMERCIAL STREET
RS	- RESIDENTIAL STREET
CA	- COMMERCIAL ALLEY
RA	- RESIDENTIAL ALLEY



THOROUGHFARE STANDARDS

STREET TYPES/SECTIONS

PATTERN BOOK REVISION DATED 8/5/2021



LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS

Design Guidelines

THOROUGHFARE STANDARDS



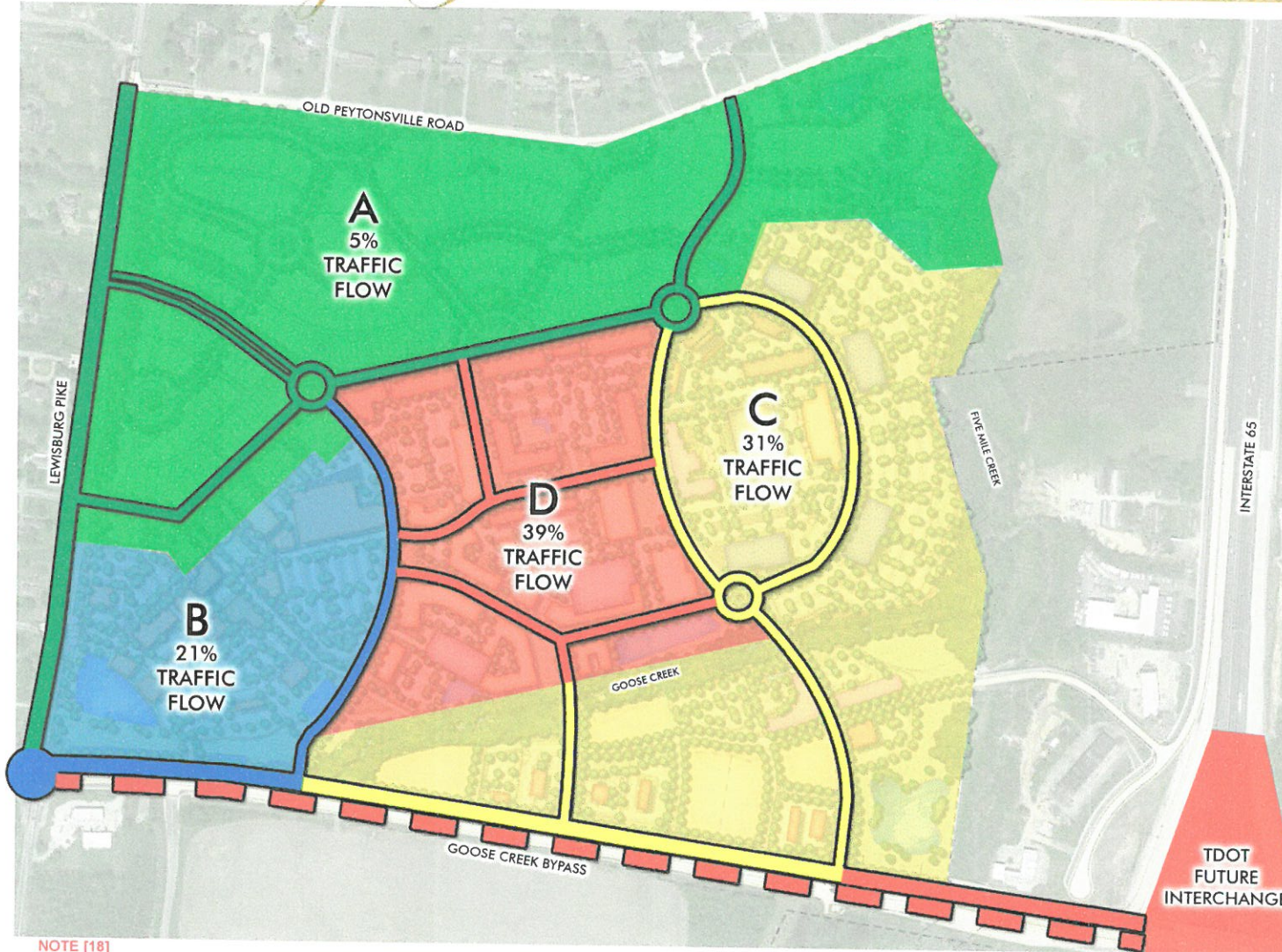
NOTE [17]

PATTERN BOOK REVISION DATED 8/5/2021



Design Guidelines

LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS



NOTE [18]

THOROUGHFARE STANDARDS
PHASING PLAN

PHASING PLAN

1. Infrastructure improvements to Lewisburg Pike and Goose Creek Bypass shall be completed concurrently with the initial phases of development.
2. The amount of impervious surface shall be minimized, using techniques such as parking structures, pervious pavement and other accepted practices.
3. Phase B shall be contingent upon the completion of all of the improvements on Lewisburg Pike.
4. Phase C, ~~except for the fire station~~, shall not begin until improvements to the Goose Creek/Lewisburg Pike intersection are complete.
5. Phase D shall not begin until Goose Creek is improved and the interchange construction has started.

NOTE; UPDATED TO SHOW
PROPOSED DEVELOPMENT
PLAN; NO CHANGE IN
TRAFFIC FLOW PERCENTAGES
DESPITE MAJOR CHANGES
IN STREET LAYOUTS,
APARTMENT LOCATION,
AND BUILDING DENSITY



BOYLE

THE ORIGINAL
PLAN

Original Approved PUD Development Plan (2005)
BERRY FARMS TOWN CENTER
FRANKLIN, WILLIAMSON COUNTY, TN

➤ Center Street goes to apartment parking

KV+D
KISER VOGRIN DESIGN
Kimley»Horn

HH
HISTORICAL CONCEPTS



REFERENCE #9



PLAN EFFECTIVE AS OF
THE END OF 2018

BERRYFARMSTN.COM

- Center Street goes to apartment parking
- Apartment buildings to look like townhouses



- Apartments pushed toward neighborhood in large buildings
- Street to apartment parking area re-routed
- No neighborhood involvement
- Rev 2 changed from 316 to 331 apartments



BOYLE. Kimley»Horn

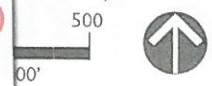


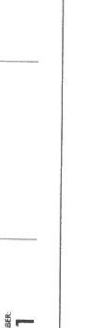
MASTER PLAN
BERRY FARMS TOWN CENTER
FRANKLIN, WILLIAMSON COUNTY, TN

REV 3 PROPOSAL - JUNE 2021

- Reduce commercial space and ADD 406 RESIDENCES (rentals)
- Add a parking garage
- Further increase density

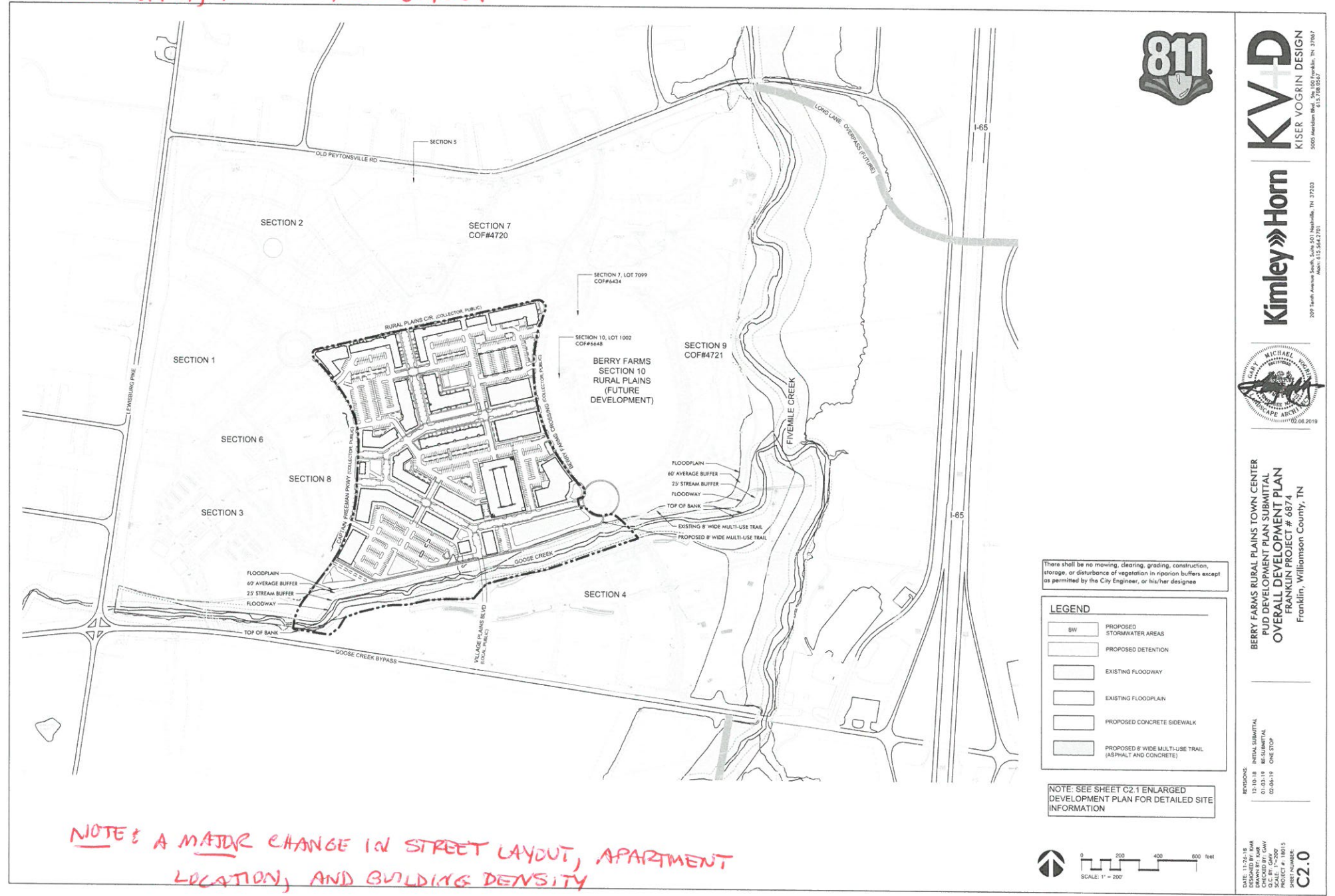
June 28, 2021
Project # 21010





NOTE: APARTMENT BUILDINGS WERE TO LOOK SIMILAR TO TOWNHOUSE BUILDINGS IN THE RESIDENTIAL COMMUNITY

SECTION 11, REV 1 - NEW LAYOUT



NOTE: A MAJOR CHANGE IN STREET LAYOUT, APARTMENT LOCATION, AND BUILDING DENSITY



KV+D
 KISER VOGGIN DESIGN
 5005 Hamilton Blvd., Ste 100 Franklin, TN 37067
 Phone: 615.588.0567

Kimley»Horn
 209 Tenth Avenue South, Suite 501 Nashville, TN 37203
 Phone: 615.384.2701



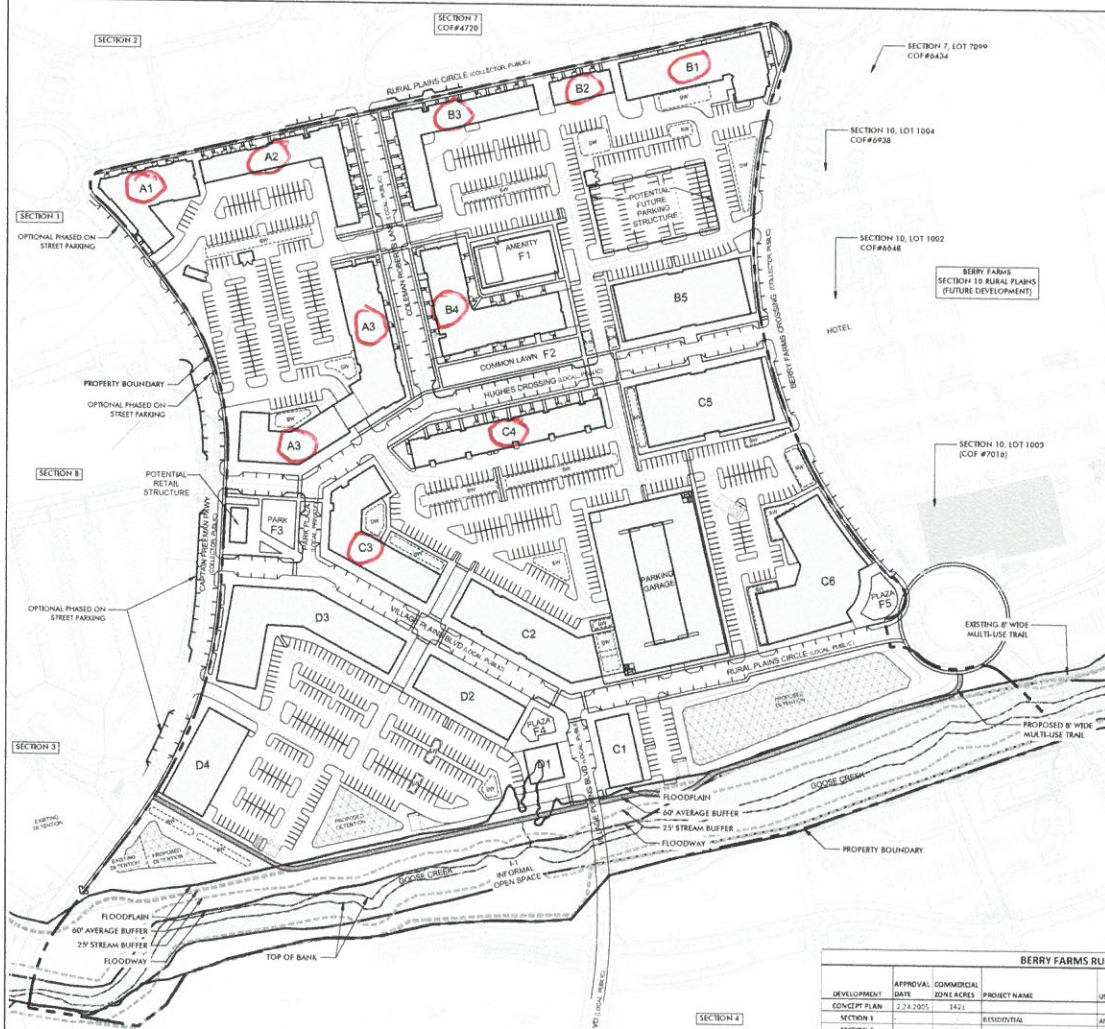
BERRY FARMS RURAL PLAINS TOWN CENTER
PUD DEVELOPMENT PLAN SUBMITTAL
OVERALL DEVELOPMENT PLAN
FRANKLIN PROJECT # 6874
 Franklin, Williamson County, TN

REVISIONS:

NO.	DATE	DESCRIPTION
1	02-08-18	INITIAL SUBMITTAL
2	02-08-19	REDESIGN
3	02-08-19	ONE STOP

DATE: 11-15-18
DESIGNED BY: KMR
DRAWN BY: KMR
CHECKED BY: KMR
PROJECT # 18015
SHEET NUMBER: C2.0

SECTION 11, REV 2 - INCREASE FROM 316 APARTMENTS TO 331



DEVELOPMENT SITE DATA

PROJECT NAME: BERRY FARMS RURAL PLAINS TOWN CENTER
 CDP PROJECT NUMBER: TBD
 MAP PARCEL NUMBER: 106, 4202
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CENSUS DISTRICT: 10

EXISTING ZONING: RD - AGRICULTURAL DEVELOPMENT VARIETY
 CHARACTER AREA: OVERLAY, BERRY FARMS
 OTHER APPLICABLE OVERLAYS: FPD 1W
 APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
 SITE AREA: 40.88 AC
 SITE SQUARE FOOTAGE: 2,801,811 SF
 PUD SITE AREA: 44.32 AC
 EXISTING TREE CANOPY: 11% CANOPY
 PARKLAND DESTRUCTION REQUIREMENT: N/A
 TOTAL SITE OPEN SPACE: 44.32 AC
 TOTAL FORMAL OPEN SPACE: 1.8 AC
 BUILDING SQUARE FOOTAGE: SEE BERRY FARMS TOWN CENTER BUILDING DATA ON SHEET C2.1
 BUILDING HEIGHT: 4-6 STORIES
 RESIDENTIAL DENSITY: 8.41 DUA

PROPOSED FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX. PAVED AREA (SF)
F1	FORMAL	AMENITY	22,438	0.52	5,509
F2	FORMAL	COMMON LAWN	17,517	0.40	4,370
F3	FORMAL	PARK	14,925	0.34	3,731
F4	FORMAL	PLAZA	6,794	0.15	1,691
F5	FORMAL	PLAZA	7,275	0.17	1,844
	FORMAL	TOTAL	69,017	1.60	17,244

PROPOSED INFORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX. PAVED AREA (SF)
I1	INFORMAL	GREENWAY/ODDPLAIN	300,762	6.90	75,191

NOTE: ADJACENT INFRASTRUCTURE (SIDEWALK, CURB, GUTTER, MANHOLE, PARKING, ETC.) SHALL BE ADJUSTED TO ACCORDANCE WITH CDP AND BROWNS EXHIBITS TO ACCOMMODATE ADJACENT INFRASTRUCTURE

O = BUILDINGS WITH APARTMENTS

BERRY FARMS RURAL PLAINS RETAIL/OFFICE TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	CONCEPT PLAN	APPROVAL DATE	PROJECT NAME	USE	LOT NUMBER OF BUILDABLE LOTS	COMMERICAL LOTS	OFFICE LOTS	LOT NUMBER OF OPEN SPACE LOTS	REMAINING LOTS	COMMERICAL LOTS	OFFICE LOTS	LOT NUMBER OF OPEN SPACE LOTS
SECTION 1	2/24/2005	1423		RESIDENTIAL	AMENITY CENTER	503	3,134,625.00			1423	3,134,625.00		
SECTION 2				HUGHES CROSSING	RETAIL & RESTAURANT	303-309	41,785		300,305, 312, 313	123.6	3,085,920		774
SECT 3 - LOT 206				GUARDIAN SCHOLAR	SCHOLAR	806	8,314			214.26	3,085,704		774
SECT 3 - LOT 207				FRANKLIN SYNERGY BAKERY	BAKERY	307	6,961			123.64	3,074,855		774
SECT 3 - LOT 208				BERRY FARMS RETAIL SHOPPES INC.	RETAIL	308	6,480			122.88	3,068,325		774
SECT 3 - LOT 215				SCENE	RESTAURANT	313	2,250			122.92	3,060,795		774
SECT 4 - LOT 204				PANDA EXPRESS	RESTAURANT	104	2,330			123.00	3,063,585		774
SECT 4 - LOT 205				WONDAVILL	RESTAURANT	105	6,842		200, 206	119.82	3,054,743		774
SECT 4 - LOT 206				FIRST FARMER'S BANK	BANK	116	3,219			118.81	3,051,510		774
SECT 4 - LOT 207				CHICK-A-LEA	RESTAURANT	107	4,905			122.89	3,049,555		774
SECT 4 - LOT 208				RAMPTON INN	HOTEL	109	14,873			124.66	3,045,842		774
SECT 4 - LOT 209				TRAVEL TRAVEL	CONVENIENCE STORE	110	4,800			113.12	3,041,842		774
SECT 4 - LOT 210				JACKSON'S ORTHODONTICS	OFFICE	111	2,515			113.88	3,039,495		774
SECT 4 - LOT 211				MOOREY'S EXPRESS	HOTEL	112	14,800			112.2	3,037,295		774
SECTION 5				LIVE WORK	RETAIL	113	1,917		0.8	110.07	3,035,372		774
SECT 7 - LOT 2107				RESIDENTIAL	AMENITY CENTER	7103		3,759		110.07	3,035,372		774
SECT 7 - LOT 2108				RESIDENTIAL	JANUITY CENTER	7104		2,418		110.07	3,035,372		774
SECTION 8				PLUMB	SUBURBAN	1	44,607			110.07	3,035,372		774
SECT 4 - LOT 203				TENNESSEE EMPLOYMENT	OFFICE	901	34,350			91.08	3,035,372		774
SECT 4 - LOT 202				ONE TOWN CENTER	OFFICE	902	305,195			91.05	3,035,372		774
SECT 4 - LOT 201				LEA COMPANY	OFFICE	903	29,636			91.05	3,035,372		774
SECT 10 - LOT 1002				RESIDENTIAL	HOTEL	1002	83,927			82.80	3,035,372		774
SECT 10 - LOT 1003				TWO TOWN CENTER	OFFICE	1003	83,978			77.31	3,035,372		774
SECT 10 - LOT 1004				JOE WORK	RETAIL/RECREATION	1004	5,000			75.16	3,035,372		774
SECT 11 - LOT 1101				MARKET LAUNCH	RETAIL/RECREATION	1101, 1102	10,122	2,419		68.02	3,035,372		774
SECT 11 - LOT 1111				MOB	OFFICE	1111	44,974			60.89	3,035,372		774

BERRY FARMS TOWN CENTER BUILDING DATA

Group	Bldg	Retail	Office	Apts.
A	1			25
A	2			36
A	3	12,110		67
Subtotal		12,110		128

Group	Bldg	Retail	Office	Apts.
B	1			36
B	2			6
B	3			36
B	4			60
B	5			67,000
Subtotal				138

Group	Bldg	Retail	Office	Apts.
C	1	7,000		
C	2	19,800	19,800	
C	3	15,371		35
C	4			30
C	5			73,500
C	6			82,500
Subtotal		42,171	175,800	65

Group	Bldg	Retail	Office	Apts.
D	1	3,600		
D	2	13,350	13,350	
D	3	23,200	14,300	
D	4	10,000		
Subtotal		50,150	27,650	

Group	Bldg	Retail	Office	Apts.
E	1			
E	2			
E	3			
E	4			
Subtotal				

Group	Bldg	Retail	Office	Apts.
Total		104,431	270,450	331

- GENERAL NOTES:
- The Berry Farms Town Center Building Data chart is only to provide the City of Franklin an estimate for the intended use and describe within each section of the development the right to adjust the chart based on market conditions that may affect the development of either residential or commercial space. The chart is not intended to be used as a guide for the development of either residential or commercial space.
 - Building heights shall be as stated in the approved zoning code. Generally, building heights shall be 4-6 stories, but shall be subject to the approval of the City of Franklin. For reference, see Architectural Mapping Study on sheet A1.1.
 - Refer to Approved Land Planning & Architectural Guidelines for Berry Farms Development Guidelines. Further Bank has detailed information regarding project description, plan alignment, detailed plans, building details, site plan, and building details. A zoning official building height and signage standards.
 - Phasing and corresponding infrastructure related to each phase will be provided on sheet A1.2.
 - Off-building areas may be in addition to the units listed in the building data chart per the previously approved PUD.
 - These building data may allow for the flexibility to convert to commercial units pending market demand.
 - There shall be no moving, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer or his/her designee.

LEGEND

- SW PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 8' WIDE MULTI-USE TRAIL (ASPHALT AND CONCRETE)



0 100 200 300 feet
 SCALE: 1" = 100'

KV+D
 KISER VOGGIN DESIGN

Kimley»Horn



BERRY FARMS TOWN CENTER PUD SUBDIVISION
 DEVELOPMENT PLAN, SECTION 11, REVISION 2
 ENLARGED DEVELOPMENT PLAN
 CDP PROJECT #7169
 Franklin, Williamson County, TN

REVISIONS:

DATE: 01-15-2023
 DESIGNED BY: KAH
 DRAWN BY: KAH
 CHECKED BY: KAH
 PROJECT # 18015
 SHEET NUMBER
 C2.1

The site plan illustrates a proposed 100,000 sq ft retail building complex located in Section 11. The plan is divided into several sections and lots, with specific infrastructure and environmental features marked.

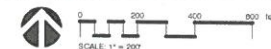
- Sections and Lots:**
 - Section 1:** Located to the west of the main site.
 - Section 2:** Located to the northwest.
 - Section 3:** Located to the southwest, containing Lot 301.
 - Section 4:** Located to the south, containing Lots 201, 202, and 204.
 - Section 5:** Located to the north, along Old Peytonville Rd.
 - Section 6:** Located to the west, containing Lot 143.
 - Section 7:** Located to the north, containing Lot 1004 (COF#4720).
 - Section 8:** Located to the southwest, along the Freeman Hwy Collector Publics.
 - Section 9:** Located to the east, containing Lot 1002 (COF#4721).
 - Section 10:** Located to the northeast, containing Lots 1003 (COF#7016) and 1004 (COF#434).
 - Section 11:** The central area containing the main retail building complex.
- Infrastructure and Features:**
 - Rural Plains Cir Collector Publics:** A dashed line running through the northern part of the site.
 - Freeman Hwy Collector Publics:** A dashed line running along the western boundary.
 - Goose Creek:** A water feature running along the southern boundary.
 - Goose Creek Bypass:** A dashed line indicating a bypass route for the creek.
 - Existing 8' Wide Multisale Trail:** A dashed line running along the eastern boundary.
 - Top of Bank:** Indicated by a dashed line with a 'T' symbol.
 - Top of Buffer:** Indicated by a dashed line with a 'B' symbol.
 - Top of Buffer Addition:** Indicated by a dashed line with a 'B' symbol.
 - Top of Buffer Revision:** Indicated by a dashed line with a 'B' symbol.
 - Top of Buffer Revision:** Indicated by a dashed line with a 'B' symbol.
 - Top of Buffer Revision:** Indicated by a dashed line with a 'B' symbol.
- Other Notes:**
 - LOT TO BE REMOVED FROM PUD (25.18 AC):** A hatched area in the northeast corner.
 - LOT 143:** A lot located to the southwest of the main site.
 - LOT 201, LOT 202, LOT 204:** Lots located in Section 4.
 - LOT 1001:** A lot located in Section 10.
 - LOT 1002:** A lot located in Section 9.
 - LOT 1003:** A lot located in Section 10.
 - LOT 1004:** A lot located in Section 7.
 - LOT 1005:** A lot located in Section 10.
 - LOT 1006:** A lot located in Section 10.
 - LOT 1007:** A lot located in Section 10.
 - LOT 1008:** A lot located in Section 10.
 - LOT 1009:** A lot located in Section 10.
 - LOT 1010:** A lot located in Section 10.
 - LOT 1011:** A lot located in Section 10.
 - LOT 1012:** A lot located in Section 10.
 - LOT 1013:** A lot located in Section 10.
 - LOT 1014:** A lot located in Section 10.
 - LOT 1015:** A lot located in Section 10.
 - LOT 1016:** A lot located in Section 10.
 - LOT 1017:** A lot located in Section 10.
 - LOT 1018:** A lot located in Section 10.
 - LOT 1019:** A lot located in Section 10.
 - LOT 1020:** A lot located in Section 10.
 - LOT 1021:** A lot located in Section 10.
 - LOT 1022:** A lot located in Section 10.
 - LOT 1023:** A lot located in Section 10.
 - LOT 1024:** A lot located in Section 10.
 - LOT 1025:** A lot located in Section 10.
 - LOT 1026:** A lot located in Section 10.
 - LOT 1027:** A lot located in Section 10.
 - LOT 1028:** A lot located in Section 10.
 - LOT 1029:** A lot located in Section 10.
 - LOT 1030:** A lot located in Section 10.
 - LOT 1031:** A lot located in Section 10.
 - LOT 1032:** A lot located in Section 10.
 - LOT 1033:** A lot located in Section 10.
 - LOT 1034:** A lot located in Section 10.
 - LOT 1035:** A lot located in Section 10.
 - LOT 1036:** A lot located in Section 10.
 - LOT 1037:** A lot located in Section 10.
 - LOT 1038:** A lot located in Section 10.
 - LOT 1039:** A lot located in Section 10.
 - LOT 1040:** A lot located in Section 10.
 - LOT 1041:** A lot located in Section 10.
 - LOT 1042:** A lot located in Section 10.
 - LOT 1043:** A lot located in Section 10.
 - LOT 1044:** A lot located in Section 10.
 - LOT 1045:** A lot located in Section 10.
 - LOT 1046:** A lot located in Section 10.
 - LOT 1047:** A lot located in Section 10.
 - LOT 1048:** A lot located in Section 10.
 - LOT 1049:** A lot located in Section 10.
 - LOT 1050:** A lot located in Section 10.

The plan also includes a north arrow and a scale bar. A note at the bottom center states: "SITE PLAN APPROVED NOT YET BUILT".

- 177 ADD TRAFFIC TO BERRA FARMS XING (A, B, & 85)

SERV FURNISH PROPOSED INFORMAL OPEN SPACE						
S#	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	%A	PROPOSED FEATURES
PHASE 1						
F1	FORMAL	AMENITY	29,436	0.52		
F2	FORMAL	CORRAL LAWN	17,517	0.40		
P1	FORMAL	PAVING	14,105	0.38		
PHASE 2						
F3	FORMAL	PLAZA	18,778	0.41		HARDSCAPE TIE-OUT LANDSCAPE, SITE PERIMETER
F5	FORMAL	PLAZA	9,908	0.21		HARDSCAPE TIE-OUT HARDSCAPE TIE-OUT LANDSCAPE, SITE PERIMETER
F6	FORMAL	PLAZA	24,995	0.57		HARDSCAPE TIE-OUT LANDSCAPE, SITE PERIMETER
F7	FORMAL	NEIGHBORHOOD AMENITY	10,005	0.23		NOC. AREA+LANDSCAPE PERFOR. LANDSCAPING, SITE PERIMETER
F8	FORMAL	POCKET PARK	2,130	0.05		HARDSCAPE TIE-OUT LANDSCAPE, SITE PERIMETER
	FORMAL	TOTAL	120,582	2.77		

Revision 3 Berry Forms Town Center Development - Proposed Zoning Entitlements										
	Lot (if applicable)	Building Name	Building Uses	Truck	Office	Retail	Residential	Hotel	Parking Required	Parking Provided
Section 3	Lot 201	Section 3	Commercial			9,400				
Section 4	Lot 192	A1 & A1A	Commercial			12,400				
	Lot 198	A1A	Commercial			4,200				
	Lot 200	M3	Commercial			12,000				
	Lot 202	M3	Commercial			14,500				
Section 10	See A	Condo Building	Residential	2-4			22		37	
	1999-8	Townhome	Residential	2-4			20		44	
	Lot 1991	Shing Shue Square	Special Use / Commercial	2-4		15,000	24,000		84	
	Lot 1992	Remainder, Bldg	Hotel	1-4				118	10	
	Lot 1993	Two Town Center - Bldg	Office	3	83,700				149	
	Lot 1994	More Work - Bldg	Auto Work	3		3,000		3	25	
									23	813
Section 11										
Block B										
	B1 - Bldg	Multi-Family	3-9 Medium				24		40	
	B2 - Bldg	Multi-Family	3-9 Medium				4		10	
	B3 - Bldg	Multi-Family	3-9 Medium				40		100	
	B4 - Bldg	Multi-Family	3-4				100		147	
									287	299
Block C										
	C1	Multi-Family / Mixed-Use / Commercial	4			18,400	24		40	
	C2 - Bldg	Multi-Family / Mixed-Use	3-4				41		170	
	C3 - Bldg	Mixed-Use	3		13,211		20		19	
	C4 - Bldg	Mixed-Use	3				24		24	
	C5	Commercial / Mixed-Use	2-4			100,000			215	
	C6	Commercial / Mixed-Use	3-4			50,000			118	856
Block D										
	D1	Multi-Family / Mixed-Use	4				131		13	
	D2	Multi-Family	3-4			31,000	31,000		135	
	D3	Mixed-Use	1-4			24,000	16,000		74	218
									20	
ENTIRE (EXIST) REMAINING										
	Costing				405,370	141,184		609		
	Time				65,470	20,271		203		
	Remaining APC FWD Entitlements				274,400	140,833		216		
	Additional New APC FWD Entitlements					373,257				



LEGEND

 SW PROPOSED STORMWATER AREAS
 PROPOSED DETENTION
 PROPOSED 8' WIDE MULTI-USE TRAIL
 MATCHLINES

GENERAL NOTES

- [illegible]

NOTE: THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR LAND OWNER, BEFORE ANY WORK.

SITE DATA CHART

PROJECT NAME: BERRY FARMS TOWN CENTER PUD
SUBDIVISION, DEVELOPMENT PLAN, REVISION 2
COP PROJECT NUMBER 7831
TAX MAP: 106
PARCEL NUMBER: 03202, 03210, 03213
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

ORIGINAL PUD SITE AREA: 223.00 AC (9,713,880 SF)
REV 3 PUD SITE AREA TO BE REMOVED: 25.18 AC
(1,096,840 SF)
REV 3 PUD SITE AREA: 197.82 AC (8,617,039 SF)
223.00 AC - 25.18 AC = 197.82 AC

REGULATIONS
BASE ZONING: PD (2.99 DUA / 1,134,875 Commercial
 Office / 345 Keys)
REZONING: PD (5.44 DUA / 1,030, 926 COMMERCIAL
 OFFICE / 345 KEYS)
OVERLAY ZONING: FPO, FWO

EXISTING TREE CANOPY N/A
REQUIRED OPEN SPACE: 0 AC*
FORMAL OPEN SPACE PROVIDED: 110,981 SF**
INFORMAL OPEN SPACE PROVIDED: 300,762 SF***
MIN. LANDSCAPE SURFACE AREA: 20% ISA (39.56 AC)

BUILDING SQUARE FOOTAGE: SEE BERRY FARMS TOWN
CENTER BUILDING DATA ON SHEET C7.0 & C2.1
BUILDING HEIGHT: 1-4 STORIES
RESIDENTIAL DENSITY:
ORIGINAL PUD: 2.99 DU/A

MINIMUM PERMETER REQUIRED SETBACK LINES: PER
APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAG
CENTER TRANSIT GUIDELINES PAGES 19 & 24, AND
ARCHITECTURAL GUIDELINE APPENDIX (PAGE A2)
PARKING REQUIRED, BY USE: SEE REMAINING &

ADDITIONAL NEW ENTITLEMENTS CHART
PARAPHS PROVIDED, BY USE SEE "REMAINING &
ADDITIONAL NEW ENTITLEMENTS CHART"
HISTORIC RESOURCE TREATMENT: NO
REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET
C2.1

***REFER TO PROPOSED FORMAL OPEN SPACE CHART ON SHEET C2 D

***REFER TO PROPOSED INFORMAL OPEN SPACE CHART ON SHEET C2 D

NOTE: THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR
DATE: 04/11/2011 10:11 AM

214 Commedia Drive
Fayetteville, TN 37204
Phone: 615 564 2703
www.zandeghearts.com
All prices include taxes and accessories for
one person.

3055 Maryland Blvd. Ste 100
Fayetteville, TN 37207
Phone: 615 708 0547
www.vintagevipers.com

Kimley»Horn
KV+D
KISER VOORIN DESIGN

FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
COF PROJECT # 7611
FRANKLIN, WILLIAMSON COUNTY, TN

ERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

[illegible]

KVD PROJECT NO. 21010
DRAWING TITLE:

OVERALL
DEVELOPMENT
PLAN-PROPOSED

SHEET NUMBER
C2.0

Traditional Neighborhood Development

Traditional Neighborhood Development uses design in the tradition of small American villages and neighborhoods that flourished during the nineteenth and early twentieth centuries. These standards are intended to create developments including the following elements: 1) a mix of residential and neighborhood-serving nonresidential uses; 2) a focus on street character through use of front porches and gardens; 3) a sensitive approach to the design and location of off-street parking and service areas; 4) the incorporation of public parks, greens, or village squares; and 5) good access to integrated transportation networks, with the pedestrian and mass transit having equal consideration to the automobile.

Procedure

Traditional neighborhood developments (TND) are subject to the procedures and standards in Subsection 2.4.2 of the *Franklin Zoning Ordinance*, Planned Unit Developments. If not a Planned Unit Development, TNDs are subject to the procedures of a Preliminary Subdivision Plat and/or Site Plan.

Compliance with Development Standards

TNDs should comply with the standards in this guidebook and Table 3-8 of the *Franklin Zoning Ordinance*, Site Development Requirements for Traditional Areas.

Principle Elements of Traditional Neighborhood Development

Traditional neighborhood developments should include the following eight principle elements.

A Variety of Street Types within an Interconnected Network

By providing a variety of street types, TND

encourages a variety of uses and land use characters within a district. Each TND should provide an interconnected street network that promotes interaction among uses and connectivity for automobiles as well as pedestrians.

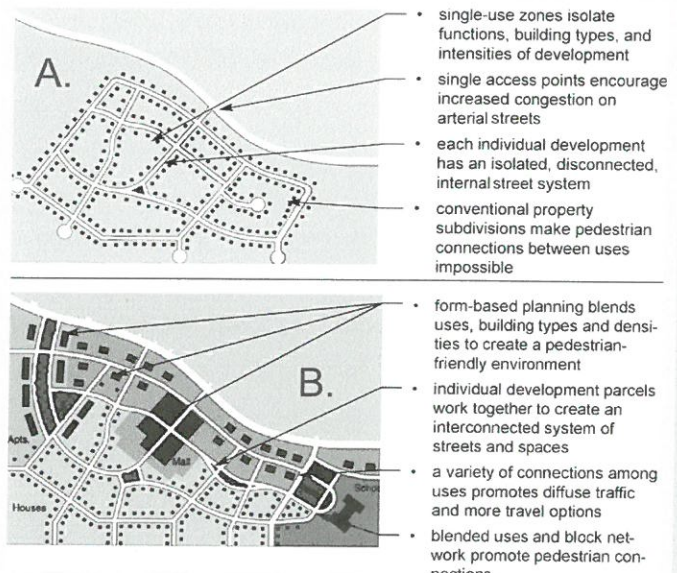


Figure 3. Conventional Development (Diagram A) compared to Traditional Neighborhood Development (Diagram B).

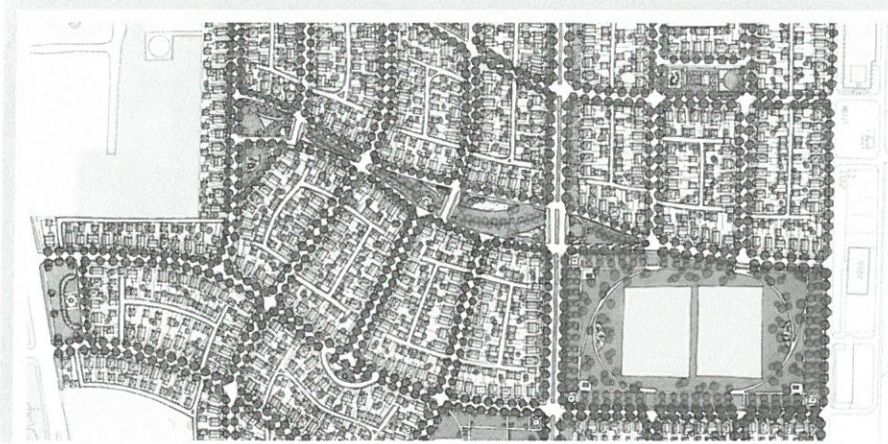


Figure 4. An example of a varied and interconnected TND street grid.

A Variety of Housing Types

TNDs should include a variety of detached and attached housing types within a district. This encourages greater diversity in the population with a mix of prices, ownership types, and plan options.

A Mix of Uses

Each TND neighborhood should have a mix of uses that serve the neighborhood including schools, churches, services, shopping, entertainment, and offices, in an amount proportionate to the size and population of the community.

Institutions or Neighborhood-Serving Commercial as Focal Points

TNDs should provide a variety of neighborhood-serving sites and community focal points such as retail stores, schools, services, libraries, post offices, civic uses and parks within a ten minute walk (approximately one-half mile) of the majority of dwelling units within a neighborhood. Small mixed-use districts at a key intersection, a public plaza surrounded by live/work units, or a school with community and recreation facilities are examples of design elements that serve as community gathering spaces and focal points for TND.

Minimum Density

TNDs should include an appropriate residential density to establish the critical mass or market shed necessary to support retail, transit, and civic uses. While this figure will vary based upon the size of the TND and the mix of uses, all TNDs should attain a net density not less than four units per acre, excluding public right-of-way and open space set-asides.

Pedestrian-and Transit

Orientation

TNDs are configured to improve the pedestrian experience by providing narrow streets, generous sidewalks, on-street parking, and alley-loaded lots. By lessening the amount of pavement at pedestrian crossings and removing driveways from front yards, car/pedestrian conflicts are minimized.

An Interconnected Network of Open Space

An interconnected network of public open space is an integral component to be provided in a TND. A network of open spaces encourages interaction among neighbors and reinforces strong pedestrian and bikeway connections.

Sites for Civic Uses

Prominent or significant sites that terminate vistas, front open space, or anchor primary intersections



Figure 5. A street elevation showing a hypothetical mix of residential building types.

should be reserved for civic and institutional uses or buildings in a TND.

Principle Elements of Lots in a TND

A traditional neighborhood development should have a mix of lots covering a variety of sizes and uses in accordance with the following standards.

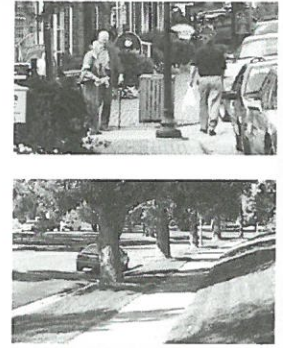
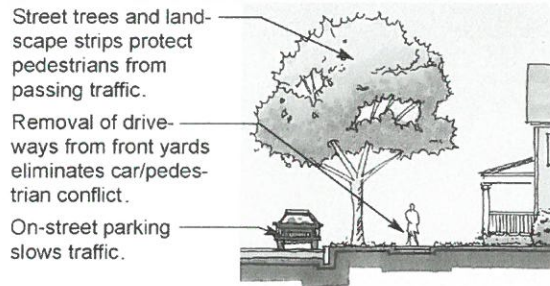


Figure 6. A typical section through a residential streetscape and photos of pedestrian-friendly center (top) and neighborhood (bottom).

Lot Types

Each TND should include at least four of the following five basic lot types:

- Alley-loaded detached residential;
- Street-loaded detached residential;
- Attached residential;
- Mixed-use; and
- Nonresidential.

- **Side Yard Setback**

The side yard setback is the minimum setback requirement for the building to the side property lines or side street right-of-way.

- **Rear Yard Setback**

The rear yard setback is the minimum setback requirement for any building to the rear property line or alley right-of-way.

Lot Elements

- **Front Yard Setback**

The front yard setback is the minimum setback requirement for the building from the main frontage street right-of-way.

Mix of Uses

Each TND should include a mix of uses in accordance with the following:

- **Residential Uses**

Residential lots cover a broad range of sizes and house types, from attached residential, to semi-detached units, to single-family detached houses. Residential uses within a TND should be subject to the following standards:

- * Vertically-oriented attached residential units, such as townhouses, should comprise at least 15 percent of the total number of attached residential units.

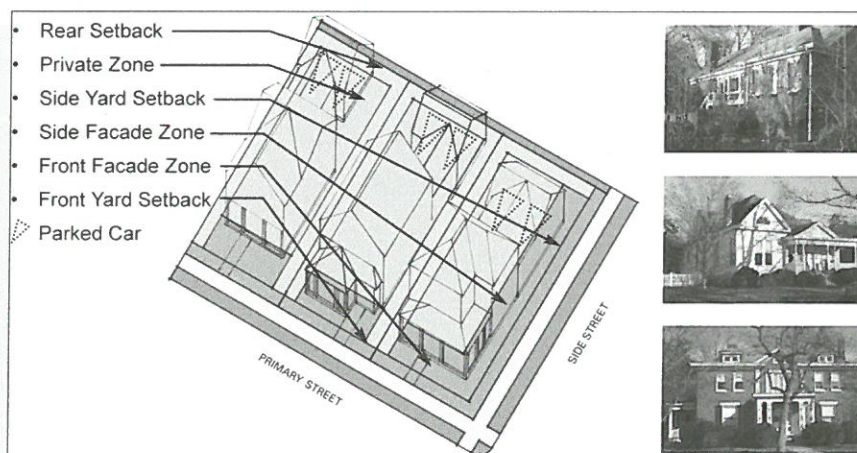


Figure 7. An example of traditional residential lot elements.

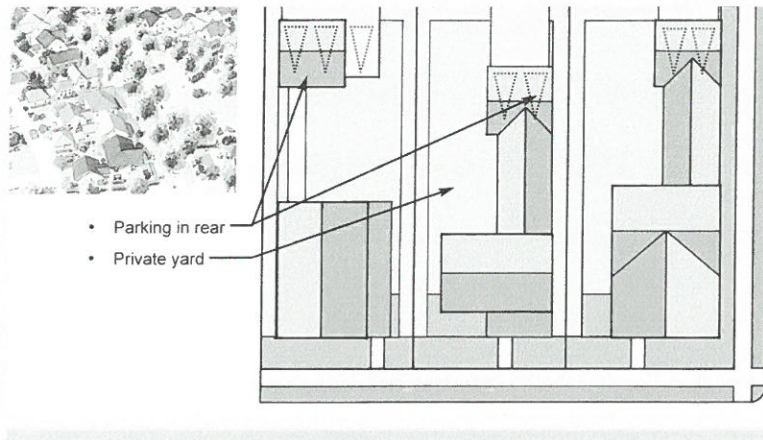


Figure 8. Alley-loaded lot plan and aerial views.

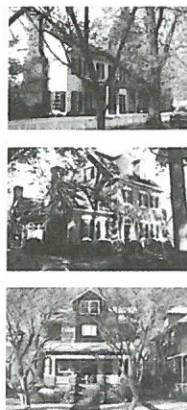
- * Lots containing detached residential units should have at least three distinctly different lot sizes covering a range of lot widths from 35 feet wide and wider.
- * Horizontally-oriented attached residential development, such as stacked flats or apartments, should comprise no more than 50 percent of the total dwelling units in a TND, including residential uses located within mixed-use buildings.
- Nonresidential Uses

A minimum of two of the following nonresidential use types should be accommodated in every TND:

 - * Park, recreation, or open space;
 - * Commercial (including offices or retail);
 - * Institutional; and
 - * Public buildings or uses.

Individual Lot Types

The application prepared for a TND should depict the location and configuration of proposed lot types in accordance with the following standards:



Alley-Loaded Detached Residential Lots

Alley-loaded detached residential lots are lots where garages are accessed from an alley rather than a front driveway, and are especially common where narrower lot widths, such as 50 feet or less, are desired. Alley-loaded detached residential lots have the following characteristics, and are designed in accordance with Subsection 5.10.8(2) of the *Franklin Zoning Ordinance, Alleys*.

- Side Wing Encroachments

One to one-and-one-half story side wings are encouraged. These side wings should be set back from the front facade of the dwelling's main body by a distance equal to or greater than the width of the side wing.
- Porch Encroachments

Porches may extend up to eight feet into the front yard setback. Bay windows may extend up to two feet into the front yard setback.
- Garage Requirements

Garages are to be designed in accordance with Subsection 5.3.5(2)(d) of the *Franklin Zoning Ordinance, Garage Standards*, and should maintain a consistent level of architectural styling

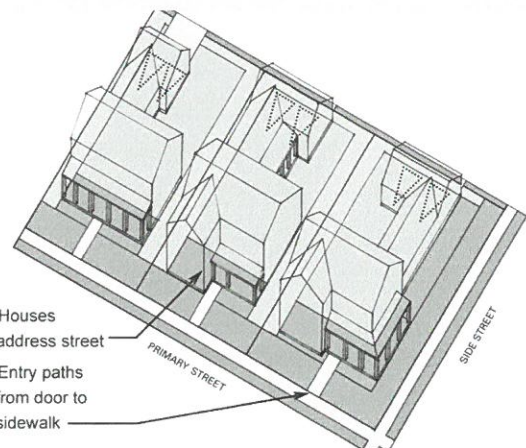


Figure 9. Alley-loaded lot photos and renderings.

PETITION TO DECLINE THE BERRY FARMS TOWN CENTER PUD SUBDIVISION REV 3 PROPOSAL

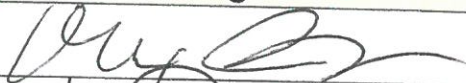
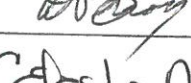
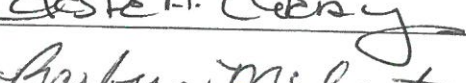
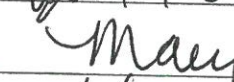
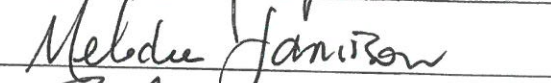
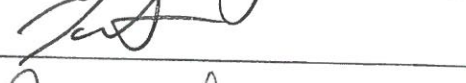
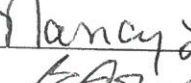
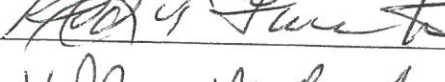
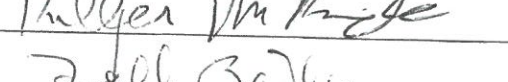
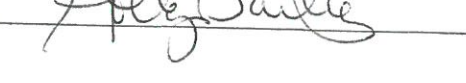
APPENDIX 2 – SIGNATURES

The Petition has received a total of 419 signatures as of August 23, 2021 at 3PM. There have been 159 in-person signatures and an additional 260 on-line signatures since the web site <https://www.myberryfarms.com> went live. These numbers are continuing to increase.

The signature sheets are attached. If not attached, then they have been provided in a separate file.

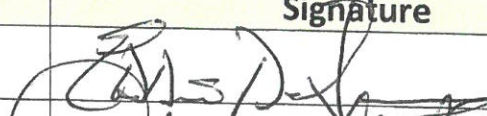
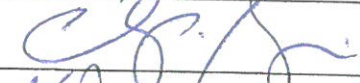
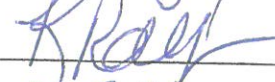
Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
3097 Rural Plains Cir	Max Thompson	
3091 Rural Plains Cir.	Justin Robertson	
3091 Rural Plains Ck	Melissa Chera	
9067 Berry Farms Crossing	Donald Gray	
9067 Berry Farms Crossing	Celeste A. Gray	
261 Swain Circle #201	Barbara McCarter	
2006 General Martin Lane	Skip, Anita + Joy Richard	
98 Poplar St.	Cathy, Mac, Andrew McCain	
4054 General Martin Ln	Mary Speciale	
3085 RURAL PLAINS Cir	MELODEE JAMISON	
3085 Rural Plains Cir	Justin Jamison	
6002 Captain Freeman Pkwy	Nancy Lancaster	
6002 Captain Freeman Pkwy	EDD LANCASTER	
2042 General Martin Lane	Keller McBride	
2048 General Martin Lane	Holly Bailey	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
207 WALTER ROBERTS ST	EDDIE DE GARMO	
2031 General Martin Lane	Patricia Fister	
2031 General Martin Lane	BRAD FISTER	
93 Poplar St.	Michael Neill	
93 Poplar St.	Betty Neill	
4003 General Martin	Steve Breda	
4054 General Martin	Christopher P. Speciale	
3054 General Martin	Kimberly Ray	
9019 Berry Farms Xing	Matt Oddo	
1012 General Martin Lane	Mary Nell Hogg	
1012 General Martin Lane	Ralph Hogg	
208 Old Peytonsville Rd.	Pamela O'Donnell	
208 Old Peytonsville Rd	JAMES O'DONNELL	
5013 Captain Freeman Parkway	Tab Dehainant	
5013 Captain Freeman Parkway	Jeff Dehainant	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
2078 General Martin Ln	Kevin Miller	Kevin Miller
2078 General Martin Ln	JOANNE Miller	Joanne Miller
1032 Rural Plains Circle	Lee Ann Lopp	Lee Ann Lopp
4030 General Martin LN.	Steve Elmore	Steve Elmore
4030 General Martin LN.	Kim Elmore	Kimberly Elmore
2009 Rural Plains Ci	Elaine Jones	E Jones
3079 Rural Plains Circle	Kay Pfeiffer	K Pfeiffer
3025 Rural Plains Circle	Joseph Heithcock	Joseph Heithcock
3025 Rural Plains Circle	Allyson Heithcock	Allyson Heithcock
3055 GENERAL MARTIN LN.	Tim Massey	Tim Massey
1033 RURAL PLAINS CIRCLE	ROB EYNATTEN	Rob Eynatten
5001 Popton ^{Tollway} Freeman	Margaret Miller	Margaret Miller
98 Poplar Street	Linn McCain	Linn McCain
98 Poplar St	Andrew McCain	Andrew McCain
207 WALTER ROBERTS ST.	SUSAN DE GARMO	Susan De Garmo

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
9049 BERRY FARMS KING	STEPHANIE THORNE	Stephanie Thorne
9049 BERRY FARMS KING	JAMES EDEN	James Eden
4060 General Martin Ln.	MaryGail Broussard	MaryGail Broussard
4060 General Martin Ln.	Patrick Broussard	Patrick Broussard
312 Walter Roberts St	Jeff Wright	Jeff Wright
201 Swain Circle Suite 202	Wally Buchfeld	Wally Buchfeld
1017 General Martin Lane	Elise Stacey	Elise Stacey
1006 General Martin Ln	Rebecca Veazey	Rebecca Veazey
8024 GENERAL MARTIN LN	LONNIE YOUNGER	Lonnie Younger
2024 General Martin Ln	Cindy Younger	Cindy Younger
1031 Rural Plains Cir.	Sheila Ventable	Sheila Ventable
1059 GENERAL MARTIN LN.	Tim Greer	Tim Greer
6009 CAPTAIN FREEMAN PKWY	HARVEY CRUMM	Harvey Crumm
200 Mary Webb St	Daniel Gould for Nondas Plesiotis	Daniel Gould
6161 Rural Plains Cr.	Tammy Jones	Tammy Jones

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

	Address	Owner Name	Signature
✓✓	1024 General Martin LN	T Scott Hart	T Scott Hart
✓✓	6003 Captain Freeman	Jonathan Morford	Jonathan Morford
✓✓	6003 Captain Freeman	KAREN MORFORD	Karen Morford
✓✓	1053 GENERAL/MARTIN LANE	Thomas L. Stroop	Thomas L. Stroop
✓✓	" " " "	Valerie Stroop	Valerie Stroop
✓✓	1047 General Martin Lane	(Helen) Patricia Cronin	Patricia Cronin
✓✓	" "	KEVIN CRONIN	Kevin Cronin
✓✓	4002 General Martin Lane	Jennifer Walker	Jennifer Walker
✓✓	9031 Berry Farms Crossing	LINDA Schrader	Linda Schrader
✓✓	2054 General/Martin Ln	Scott Coop	Scott Coop
✓✓	" " " "	Beth Coop	Beth Coop
✓✓	2066 General Martin Ln	Heather Dennis	Heather Dennis
✓✓	2037 General Martin Ln	NATHAN BASLER	Nathan Basler
✓✓	2037 General Martin Ln	Carla Basler	Carla Basler
✓✓	1041 General Martin Ln.	Stephanie Hastings	Stephanie Hastings

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
806 Walter Roberts	Liz Welker	Liz Welker
6159 Rural Plains Cir	Kristin Sents	Kristin Sents
6159 Rural Plains Cr.	David Sents	David Sents
1035 General Martin Ln	Katie Faulkner	Katie Faulkner
1023 General Martin Ln	Timothy Roman	Timothy Roman
1023 General Martin Ln	Dee Roman	Dee Roman
2012 General Martin Ln	Denise Jones	Denise Jones
320 Hughes Ln	Will Boggs	Will Boggs
320 Hughes LN	Mindy Boggs	Mindy Boggs
306 Walter Roberts St.	Ashley Robling	Ashley Robling
306 Walter Roberts St.	Erik Robling	Erik Robling
321 HUGHES LN	JASON WELLIKOFF	Jason Wellikoff
321 HUGHES LN	APRIL WELLIKOFF	April C. Wellikoff
302 Hughes Lane	Susan Poteet	Susan Poteet
302 HUGHES LN	JASON POTEET	Jason Poteet

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
1018 General Martin Lane	Greg Huber	Greg Huber
2018 General Martin Ln.	Anita Howard	Anita Howard
2018 General Martin Ln	Mike Howard	Mike Howard
2007 General Martin Ln	Bruce Scoggins	Bruce Scoggins
2007 General Martin Ln	Ginny Scoggins	Ginny Scoggins
5002 CAPTAIN FREEMAN	TERREY TORRACA/PAM DUMAU	Terrey Torraca
5004 Captain Freeman	Jaye Vicki Parlin	Jaye Parlin
601 Rieves Circle	Lisa Larking	Lisa Larking
601 Rieves Circle	STU LARKING	Stu Larking
REDACTED		
3043 General Martin	Walter & Colleen Goggin	Walter Goggin
1018 General Martin	Anna Huber	Anna Huber
1024 General Martin	Bridget Hart	Bridget Hart
407 HENRY RUSSELL ST	KEN LECLAIR	Ken LeClair
407 Henry Russell St.	Julie LeClair	Julie LeClair

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
9007 Berry Farms Xing	Julie A. Windmiller	Julie A. Windmiller
9043 Berry Farms Xing	Ken & Janet Edwards	
9043 Berry Farms Xing	Ken & Janet Edwards	Janet Edwards
6151 Rural Plains Cir #305	Carson Hill	Carson Hill
1028 Rural Plains Circle	Carol Stankiewicz	Carol Stankiewicz
319 Levisa Lane	Geri Gragnano	Geri Gragnano
319 Levisa Lane	Jerry Siefert	Jerry Siefert
4000 Rural Plains Circle #102	Kimberly Young	Kimberly Young
4000 Rural Plains Circle #306	Thomas Golden	Thomas Golden
4000 Rural Plains Circle, 206	Cynthia M. (Cindy) Sweatt	Cynthia M. Sweatt

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
4000-202 XXXX Rural Plains Cir	Joseph W. Fazio	Joseph W Fazio
4000-202 Rural Plains Cir	Joyce D. Fazio	Joyce D. Fazio
2003 Rural Plains Cir	Michelle Eldeen	Michelle Eldeen
331 Henry Russell St	Gary + XXXX DePriest	Linda DePriest
101 SWAIN CIR CE	Karen Wickman	Karen Wickman
331 Henry Russell St	Linda DePriest	Linda DePriest

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
5006 CAPTAIN FREEMAN	DALE REID	Dale A. Reid
5012 Captain Freeman	Coxman Aycock	Coxman Aycock
" " "	Cathi Aycock	Cathi Aycock
5004 CAPTAIN FREEMAN	JAY PARLIN	Jay Parlin
5004 Captain Freeman	Victoria A. Parlin	Victoria A. Parlin
4895 Captan Freeman Hwy	Malcolm du Plessis	Malcolm du Plessis

APPENDIX 2 -- SIGNATURES

[illegible]

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

[illegible]

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

[illegible]

Petition to Decline the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

[illegible]

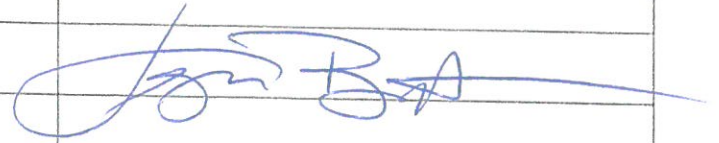
100

Appendix 2 – Signatures

[illegible]

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
#207		
#208		
#209		
#301		
#302		
#303	Lynn Barrington	
#304		
#305		
#306		
#307	Steve Buell	Online
#308		
#309	Shirley Spycher	x Shirley Spycher

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

[illegible]

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
1033 Rural Plains Circle	Rob & Marta Eynatten	Marta Eynatten
6007 Captains Freeman Pky	Jill Brown	Jill Brown

Appendix 2 – Signatures

Page 122 of 232

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

[illegible]

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
6005 Capt. Freeman	Jay Lepner	Jay TERNER

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Max Thompson		TN		US	8/16/2021
Margaret Miller	Franklin	TN	37064	US	8/18/2021
Katherine Miller	Franklin	TN	37064	US	8/18/2021
Paul Miller	Franklin	TN	37064	US	8/18/2021
Julie Farro	Franklin	TN	37064	US	8/18/2021
Jacquelyn Huxford	Franklin	TN	37064	US	8/18/2021
David Richardson	Franklin	TN	37064	US	8/18/2021
Renee Shafer	Franklin	TN	37064	US	8/18/2021
Payton James	Franklin	TN	37064	US	8/18/2021
Cam Harrington	Houston	TX	77064	US	8/19/2021
Sheron Langston	Franklin	TN	37064	US	8/19/2021
Katie Ramos	Dallas		75235	US	8/19/2021
Christopher Vale	Franklin	TN	37064	US	8/19/2021
Rick Perry	Franklin	TN	37064	US	8/19/2021
Angelia Van Vranken				US	8/19/2021
Andrea Logan	Franklin	TN	37064	US	8/19/2021
James Huffman	Searcy		72143	US	8/19/2021
Wade Wilson	Franklin	TN	37064	US	8/19/2021
Damian Husak	Franklin	TN	37064	US	8/19/2021
Cathy Peterson	Franklin	TN	37064	US	8/19/2021
lauren crockett	Franklin	TN	37064	US	8/19/2021
Kencia Cummings	Cumming	GA	30041	US	8/19/2021
Alison Sargent	Franklin	TN	37064	US	8/19/2021
Karelle Dean	Olympia	WA	98501	US	8/19/2021
Yvonne Deheide	Brentwood	TN	37027	US	8/19/2021
Dana Dashiell	Franklin	TN	37064	US	8/19/2021
Wilka Camacho	Arlington		76005	US	8/19/2021
Jana Patterson	Franklin	TN	37064	US	8/19/2021
Joel Bowman	Murfreesboro	TN	37130	US	8/19/2021
Kellie Butler	Franklin	TN	37064	US	8/19/2021
Luanne Mcconnell	Franklin	TN	37064	US	8/19/2021
Tim Corl	Franklin	TN	37064	US	8/19/2021
Bette Ray	Chapel Hill	TN	37034	US	8/19/2021
Barkley Landis	Franklin	TN	37064	US	8/19/2021
David Prichard	Columbus	OH	43219	US	8/19/2021
sandy overton-springer	Franklin	TN	37064	US	8/19/2021
Ashley Mills	Chapel Hill	TN	37034	US	8/19/2021
Anita Prichard	Franklin	TN	37064	US	8/19/2021
Madison Pierce	Franklin	TN	37064	US	8/19/2021
mckenna pierce	Nashville	TN	37211	US	8/19/2021
Marybeth Averill	Franklin	TN	37064	US	8/19/2021
Jeri Vincent	Franklin	TN	37064	US	8/19/2021
Paul Beck	Atlanta	GA	30341	US	8/19/2021
Mia Fowler	Meridianville		35759	US	8/19/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Kirsten Immel	Franklin	TN	37064	US	8/19/2021
John Woodhouse	Franklin	TN	37064	US	8/19/2021
Tamera Alexander	Winchester	TN	37398	US	8/19/2021
Gloria Woodhouse	Franklin	TN	37064	US	8/19/2021
Chris Hensley	Franklin	TN	37064	US	8/19/2021
Michael Thomas	Franklin	TN	37064	US	8/19/2021
Lorie Thomas	Franklin	TN	37064	US	8/19/2021
Tammy Bowman	Franklin	TN	37064	US	8/19/2021
Joseph Thomas	Franklin	TN	37064	US	8/19/2021
Andrew Hansen	Franklin	TN	37064	US	8/19/2021
Carolyn Rambo	Nashville	TN	37212	US	8/19/2021
Amy Drescher	Franklin	TN	37067	US	8/19/2021
Shawn Luman	Brentwood	TN	37067	US	8/20/2021
Heidi Holloran	Kahului		96732	US	8/20/2021
Sherry Foust	White Bluff	TN	37187	US	8/20/2021
Rodney Williams	Franklin	TN	37064	US	8/20/2021
Sarah Gengl	Franklin	TN	37064	US	8/20/2021
Toni Eaton	Franklin	TN	37064	US	8/20/2021
Carole Long	Brentwood	TN	37027	US	8/20/2021
Tracy Sauers	Franklin	TN	37064	US	8/20/2021
Jenny Johns	Murfreesboro	TN	37130	US	8/20/2021
Adriane Bittong	Franklin	TN	37064	US	8/20/2021
Joseph Etherton	Franklin	TN	37064	US	8/20/2021
James Jihns	Birmingham	AL	35213	US	8/20/2021
Emma Kenton	Franklin	TN	37067	US	8/20/2021
Kevin Mulder	Franklin	TN	37064	US	8/20/2021
Dave McDaniel	Franklin	TN	37066	US	8/20/2021
Katherine E. Pope	Franklin	TN	37064	US	8/20/2021
Jordan G	Brentwood	TN	37027	US	8/20/2021
Shelby Hood	Franklin	TN	37064	US	8/20/2021
Jill Wilford	Brentwood	TN	37027	US	8/20/2021
Dena Doom	Franklin	TN	37064	US	8/20/2021
Jim Eaton	Franklin	TN	37064	US	8/20/2021
Savannah Harvey	Olathe		66062	US	8/20/2021
Sebastian Ruiz	Cookeville		38506	US	8/20/2021
Jennifer Acker	Franklin	TN	37064	US	8/20/2021
Hung Nguyen	Fountain Valley		92708	US	8/20/2021
Ashley Walls	Franklin	TN	37064	US	8/20/2021
Tifford McNeil	Missouri City		77489	US	8/20/2021
Kristin LaBaugh	Franklin	TN	37064	US	8/20/2021
Matthew Cole	Sunnyvale		94087	US	8/20/2021
Tommy Davis	Franklin	TN	37064	US	8/20/2021
Gigi Spires	Franklin	TN	37064	US	8/20/2021
Sharon Powlus	Franklin	TN	37064	US	8/20/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Jessica Lloyd	Franklin	TN	37064	US	8/20/2021
Susan Williams	Brentwood	TN	37027	US	8/20/2021
Dana Rains	Franklin	TN	37064	US	8/20/2021
Karen Garvey	Franklin	TN	37064	US	8/20/2021
Scott Hudson	Franklin	TN	37179	US	8/20/2021
Laura Schupp	Franklin,	TN	37064	US	8/20/2021
Michael Loscalzo	Franklin	TN	37064	US	8/20/2021
Abriana Bradshaw	Durant		74701	US	8/20/2021
Jaime Ladner	Franklin	TN	37067	US	8/20/2021
Shea Rollins	Franklin	TN	37064	US	8/20/2021
Kacy Brancheau	Franklin	TN	37064	US	8/20/2021
Tracey Fredette	Franklin	TN	37064	US	8/20/2021
Cathy Lynn	Franklin	TN	37064	US	8/20/2021
Kerri Garrick	Franklin	TN	37027	US	8/20/2021
Erin Anzalone	Franklin	TN	37064	US	8/20/2021
Rebecca Peterson	Nashville	TN	37211	US	8/20/2021
Nicole Romeo	Franklin	TN	37067	US	8/20/2021
Dariana Hurtado	Fort Worth		76108	US	8/20/2021
Diana Hudson	Franklin	TN	37064	US	8/20/2021
Susan DeLisi	Franklin	TN	37064	US	8/20/2021
Donna Nichols	Franklin	TN	37064	US	8/20/2021
Justin Parker	Thompsons Station	TN	37179	US	8/20/2021
Rachel Hill	Franklin	TN	37064	US	8/20/2021
Bonnie Thompson	Nashville	TN	37203	US	8/20/2021
Poul Skov	Franklin	TN	37064	US	8/20/2021
Adam Kaluba	Burleson		76028	US	8/20/2021
Michael D Spurlock	Franklin	TN	37064	US	8/20/2021
Atticus Spurlock	Franklin	TN	37064	US	8/20/2021
Victoria Flores	Nixon		78140	US	8/20/2021
Robert Thompson	Franklin	TN	37064	US	8/20/2021
Beverly Finch	Franklin	TN	37064	US	8/20/2021
Maureen Kelly	Franklin	TN	37064	US	8/20/2021
Kimberly Schneider	Franklin	TN	37064	US	8/20/2021
Mike Holtz	Franklin	TN	37064	US	8/21/2021
Ivan Pulido	Paramount		90723	US	8/21/2021
Zane Pannell	Franklin	TN	37064	US	8/21/2021
Elizabeth Staats	Irwin		15642	US	8/21/2021
Denise Weaver-Vandersall	Hermitage	TN	37076	US	8/21/2021
Clay Hunnicutt	Franklin	TN	37064	US	8/21/2021
Liz Nigh	Franklin	TN	37064	US	8/21/2021
Michelle Brennan	Tempe		85284	US	8/21/2021
Amy Harxy	Franklin	TN	37064	US	8/21/2021
Katherine Gramoglia	Riverside		92503	US	8/21/2021
Elizabeth Etherton	Franklin	TN	37064	US	8/21/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal
Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Jessica Rousseau	Franklin	TN	37064	US	8/21/2021
Latresa Duke	Franklin	TN	37064	US	8/21/2021
Raul Aguilar	Franklin	TN	37064	US	8/21/2021
Patrick Hern	Franklin	TN	37067	US	8/21/2021
Julie Duncan	Franklin	TN	37064	US	8/21/2021
Dina Polosukhina	Franklin	TN	37067	US	8/21/2021
Sarah Jo Brinson	Franklin	TN	37064	US	8/21/2021
Mark Hampton	Franklin	TN	37064	US	8/21/2021
Christy Sawyer	Franklin	TN	37064	US	8/21/2021
Karla Hunter	Franklin	TN	37064	US	8/21/2021
Katie Young	Franklin	TN	37067	US	8/21/2021
Alicia Vance	Franklin	TN	37064	US	8/21/2021
Ethan Lanagan	Franklin	TN	37064	US	8/21/2021
Pearlette Green	Franklin	TN	37064	US	8/21/2021
Ann Gilliam	Franklin	TN	37067	US	8/21/2021
Stephanie Bentley	Franklin	TN	37069	US	8/21/2021
Leigh Prickett		TN		US	8/21/2021
Margir Chavez	Farmington		87401	US	8/21/2021
Judi Katz	Franklin	TN	37067	US	8/21/2021
Stephen Talley	Franklin	TN	37064	US	8/21/2021
Melissa Cathey	Brentwood	TN	37027	US	8/21/2021
Marlene Angel	Franklin	TN	37064	US	8/21/2021
Rhonda Condidorio	Franklin	TN	37064	US	8/21/2021
Maryann Dai	San Pedro	CA	90732	US	8/21/2021
WESLEY FEINSTEIN	Franklin	TN	37064	US	8/21/2021
Jean Davis	Franklin	TN	37064	US	8/21/2021
Amy Goebel	Franklin	TN	37064	US	8/21/2021
Hollie Gregory	Florence		35630	US	8/21/2021
Victoria Rogers	Chickamauga	GA	30707	US	8/21/2021
Drew Boslet	Franklin	TN	37064	US	8/21/2021
Linda Chambliss	Franklin	TN	37064	US	8/21/2021
Jack Massari	Franklin	TN	37064	US	8/21/2021
Vasanthas Vasanthas	Rancho Cucamonga	CA	91730	US	8/21/2021
Aimee DeCastro	Franklin	TN	37064	US	8/21/2021
Mark Tidmore	Franklin	TN	37064	US	8/21/2021
Timothy Molyneux	Thompsons Station	TN	37179	US	8/21/2021
Phyllis Molyneux	Hermitage	TN	37076	US	8/21/2021
frances waugh	Franklin	TN	37064	US	8/21/2021
David Peters	Franklin	TN	37064	US	8/21/2021
Janet Rhodes	Franklin	TN	37064	US	8/21/2021
Nancy Smith	Franklin	TN	37064	US	8/21/2021
Mark Jackson	Franklin	TN	37064	US	8/21/2021
Rhonda Jackson	Franklin	TN	37064	US	8/21/2021
Stacy Osborne	Taylor	MI	48180	US	8/21/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal
Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Jillian Cooke	Atlanta		30311	US	8/21/2021
Anne Saint	Franklin	TN	37064	US	8/21/2021
Tenesha Russell	Franklin	TN	37064	US	8/21/2021
Amy Hargis	Franklin	TN	37064	US	8/21/2021
Jeff Hargis	Franklin	TN	37064	US	8/21/2021
Brian Mitchell	Franklin	TN	37064	US	8/21/2021
Tina Lin	Brooklyn		11209	US	8/21/2021
Richard Kevin Townsend	Franklin	TN	37064	US	8/21/2021
Myrna Jones	Franklin	TN	37064	US	8/22/2021
Donald Potter	Franklin	TN	37064	US	8/22/2021
Stacey Pitts	Franklin	TN	37064	US	8/22/2021
Susan Harlan	Wadesboro	NC	28170	US	8/22/2021
Erin Hall	Franklin	TN	37064	US	8/22/2021
Alex Sherman	Franklin	TN	37064	US	8/22/2021
Eric Graham	Franklin	TN	37064	US	8/22/2021
Heather Gargano	Franklin	TN	37064	US	8/22/2021
Joni Ferguson	Franklin	TN	37064	US	8/22/2021
Lori Graham	Franklin	TN	37064	US	8/22/2021
Martha Riggs	Franklin	TN	37064	US	8/22/2021
Karen Fountain	Franklin	TN	37064	US	8/22/2021
Kathy Frossard	College Grove	TN	37046	US	8/22/2021
Mark Gamboa	Franklin	TN	37064	US	8/22/2021
Michelle Peters	Franklin	TN	37064	US	8/22/2021
Brooke Howard	Franklin	TN	37064	US	8/22/2021
William Harrington	Franklin	TN	35222	US	8/22/2021
Madison Wright	Saint Peters		63376	US	8/22/2021
Jason Thomason	Redding		96001	US	8/22/2021
Amanda Ray	Franklin	TN	37064	US	8/22/2021
Dawn Lakoskey	Franklin	TN	37064	US	8/22/2021
Paul Higdon				US	8/22/2021
Charles Tripi	Franklin	TN	37064	US	8/22/2021
Timothy Ledman	Franklin	TN	37064	US	8/22/2021
Greg Clarke	Franklin	TN	37064	US	8/22/2021
jasmine cervantes	San Any		78251	US	8/22/2021
Jennifer A. Barton	Franklin	TN	37064	US	8/22/2021
Thom Schupp	Franklin	TN	37064	US	8/22/2021
James Logan	Franklin	TN	37064	US	8/22/2021
Alex Cimorelli	Franklin	TN	38064	US	8/22/2021
Jan and Richard Hughes	Franklin	TN	37064	US	8/22/2021
ANGELA WILLIAMS	Franklin	TN	37064	US	8/22/2021
George Bishop	Franklin	TN	37064	US	8/22/2021
Woody Bibb	Franklin	TN	37064	US	8/22/2021
Kaylee Jordan	Greeneville		37743	US	8/22/2021
Roy Meadows	Franklin	TN	37064	US	8/22/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal
Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Divina Trifiletti	Franklin	TN	37064	US	8/22/2021
Jeffrey Condit	Franklin	TN	37064	US	8/22/2021
Tamara Miller-Condit	Chattanooga	TN	37405	US	8/22/2021
Susan Cole	Franklin	TN	37064	US	8/22/2021
JOSHUA SPIRES	BATESBURG		29006	US	8/22/2021
Rinku Patel	Franklin	TN	37064	US	8/22/2021
Ella Richards	Nashville		37211	US	8/22/2021
Paul Crommelin	Franklin	TN	37064	US	8/22/2021
Suzanne Burtchaell	Franklin	TN	37064	US	8/22/2021
Kaitlyn Bunting	Casselberry		32707	US	8/23/2021
Richard West	Westhaven	TN	37179	US	8/23/2021
Dabney Klein	Franklin	TN	37064	US	8/23/2021
Chuck Renner	Franklin	TN	37064	US	8/23/2021
Chris Lucas	Clackamas		97015	US	8/23/2021
Nwan Wang	Austin		78717	US	8/23/2021
Joseph Mitchell	Spring Hill		37174	US	8/23/2021
Kevin FARRIS	FRANKLIN	TN	37064	US	8/23/2021
Mary Riedling	Franklin	TN	37064	US	8/23/2021
Connie Prince	Franklin	TN	37064	US	8/23/2021
Margie Taylor	Franklin	TN	37064	US	8/23/2021
eloy fernandez	Mcminnville		37110	US	8/23/2021
Scarlette Garcia				US	8/23/2021
John D Rowe,M.D.	Brentwood	TN	37027	US	8/23/2021
Lynn Schroeder	Franklin	TN	37067	US	8/23/2021
Kendra Leake	Franklin	TN	37064	US	8/23/2021
Lisa Pressnell	Antioch	TN	37013	US	8/23/2021
Chaz Tillman	Franklin	TN	37064	US	8/23/2021
Lisa Miller	Franklin	TN	37064	US	8/23/2021
Tom Roule	Franklin	TN	37064	US	8/23/2021
Veronica Cannon	Franklin	TN	37067	US	8/23/2021
Netta Scott	Antioch	TN	37013	US	8/23/2021
Robyn Yackell	Franklin	TN	37064	US	8/23/2021
Steve Elmore	Franklin	TN	37064	US	8/23/2021
Leila Thomason	Blaine	TN	37709	US	8/23/2021
Lauren Balch	Franklin	TN	37064	US	8/23/2021
Davis Garcia	Franklin	TN	37064	US	8/23/2021
Amy Ponder	Brentwood	TN	37027	US	8/23/2021
Jayne Luther	Franklin	TN	37064	US	8/23/2021
Brad Barnett				US	8/23/2021
Janine Hickey	Philadelphia		19125	US	8/23/2021
SIGNED TOTAL:	260				

REV 3
PROPOSAL

MAIN APT PARKING

DIFFICULT ROUTES

EASY ROUTES

NEW BUILDINGS
CAUSING TRAFFIC ISSUE

Citizen - Greg Kruger Item 21 & 22



LEGEND	
	RETAIL
	OFFICE
	MULTI - FAMILY
	MIXED - USE
	HOTEL
	SINGLE - FAMILY

DISCLAIMER:
THE DRAWING SHOWN IS CONCEPTUAL
ONLY AND FOR REFERENCE AND ILLUSTRATIVE
PURPOSES ONLY. THIS DRAWING CAN CHANGE
AND/OR BE REVISED AT ANYTIME WITHOUT PRIOR
NOTIFICATION AND SHOULD NOT BE RELIED
UPON AS A FINAL REPRESENTATION OF THE FINAL
BUILT PROJECT.

- Reduce commercial space and
- ADD 406 RESIDENCES (rentals)
- Add a parking garage
- Further increase density

MASTER PLAN
BERRY FARMS TOWN CENTER
FRANKLIN, WILLIAMSON COUNTY, TN

BOYLE Kimley»Horn

KV+D

KIMLEY-HORN DESIGN

June 28, 2021
Project # 21010



REV 3 PROPOSAL - JUNE 2021

NEIGHBORHOOD
PROPOSAL

MAIN APT PARKING

DIFFICULT ROUTES

EASY ROUTES

APARTMENT
UNCOMMON ROUTES



LEGEND	
[Light Green Box]	RETAIL
[Light Blue Box]	OFFICE
[Light Yellow Box]	MULTI - FAMILY
[Light Purple Box]	MIXED - USE
[Light Orange Box]	HOTEL
[Light Pink Box]	SINGLE - FAMILY

DISCLAIMER:
THE DRAWING SHOWN IS CONCEPTUAL
ONLY AND FOR REFERENCE AND ILLUSTRATIVE
PURPOSES ONLY. THIS DRAWING CAN CHANGE
AND/OR BE REVISED AT ANYTIME WITHOUT PRIOR
NOTIFICATION AND SHOULD NOT BE RELIED
UPON AS A FINAL REPRESENTATION OF THE FINAL
BUILT PROJECT.

BOYLE Kimley»Horn

KV+D
KIMLEY-HORN DESIGN

MASTER PLAN
BERRY FARMS TOWN CENTER
FRANKLIN, WILLIAMSON COUNTY, TN

REV 3 PROPOSAL - JUNE 2021

Reduce commercial space and
ADD 406 RESIDENCES (rentals)
Add a parking garage
Further increase density

June 28, 2021
Project # 21010
500' 00'

←

BERRY FARMS TOWN CENTER PUD REVISION 3 PROPOSAL

Problems and Solutions

PROBLEMS	SOLUTIONS
➤ 331 Apartments have NO direct and easy exit to get to Goose Creek Bypass and 100 more are proposed in this area, making residential streets a thoroughfare ○ Berry Farms Crossing between the hotels is a narrow and busy road ○ Captain Freeman near Publix narrow and busy ➤ 177 of the proposed residences will add traffic to Berry Farms Crossing, which fails the City's Level of Service standard for traffic at Goose Creek Bypass according to a new Traffic Impact Study ➤ Neighborhood streets are local streets with a "VERY LOW CONTINUITY OF TRAVEL" standard in the Franklin Transportation and Street Technical Standards; this is incompatible with significant apartment traffic ○ Streets connecting to Old Peytonsville road are ALL the smallest "TS-6" streets and are lined with \$1M+ homes ➤ The intersection of Captain Freeman Parkway and Lewisburg Pike is dangerous due to the hill on Lewisburg Pike; a traffic light is not planned ➤ The I-65 Overpass will result in traffic coming through the neighborhood to get to Publix, restaurants, and stores, as this is the most direct route; this increases the need to reduce apartment traffic	1. Remove street exits from the main apartment parking area that enable easy access to neighborhood streets 2. Add a street from the Village Plains Parkway entrance to the center of the larger apartment parking area in order to provide easy access to Goose Creek Bypass [as it was in the original plan] 3. Limit new residences to the area near Goose Creek Bypass, where Village Plains Blvd will cross the creek 4. Identify ways to limit use of small neighborhood streets by cars coming across the I-65 overpass
➤ The building density in Town Center Sections 10 and 11 is increasing, with parking garages to allow more buildings to be built; there is little open space in these areas	1. Convert the street now leading from apartment parking to Swain Circle to a large dog park. 2. Convert the areas where new buildings would add traffic to Berry Farms Crossing to open space and recreational facilities

PLEASE LISTEN TO PEOPLE WHO LIVE IN BERRY FARMS AND SIGNED THE PETITION
WE ASK THAT YOU COMPEL BOYLE TO MAKE CHANGES TO ADDRESS OUR CONCERNS,
THEREBY PROTECTING OUR QUALITY OF LIFE AND OUR SAFETY

BERRY FARMS TOWN CENTER PUD REVISION 3 PROPOSAL

Traffic Impact Analysis Issues

PROBLEMS	SOLUTIONS
➤ NO Traffic Impact Analysis has been done for the entire Town Center PUD since 2004 that included all streets exiting the PUD and all intersections ○ The 2004 study was the basis for Boyle's Pattern Book stating that only 5% of the PUD traffic flow would be in the residential neighborhood ○ Boyle's Aug 2021 Pattern Book update still says 5%, but this is not based on any study and clearly does not include building and road configuration changes in the PUD that will increase neighborhood traffic; it also does not include the I-65 overpass ○ The study done in Aug 2021 <u>ONLY</u> looks at the impact of the Section 10/11 "Project Area" on Goose Creek Bypass interchanges. It doesn't even recognize the existence of the residential neighborhood. ➤ Boyle's Aug 2021 Traffic Impact Analysis concluded that the Berry Farms Crossing intersection with Goose Creek Bypass would not meet the City's Level of Service (LOS) standard for traffic at peak hours; this reinforces the need to reduce the number of residences. ○ Level D or less is required; the study states Level E or F ➤ NO Traffic Impact Analysis has been done on the I-65 overpass connecting Long Lane and Old Peytonsville Road; this overpass will result in a lot of additional traffic in the neighborhood.	1. Require a Traffic Impact Analysis that includes ALL Berry Farms Town Center PUD exits and intersections, and all surrounding developments, prior to approval of any revisions to the PUD <u>Note:</u> The neighborhood residents believe that the recommendations in the Petition, if acted upon, would satisfactorily address the neighborhood concerns.

WE ASK THAT YOU REQUIRE A FULL AND COMPREHENSIVE TRAFFIC IMPACT ANALYSIS





File #: 21-02428

DATE: September 10, 2021
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

South Park Subdivision, Site Plan, Lot 17, Creating 33,500 Square Feet Of Institutional Space, On 4.57 Acres, Located At 143 Southeast Parkway. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7614
Applicant: Adam Crunk, Crunk Engineering
Owner: Jaymar Dev. Co., Jay Franks, Rep.

BACKGROUND/STAFF COMMENTS:

The purpose of this site plan is to develop a 33,500 square foot clinical facility on 4.57 acres located at 143 Southeast Parkway. The institutional use is permitted within the Light Industrial Zoning District. Because the subject property is adjacent to residential lots and requires a buffer, the site plan must be reviewed and approved by the Franklin Municipal Planning Commission. The applicant has provided the required buffering per the regulations of Section 8.1.2 of the Zoning Ordinance.

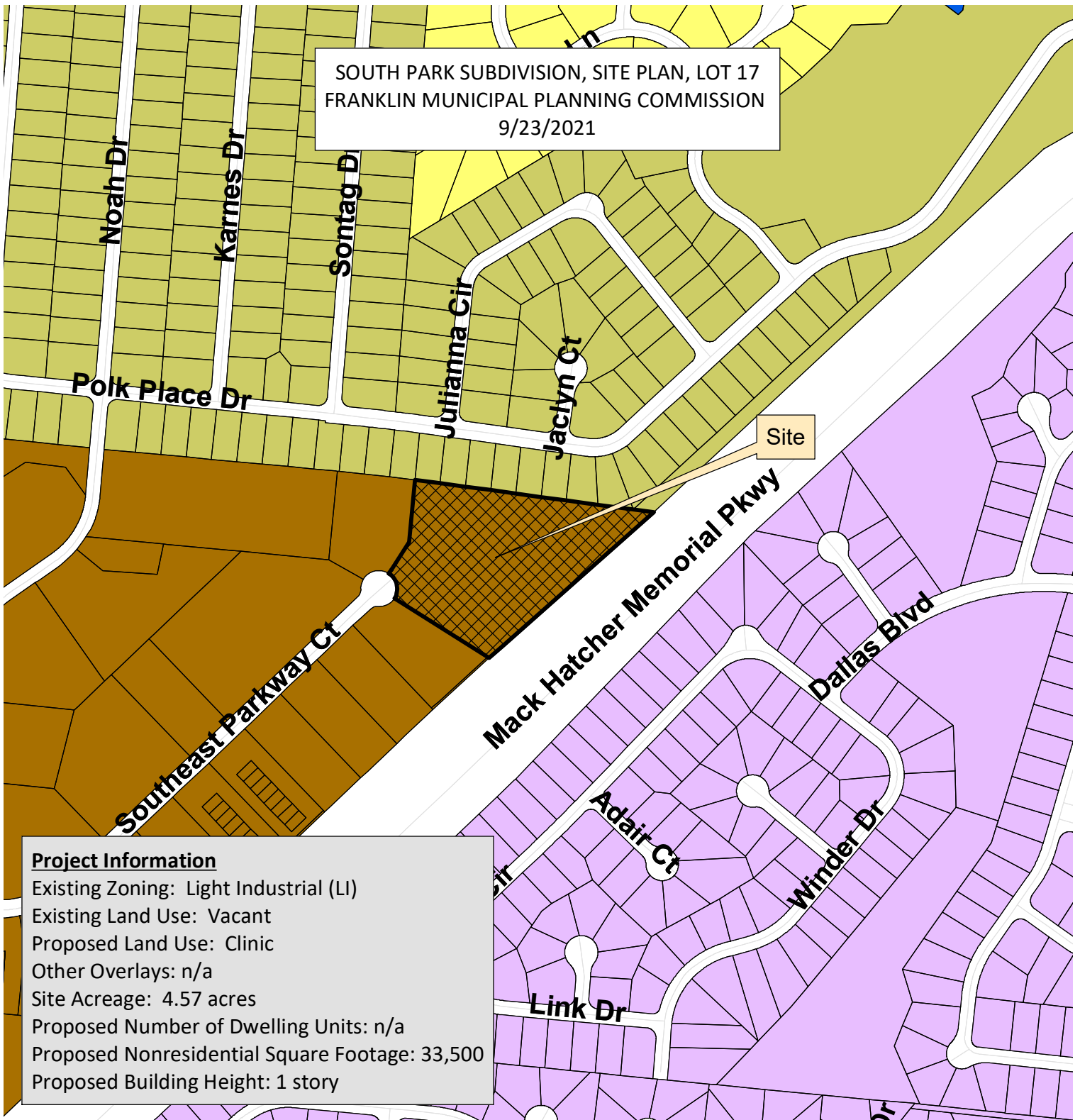
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the site plan for South Park Subdivison Site Plan, Lot 17.

SOUTH PARK SUBDIVISION, SITE PLAN, LOT 17
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/23/2021



Project Information

Existing Zoning: Light Industrial (LI)
Existing Land Use: Vacant
Proposed Land Use: Clinic
Other Overlays: n/a
Site Acreage: 4.57 acres
Proposed Number of Dwelling Units: n/a
Proposed Nonresidential Square Footage: 33,500
Proposed Building Height: 1 story

- | | |
|--------------------------------|------------------------------------|
| South Park Subdivision, Lot 17 | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



0 125 250 500
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 herein.
All data and materials (c) copyright 2021. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 26 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

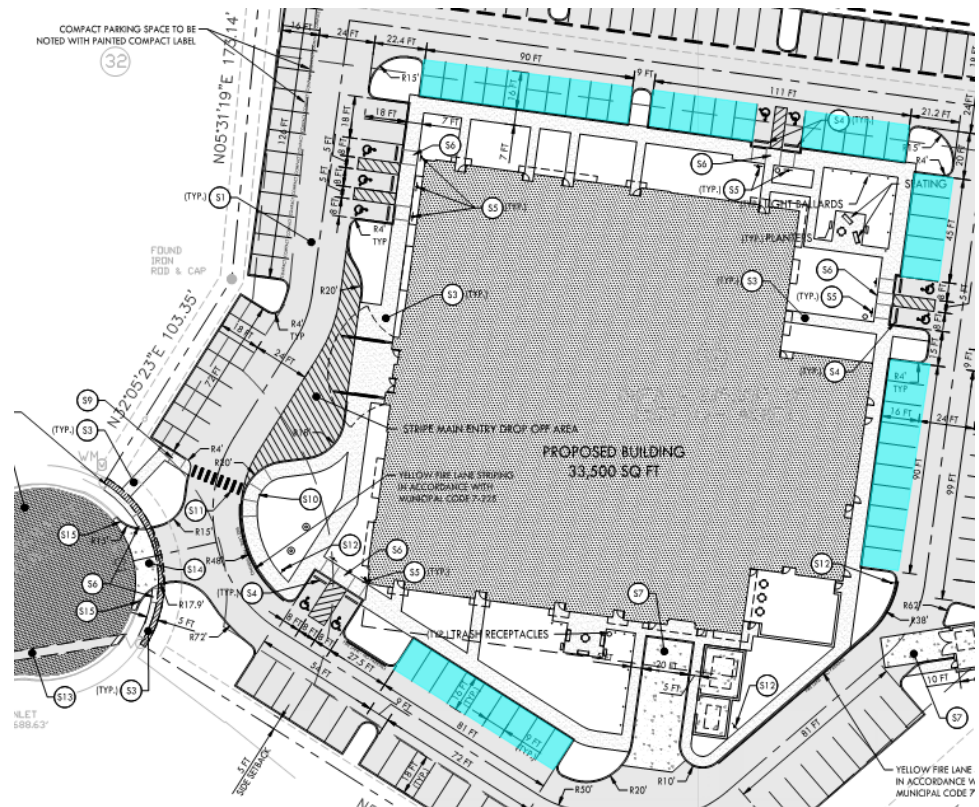
46. Final Plat

joe.marlo@franklin.tn.gov *Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Site Plan.***

Prior to issuance of a Building Permit, a revised final plat shall be approved and recorded to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. The final plat shall reference the Instrument Number where the Long Term Maintenance Plan (LTMP) agreement and attachments are recorded.

52. D. Site Plan

lance.fittro@franklintn.gov Thank you for labeling a portion of the parking stalls having the reduced stall depth as compact. However, this condition also affects the stalls highlighted below. Applicant shall provide all parking stall dimensions and marking in compliance with the Zoning Ordinance.



62. V. Site Permits

amanda.ray@franklinn.gov **FOR INFORMATION ONLY:** The Stormwater/Grading & Utility permit applications have been uploaded to the document manager.

There are 2 methods available for submitting permit applications:

- **DIGITAL METHOD:** Please scan the following and email to amanda.ray@franklinn.gov:
 - Signed & Notarized Right of Entry Agreement (if applicable)
 - Signed & Notarized LTMP Agreement
 - Completed permit application(s)
 - **Signed & Notarized e-file certification***
- **HARD COPY METHOD:** Via in person or by mail - drop off the following to Engineering department:
 - Signed & Notarized Right of Entry Agreement (if applicable)
 - Signed & Notarized LTMP Agreement
 - Completed permit application(s)

FEES: (listed on permit)

- Pay over the phone with BNS (615-794-7012) OR you may still opt to pay by check. *See below.*
- Send check to Engineering dept along with permit application.
- *If fees are paid by check and not submitted with permitting paperwork then the check must be accompanied with a transmittal that includes the COF# and a list of the fees for the check.*

**e-file certification: This form can be completed by whomever has the original long term maintenance agreement in their possession; they are the record keeper.*

63. Retaining Walls

joe.marlo@franklin.tn.gov The following is a new comment based on new information now shown (retaining walls added).

Applicant shall revise drawings regarding retaining as follows:

1. Revise retaining wall locations such that walls are set back from property lines a minimum of five feet or the distance equal to the height of the wall, whichever is greater. [COF Zoning Ordinance 13.2.2] and outside the platted PUDE.

2. Provide the following on the drawings:

1. Top and bottom retaining wall spot elevations at critical locations on grading plan
2. A basic description of the wall type proposed (i.e. segmental block wall, concrete cantilever wall, gravity block wall, etc.) or schematic section
3. Pedestrian/vehicular guardrail locations and details. A vehicular guardrail is required where parking spaces extend within 5 feet of a wall.

3. Provide following City of Franklin retaining wall notes on the drawings:

City of Franklin Retaining Wall Notes

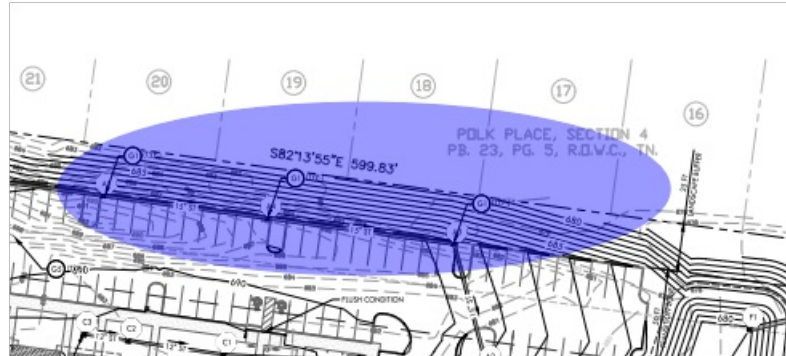
1. Design drawings, calculations, and finishes for retaining walls 4'-0" or taller as measured from bottom of foundation to top of wall shall be submitted to Building & Neighborhood Services for retaining wall review, approval, and permitting.
2. Walls shall be clad in brick, natural stone, or cultured stone. Where not visible from a street, drive, or open space, stained or stamped concrete and split-face block are also permitted.
3. Timber walls shall not be used.
4. Walls adjacent to bioretention areas shall not rely on bioretention media or stone drainage media for stability or lateral resistance. Bottom of wall stem (or block) / top of footing elevation shall be located at or below bottom of lowermost stone drainage media.
5. Unless otherwise permitted by the City Engineer, retaining walls shall be located outside of right-of-way and public easements with no elements necessary for wall stability located within right-of-way or easement extents..
6. Pedestrian and/or vehicular guards shall be provided when a pedestrian and/or vehicular path, respectively, extends to within five (5) feet of the top of a retaining wall or where otherwise deemed necessary by the City Engineer.

64. grading

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown (revised grading).

Applicant shall revise grading such that the existing swale in the PUDE at the rear of the property is maintained.

Prior to the next submittal, Applicant shall contact City Staff (joe.marlo@franklin.tn.gov) and meet virtually to discuss this item.



65. grading

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown (revised grading).

Applicant shall revise grading such that no proposed grading occurs beyond tree protection fencing.

66. utilities

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown.

Applicant shall show the invert out elevation for MH EX1 in profile on C5.1, similar to that shown in the previous submittal.

Performance Agreement and Surety

General Issues

42. Engineering Sureties

kevin.long@franklintn.gov Applicant shall post sureties in the following amounts:

I. City Water:	\$7,000
II. City Sewer:	\$ -
III. Public Sidewalk:	\$6,000
IV. City Streets:	\$27,000
V. Private Streets (Including Shared Access):	\$ -
VI. Street Access	\$10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals:	\$ -
IX. ITS Elements:	\$ -
X. Stormwater Drainage:	\$81,000
XI. Green Infrastructure:	\$47,000

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety. A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.

Line Items (For Reference Only:)

8" MAIN	15	LF
FIRE HYDRANT	1	EA
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	249	SF
HANDICAP RAMP AND DETECTABLE WARNING	2	EA
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	284	SY
CONCRETE CURB AND GUTTER	30	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
NEW OR MODIFIED STREET CONNECTIONS	1	EA
HEADWALLS (Concrete Volume)	2	CY
SINGLE INLET/JUNCTION BOX	17	EA
DRY POND	1047	CY
DETENTION POND OUTLET STRUCTURE	1	EA
BIORETENTION/RAIN GARDEN (Water Quality Volume)	430	CY
LEVEL SPREADER	80	LF

[Edited By Kevin Long]

57. Landscape

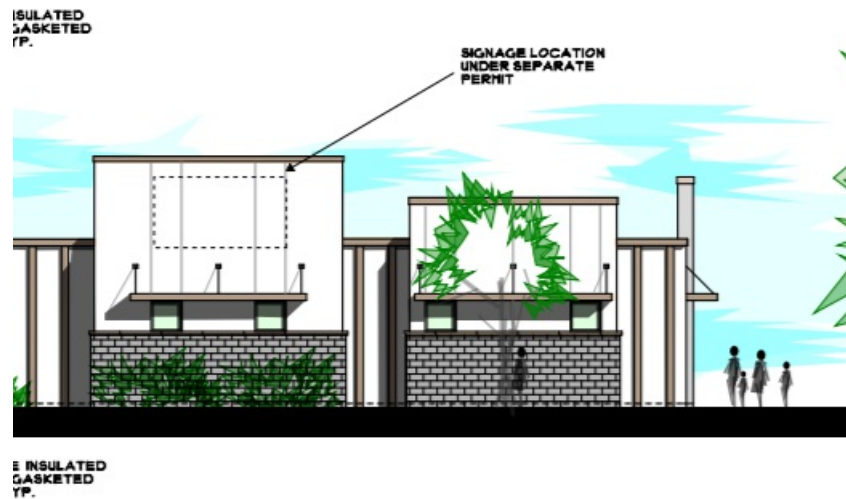
jason.arnold@franklintn.gov Landscape surety \$62,000

Planning

General Issues

29. Architecture

joseph.bryan@franklintn.gov Comment not fully addressed. Applicant shall lower the water table on the front and side elevations to minimize horizontal emphasis, and rework the windows and fenestration to be accentuate the verticality.



59. photometric plan

joseph.bryan@franklintn.gov Per Section 14.2.1 of the Zoning Ordinance, illumination for property lines abutting residential lots must have a maximum of 0. Applicant shall revise the plan accordingly to meet the lighting regulations.

61. Signage

joseph.bryan@franklintn.gov Comment not fully addressed, Remove signage from 3D conceptual architecture sheet.

70. Site Data Chart

joseph.bryan@franklintn.gov Applicant shall include building square footage in the site data chart.

71. Site Data Chart

joseph.bryan@franklintn.gov Applicant shall include site data chart on all sheets that show the site layout.

72. Building Square Footage

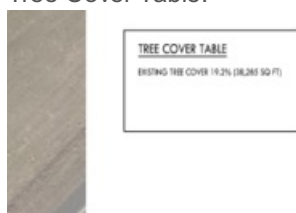
joseph.bryan@franklintn.gov Applicant shall ensure the building square footage is reflected correctly throughout plan set. Both 33,480 and 33,500 square feet are listed.

Planning (Landscape)

General Issues

2. Tree Preservation Plan

jason.arnold@franklintn.gov The chart (below) on the tree preservation sheet needs the tree canopy required & provided info (highlighted on my previous comment). Applicant shall update the L1.0 Tree Cover Table.



General Issues

1. Stormwater Management Plan

ellen.moore@franklin.tn.gov The dimensions of the level spreader were not located on the plan set. Applicant shall provide the length of level spreader required for the 10 year flow on the plan set.

4. SWPPP & NOI (NPDES)

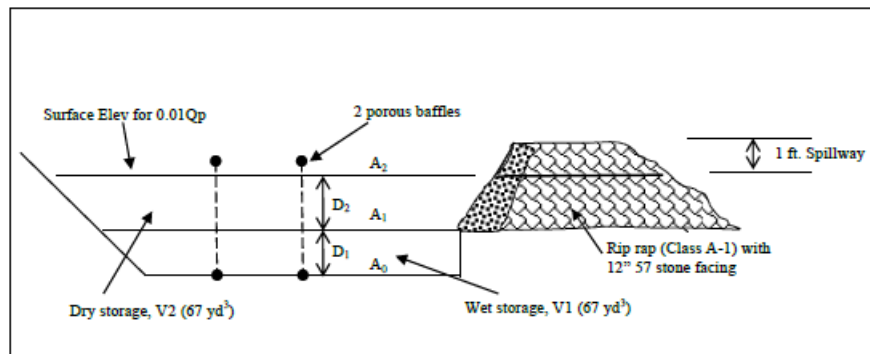
Doug.Noonan@franklin.tn.gov NOI shall be completely filled out, primary permittee portion has been left blank.

Site Owner/Developer (Primary Permittee): (Provide person, company, or entity that has operational or design control over construction plans and specifications):			
For corporate entities only, provide correct Tennessee Secretary of State (SOS) Control Number: (an incorrect SOS control number may delay NOI processing)			
Site Owner or Developer Contact name: (individual responsible for site)		Title or Position: (the party who signs the certification below)	
Mailing Address:		City:	State: Zip:
Phone: () ()	Fax: () ()	E-mail:	
Optional Contact:		Title or Position:	

39. EPSC

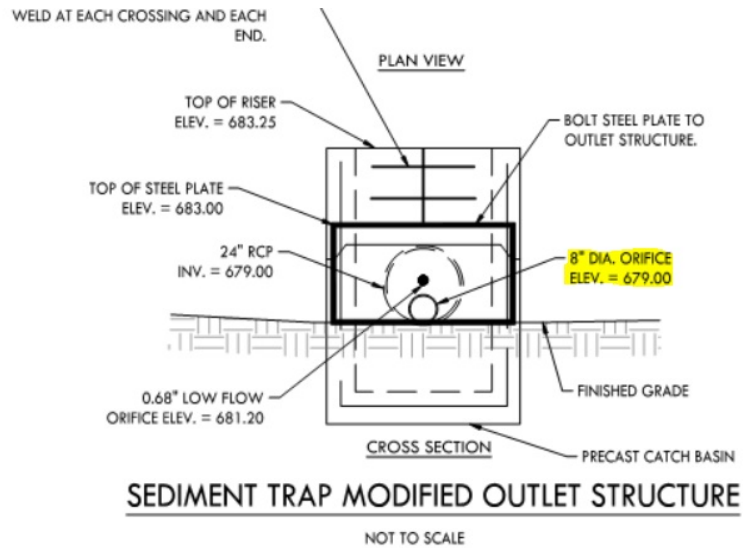
Doug.Noonan@franklin.tn.gov Comments partially addressed:

- "Show sediment trap on initial EPSC sheet.
- Provide all detail and calculations for sediment trap.
- How will sediment trap function as shown with outlet structure installed? What will be installed on or around structure to for treatment?
- There are two areas called out as sediment traps, are both functioning as traps?
- Calculations need to be shown on on the plans. Ensure the following is provided on the plans - Acreage of drainage area, required and provided wet/dry storage volumes, elevations of wet/dry storage, and a detail of the sediment trap.
- Where is discharge/outfall of trap on the initial EPSC sheet? Either outlet infrastructure needs to be shown or a standard trap outlet should be called out.
- Provide a detail for sediment trap, similar to below.
- It is unclear how the modified outlet structure providing treatment and how it is equivalent to the TDEC standard."



Is the 8" orifice at 679.00 to be closed off during construction? If so ensure it is clear on the detail for modified outlet structure.

Is the stone/rip-rap to be placed in front of/around the modified outlet structure?



[Edited By Doug Noonan]

41. SWPPP & NOI (NPDES)

Doug.Noonan@franklin.tn.gov QLP fee of \$250.00 is due prior to permitting. This comment shall remain open as a reminder to applicant/staff.

- Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference the COF# & QLP-NOI fee.
- Fee may be paid over the phone with a credit card by calling our BNS Department (615-794-7012)

67. Bioretention

ellen.moore@franklin.tn.gov Each inlet into the bioretention area shall have a forebay installed. The forebay shall be sized proportionally to the drainage areas. A forebay detail shall be included in the plan set.

69. Long Term Maintenance Plan

*****PLEASE NOTE*** The LTMP form has been revised to one page and is located at the new link noted below. Please ensure you are filling out this revised form with your LTMP submittal.**

Include a Long Term Maintenance Plan (LTMP) for stormwater features located within this site/section. Applicant shall Include **ALL** of the following.

1. Stormwater Infrastructure and BMP exhibit sheet. This shall be a simplified site layout sheet with all stormwater management features clearly called out and highlighted. **Do not use a plans sheet as these are far more complicated than what owners or property managers can typically understand and read. Keep these visually simple.** Do not use color shading to depict features or areas as these documents are recorded with the County in black and white. Include riparian buffer limits and label, if applicable. Provide note: This exhibit may not include or highlight the most current SCM locations and details onsite as site plan details can often change through later submittals after recording of the initial LTMP. Please reference the most current approved site plan with the City if the features shown on this exhibit appear to deviate from what is shown.
2. Completed Long Term Maintenance Form
3. Site narrative and maintenance narrative
4. City of Franklin BMP Inspection and Maintenance Checklist forms
5. Any applicable landscape sheets for stormwater BMP's or riparian areas
6. BMP Inspection and Maintenance Provides list.

<https://www.franklintn.gov/home/showpublisheddocument?id=30568>

Long Term Maintenance Form:

<https://www.franklintn.gov/home/showpublisheddocument?id=24501>

A good example of a completed and approved LTMP:

<https://www.franklintn.gov/home/showdocument?id=26091>

City of Franklin BMP Inspection Sheets:

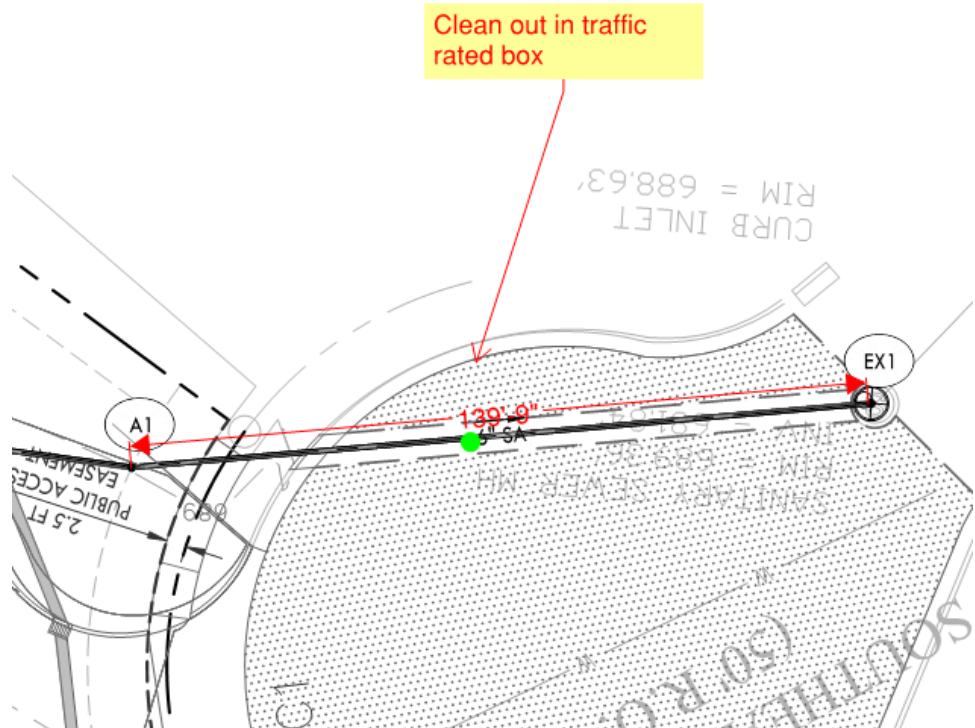
<https://www.franklintn.gov/government/departments-a-j/engineering/stormwater/construction-development/bmp-inspection-maintenance-checklist>

Water/Sewer

General Issues

24. Sanitary sewer

ben.mcneil@franklintn.gov The applicant shall add a cleanout at 75' from manhole. The cleanout shall be in traffic rated box.



Zoning

General Issues

54. HVAC

shanna.mccoy@franklintn.gov Provide screening construction details.

Will the units be screened by an actual mechanical screen? By the parapet walls? With so many different heights of parapet walls and openings between parapets, more information is needed.

55. Dumpsters

shanna.mccoy@franklintn.gov I am unable to find the construction details for the dumpster enclosure in the submittal.

68. Incomplete submittal

shanna.mccoy@franklin.tn.gov It appears that the last 12 pages listed on your cover sheet have not been included in this submittal. All pages should be included with each submittal.

MERCY COMMUNITY HEALTHCARE SITE PLAN

143 SOUTHEAST PARKWAY COURT FRANKLIN, TN 37164

090K E 01100 00010090E

JULY 12, 2021

COF# 7614

SITE DATA CHART

PROJECT NAME:	MERCY COMMUNITY HEALTHCARE
PROJECT NUMBER:	TBD
ADDRESS:	143 SOUTHEAST PARKWAY CT FRANKLIN, TN
PARCEL:	090K E 01100 00010090E
ACREAGE/SF OF SITE:	4.57 ACRES/ 199,383 SF

REGULATIONS:

BASE ZONING:	LI (LIGHT INDUSTRIAL)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	FLEX BUILDING
FRONTAGE TYPES APPLIED:	PARKING FRONTAGE

SETBACKS:

FRONT YARD:	30 FT
SIDE YARD:	10 FT
REAR YARD:	25 FT

COMMERCIAL S.F. BY USE:

BUILDING HEIGHT:	
MAXIMUM ALLOWED:	3 STORIES
HEIGHT PROPOSED:	1 STORY

MIN. LANDSCAPE SURFACE AREA:

MINIMUM REQUIRED:	20%
PROPOSED:	50.94%; OR 97,806 SQ. FT

OPEN SPACE S.F. REQUIRED:

REQUIRED:	5%
PROPOSED:	17%

NATURAL AREA S.F. REQUIRED:

TREE CANOPY RETENTION ACREAGE:	0.89 ACRES
PARKING REQUIRED, BY USE:	4 SPACES PER 1,000 SF (CLINIC) 33,480 SF / 1,000 SF * 4 SPACES = 134 SPACES

COMPACT PARKING:

MAXIMUM ALLOWED:	15% OF PARKING REQUIRED 134 SPACES * 0.15 = 14 SPACES
------------------	--

PARKING PROVIDED, BY USE:

REGULAR SPACES:	165 SPACES
COMPACT SPACES:	14 SPACES
A.D.A. SPACES:	9 SPACES
TOTAL SPACES:	198 SPACES

HISTORIC RESOURCE TREATMENT (Y/N): NO

GENERAL INFORMATION

DEVELOPER

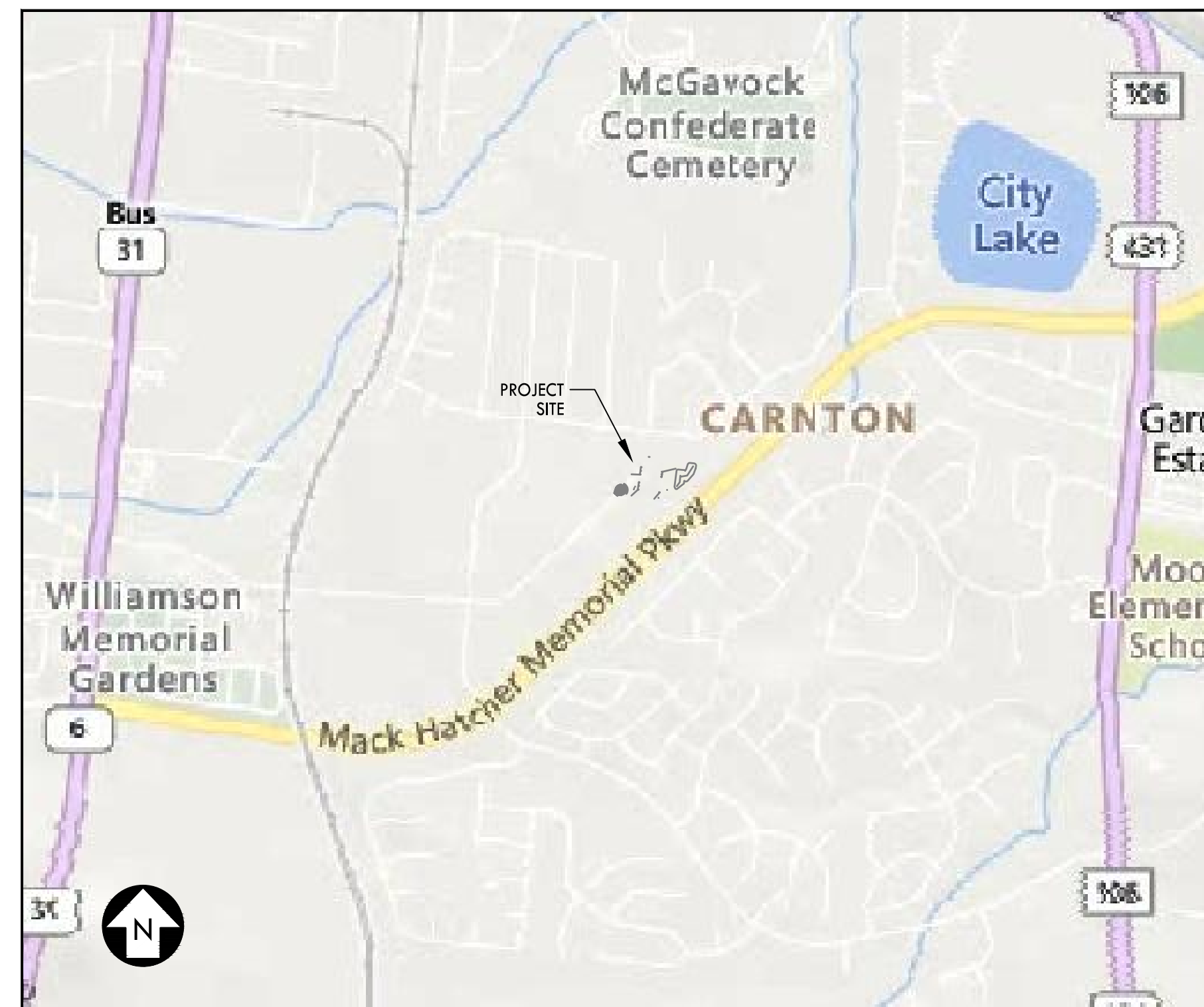
Jaymar Development, LLC
211 3rd Ave South, Franklin, TN 37064
Contact:
Phone:

CIVIL ENGINEER

Crunk Engineering LLC
7112 Crossroads Boulevard, Suite 201
Brentwood, TN 37027
Contact: Adam Crunk, PE
Phone: 615.873.1795
Email: adam@crunkeng.com

ARCHITECT

MARK WATSON
6713 Autumnwood Dr.
Nashville, TN 37221
Phone:
Email:



LOCATION MAP

SCALE 1" = 1000'

INDEX

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	NOTES
C1.2	DEMOLITION PLAN
C2.0	SITE LAYOUT PLAN
C2.1	LAYOUT DETAILS
C2.2	LAYOUT DETAILS
C3.0	GRADING & DRAINAGE PLAN
C3.1	GRADING & DRAINAGE DETAILS
C3.2	INITIAL EROSION & SEDIMENT CONTROL PLAN
C3.3	INTERIM EROSION & SEDIMENT CONTROL PLAN
C3.4	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.5	EROSION & SEDIMENT CONTROL DETAILS
C4.0	ROW & ACCESS PLAN
C4.1	ROW & ACCESS PLAN
C5.0	UTILITY PLAN
C5.1	SANITARY SEWER PLAN & PROFILE
C5.2	UTILITY DETAILS
C5.3	UTILITY DETAILS
L1.0	TREE PRESERVATION PLAN
L1.1	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
R1.0	ARCHITECTURAL RENDERING
T1.0	TITLE SHEET
LS1.0	LIFE SAFETY PLAN
A1.1N	FLOOR PLAN NOTED
A1.1	FLOOR PLAN DIMENSIONED
A1.2	REFLECTED CEILING PLAN
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A4.0	WALL SECTIONS
A4.1	WALL SECTIONS
A5.0	DOOR SCHEDULE
R1.0	ARCHITECTURAL RENDERING

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



MERCY COMMUNITY
HEALTHCARE

143 SOUTHEAST PARKWAY CT, FRANKLIN, TN, 37064

[illegible]

09/02/21	7614
----------	------

C0.0

COVER SHEET

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE PROJECT AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC., DURING THE BID PROCESS. ANY QUANTITIES PROVIDED ON PLANS ARE PROVIDED AS A COURTESY. WHEN DISCREPANCIES OCCUR, THE PHYSICAL PLAN TAKES PRECEDENCE.
6. A COPY OF THE ELECTRONIC DRAWING FILE MAY BE REQUESTED FROM ENGINEER BY CONTRACTOR TO PROVIDE COORDINATES FOR LOCATION IN FIELD. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST ELECTRONIC FILES AFTER ANY REVISIONS TO PLANS, IF ANY OCCUR.
7. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, UTILITY INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION.
8. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL CALL NATIONAL ONE CALL (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION. THE CONTRACTOR SHALL REPAIR ANY DAMAGED UTILITIES ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS. ALL AS-BUILTS SHALL BE PREPARED IN ACCORDANCE WITH LOCAL AGENCY(S) REQUIREMENTS. IF A CERTIFIED AS-BUILT SURVEY IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STAMPED SURVEY AND SUBMITTING TO ENGINEER.
10. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION.
11. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH SITE CIVIL, PLUMBING AND ELECTRICAL PLANS.
12. DIMENSIONS AND COORDINATES PROVIDED ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
14. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY WORKS SUCH AS BRACING, SHEETING AND SHORING, BLASTING PROTECTION, WARNING LIGHTS AND BARRICADES, ETC. AS MAY BE NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC.
15. PORTIONS OF THE WORK SHOWN ON THESE PLANS MAY REQUIRE TRENCH AND/OR MASS EXCAVATION. IN SOME CASES, THIS WILL REQUIRE THE REMOVAL OF ROCK. IN THE USE OF EXPLOSIVES FOR THE SUBSEQUENT EXCAVATION OF ROCK MATERIAL, ALL APPLICABLE LOCAL AND STATE REQUIREMENTS REGARDING THE USE AND STORAGE OF EXPLOSIVE MATERIAL SHALL BE FOLLOWED. THE PROPER PERMITS MUST BE SECURED AND PRE-BLAST SURVEYS WILL BE CONDUCTED IN AREAS WHERE ADJACENT PROPERTIES OR IMPROVEMENTS OFF OF THE PROJECT PROPERTY COULD BE IMPACTED. IN PORTIONS OF THE PROJECT WHERE TRENCH EXCAVATION IS REQUIRED, THE CONTRACTOR WILL BECOME FAMILIAR WITH ALL APPLICABLE TRENCH SAFETY REQUIREMENTS AND REGULATIONS AND TAKE THE NECESSARY MEASURES TO INSURE THE SAFETY OF HIS EMPLOYEES AND ANY OTHER INDIVIDUALS HAVING A NEED TO BE IN AND AROUND THE WORK.
16. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL AGENCY(S) SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

1. THE EXISTING AND PROPOSED TOPOGRAPHIC INFORMATION IS BASED OFF THE TOPOGRAPHIC SURVEY PERFORMED BY HOMELAND SURVEYING AND MAPPING, LLC DATED 06/08/21. ELEVATIONS ARE BASED OF NAVD 88. BENCHMARK LOCATION AND ELEVATIONS ARE AS REPRESENTED BY THE SURVEYOR AT THE TIME OF THE SURVEY. THE CONTRACTOR SHALL VERIFY ITS CORRECTNESS PRIOR TO CONSTRUCTION.
2. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 4.58 ACRES.
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL NO. 47187C02133G OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR WILLIAMSON COUNTY, TENNESSEE DATED 12/22/2016.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
5. THE CONTRACTOR SHALL CHECK EXISTING GRADES AND DIMENSIONS PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED AND IS AVAILABLE FROM THE OWNER. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
6. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION THE OWNER'S REPRESENTATIVE AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY. PERMANENT MEDIATION MAY BE REQUIRED, THE LOCATION AND SPECIFICATION OF WHICH WILL BE DETERMINED BY THE CONDITIONS WHICH ARE ENCOUNTERED.
7. THE PROPOSED GRADING AND DRAINAGE PLAN CONTAIN CONTOUR LINES AND SPOT ELEVATIONS RESULTING FROM AN ENGINEERED DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
8. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON PLANS. FILL SLOPES OF 3:1 AND GREATER SHALL BE PLACED AND COMPACTED A MINIMUM OF 5 FEET BEYOND THE PROPOSED SLOPE LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
9. THE MAXIMUM SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL BE 2.0% IN ANY DIRECTION. THE MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0% UNLESS OTHERWISE INDICATED ON PLANS.

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE GRADING ACTIVITIES BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. THE CONTRACTOR SHALL SEQUENCE CONSTRUCTION TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
5. EXISTING VEGETATION AND GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
6. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
7. INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES SHALL BE PERFORMED ON A REGULAR BASIS. IF AT ANY TIME DURING CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY CONSTRUCTION ACTIVITY. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST CONTROL ARE PROHIBITED.
9. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
10. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED.
11. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT AND EROSION CONTROL DEVICES AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL REMOVE SEDIMENT BUILD UP FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
13. THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER A GOOD STAND OF VEGETATIVE COVER HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.

1. ALL WATER LINES, SEWER LINES AND APPURTENANCES SHALL BE CONSTRUCTED OF MATERIALS THAT CONFORM WITH LOCAL AGENCY(S) AND UTILITY PROVIDER DETAILS AND SPECIFICATIONS.
2. SANITARY SEWER SHALL BE OF MATERIAL AS SPECIFIED ON PLANS. POLYVINYLCHLORIDE (PVC) SHALL MEET ASTM D3034 SDR26, DUCTILE IRON PIPE (DIP) SHALL MEET ANSI/ASTM A151/AWWA C-151 CLASS 52.
3. WATER LINES SHALL BE OF MATERIAL AS SPECIFIED ON PLANS. CEMENT LINED DUCTILE IRON (DIP) SHALL MEET AWWA C-151 CLASS 52. POLYVINYLCHLORIDE (PVC) SHALL MEET AWWA C-900, SDR 18, CLASS 150.
4. A MINIMUM COVER OF 36" SHALL BE PROVIDED OVER ALL WATER LINES.
5. THE CONTRACTOR SHALL MAINTAIN A HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER LINES AND WATER LINES, WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
6. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE SURVEYOR AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
7. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF THE POINT OF CONNECTIONS OF ALL UTILITIES PRIOR TO ORDERING OF MATERIALS OR COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR SHALL COORDINATE THE SEQUENCE OF CONSTRUCTION FOR ALL UTILITY LINES TO PREVENT CONFLICTS WITH EXISTING OR PROPOSED WATER LINES, SANITARY SEWER LINES, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE.
9. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE LOCAL AGENCY(S) AND UTILITY PROVIDER(S) WATER AND SEWER SPECIFICATIONS.
10. REDUCED PRESSURE BACKFLOW PREVENTOR (RPBP) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY LOCAL AGENCY AND UTILITY PROVIDER.
11. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES [ALL BENDS AND BRACES NEEDED MAY NOT BE SHOWN ON THESE PLANS]. PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED.
12. THE CONTRACTOR SHALL COORDINATE EXACT LOCATION OF UTILITY CONNECTIONS AT THE BUILDING WITH PLUMBING PLANS.
13. PROPOSED GAS LINE, ELECTRIC LINE AND TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDERS.
14. THE EXISTING SITE CONTAINS AN UNDERGROUND IRRIGATION SYSTEM. THE CONTRACTOR MUST PROVIDE CAPS FOR LINES THAT MUST BE CUT, AND RE-ROUTE THE IRRIGATION SYSTEM TO ACCOMMODATE EXCAVATION FOR THE PROPOSED PROJECT. THE IRRIGATION SYSTEM SHALL BE REINSTALLED ON A DESIGN BUILD BASIS PRIOR TO THE END OF CONSTRUCTION.
15. EXISTING CASTINGS LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
16. THE CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH #8 WIRE.
17. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
18. THE CONTRACTOR SHALL TAKE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
19. ALL FIRE LINES SHALL BE INSTALLED BY A SPRINKLER CONTRACTOR LICENSED IN THE STATE OF THE PROJECT.
20. PRIOR TO SUBMITTING OF BID, THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.

3. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE CONTRACT DOCUMENTS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR NOT CORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.
2. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. PERMITTEES SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THIS PERMIT DOES NOT, HOWEVER, AUTHORIZE ACCESS TO PRIVATE PROPERTY.
3. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 33%.
4. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
5. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
6. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
7. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
8. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
9. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE; THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
10. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO SITUATIONS. 1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL; OR 2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
11. CONSTRUCTION MUST BE PHASED FOR PROJECTS IN WHICH OVER 50 ACRES OF SOIL WILL BE DISTURBED. AREAS OF THE COMPLETED PHASE MUST BE STABILIZED WITHIN 21 DAYS AFTER ANOTHER PHASE HAS BEEN INITIATED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, SILT FENCES SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
12. TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE ACCOMPLISHED WITHIN 15 DAYS AFTER FINAL GRADING OR OTHER EARTH WORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE.
13. NO SOLID MATERIALS INCLUDING BUILDING MATERIAL, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT
14. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.

1. INSPECTIONS SHALL BE DONE BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER SEVEN OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.25 INCHES (OR GREATER, AND AT LEAST TWICE EVERY SEVEN CALENDAR DAYS, NOT ON CONSECUTIVE DAYS, WHEN PORTIONS OF THE SITE HAVE BEEN FINALLY OR TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G. SITE COVERED WITH SNOW, ICE OR FROZEN GROUND), SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH.
2. INSPECTIONS AND ASSOCIATED NECESSARY REPAIRS DONE 60 HOURS BEFORE A RAIN EVENT CONSTITUTE COMPLIANCE WITH "BEFORE ANTICIPATED STORM EVENTS," AND INSPECTIONS AND REPAIRS ON A FRIDAY MEET THE REQUIREMENTS FOR RAIN EVENTS OVER THE WEEKEND.
3. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
4. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN AND IN THE CONTRACT DOCUMENTS SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
5. OUTFALL POINTS (WHERE DISCHARGES FROM THE SITE ENTER STREAMS OR WET WEATHER CONVEYANCES) SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS, WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED IF POSSIBLE. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
6. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE NEED IS IDENTIFIED. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRACTICABLE.
7. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION PROVIDED, AND THE POLLUTION PREVENTION MEASURES PRESENTED IN THIS PLAN MAY BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 14 CALENDAR DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THIS PLAN IN NO CASE LATER THAN 21 CALENDAR DAYS FOLLOWING THE INSPECTION.
8. INSPECTIONS SHALL BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTION, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION AND ACTIONS TAKEN IN ACCORDANCE IN PARAGRAPH 6 ABOVE.

1. THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
2. THE CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL. UPON REMOVAL NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER PAVED FOOTINGS OR PAVED AREAS.
3. IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED, SAW CUT TO PROVIDE A CLEAN EDGE. COORDINATE EXTENT OF PAVEMENT DEMOLITION WITH THE LIMIT OF IMPROVEMENTS ON THE SITE LAYOUT PLAN AND UTILITY PLAN.
4. THE CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND UTILITY PROVIDERS PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL AGENCY(S) AND UTILITY PROVIDER(S).
5. THE EXISTING SITE CONTAINS AN UNDERGROUND IRRIGATION SYSTEM. THE CONTRACTOR MUST PROVIDE CAPS FOR LINES THAT MUST BE CUT, AND RE-ROUTE THE IRRIGATION SYSTEM TO ACCOMMODATE EXCAVATION FOR THE PROPOSED PROJECT. THE IRRIGATION SYSTEM SHALL BE REINSTALLED ON A DESIGN BUILD BASIS PRIOR TO THE END OF CONSTRUCTION.
6. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED AND ARE PLACED INTO OPERATION.
7. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES AND DEMOLISH EXISTING UTILITY LINES.
8. WHERE WATER LINE AND SEWER LINE ABANDONMENT IS PLANNED, THE CONTRACTOR MAY ABANDON WATER LINES AND SEWER LINES IN PLACE WHERE THEY OCCUR AT LEAST 24 INCHES (TO TOP OF PIPE) BELOW FINAL SUBGRADE ELEVATIONS AND OUTSIDE THE BUILDING FOOT PRINT. ALL UTILITY LINES BEING ABANDONED IN PLACE SHALL HAVE ALL ENDS PERMANENTLY CLOSED USING A CONCRETE PLUG.
9. CAVITIES AND TRENCHES LEFT BY DEMOLITION WORK SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
10. ALL MATERIALS BEING REMOVED AND NOT RELOCATED UNDER THE NEW CONSTRUCTION, INCLUDING TREES AND SHRUBS, SIGNS, LIGHT POLES, UTILITY STRUCTURES, ETC., SHALL BE FIRST OFFERED TO THE OWNER'S REPRESENTATIVE AND IF NOT ACCEPTED SHALL THEN BE PROPERLY DISPOSED OF BY THE CONTRACTOR.

143 SOUTHEAST PARKWAY CT, FRANKLIN, TN, 37064

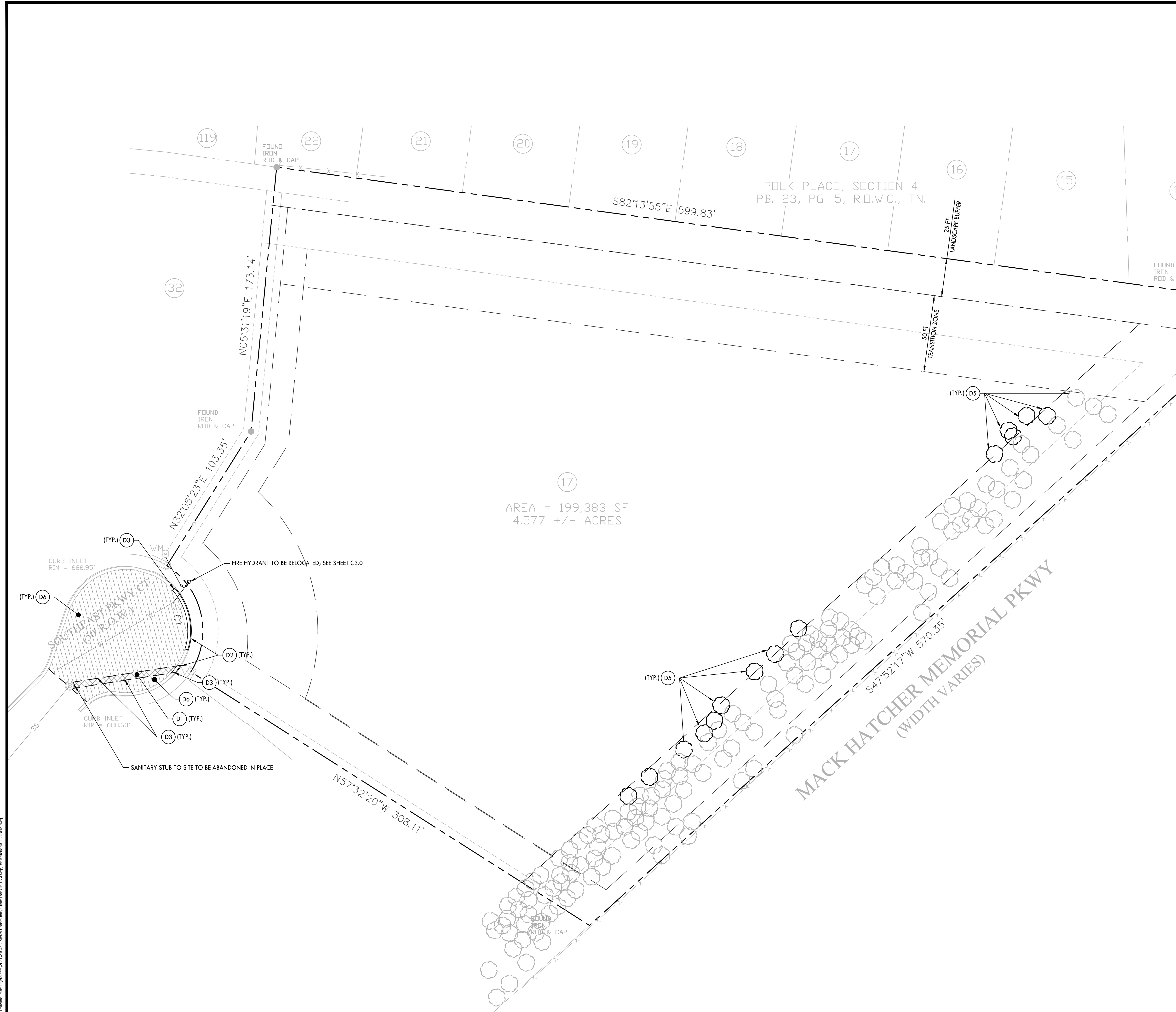
[illegible]

09/02/21 7614

C1.1

NOTES

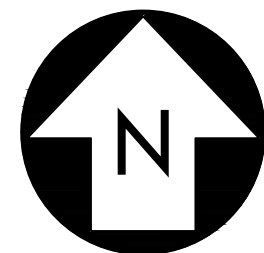
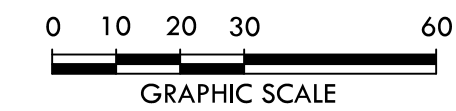
Drawing Path: P:\Projects\2021\21055 - Mercy Community Clinic Transfer\TxDwg\Construction\C1.2016.dwg



DEMOLITION PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
(D1)	REMOVE EXISTING ASPHALT PAVEMENT	-
(D2)	REMOVE EXISTING CURB	-
(D3)	SAWCUT EDGE OF PAVEMENT DEMOLITION	-
(D4)	REMOVE EXISTING CURB	-
(D5)	REMOVE EXISTING TREE	-
(D6)	MILL ASPHALT SURFACE	-

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED DEMOLITION LEGEND	
	ASPHALT PAVEMENT MILL
	ASPHALT PAVEMENT DEMOLITION
	CONCRETE PAVEMENT DEMOLITION
	EDGE OF PAVEMENT REMOVAL



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



MERCY COMMUNITY
HEALTHCARE
143 SOUTHEAST PARKWAY CT, FRANKLIN, TN, 37064

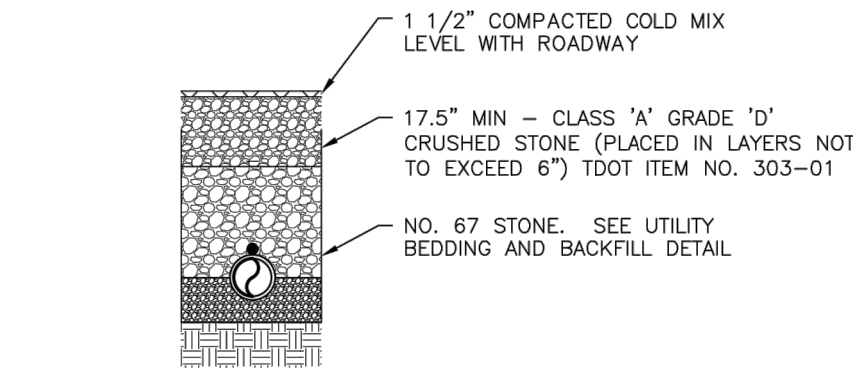
REVISIONS	
No.	DATE

09/02/21 7614

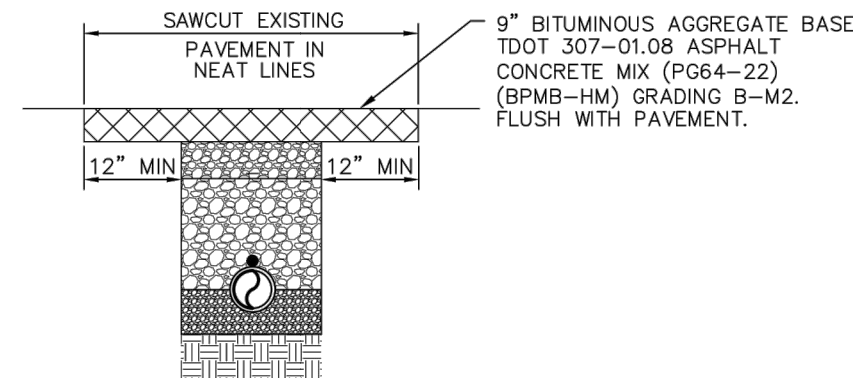
C1.2
DEMOLITION PLAN

Drawn by: J. P. [illegible] 12/1/14, Mercy Community Clinic, Franklin, TN. Design: Construction & DET. [illegible]

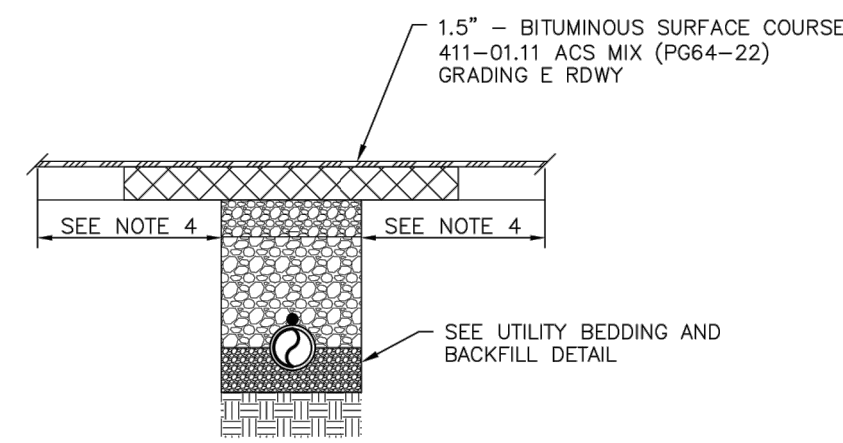
STEP 1
TEMPORARY PATCH



STEP 2
TRENCH REPAIR



STEP 3
FULL WIDTH MILL
AND RESURFACE



- NOTE:
- CONTRACTOR SHALL COORDINATE TRENCH INSPECTIONS, BASE STONE INSPECTIONS AND PAVEMENT INSPECTIONS WITH THE CITY OF FRANKLIN STREET DEPARTMENT.
 - ALL WORK PERFORMED SHALL BE FREE FROM WORKMANSHIP DEFECTS FOR A MINIMUM OF (1) YEAR AFTER THE DATE OF ACCEPTANCE.
 - EXISTING PAVEMENTS, BASES, CURB & GUTTER AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE.
 - REPAIRS IN STREETS SHALL INCLUDE MILLING AND RESURFACING 50 FEET PAST THE TRENCH EDGE IN EACH DIRECTION. FINAL LIMITS TO BE DETERMINED BY THE CITY ENGINEER AND SHOWN ON THE SITE PLAN.
- N.T.S

CITY OF FRANKLIN

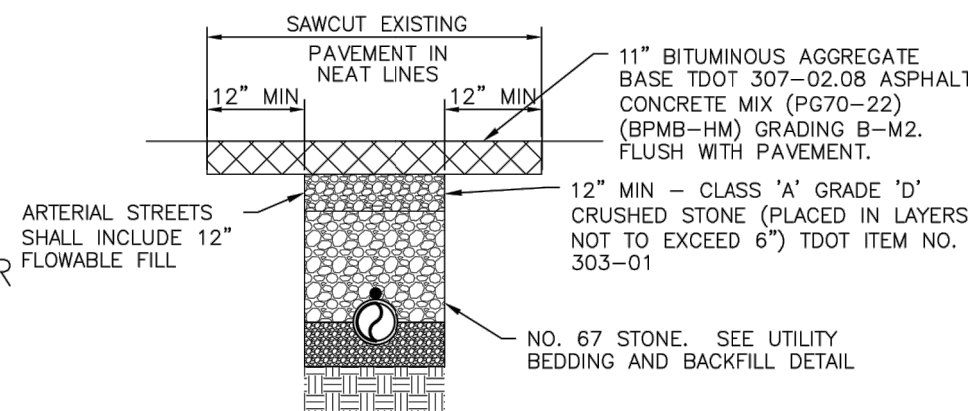
ASPHALT PAVEMENT TRENCH REPAIR - LOCAL STREET

DWG. NO. RD-6

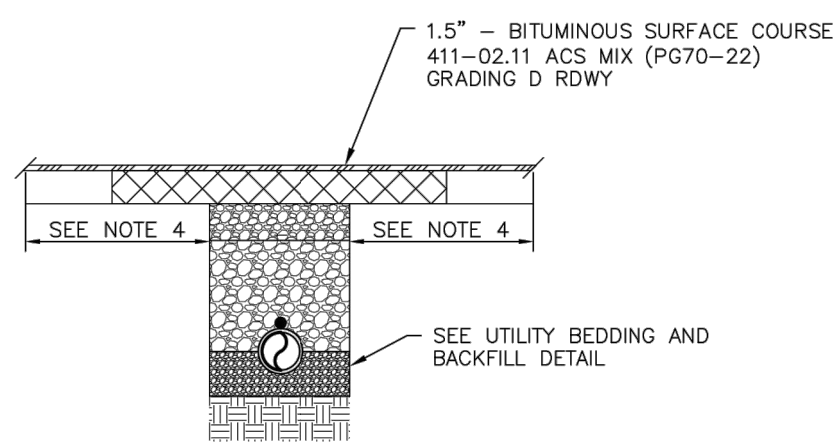
EFFECTIVE DATE: 7/1/2017

7/1/2017
CITY ENGINEER
DATE
7/1/2017
ASSY. DIRECTOR OF ENG.
DATE

STEP 1
TRENCH REPAIR



STEP 2
FULL WIDTH MILL
AND RESURFACE



- NOTE:
- CONTRACTOR SHALL COORDINATE TRENCH INSPECTIONS, BASE STONE INSPECTIONS AND PAVEMENT INSPECTIONS WITH THE CITY OF FRANKLIN STREET DEPARTMENT.
 - ALL WORK PERFORMED SHALL BE FREE FROM WORKMANSHIP DEFECTS FOR A MINIMUM OF (1) YEAR AFTER THE DATE OF ACCEPTANCE.
 - EXISTING PAVEMENTS, BASES, CURB & GUTTER AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE.
 - REPAIRS IN STREETS SHALL INCLUDE MILLING AND RESURFACING 50 FEET PAST THE TRENCH EDGE IN EACH DIRECTION. FINAL LIMITS TO BE DETERMINED BY THE CITY ENGINEER AND SHOWN ON THE SITE PLAN.
- N.T.S

CITY OF FRANKLIN

ASPHALT PAVEMENT TRENCH REPAIR - COLLECTOR AND ARTERIAL STREET

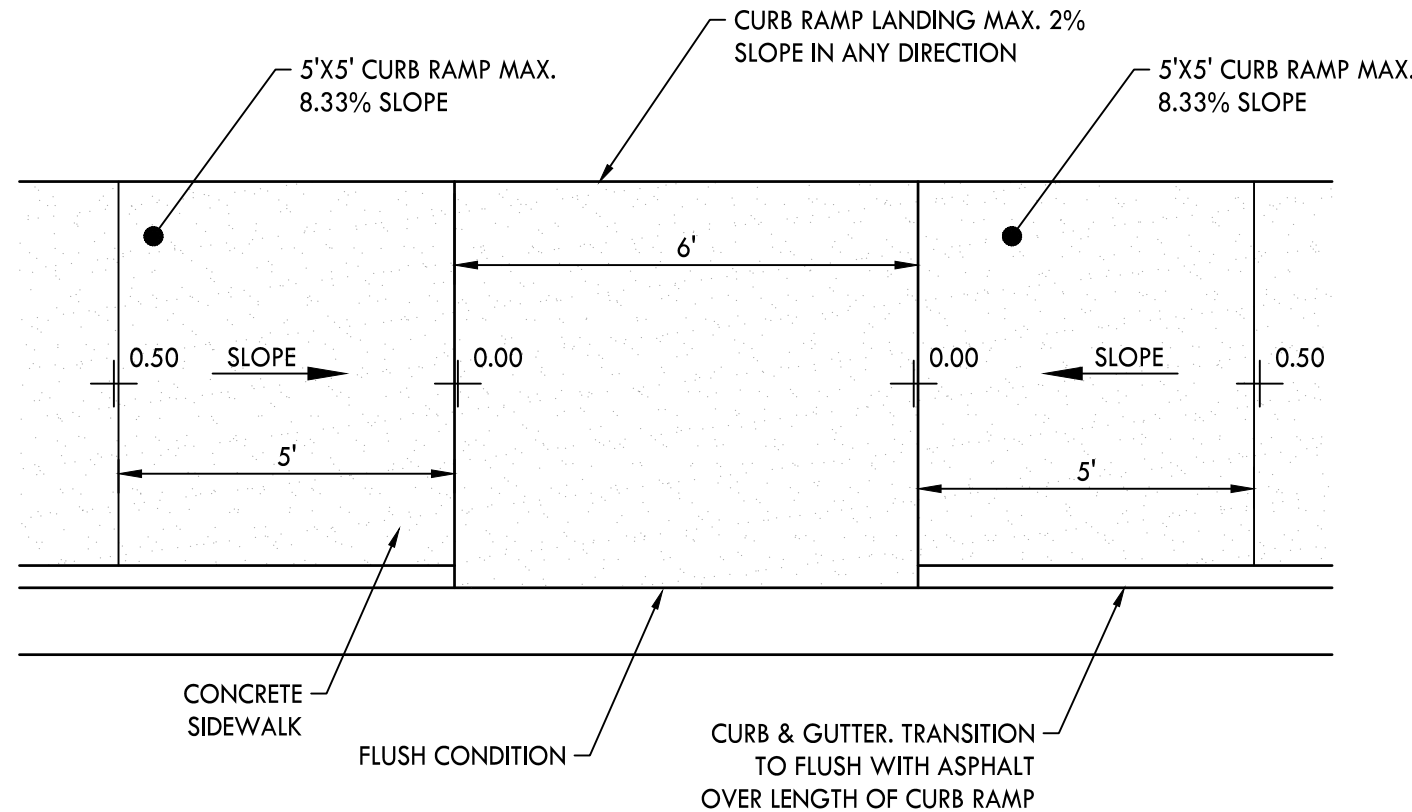
DWG. NO. RD-7

EFFECTIVE DATE: 7/1/2017

7/1/2017
CITY ENGINEER
DATE
7/1/2017
ASSY. DIRECTOR OF ENG.
DATE

TRENCH REPAIR

NOT TO SCALE

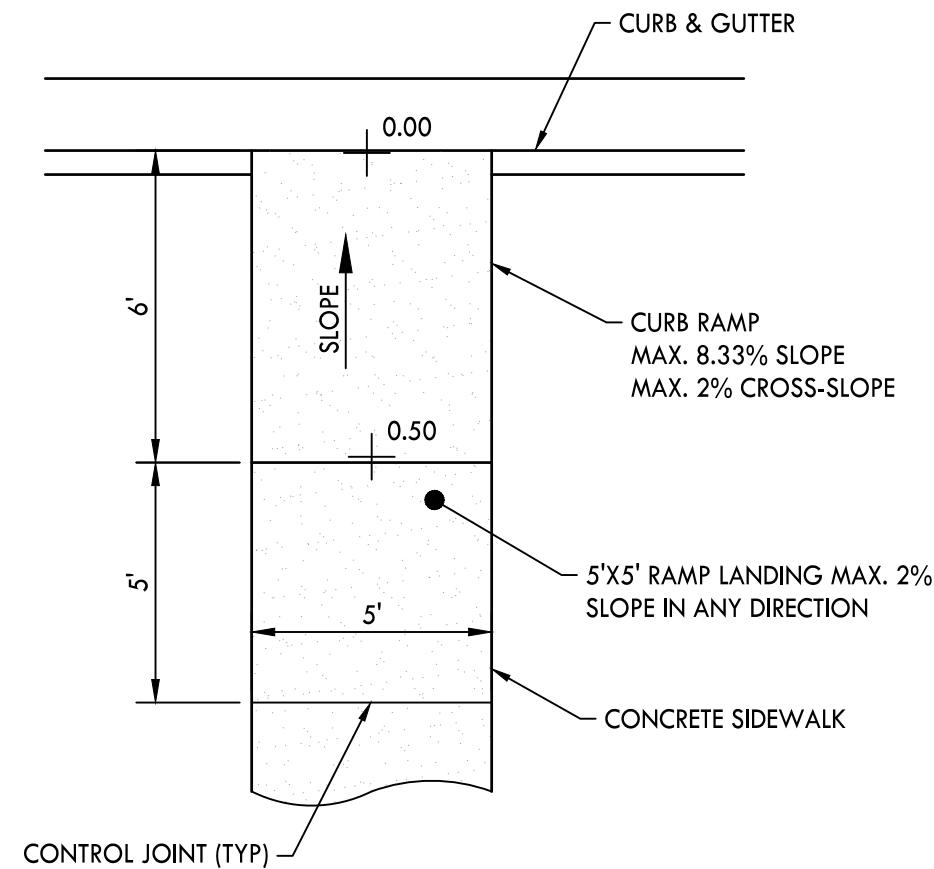


CURB RAMP AT ACCESSIBLE PARKING

7

ACCESSIBLE RAMP

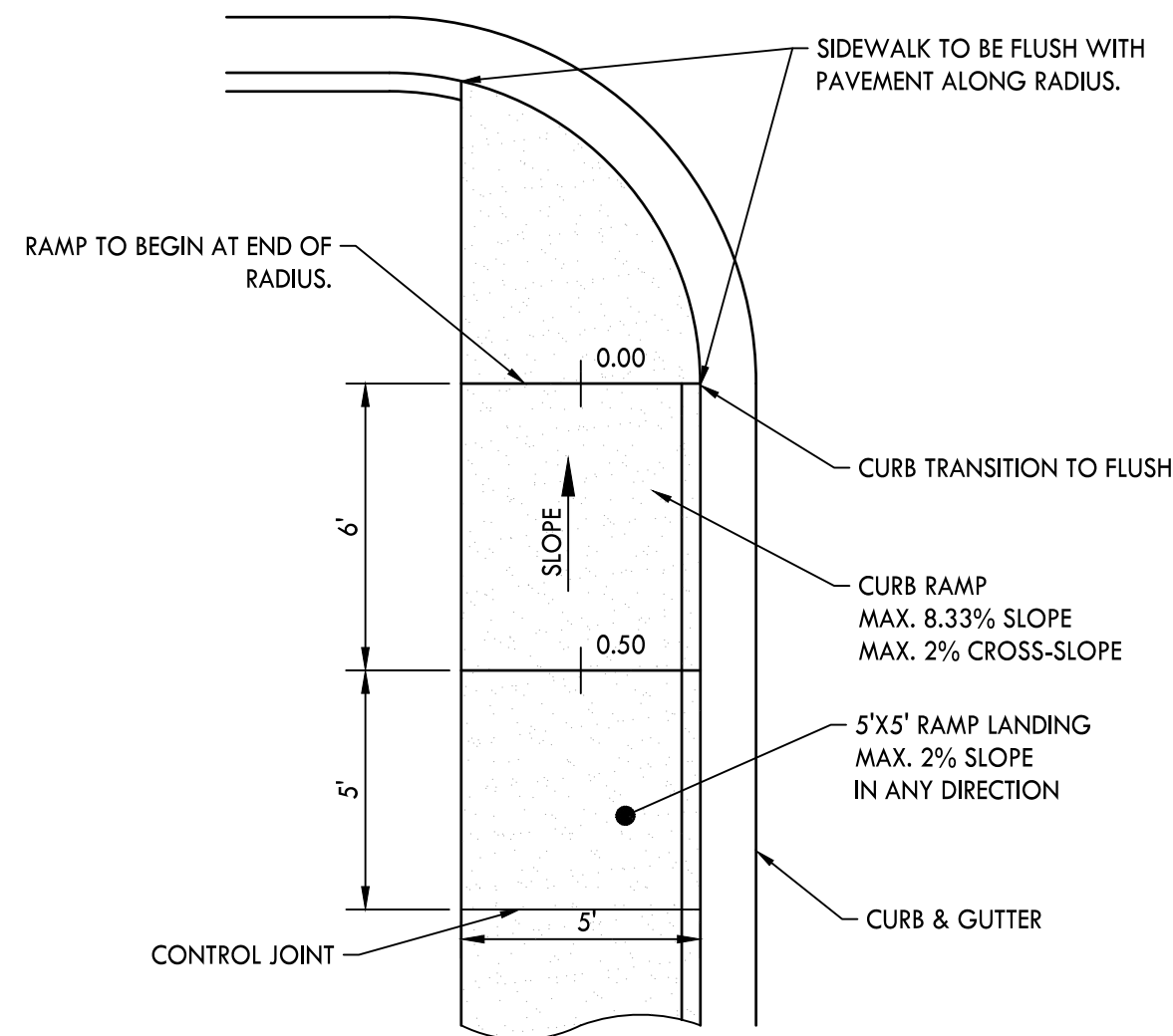
NOT TO SCALE



7

ACCESSIBLE RAMP - TYPE A

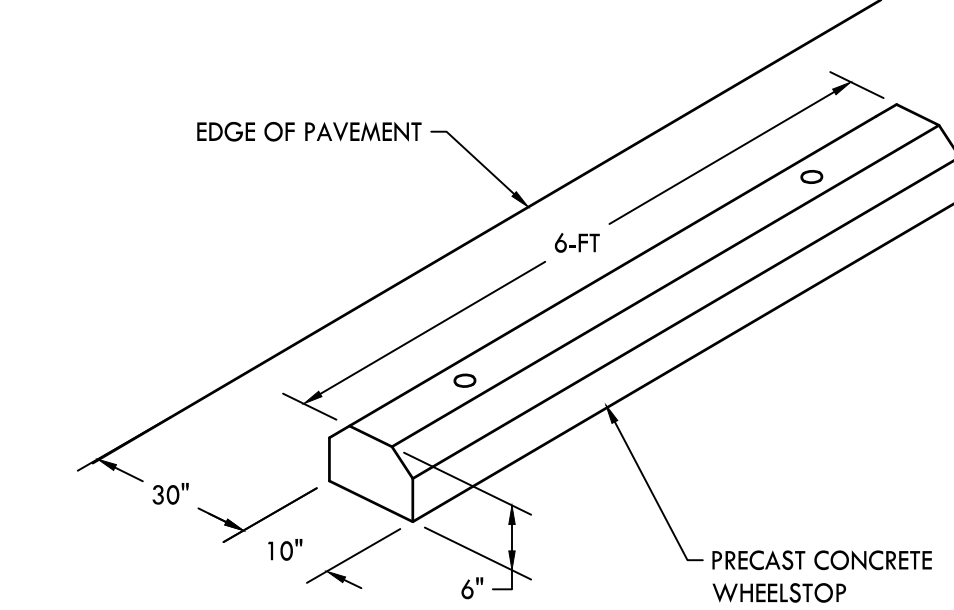
NOT TO SCALE



9

ACCESSIBLE RAMP - TYPE B

NOT TO SCALE

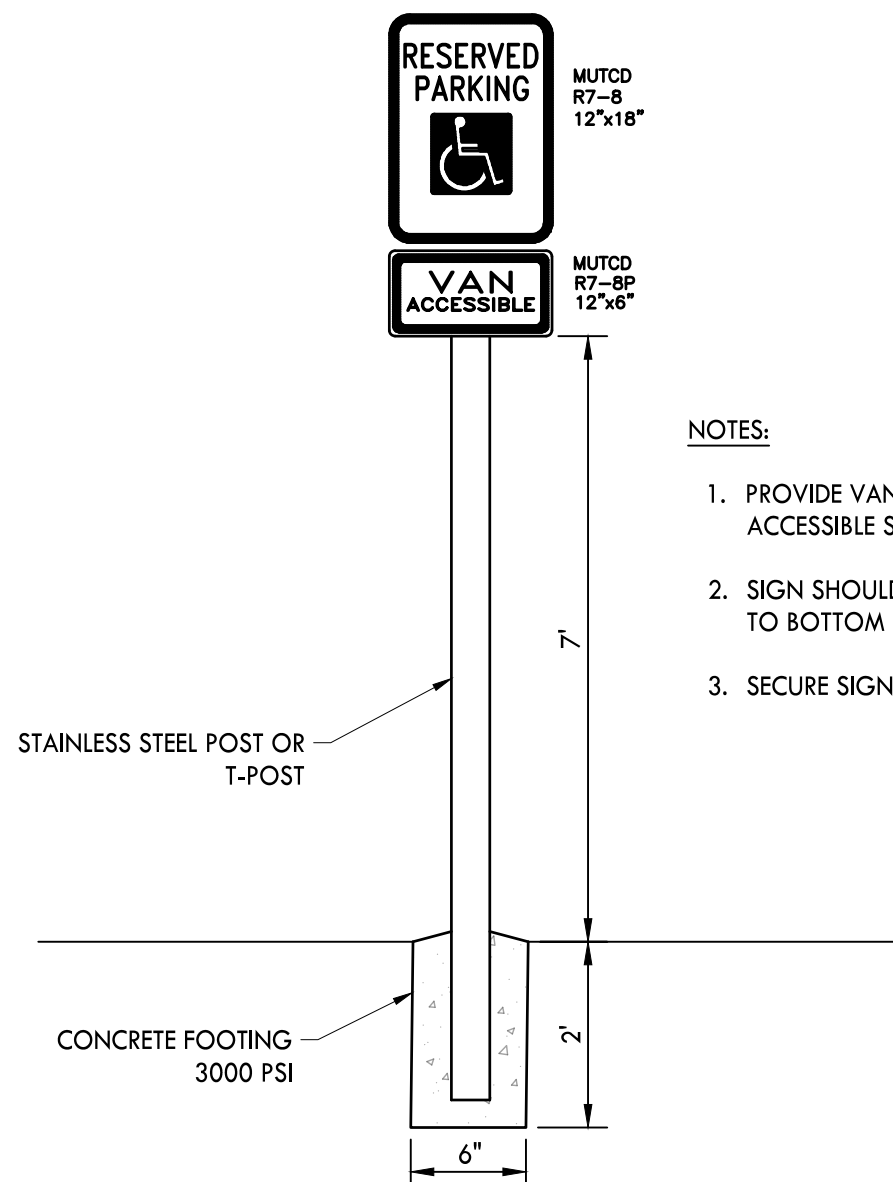


- NOTES:
- CONCRETE TO BE 3500 PSI.
 - REINFORCED WITH 2 #3 BARS.

4

CONCRETE WHEELSTOP

NOT TO SCALE

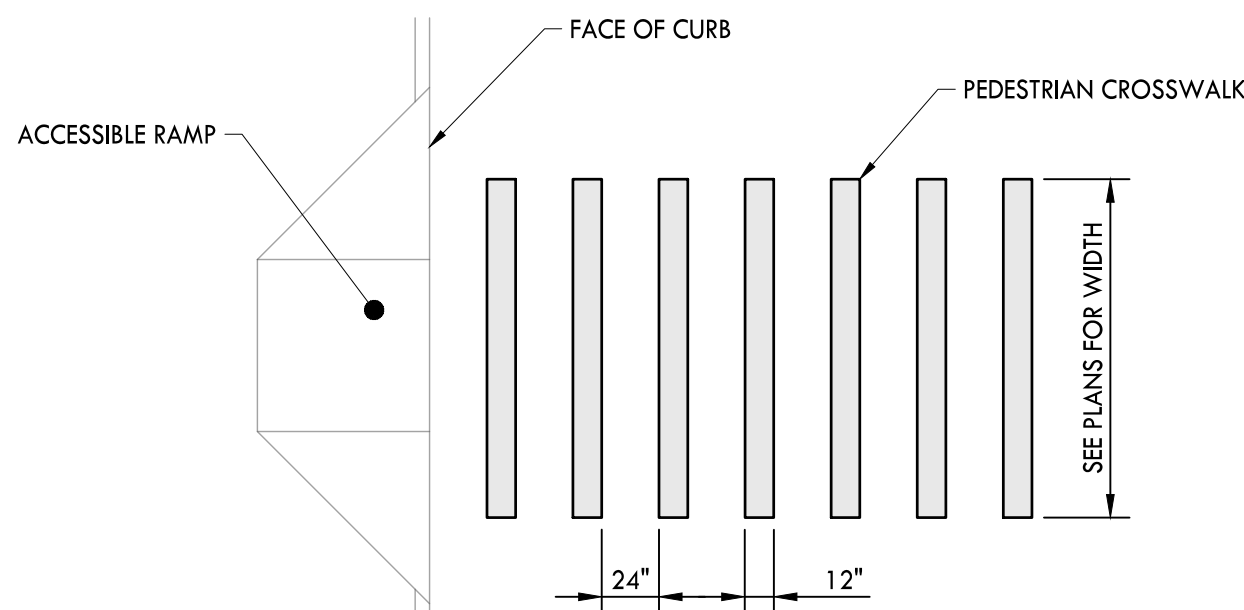


- NOTES:
- PROVIDE VAN ACCESSIBLE SIGN AT VAN ACCESSIBLE SPACES ONLY.
 - SIGN SHOULD BE 7-FT FROM FINISHED GRADE TO BOTTOM OF SIGN.
 - SECURE SIGN TO POST AS REQUIRED.

5

ACCESSIBLE PARKING SIGN

NOT TO SCALE

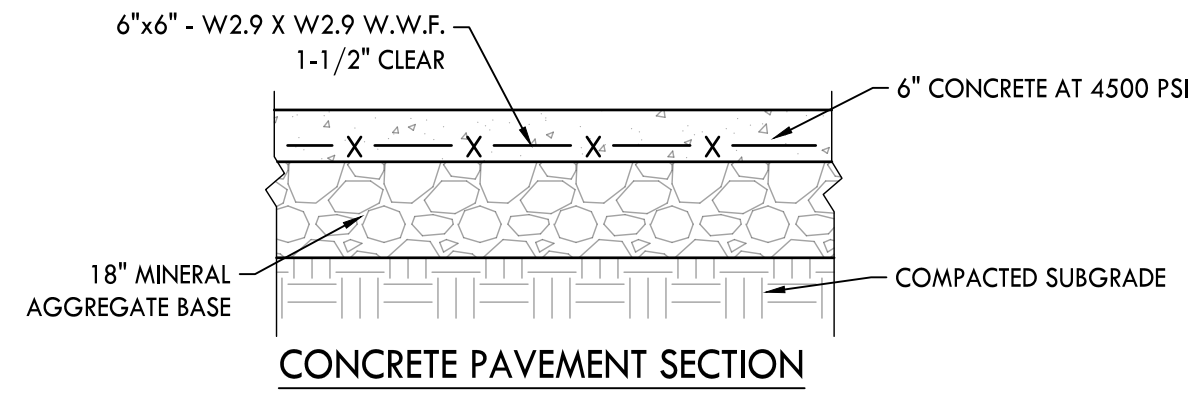


- NOTES:
- THE PEDESTRIAN CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 403.3.
 - MARKINGS SHALL BE SOLID WHITE PAINTED ON ASPHALT.
 - PAIN 1 1/2" WIDE STRIPES AS INDICATED. USE PORTER "TRAFFIC WHITE" PAINT OR APPROVED EQUAL.

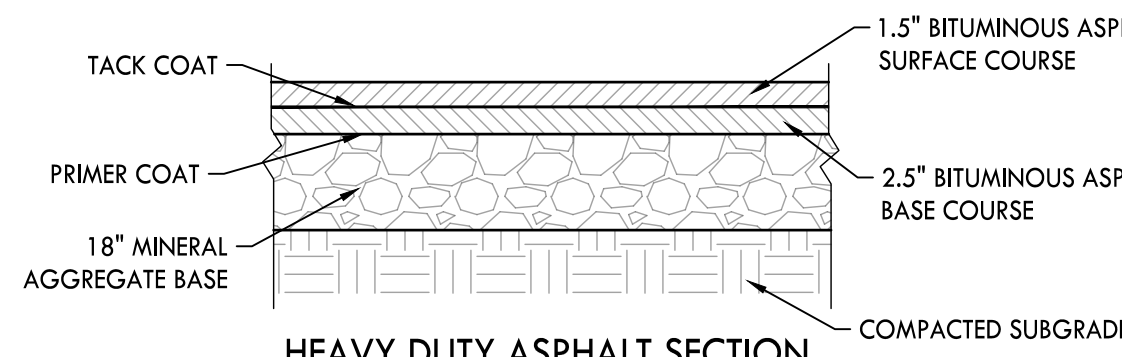
6

PEDESTRIAN CROSSWALK

NOT TO SCALE



CONCRETE PAVEMENT SECTION

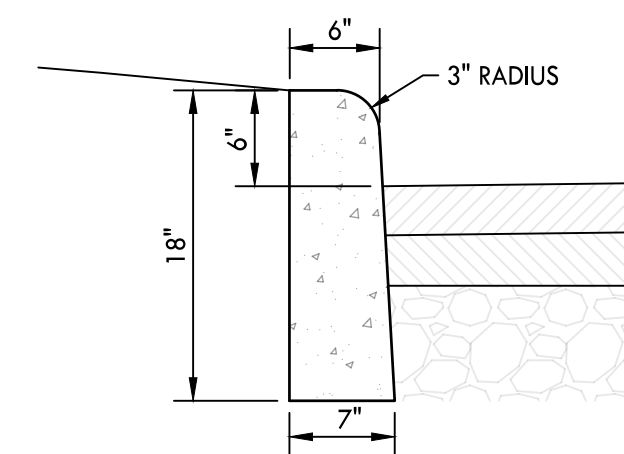


HEAVY DUTY ASPHALT SECTION

1

PAVEMENT SECTIONS

NOT TO SCALE



- NOTES:
- CONCRETE TO BE 4000 PSI.
 - PROVIDE CONTROL JOINTS EVERY 10 LINEAR FEET ALONG CURB.
 - PROVIDE EXPANSION JOINTS EVERY 90 LINEAR FEET.

2

POST CURB

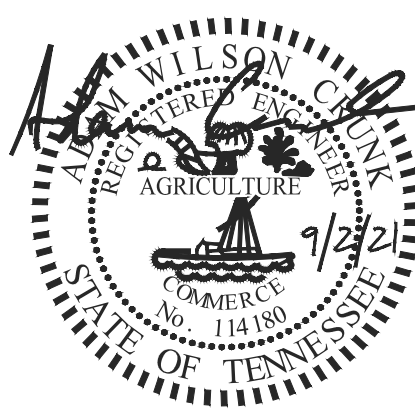
NOT TO SCALE

3

RESERVED

NOT TO SCALE

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



MERCY COMMUNITY
HEALTHCARE

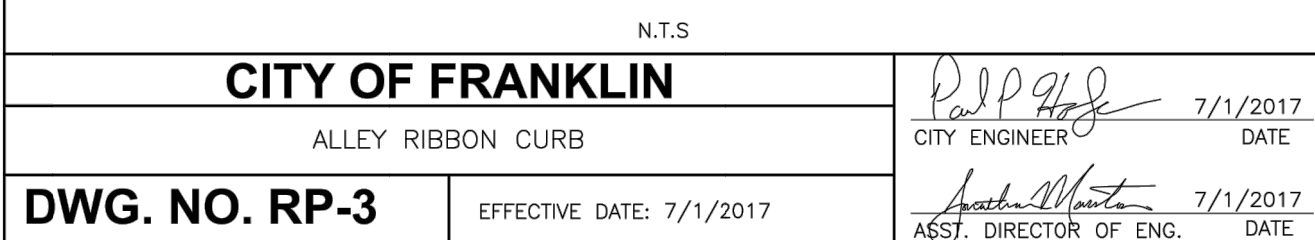
143 SOUTHEAST PARKWAY CT, FRANKLIN, TN, 37064

REVISIONS	DATE	
	No.	

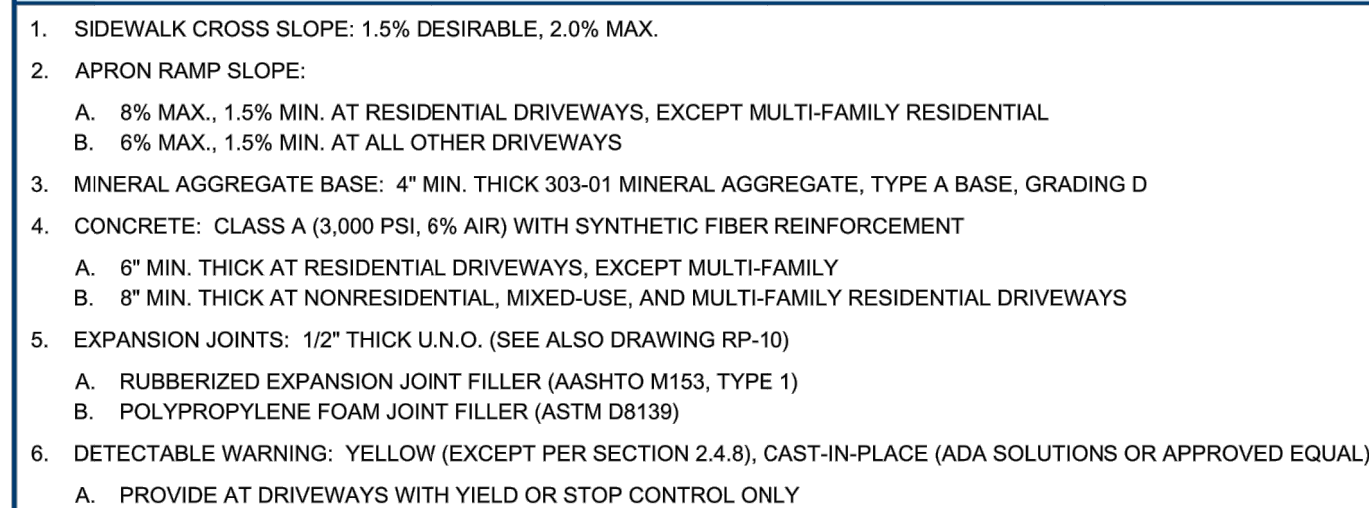
09/02/21 7614

C2.1

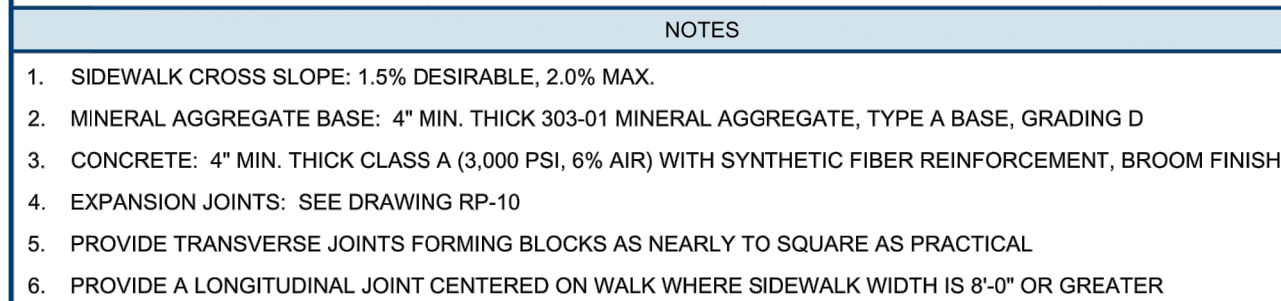
LAYOUT DETAILS



RIBBON CURB
NOT TO SCALE



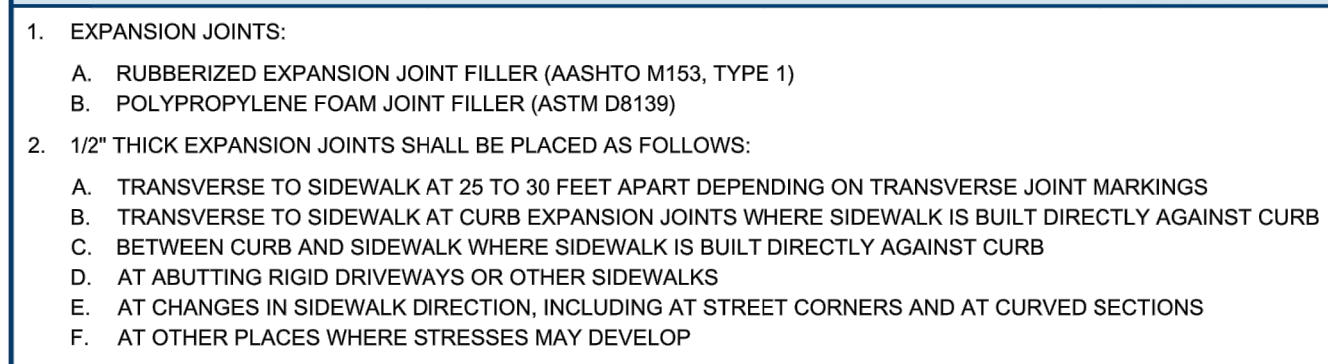
DRIVEWAY APRON
NOT TO SCALE



 HISTORIC FRANKLIN	CONCRETE SIDEWALK			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: <i>Paul P. Goff</i>	DATE: 7/1/2021	RP-8
	NOT TO SCALE			

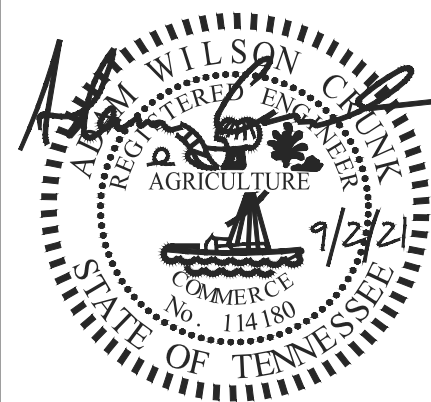
CONCRETE SIDEWALK

NOT TO SCALE



 HISTORIC FRANKLIN COUNTY	SIDEWALK EXPANSION JOINT		DWG. NO.
	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: <i>Paul P. Gole</i>	DATE: 7/1/2021

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



MERCY COMMUNITY
HEALTHCARE

143 SOUTHEAST PARKWAY CT, FRANKLIN, TN, 37064

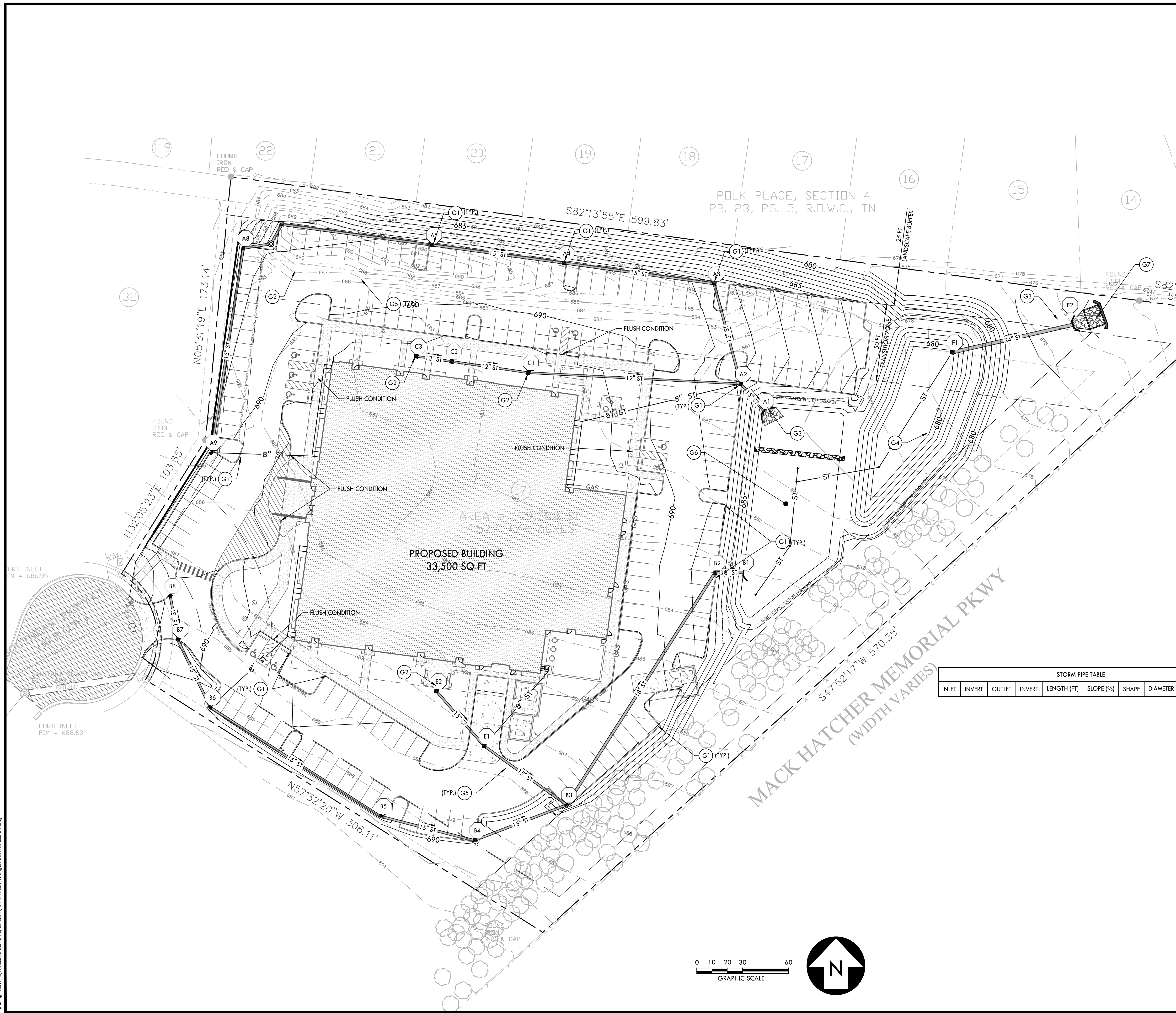
[illegible]

09/02/21	7614
----------	------

C2.2

LAYOUT DETAILS

Drawn by: J. P. [unclear] 12/12/2015. Mercy Community Center HealthCare - 1100mg/Construction/CS-004.dwg



Grading & Drainage Plan Keynotes		
CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C3.1 - 1
G2	SINGLE CATCH BASIN	C3.1 - 2
G3	CONCRETE HEADWALL	C3.1 - 4
G4	POND OUTLET STRUCTURE	C3.1 - 5
G5	JUNCTION BOX	C3.1 - 7
G6	BIORETENTION AREA	C3.1 - 3
G7	LEVEL SPREADER	C3.1 - 6

NOTES:
1. REFER TO SHEET C1.1 FOR NOTES.

PROPOSED GRADING & DRAINAGE LEGEND

- 55' PROPOSED CONTOUR
- +55.10 PROPOSED SPOT ELEVATION
- A1 STORM STRUCTURE LABEL
- ST STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

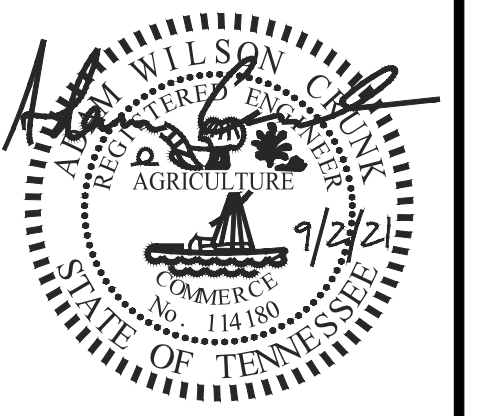
STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE



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



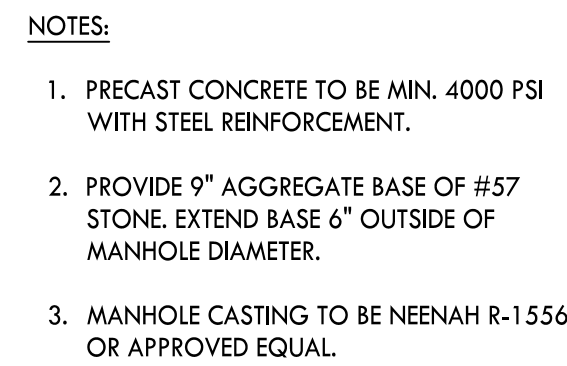


MERCY COMMUNITY HEALTHCARE
143 SOUTHEAST PARKWAY CT, FRANKLIN, TN, 37064

REVISIONS	DATE	
	No.	

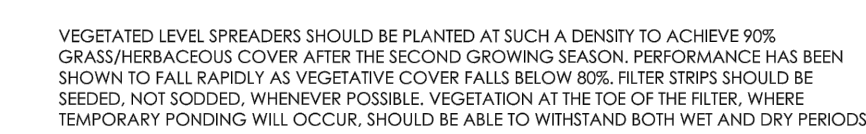
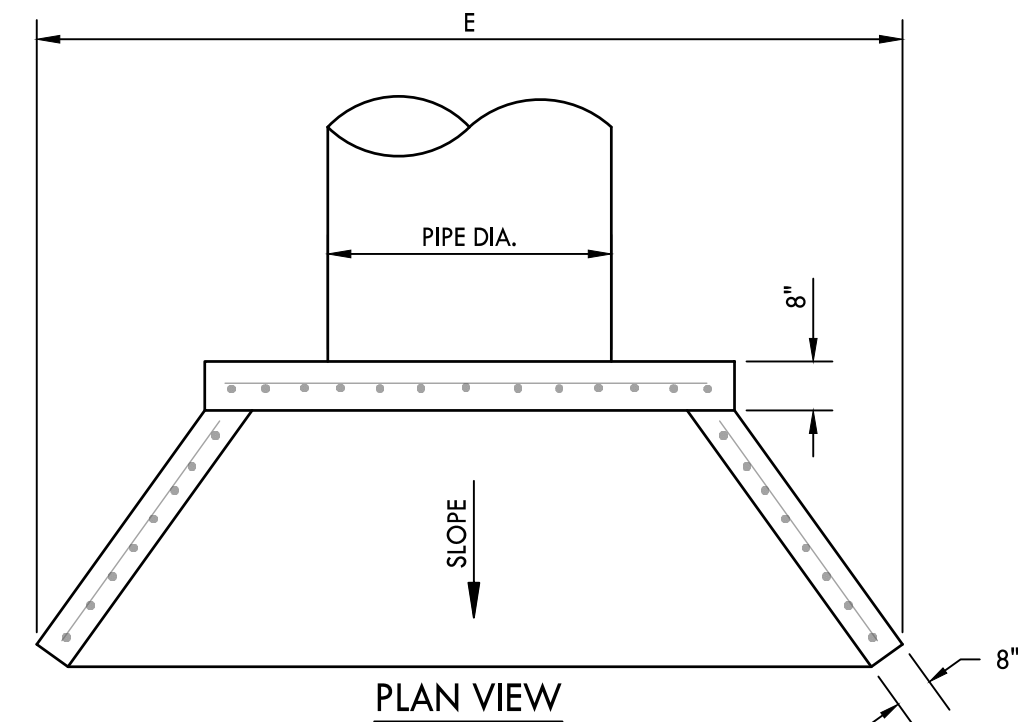
09/02/21 7614

C3.0
Grading & Drainage Plan



NOTES:

1. CONCRETE TO BE 4000 PSI.
2. REINFORCING STEEL SHALL MEET ASTM A615 FOR GRADE 60. MIN. 2" CLEARANCE.
3. PIPE TO BE GROUTED INTO HEADWALL ON SITE.
4. PRECAST HEADWALLS ARE ACCEPTABLE IN LIEU OF CAST IN PLACE. PRECAST ELEMENTS TO MEET ASTM C913
5. CHAMFER ALL CORNERS 1".



VEGETATED LEVEL SPREADER NOTES:

1. CONSULT SPECIFICATIONS FOR APPROPRIATE USE OF VEGETATED LIP VERSUS RIGID LIP. RIGID LIPS ARE REQUIRED IN AREAS OF HIGH EROSIVITY
2. 6" MINIMUM PONDING ALLOWABLE
3. ENDS OF REINFORCEMENT MATTING SHALL BE BURIED TO A 6" MINIMUM

 CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

DIRECTOR OF ENGINEERING

STORMWATER COORDINATOR

LEVEL SPREADER
NOT TO SCALE



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



MERCY COMMUNITY
HEALTHCARE

143 SOUTHEAST PARKWAY CT, FRANKLIN, TN, 37064

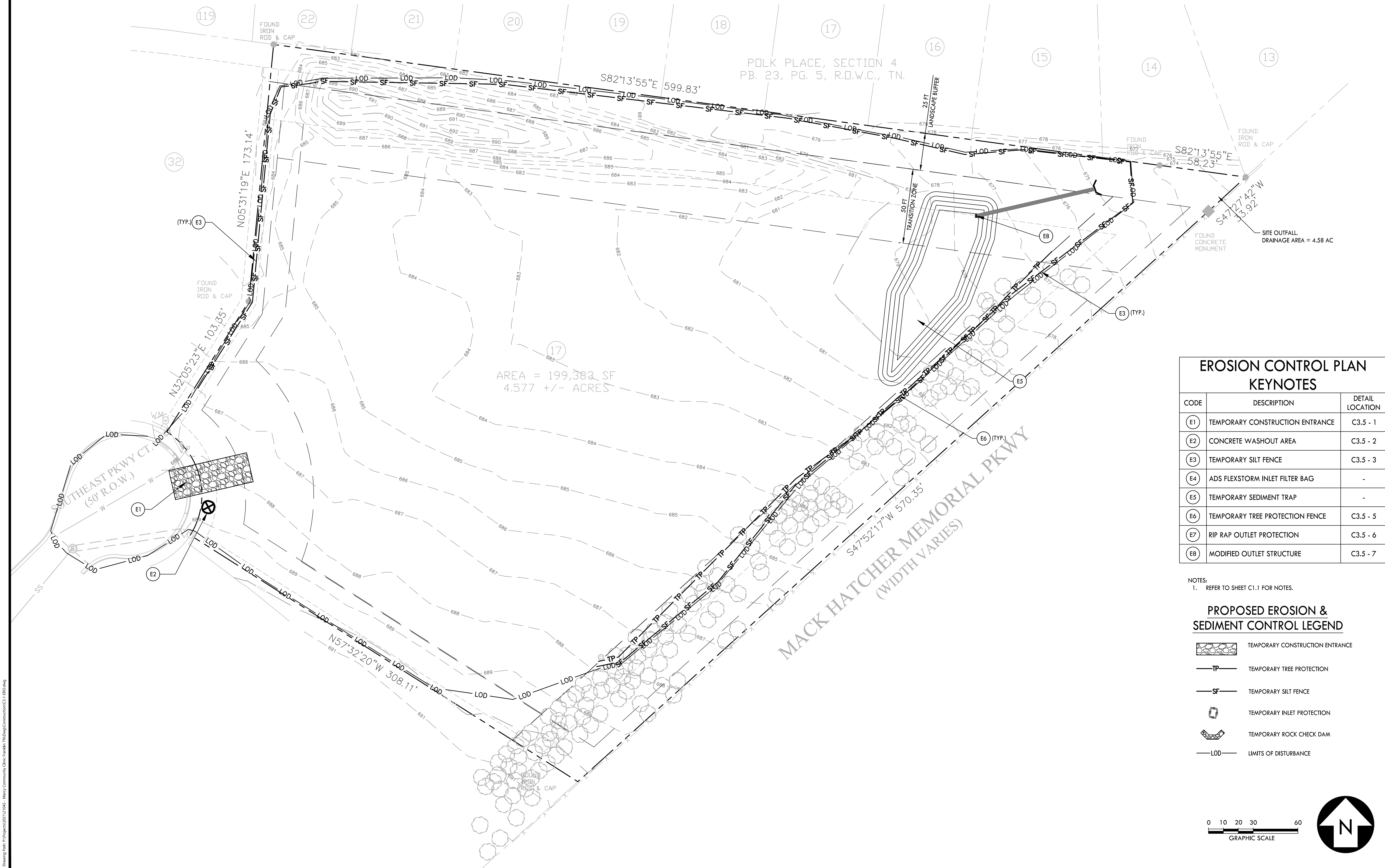
REVISIONS	
No.	DATE

09/02/21 70

C3.1

GRADING &
DRAINAGE DETAIL

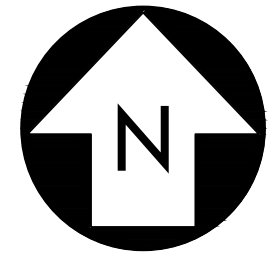
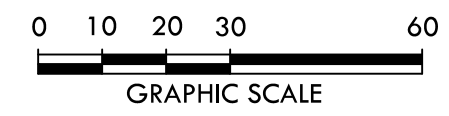
Drawn by: JPL/Project: 2021/12/14/15 - Mercy Community Center/Project: 1/1/2021/15



EROSION CONTROL PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
E1	TEMPORARY CONSTRUCTION ENTRANCE	C3.5 - 1
E2	CONCRETE WASHOUT AREA	C3.5 - 2
E3	TEMPORARY SILT FENCE	C3.5 - 3
E4	ADS FLEXSTORM INLET FILTER BAG	-
E5	TEMPORARY SEDIMENT TRAP	-
E6	TEMPORARY TREE PROTECTION FENCE	C3.5 - 5
E7	RIP RAP OUTLET PROTECTION	C3.5 - 6
E8	MODIFIED OUTLET STRUCTURE	C3.5 - 7

NOTES:
1. REFER TO SHEET C1.1 FOR NOTES.

PROPOSED EROSION & SEDIMENT CONTROL LEGEND	
	TEMPORARY CONSTRUCTION ENTRANCE
	TEMPORARY TREE PROTECTION
	TEMPORARY SILT FENCE
	TEMPORARY INLET PROTECTION
	TEMPORARY ROCK CHECK DAM
	LIMITS OF DISTURBANCE



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

MERCY COMMUNITY HEALTHCARE
143 SOUTHEAST PARKWAY CT, FRANKLIN, TN, 37064

REVISIONS	DATE	
No.		
09/02/21		7614

C3.2

INITIAL EROSION & SEDIMENT CONTROL PLAN

Page 159 of 232

Drawing Date: 09/02/2021 10:45 AM, Drawing Title: Final Erosion & Sediment Control Plan, Drawing Scale: 1"=40', Drawing Author: CRUNK ENGINEERING, Drawing Check: CRUNK ENGINEERING, Drawing Date: 09/02/2021 10:45 AM

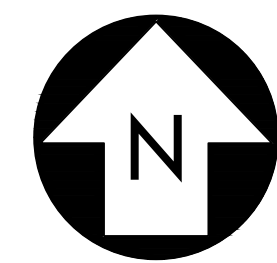


EROSION CONTROL PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
E1	TEMPORARY CONSTRUCTION ENTRANCE	C3.5 - 1
E2	CONCRETE WASHOUT AREA	C3.5 - 2
E3	TEMPORARY SILT FENCE	C3.5 - 3
E4	ADS FLEXSTORM INLET FILTER BAG	-
E5	TEMPORARY SEDIMENT TRAP	-
E6	TEMPORARY TREE PROTECTION FENCE	C3.5 - 5
E7	RIP RAP OUTLET PROTECTION	C3.5 - 6
E8	MODIFIED OUTLET STRUCTURE	C3.5 - 7

NOTES:
1. REFER TO SHEET C1.1 FOR NOTES.

PROPOSED EROSION & SEDIMENT CONTROL LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE
- TEMPORARY TREE PROTECTION
- TEMPORARY SILT FENCE
- TEMPORARY INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- LIMITS OF DISTURBANCE



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

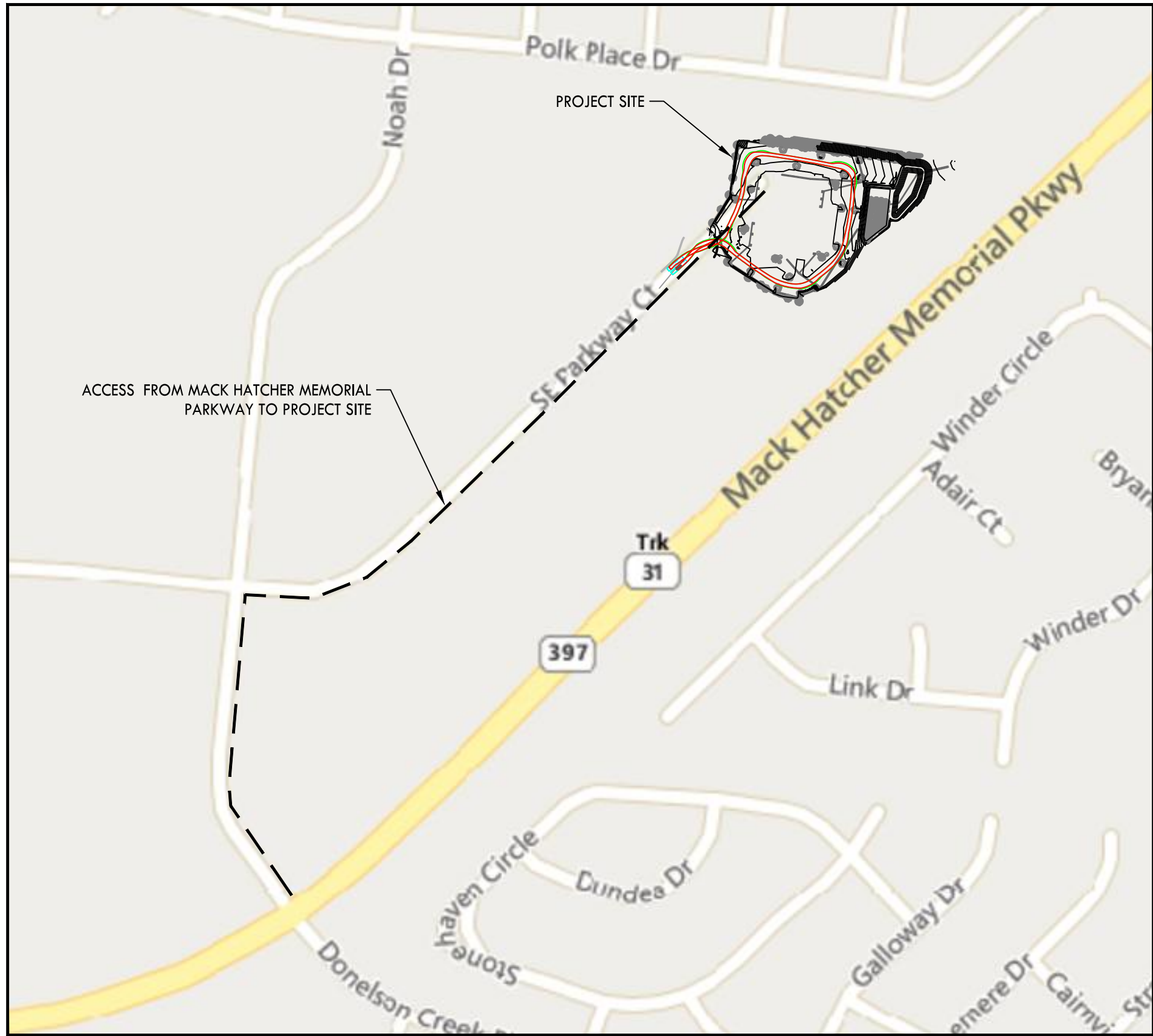


MERCY COMMUNITY HEALTHCARE
143 SOUTHEAST PARKWAY CT, FRANKLIN, TN, 37064

REVISIONS		DATE
No.		

09/02/21 7614

C3.4
FINAL EROSION & SEDIMENT CONTROL PLAN



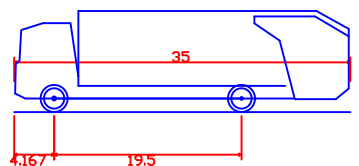
HYDRANT 1 - 8' FROM ENTRANCE

TRASH TRUCK TURNING MOVEMENT

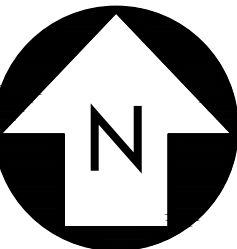
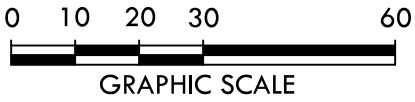
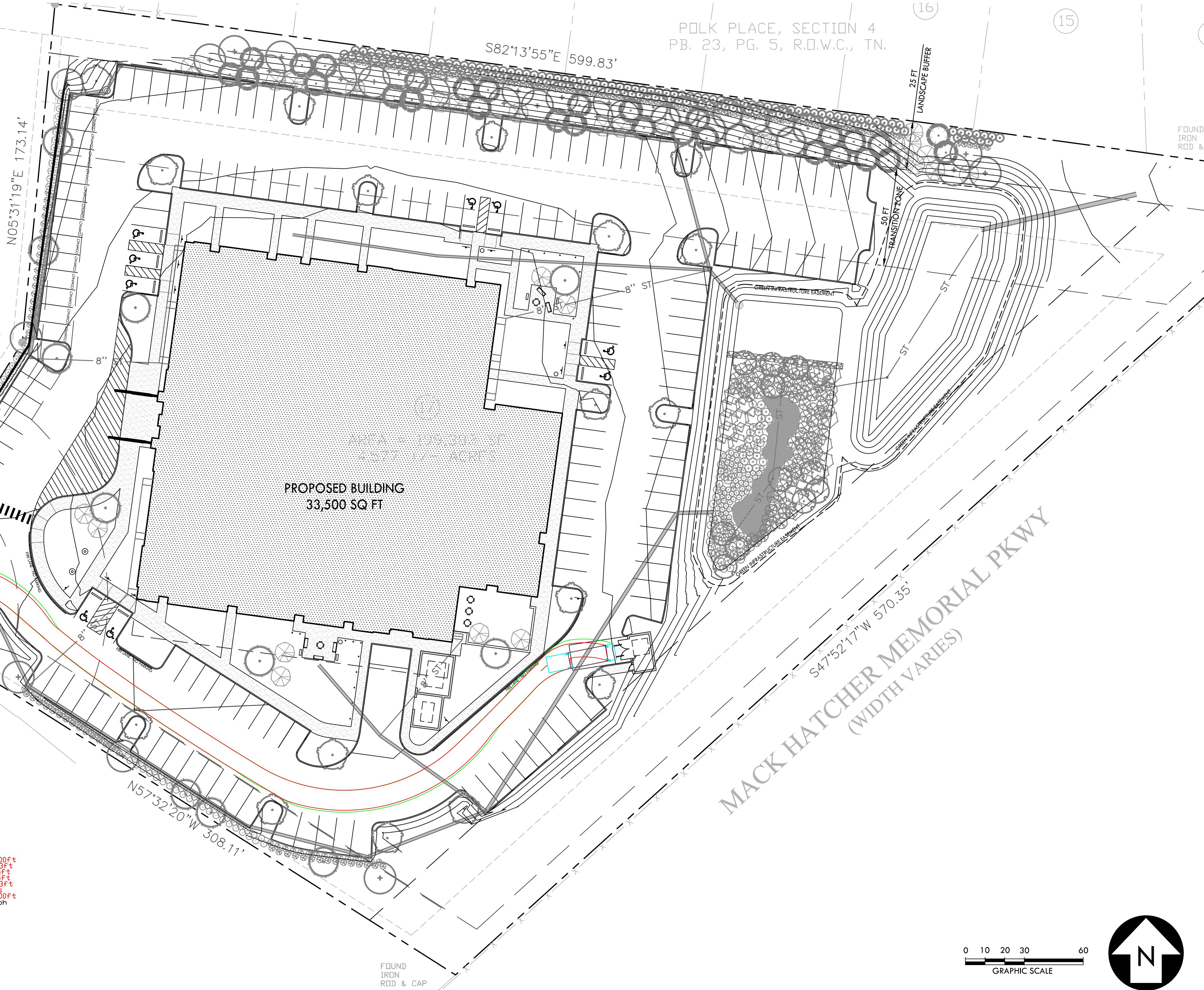
SOUTHEAST PKWY CT.
(50' R.O.W.)

SANITARY SEWER MH
RIM = 688.36'
CURB INLET
RIM = 688.63'

HYDRANT 2 - 310' FROM ENTRANCE



Franklin Trash
Overall Length 35.000ft
Overall Width 10.000ft
Overall Body Height 10.000ft
Min. Body Ground Clearance 1.415ft
Track Width 8.000ft
Lock-to-lock time 2.000s
Curb to curb Turning Radius 46.000ft
Design Speed 50mph



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



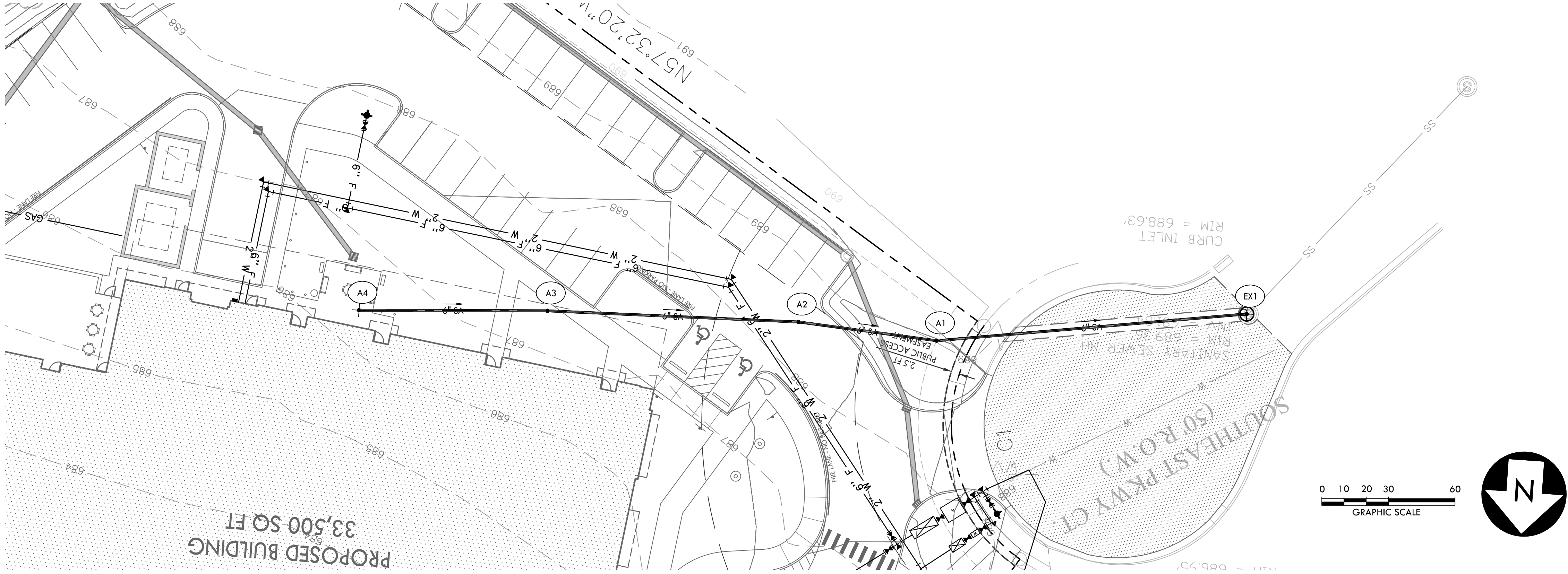
MERCY COMMUNITY
HEALTHCARE
143 SOUTHEAST PARKWAY CT, FRANKLIN, TN, 37064

REVISIONS	DATE	
	No.	

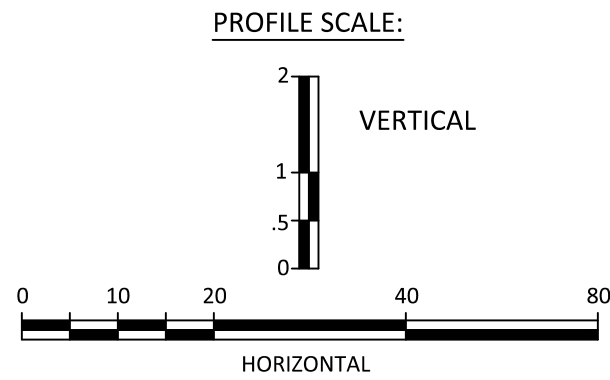
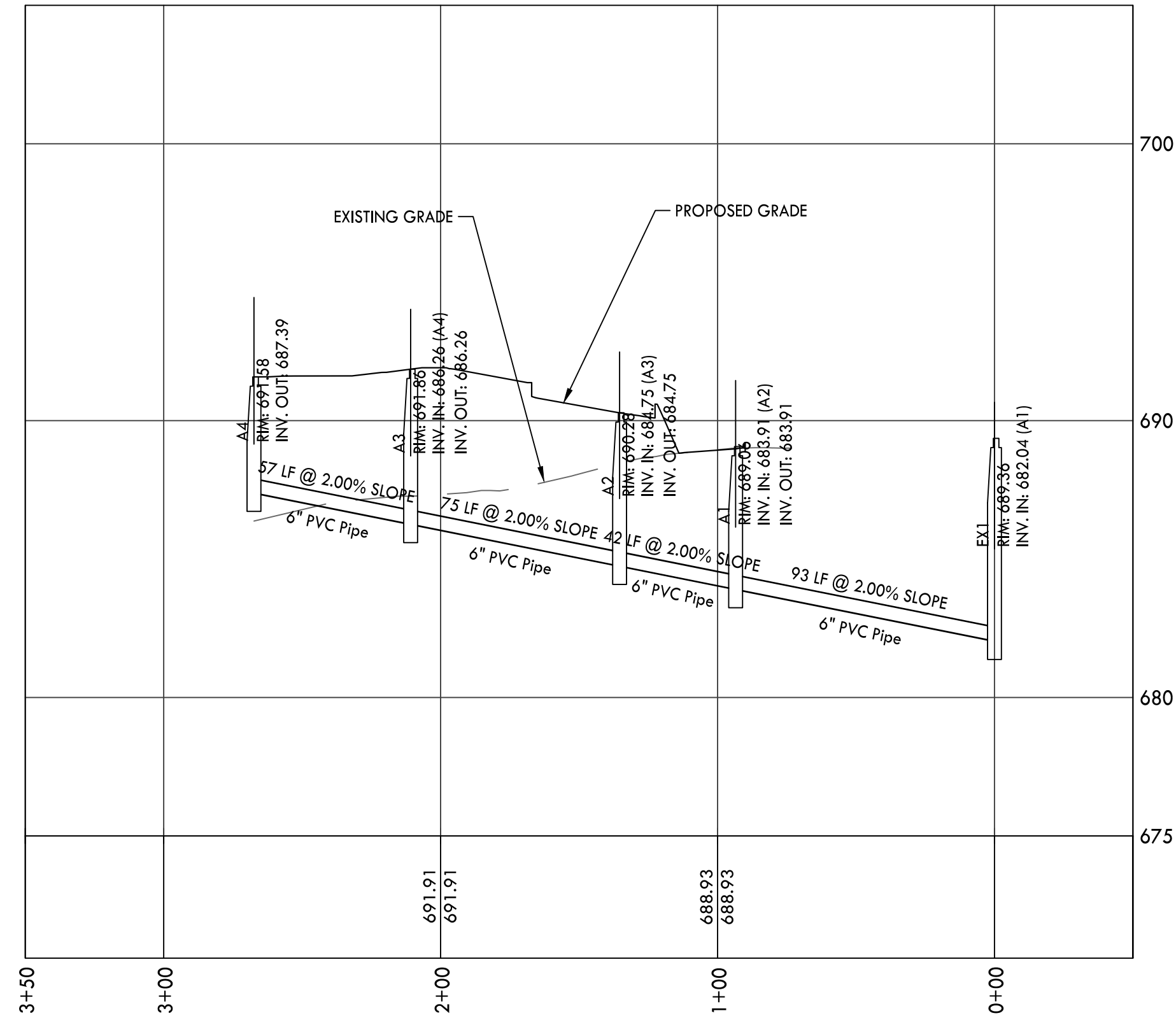
09/02/21 7614

C4.1
ROW & ACCESS
PLAN

Drawing Path: P:\Projects\2021\143 - Mercy Community Center Facility - 143\Drawings\Construction\CS-111.dwg



SANITARY LINE A

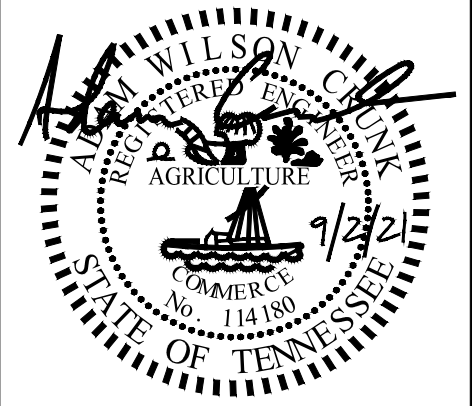


REVISIONS	
No.	DATE

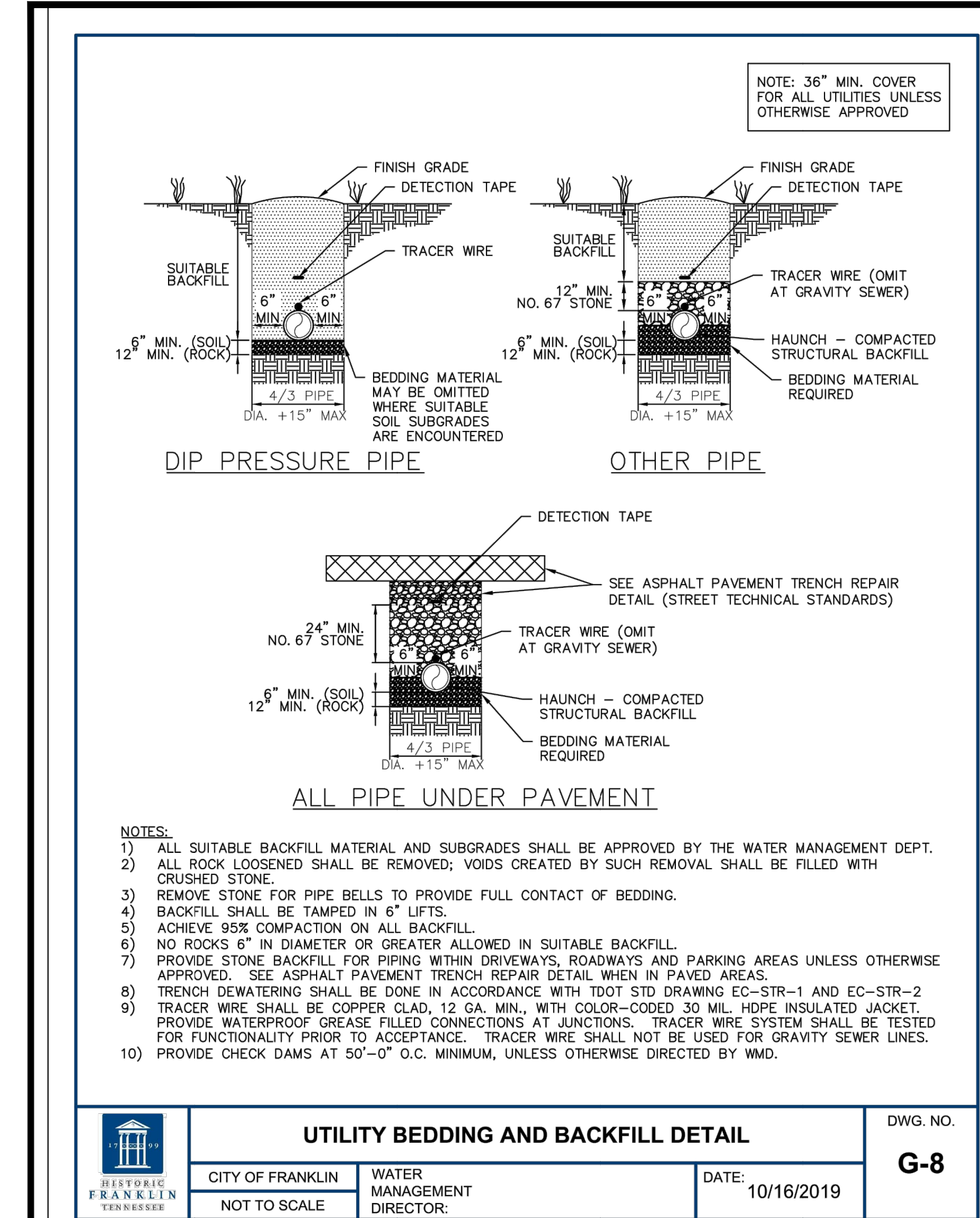
09/02/21 7614

C5.1
SANITARY SEWER
PLAN & PROFILE

**MERCY COMMUNITY
HEALTHCARE**
143 SOUTHEAST PARKWAY CT, FRANKLIN, TN, 37064



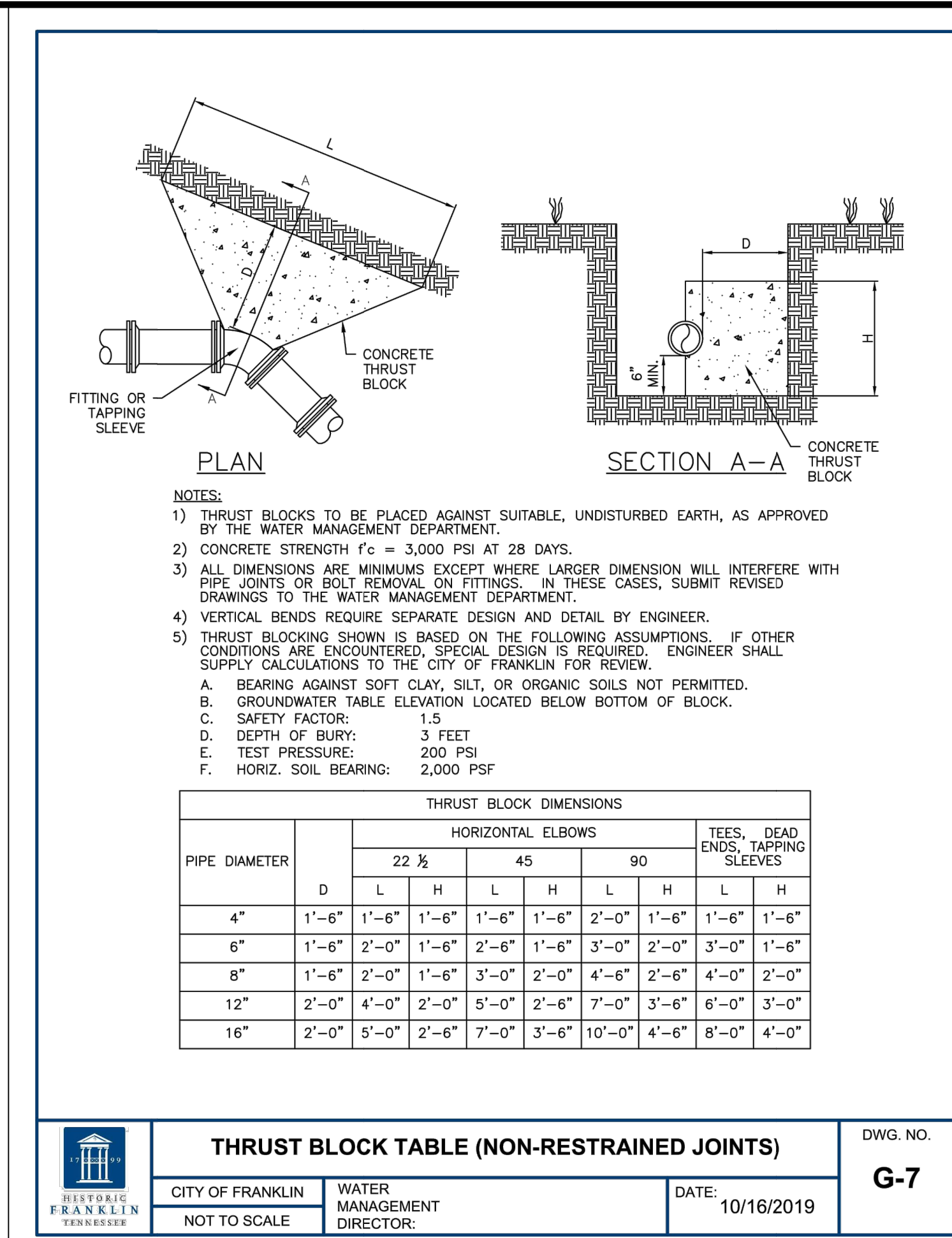
CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM



6

UTILITY BEDDING

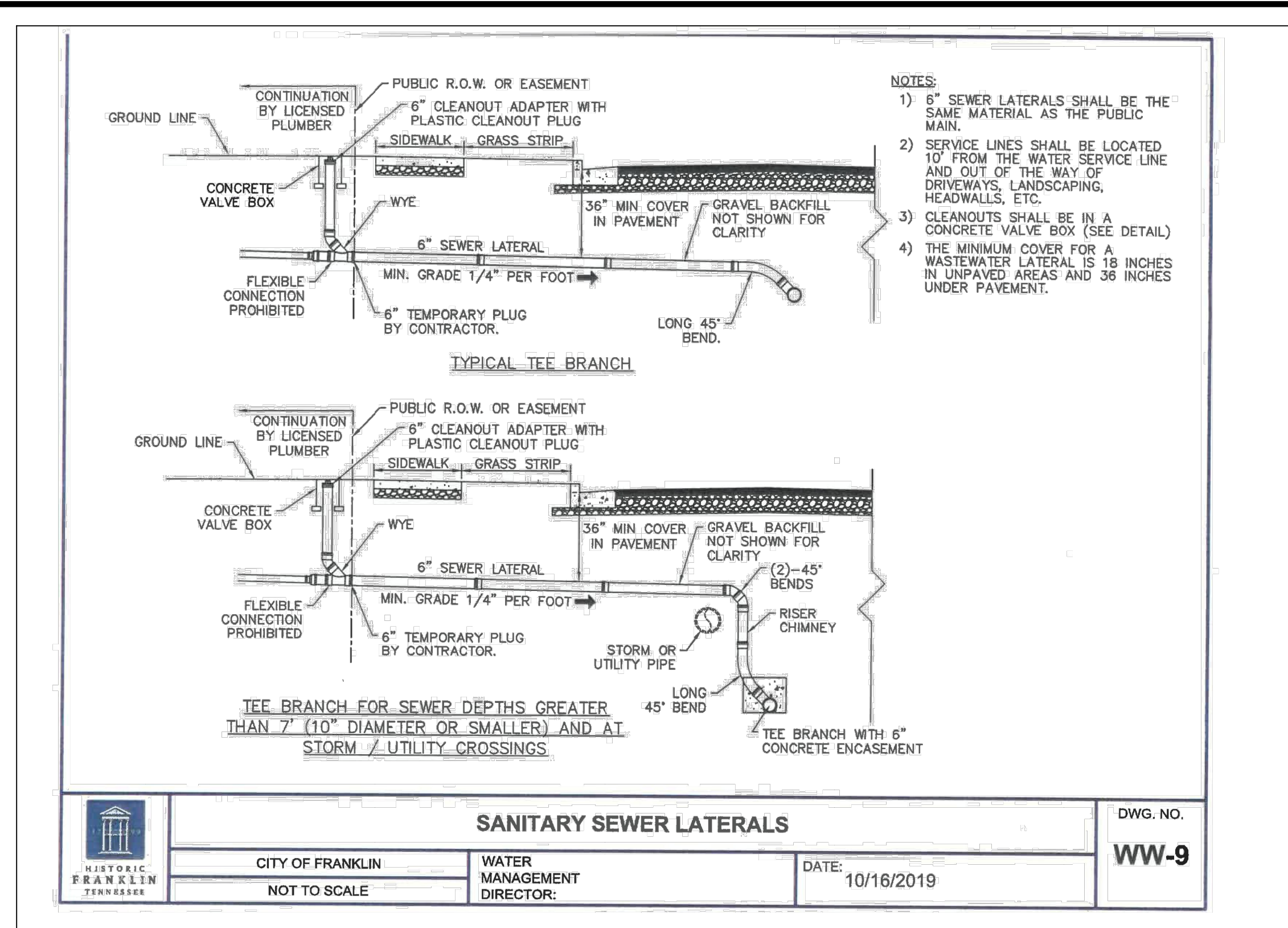
NOT TO SCALE



4

THRUST BLOCKS

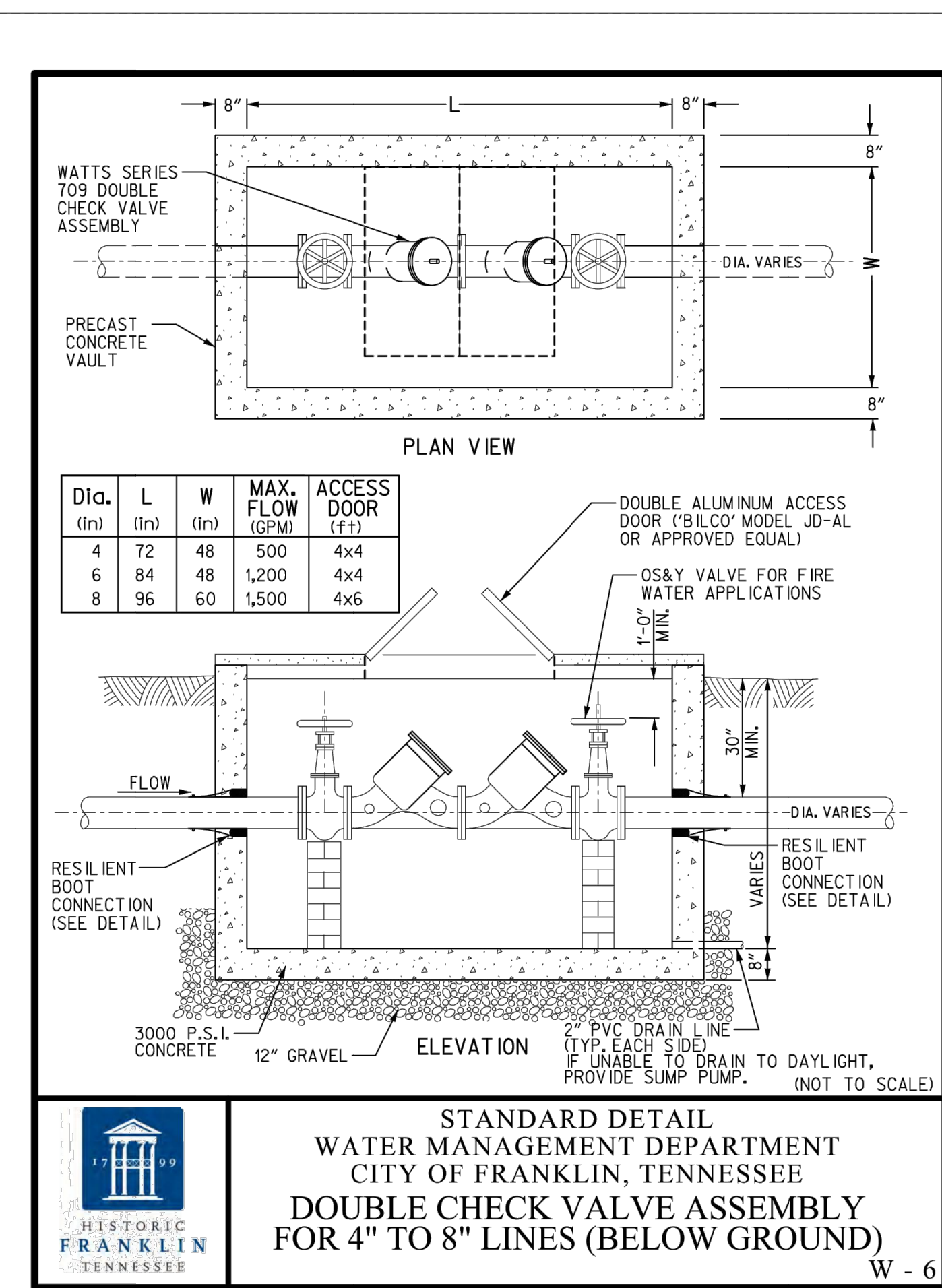
NOT TO SCALE



1

CLEANOUT

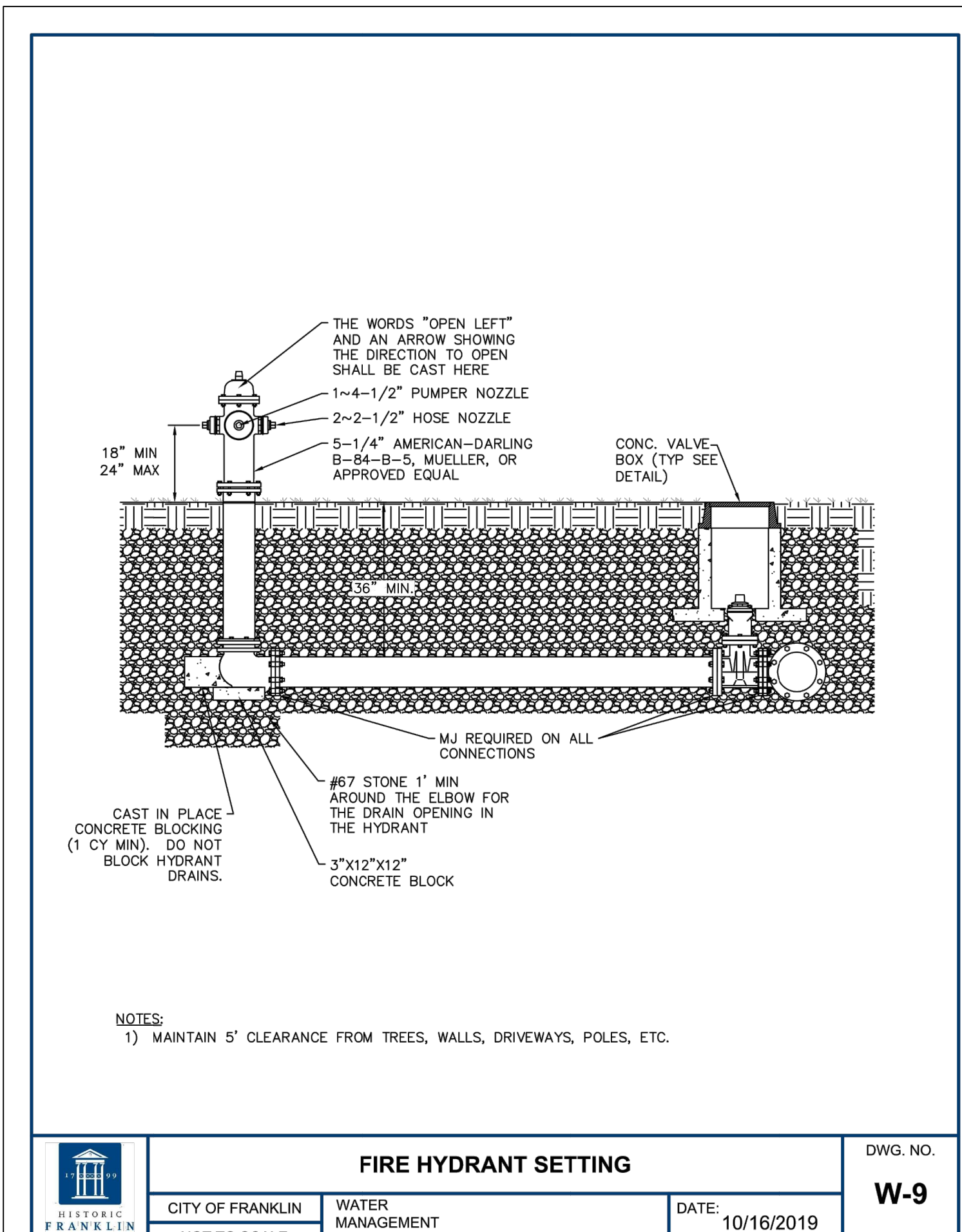
NOT TO SCALE



7

DOUBLE DETECTOR CHECK VALVE ASSEMBLY

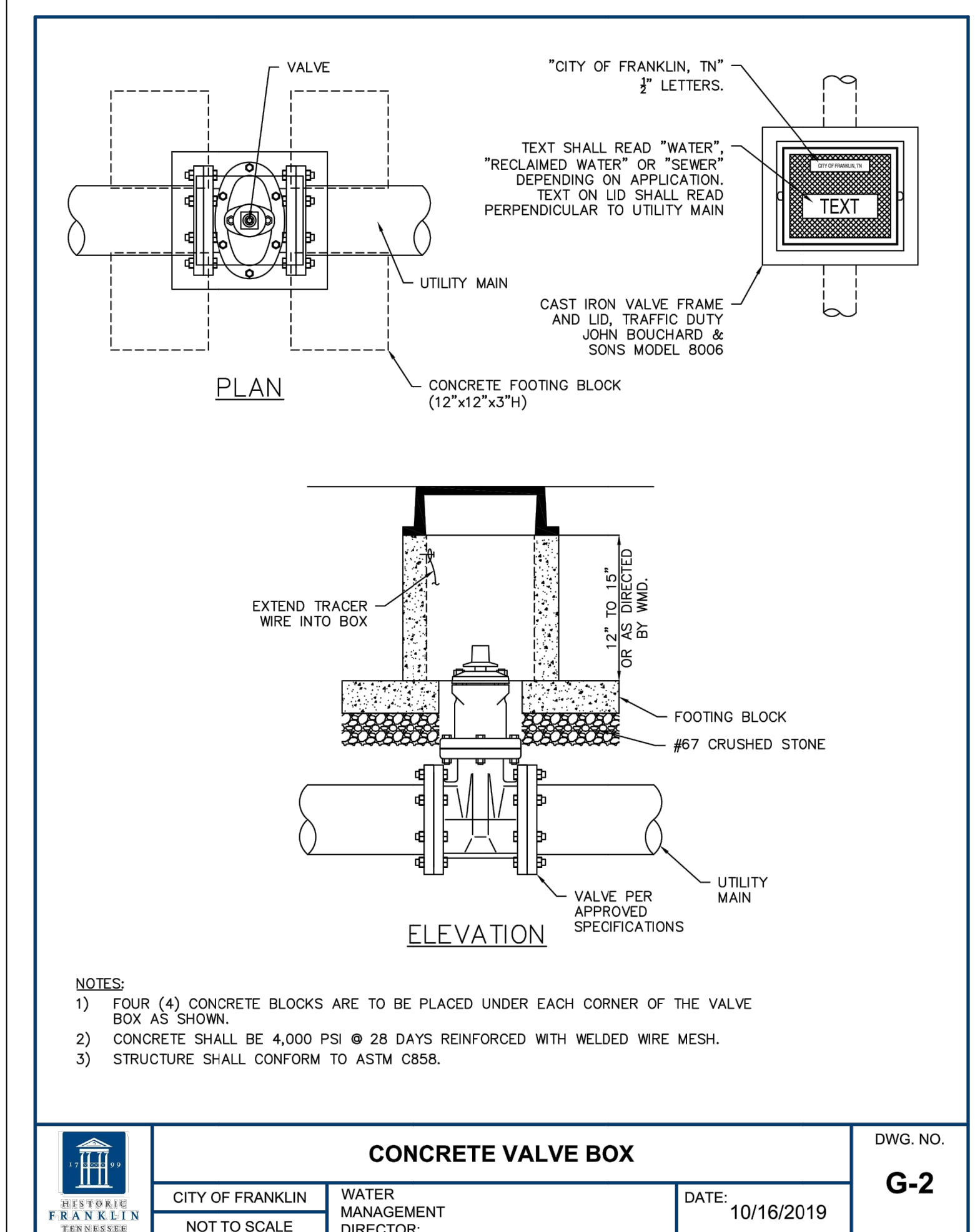
NOT TO SCALE



5

FIRE HYDRANT ASSEMBLY

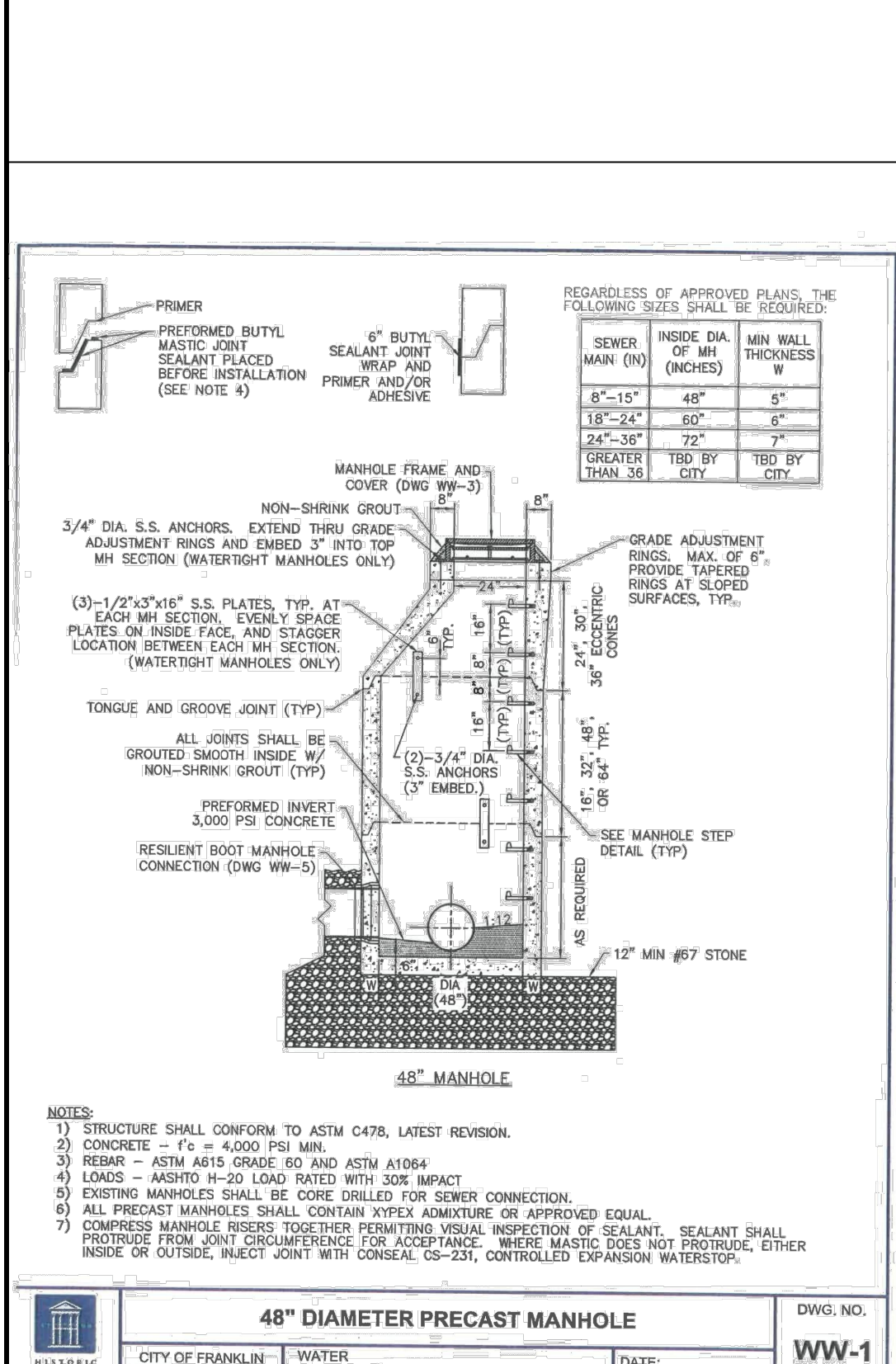
NOT TO SCALE



3

GATE VALVE

NOT TO SCALE



2

PRECAST CONCRETE MANHOLE

NOT TO SCALE

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



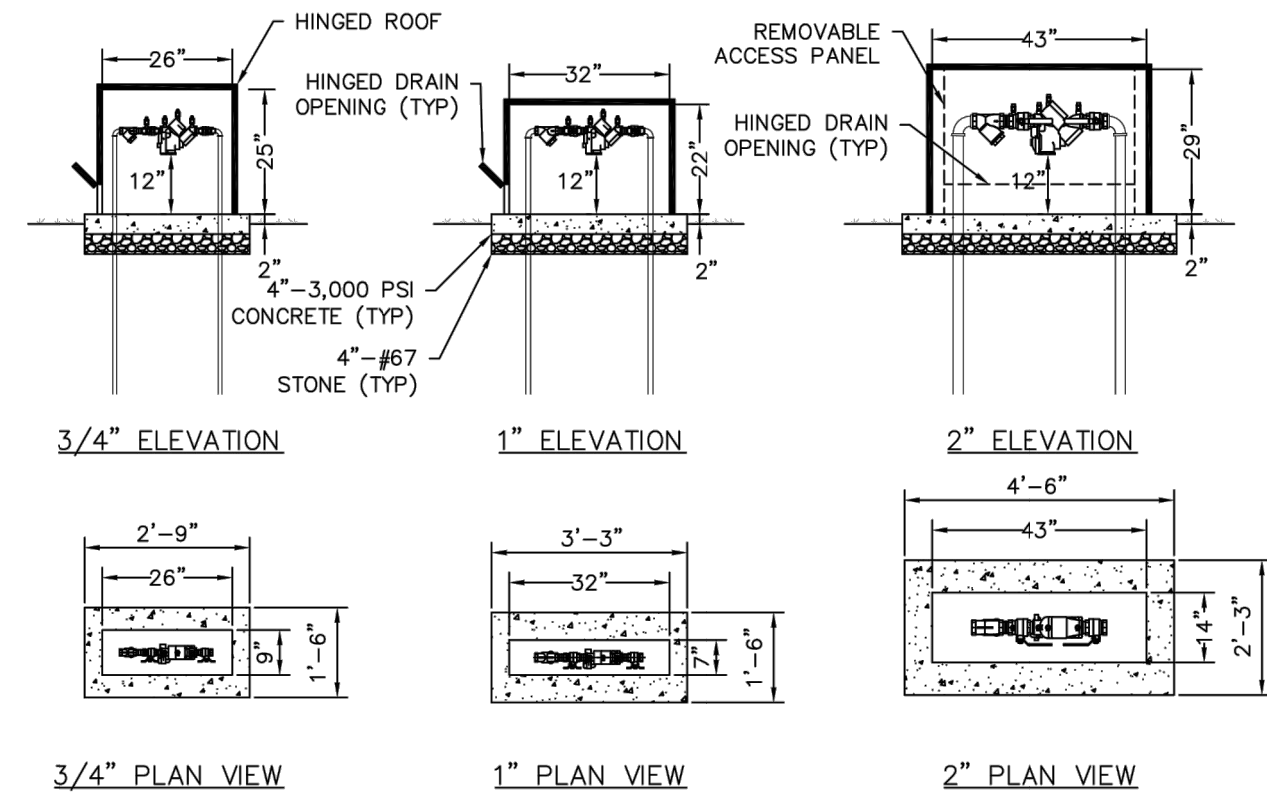
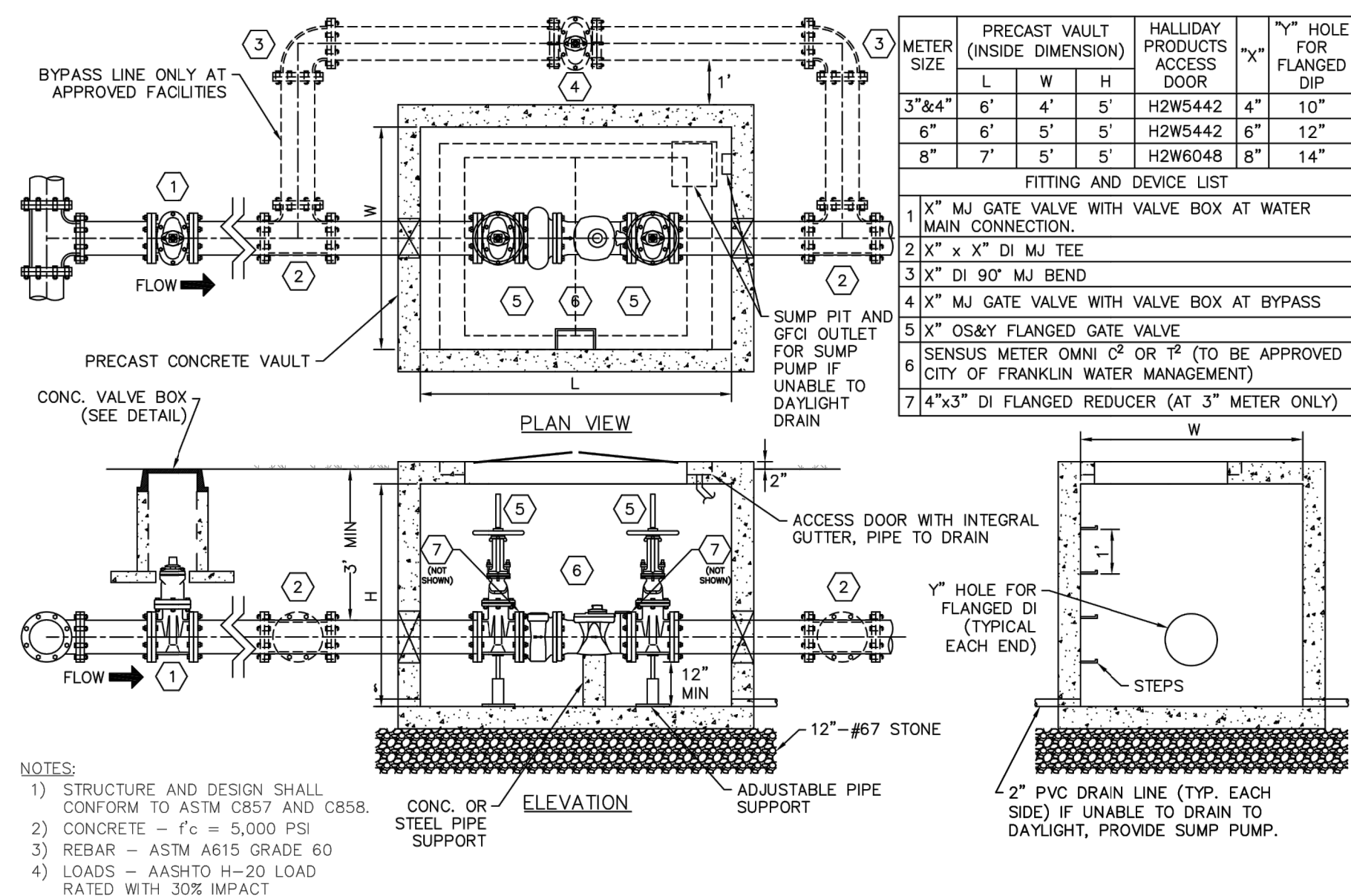
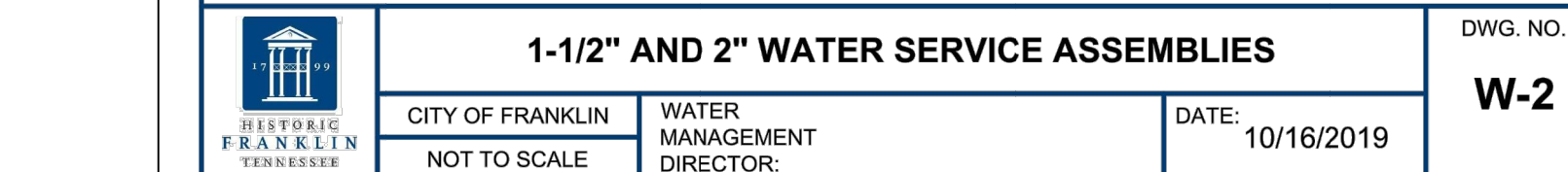
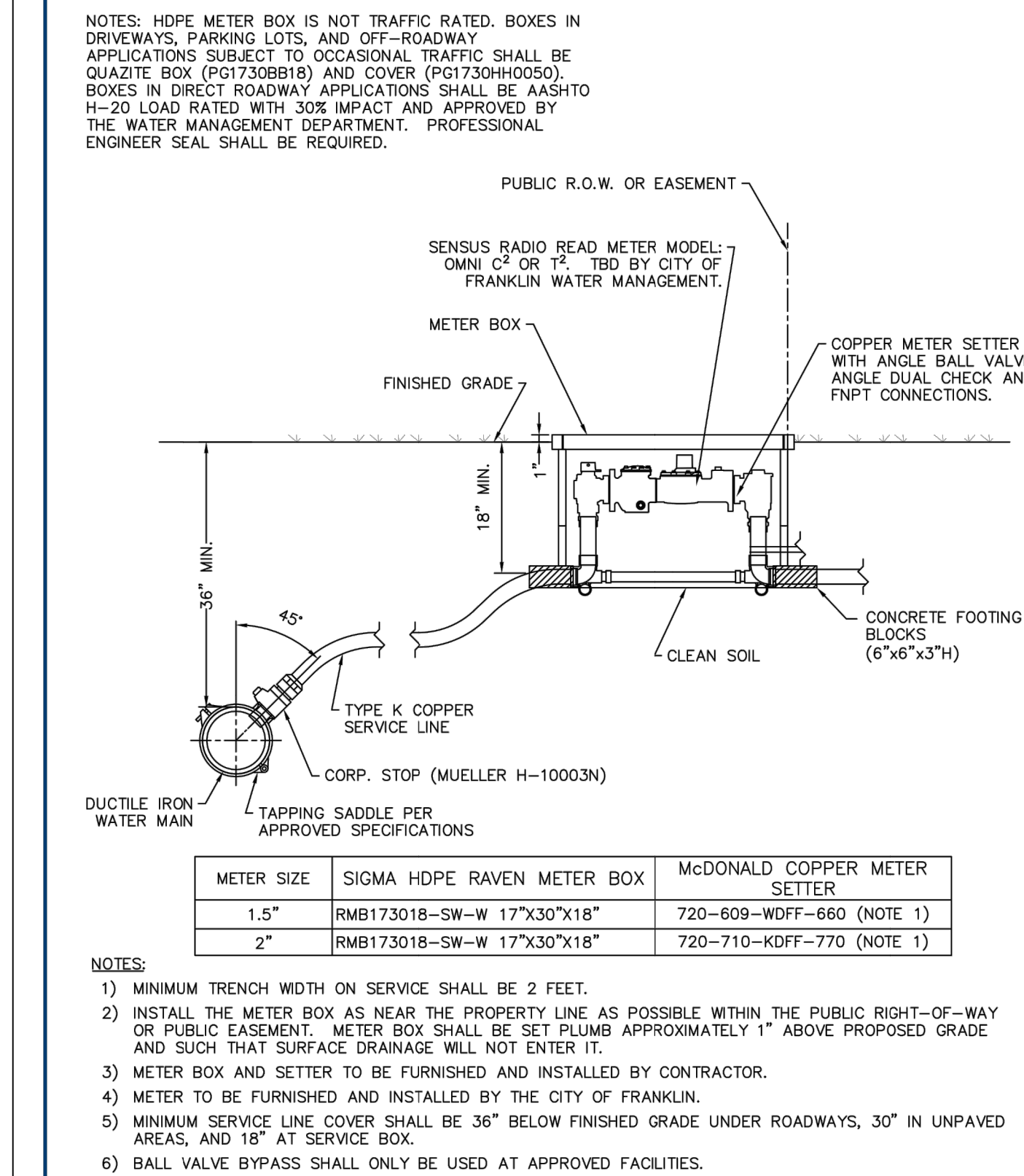
MERCY COMMUNITY
HEALTHCARE

143 SOUTHEAST PARKWAY CT, FRANKLIN, TN, 37064

REVISIONS	DATE
No.	

09/02/21 7614

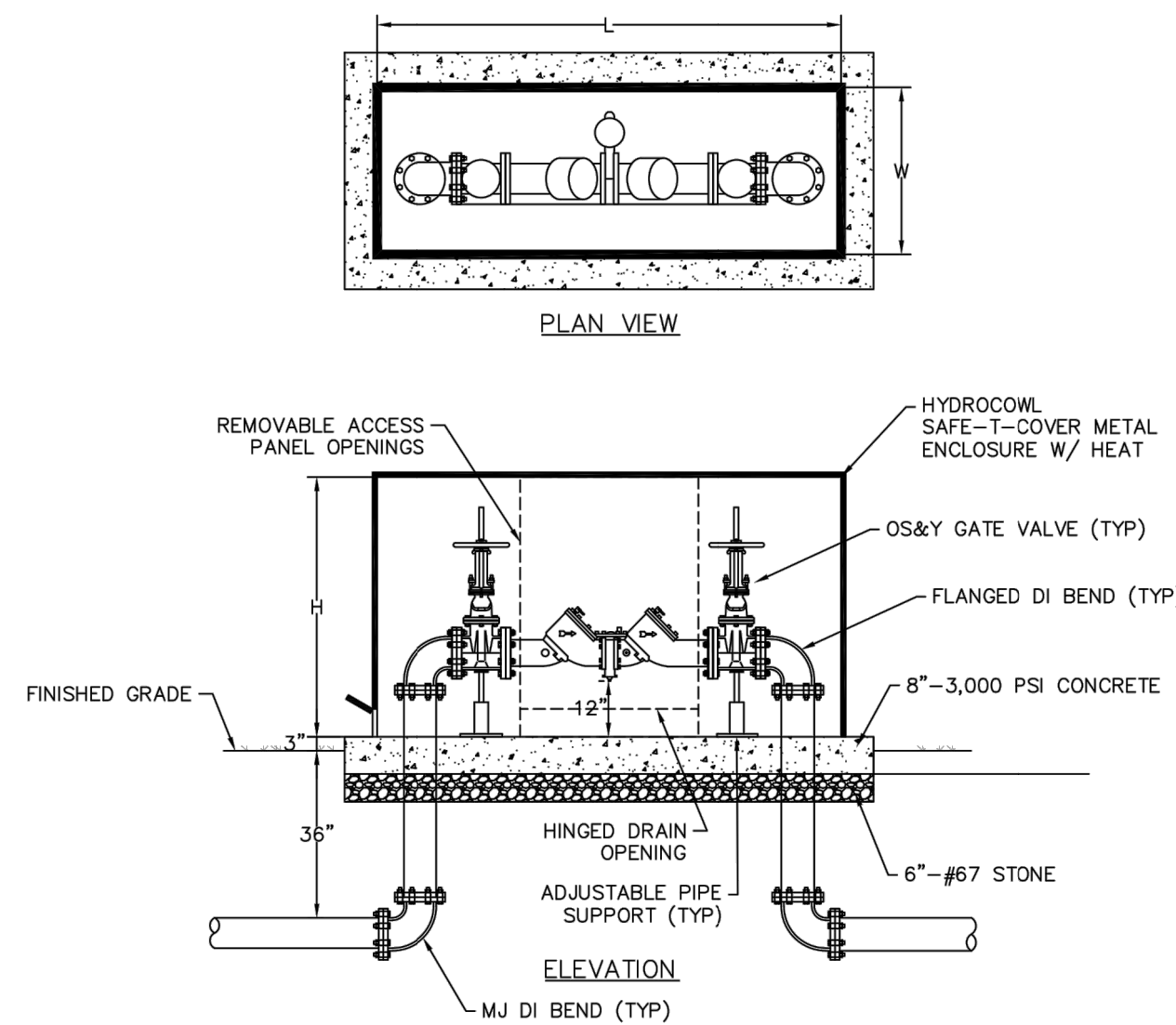
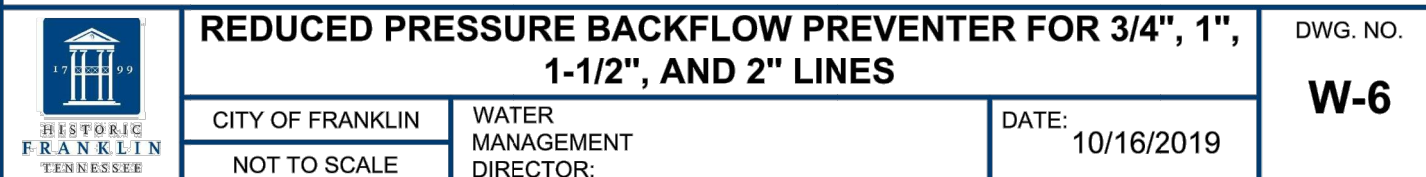
C5.2
UTILITY DETAILS



BACKFLOW PREVENTER SIZE	SAFE-T-COVER ENCLOSURE MODEL	ENCLOSURE SIZE			CONC. PAD
		W(IN)	L (IN)	H (IN)	
3/4"	75SN-AL	9"	26"	25"	1'-6"X2'-9"
1"	100S-AL	7"	32"	22"	1'-6"X3'-3"
1.5" AND 2"	200S-AL	14"	43"	29"	2'-3"X4'-6"

NOTES:

- 1) BACKFLOW PREVENTER MODELS SHALL BE PER THE APPROVED COF WATER MANAGEMENT LIST.
- 2) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
- 3) BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
- 4) BACKFLOW ASSEMBLY SHOULD BE DRAINED DURING FREEZING WEATHER OR ENCLOSED IN INSULATED ENCLOSURE.



BACKFLOW PREVENTER SIZE	SAFE-T-COVER ENCLOSURE MODEL	ENCLOSURE SIZE			CONC PAD
		W(IN)	L (IN)	H (IN)	
3"	300-AL	22"	72"	38"	3'-0"x7'-3"
4"	400-AL	26"	86"	44"	3'-4"x8'-4"
6"	600-AL	36"	100"	56"	4'-3"x9'-6"
8"	800T-AL	38"	120"	80"	4'-4"x11'-3"

NOTES:

- 1) BACKFLOW PREVENTER MODELS SHALL BE PER THE APPROVED COF WATER MANAGEMENT LIST.
- 2) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
- 3) BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
- 4) BACKFLOW ASSEMBLY SHOULD BE DRAINED DURING FREEZING WEATHER OR ENCLOSED IN INSULATED ENCLOSURE.



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



MERCY COMMUNITY
HEALTHCARE

143 SOUTHEAST PARKWAY CT, FRANKLIN, TN, 37064

REVISIONS	
No.	DATE

09/02/21	7614
----------	------

C5.3

UTILITY DETAILS



LANDSCAPE TREE LEGEND

X TREE TO BE REMOVED

NOTES:
1. NO TREES FOUND ON SITE 24" DBH OR GEATER. NO TREES 24" DBH OR GREATER TO BE REMOVED FROM SITE

TREE REMOVAL TABLE

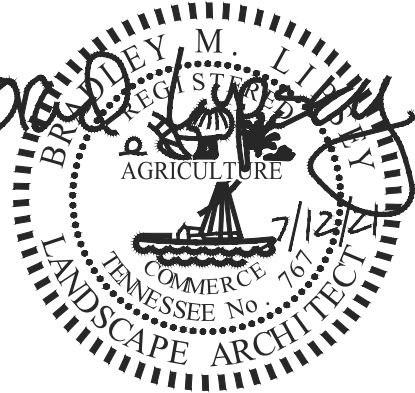
TREES TO BE REMOVED = 14 TREES

TREE COVER TABLE

EXISTING TREE COVER 19.2% (38,285 SQ FT)

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





MERCY COMMUNITY
HEALTHCARE
143 SOUTHEAST PARKWAY CT, FRANKLIN, TN, 37064

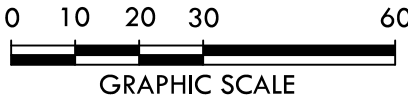
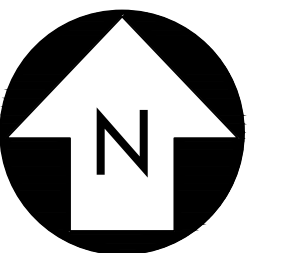
REVISIONS	
No.	DATE

09/02/217614

L1.0
TREE PRESERVATION
PLAN



Know what's below.
Call before you dig.



EXISTING VEGETATION IN THIS AREA TO REMAIN TO SATISFY TRANSITIONAL BUFFER REQUIREMENTS.

POLK PLACE, SECTION 4
PB. 23, PG. 5, R.D.W.C., TN.

LANDSCAPE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
L1	AREA TO BE SEEDED LAWN	AS NOTED
L2	AREA TO BE SODDED LAWN	AS NOTED
L3	PLANTING BED LIMITS	-
L4	IRRIGATION LIMITS	-

NOTES:
1. REFER TO SHEET L2.0 FOR ADDITIONAL NOTES.

LANDSCAPE REQUIREMENTS: (ACI)			
LSA MINIMUM: LI 20% = .75 ACRES LSA PROVIDED: 51% = 2.25 AC. (0.85 AC IN TREE SAVE AREAS + 1.40 AC DEVELOPMENT/OPEN SPACE)	QUANTITY PROVIDED	INCHES PROVIDED	
EXISTING TREES 1.4"	EXISTING	TOTAL	CAULIPER INCHES
EXISTING TREES (SEE TREE INVENTORY):	-	-	-
5" CAULIPER CANOPY TREES	-	-	-
3" CAULIPER CANOPY TREES	-	-	-
2" CAULIPER CANOPY TREES	72	72	144
AGGREGATE CANOPY CAULIPER INCHES PROVIDED:	-	-	144
AGGREGATE CANOPY CAULIPER INCHES REQUIRED:	-	-	62
2" CAULIPER UNDERSTORY TREES	15	15	15
1.5" CAULIPER UNDERSTORY TREES	X	X	X
AGGREGATE UNDERSTORY CAULIPER INCHES PROVIDED:	-	-	30
AGGREGATE UNDERSTORY CAULIPER INCHES REQUIRED:	-	-	16
MIN. 18" HEIGHT SHRUBS:	XXX		
MIN. 30" HEIGHT SHRUBS:	XXX		
TOTAL SHRUBS PROVIDED:	380		
TOTAL SHRUBS REQUIRED:	72		

SPECIMEN TREE REPLACEMENT		
QUANTITY PROVIDED	CAULIPER INCH CONVERSION	
5" CAULIPER CANOPY TREES:	X	X
4" CAULIPER CANOPY TREES:	X	X
3" CAULIPER CANOPY TREES:	X	X
2.5" CAULIPER CANOPY TREES:	X	X
2" CAULIPER CANOPY TREES:	X	X
1.5" CAULIPER UNDERSTORY TREES:	X	X
TOTAL CAULIPER INCHES OF REPLACEMENT TREES PROVIDED:	0	
DBH INCHES OF SPECIMEN TREE REPLACEMENT REQUIRED:	0	
REPLACEMENT CAULIPER INCH SURPLUS/SHORTAGE:	X	

SITE DATA

SITE ACREAGE:	4.57 AC.
SITE ZONING DISTRICT:	LI
APPLICABLE OVERLAY:	N/A
MIN. REQUIRED LANDSCAPE SURFACE AREA:	20%
RATIO	ACREAGE (MINUS TREE SAVE AREAS)
PROVIDED LANDSCAPE SURFACE AREA:	.75 AC.
RATIO	51%
ACREAGE	2.24 AC.
ORIGINAL TREE CANOPY COVER:	APPROXIMATELY 22%
PERCENT	1 AC.
TREE CANOPY RETENTION REQUIRED:	13%
PERCENT	.13 AC.
ACREAGE	80%
PRESERVED TREE CANOPY COVER PROVIDED:	.8 AC.
PERCENT	0
ACREAGE	0"
SPECIMEN TREES REMOVED (HEALTHY TREES)	
TOTAL	
DBH	

OPEN SPACE REQUIREMENTS:

SPACE REQUIRED:	10,000 SQ FT
COURTYARD:	1,038 SQ FT
GREEN SPACE:	9,178 SQ FT
TOTAL:	10,216 SQ FT

MINIMUM BUFFERING/SCREENING REQUIREMENTS

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:
☒ PERIMETER PLANTING STRIP
☒ TRANSITION ZONE BUFFER
☒ MACK HATCHER BUFFER

BUFFER TYPE REQUIREMENTS

BUFFER / SCREEN TYPE:
☒ MACK HATCHER
BUFFER WIDTH - 50'
BUFFER LENGTH - 571'
MINIMUM TREES REQUIRED - 84
MINIMUM SHRUBS REQUIRED - 360
PROVIDED: EXISTING VEGETATION WITHIN BUFFER AREA ARE TO BE PRESERVED TO SATISFY BUFFER PLANTING REQUIREMENTS
☒ TRANSITION ZONE BUFFER
BUFFER WIDTH - 25'
BUFFER LENGTH -
AREA WITH EXISTING VEGETATION TO REMAIN - 340'
AREA TO BE NEWLY PLANTED WITH BUFFER REQUIREMENTS - 240'
MINIMUM NEWLY PLANTED TREES WITHIN 240' AREA - 54, PROVIDED - 55
MINIMUM NEWLY PLANTED SHRUBS WITHIN 240' AREA - 192, PROVIDED 196

ATTENTION OWNER/INSTALLER:
THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, THE APPROVAL OF THE PLANNING COMMISSION, AND PLANNING DEPARTMENT POLICY. RELOCATING, SUBSTITUTING, RESIZING, REDUCING, OR DELETING MATERIAL MAY CAUSE THE SITE TO NO LONGER CONFORM TO THE REQUIREMENTS; THIS PROBLEMS MAY ARISE WITH RELEASING THE PERFORMANCE/MAINTENANCE SURETY FOR THE LANDSCAPE MATERIAL DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT WHO DESIGNED THE PROJECT. THE DESIGNING LANDSCAPE ARCHITECT SHALL REVIEW PROPOSED SUBSTITUTIONS TO ENSURE THAT ALL CITY STANDARDS AND REQUIREMENTS ARE MET. THE CITY SHALL BE NOTIFIED IN WRITING UPON FINAL APPROVAL OF ANY PLANT SUBSTITUTIONS.
OWNER:
LANDSCAPE ARCHITECT: BRAD LIPSEY, CRUNK ENGINEERING (615) 873-1795
FRANKLIN PLANNING DEPARTMENT: (615) 791-3212 PHONE

BIORETENTION AREA #1 LEVEL 2

- 4,720 S.F. - 75% SHRUB COVERAGE
- SHRUBS - AS NOTED
- TREES 2" CAL. 1/400 S.F. = 12

BIORETENTION SOIL TO BE APPLIED AT A DEPTH OF 36" BELOW FINISH GRADE. SEE C6.0 FOR GRADING IN THIS AREA. BIORETENTION SOIL TO CONSIST OF THE FOLLOWING:

MAX 60% SAND
LESS THAN 40% SILT
5%-10% ORGANIC MATTER
LESS THAN 20% CLAY

BIORETENTION DETAILS / PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	REMARKS	
	BN	12	Betula nigra 'Heritage'	Heritage River Birch	B & B	2"	10-12'	5-6'		Multi stem - 1 STEM MIN 2" CAL
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HEIGHT	SPREAD	SPACING	REMARKS
	AS	520	Asclepias syriaca	Common Milkweed	plugs				18" o.c.	1000 s.f.
	HP	78	Hypericum prolificum	Shrubby St. John's Wort	#3 Cont.		24"		36" o.c.	
	IG	78	Ilex glabra 'Compacta'	Compact Inkberry	#3 Cont.		18-21"	18-21"	36" o.c.	
	IV	78	Ilex verticillata	Winterberry Holly	#7 Cont.		36"		36" o.c.	
	VD	24	Viburnum dentatum	Arrowwood Viburnum	B & B		36-42"	27-30"	72" o.c.	

PLANT_SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	REMARKS	
	AR	30	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	2"	10'-12'	3-4'		
	QN	22	Quercus nuttallii	Nuttall Oak	B & B	2"				
	UPB	17	Ulmus parvifolia 'UPMTF' Bosque	Bosque Lacebark Elm	B & B	2"	16-18'	4.5-5'	Well branched	
	MG	38	Magnolia Grandiflora	Southern Magnolia	B & B	2"	6'			
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	REMARKS	
	AA	54	Amelanchier canadensis 'Autumn Brilliance	Autumn Brilliance Serviceberry	B & B	2" Cal	6-7'	3-4'		
	LI	9	Lagerstoemia indica 'Natchez'	Natchez Crepe Myrtle	B & B	2" Cal	6-7'			
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HEIGHT	SPREAD	SPACING	REMARKS
	ICB	60	Ilex cornuta 'Burfordi Nana"	Dwarf Burford Holly	# 3 Container		18"			
	IV	150	Itea virginica	Henry's Garnet	# 3 Cont.		18"			
	PL	42	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	# 3 Cont.		18"			
	VP	226	Viburnum x pragensense	Prague Viburnum	# 7 Cont.		36-42"			
	TD	54	Taxus densiformis	Dense yew	B & B		18"			

CRUNK ENGINEERING LLC

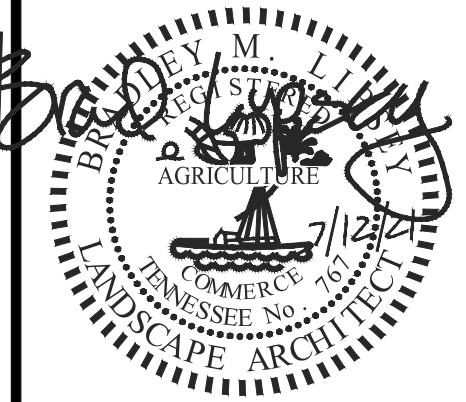
7112 CROSSROADS BOULEVARD

SUITE 201

BRENTWOOD, TN 37027

(615) 873-1795

WWW.CRUNKENG.COM



MERCY COMMUNITY
HEALTHCARE

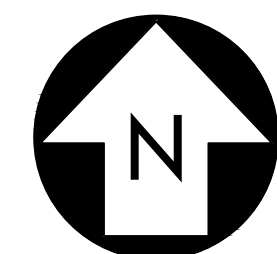
143 SOUTHEAST PARKWAY CT, FRANKLIN, TN, 37064

REVISIONS	DATE	
No.		
09/02/21		7614

L1.1
LANDSCAPE PLAN



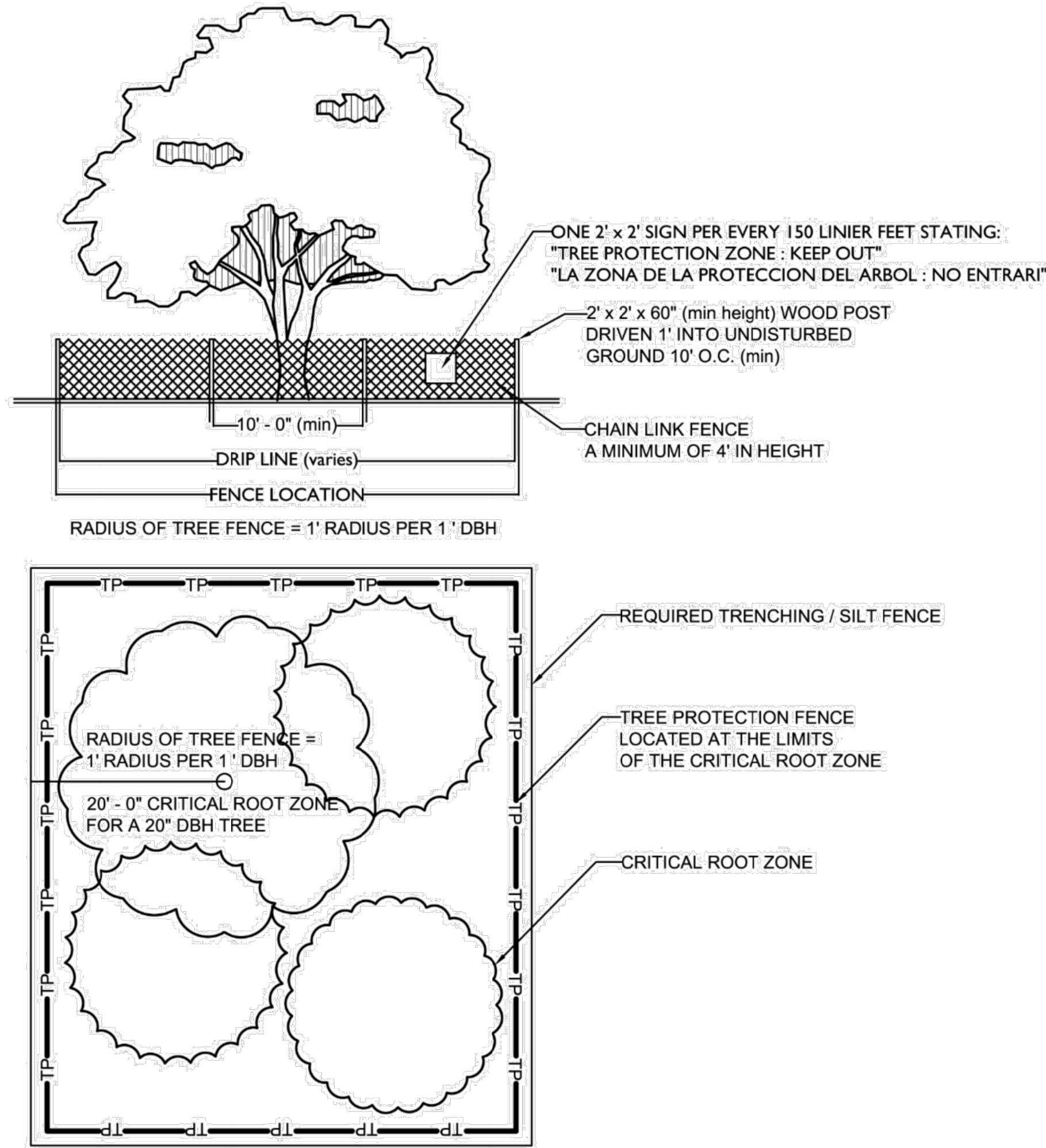
Know what's below.
Call before you dig.



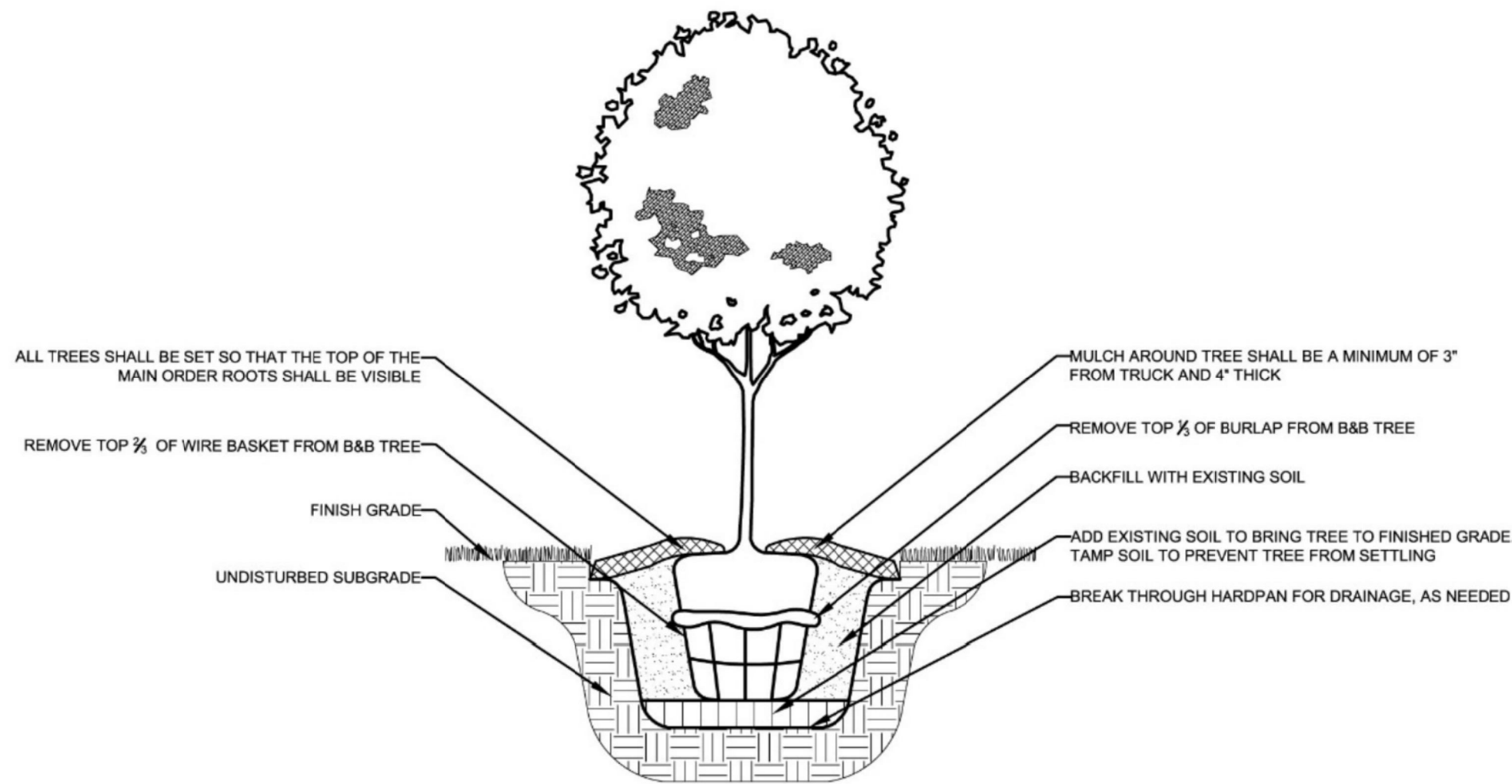
0 10 20 30 60
GRAPHIC SCALE

Drawn by: J. P. [Redacted] 02/12/2025, Mercy Community College, 11000 [Redacted] U.S.A. [Redacted]

Tree Protection Detail



Tree Planting Detail



Shrub Planting Detail



CITY OF FRANKLIN LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICHEVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL BE MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.
8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.
16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.
17. NO LANDSCAPING IS PERMITTED TO THE FRONT OF ANY FIRE HYDRANT.
18. NO LANDSCAPING IS PERMITTED WITHIN 3 FEET OF ANY FIRE HYDRANT.
19. NO LANDSCAPING, FENCING, ETC. SHALL BE PLANTED OR CONSTRUCTED THAT OBSTRUCTS VISIBILITY AND/OR ACCESS TO FIRE HYDRANTS, FIRE DEPARTMENT CONNECTION, AND OTHER FIRE PROTECTION EQUIPMENT.
20. COMBUSTIBLE MULCH IS NOT PERMITTED WITHIN 24 INCHES OF THE EXTERIOR PERIMETER OF ANY BUILDING WHERE WOOD OR COMBUSTIBLE MATERIALS ARE USED IN THE FRAMING (STRUCTURAL) OR EXTERIOR MATERIAL (OSB, EPS, ETC.).

CITY OF FRANKLIN
MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1).
2. ALL TYPE 1, 2 AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
 - A.) DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.
 - B.) TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
 1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
 2. ONE FORK IS LESS THAN TWO-THIRDS THE DIAMETER OF THE DOMINANT FORK.
 3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.
 - C.) NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.
 - D.) SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.
 - E.) BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.
 - F.) BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

IRRIGATION NOTES:

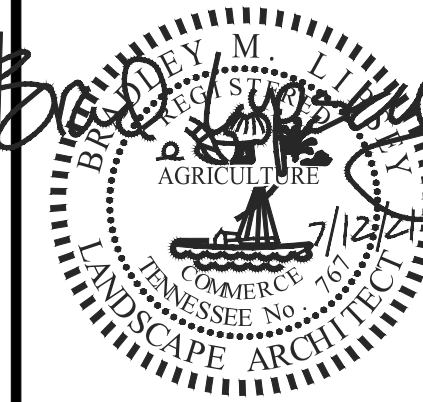
1. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION SYSTEM ON A DESIGN/BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
3. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINFORD. IRRIGATION CONTROLLER SHALL BE TORO VISION II MODEL OR APPROVED EQUAL.
4. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 150 PVC.
5. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
6. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
7. WIRE CONNECTIONS TO BE MADE BY USING RAINFORD MODEL ST-103/P1-ST SNAP-TITE CONNECTIONS.
8. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
9. ALL VALVES SHALL BE LOCATED IN AMATEX 10 INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL.
10. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.

CRUNK ENGINEERING LLC

7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027

(615) 873-1795

WWW.CRUNKENG.COM



MERCY COMMUNITY
HEALTHCARE

143 SOUTHEAST PARKWAY CT, FRANKLIN, TN, 37064

REVISIONS	DATE			
	No.			

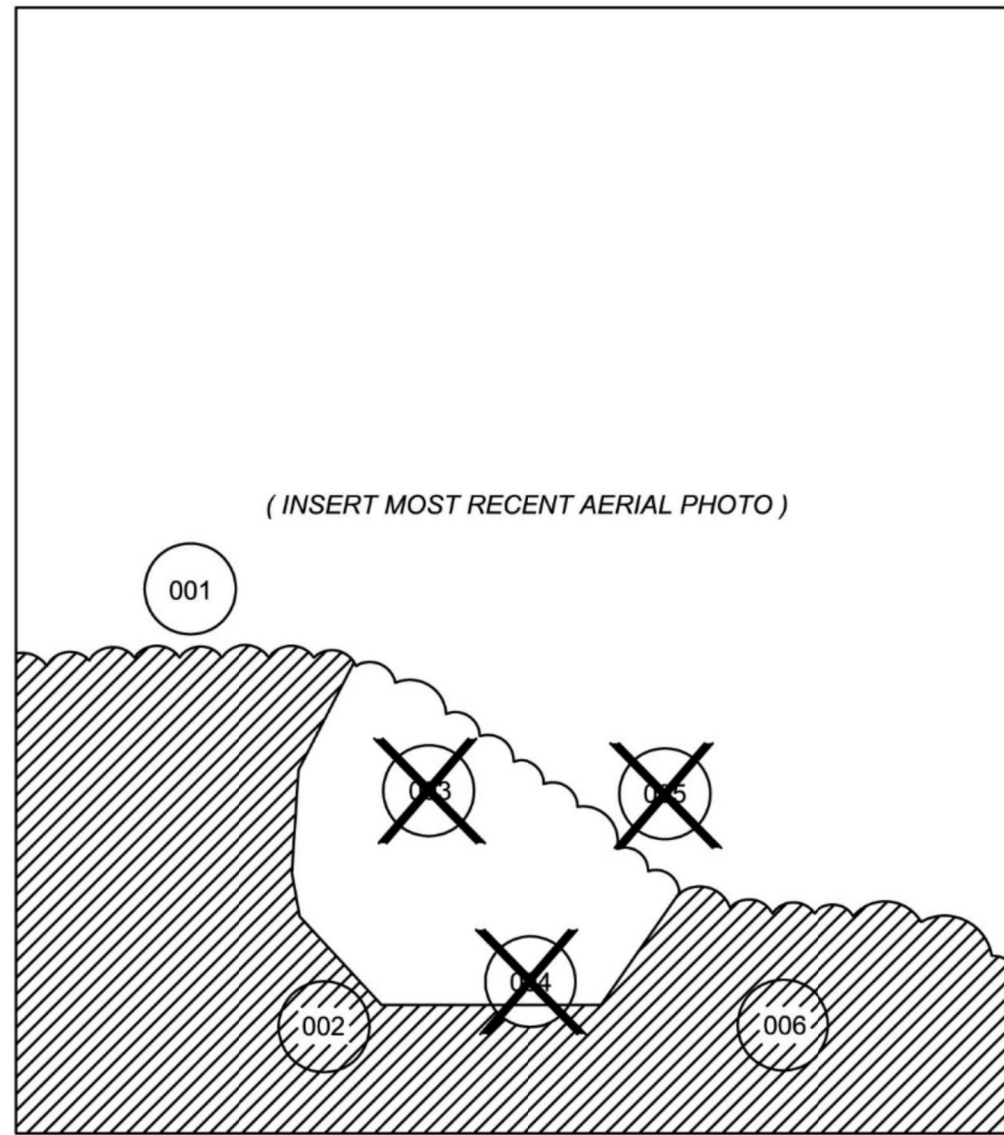
09/02/21 7614

L2.0

LANDSCAPE DETAILS

5

Specimen Tree Inventory and Canopy Retention



SPECIMEN TREES

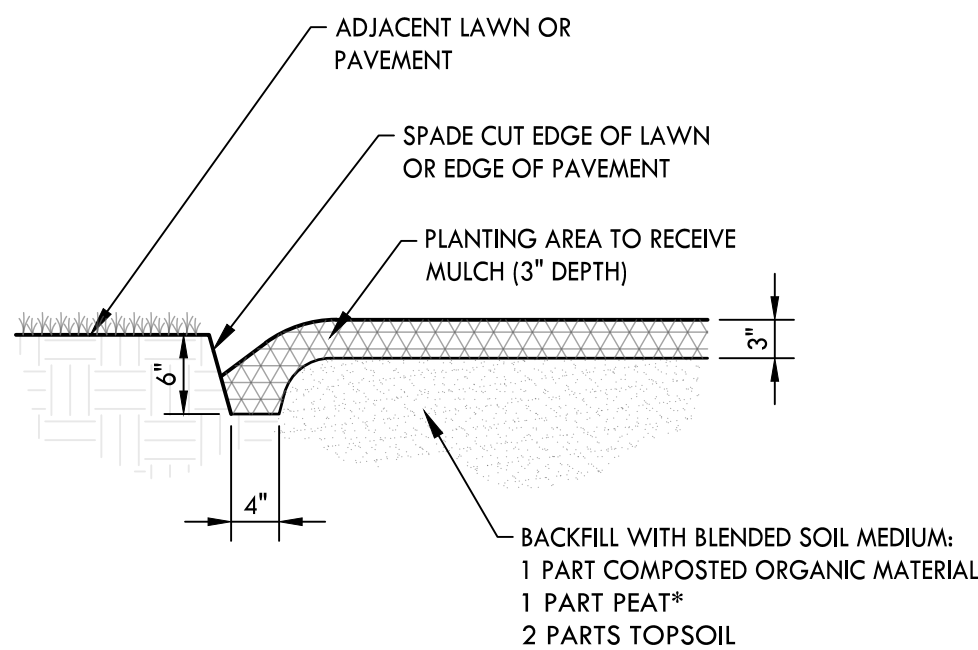
TREE NO.	SIZE	SPECIES	CONDITION	STATUS
001	25"	OAK	GOOD	SAVE
002	24"	MAPLE	GOOD	SAVE
003	28"	HACKBERRY	POOR	REMOVE
004	26"	OAK	GOOD	REMOVE
005	27"	ASH	DEAD	REMOVE
006	24"	MAPLE	GOOD	SAVE

KEY

(Symbol)	SPECIMEN TREES
(Symbol)	SPECIMEN TREE TO REMOVE
(Symbol)	TREE PRESERVATION AREA

1

NOTE:
REFER TO GRADING PLANS FOR
FINISH GRADE



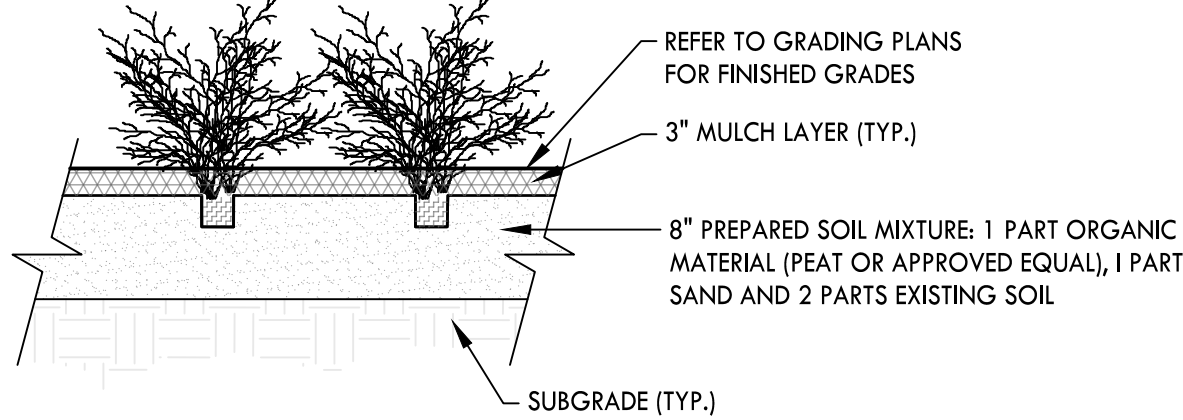
SPADE BED EDGE

NOT TO SCALE

2

GROUNDCOVER PLANTING

NOT TO SCALE



4



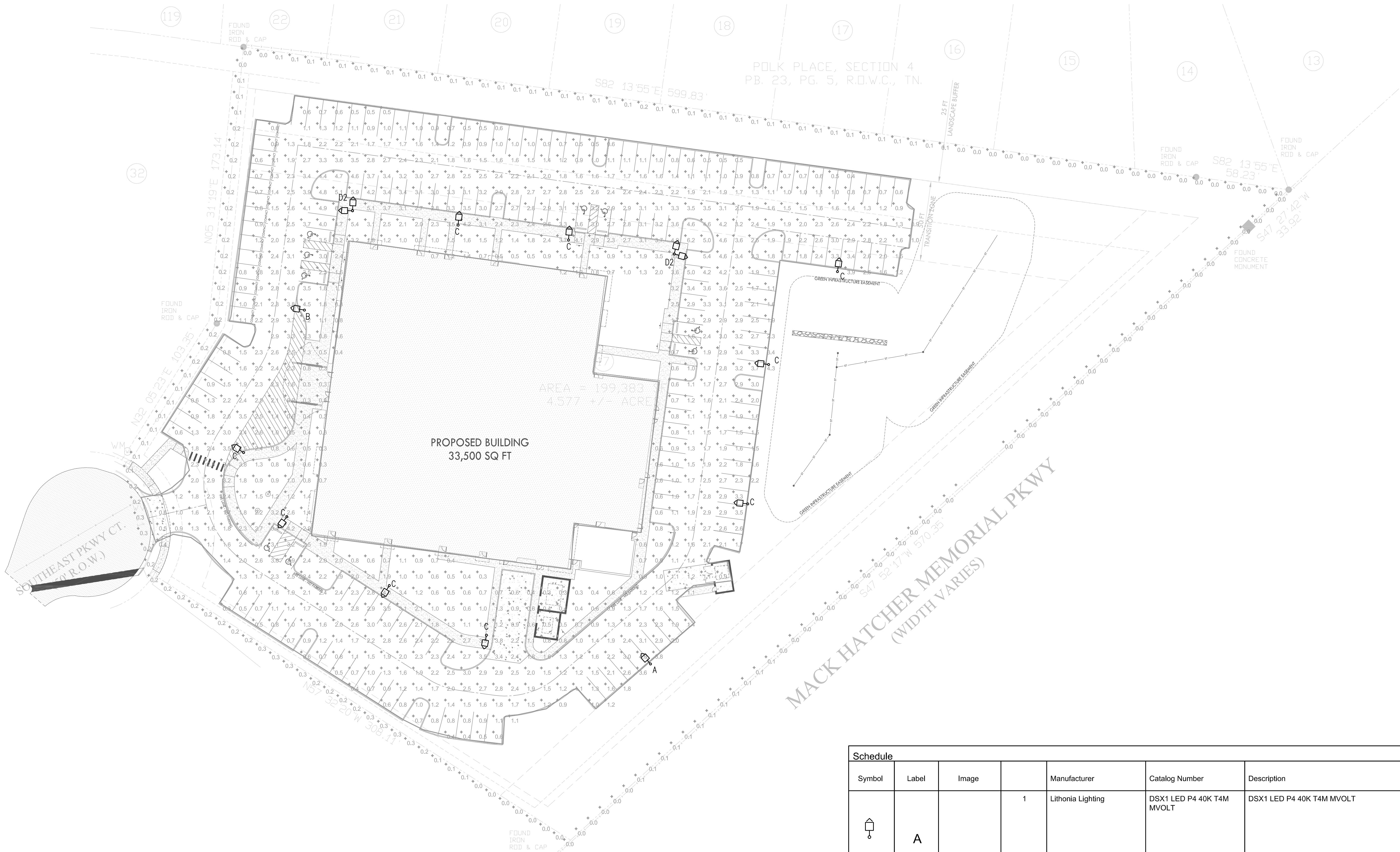
R1.0
ARCHITECTURAL
RENDERING

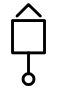
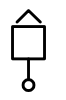
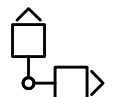


CityPark Building 6
214 Centerview Drive, Suite 200
Brentwood, Tennessee 37027
Phone: 615.377.0093
Enfinity Project # 20084



ARCHITECT
MACK E. WATSON,
mack@outlook.com
6713 AUTUNNWOOD DRIVE
NASHVILLE, TN 37221 615.426.6207



Schedule											
Symbol	Label	Image		Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		1	Lithonia Lighting	DSX1 LED P4 40K T4M MVOLT	DSX1 LED P4 40K T4M MVOLT	1	14181	0.9	125	
	B			Lithonia Lighting	DSX1 LED P4 40K T3M MVOLT	DSX1 LED P4 40K T3M MVOLT	1	14073	0.9	125	
	C			Lithonia Lighting	DSX1 LED P4 40K TFTM MVOLT	DSX1 LED P4 40K TFTM MVOLT	1	14487	0.9	125	
	D2			Lithonia Lighting	DSX1 LED P4 40K TFTM MVOLT	DSX1 LED P4 40K TFTM MVOLT	1	14487	0.9	250	

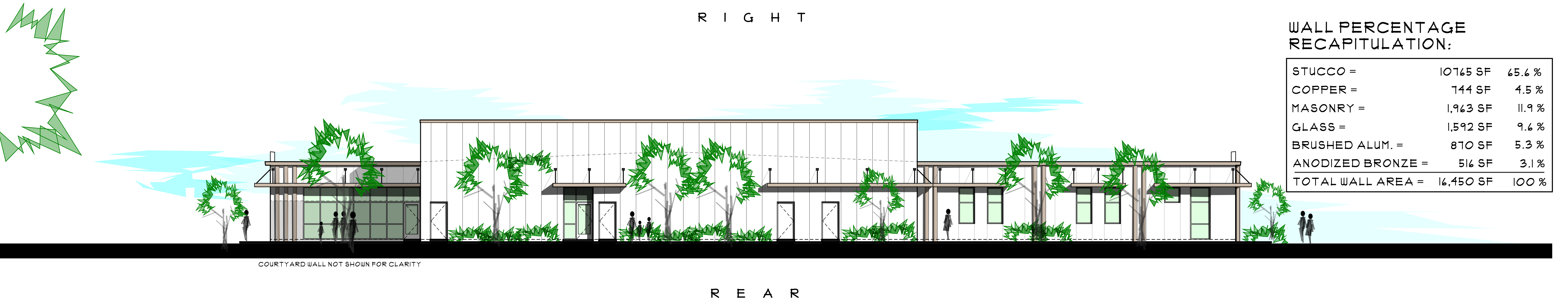
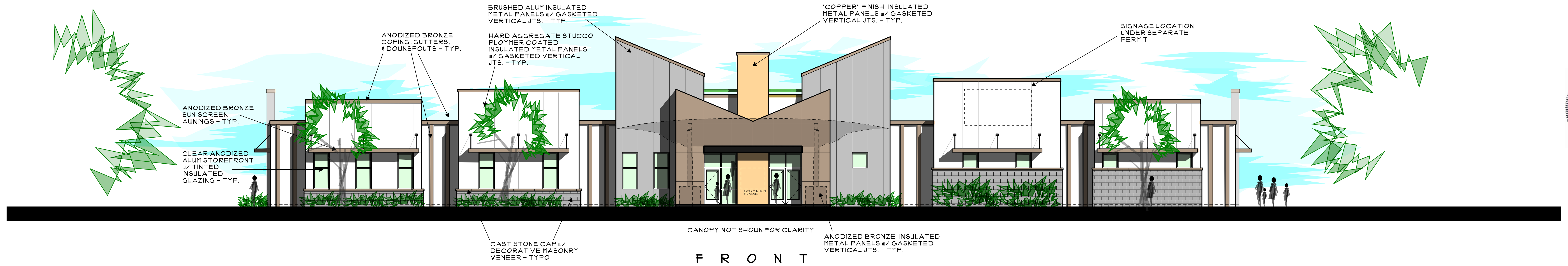
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

ELECTRICAL SITE PLAN-PHOTOMETRICS
1" = 30'-0"
0 15' 30' 60'

DESIGN DEVELOPMENT

ELECTRICAL
SITE PLAN -
PHOTOMETRICS

MERCY
COMMUNITY HEALTHCARE
143 SOUTHEAST PARKWAY CT
FRANKLIN, TN
E1.2
2 SEP 21



WALL PERCENTAGE RECAPITULATION:

STUCCO =	10765 SF	65.6 %
COPPER =	744 SF	4.5 %
MASONRY =	1,963 SF	11.9 %
GLASS =	1,592 SF	9.6 %
BRUSHED ALUM. =	870 SF	5.3 %
ANODIZED BRONZE =	516 SF	3.1 %
TOTAL WALL AREA =	16,450 SF	100 %





File #: 21-02429

DATE: September 10, 2021
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Villages at Southbrooke PUD Subdivision, Final Plat, Section 1, Creating 38 Single-Family And Attached Residential Lots, And 5 Open Space Lots, On 41.92 Acres, Located East of Lewisburg Pike and South Of Stream Valley Boulevard. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7577
Applicant: Joey Wilson, Wilson & Assoc.
Owner: Southbrooke, LLC, Mike Ford, Rep.

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create 38 single-family and multiplex residential lots and 5 open space lots as Section 1 of the Villages at Southbrooke PUD Subdivision. The development plan for Villages at Southbrooke PUD Subdivision was approved in March 2020. The site plan for Section 1 of Villages at Southbrooke PUD is being approved with this month's administrative agenda.

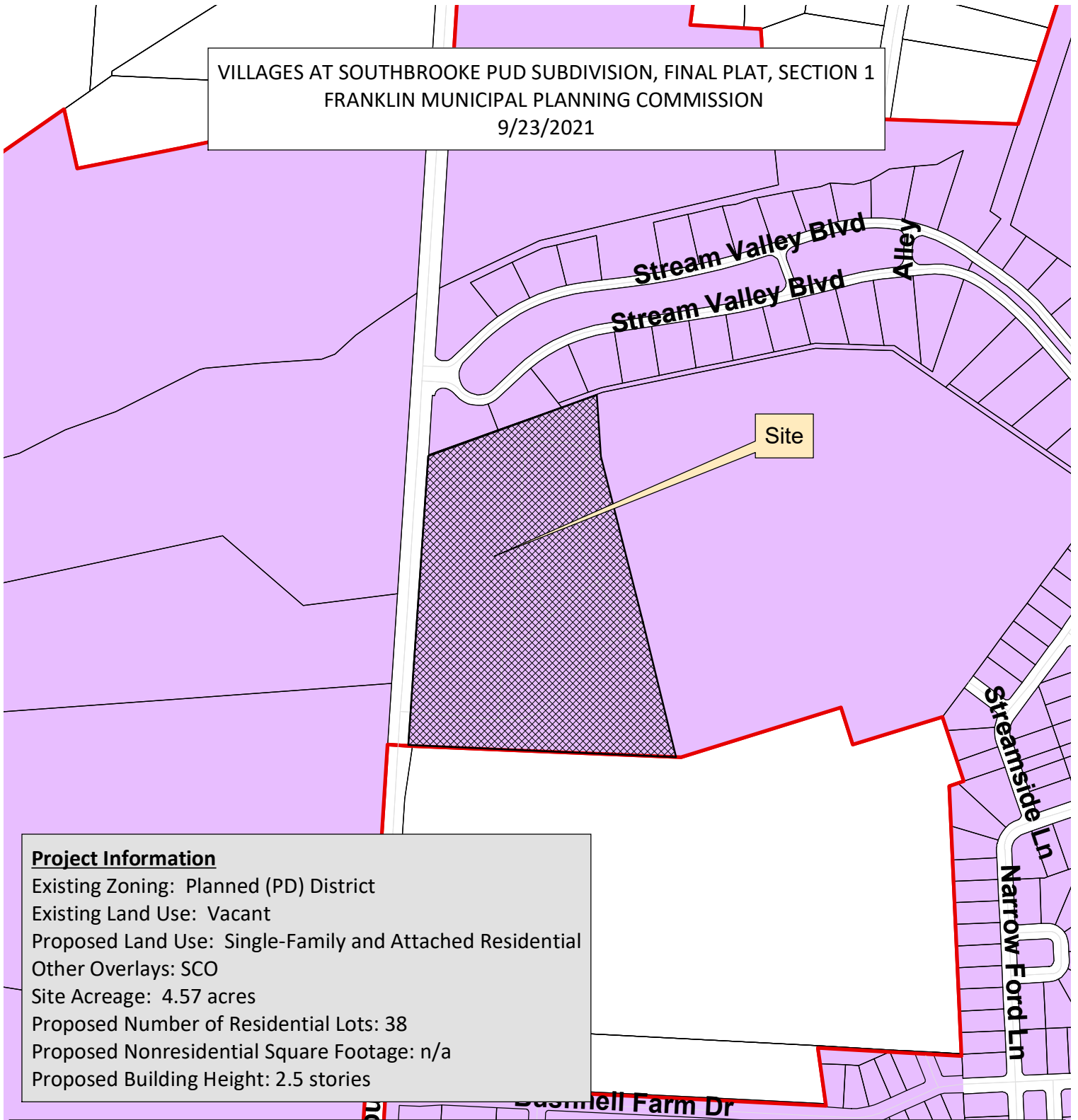
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the final plat for Villages at Southbrooke PUD Subdivision, Section 1.

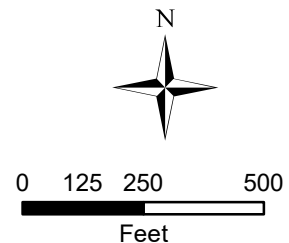
VILLAGES AT SOUTHBROOKE PUD SUBDIVISION, FINAL PLAT, SECTION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/23/2021



Project Information

Existing Zoning: Planned (PD) District
Existing Land Use: Vacant
Proposed Land Use: Single-Family and Attached Residential
Other Overlays: SCO
Site Acreage: 4.57 acres
Proposed Number of Residential Lots: 38
Proposed Nonresidential Square Footage: n/a
Proposed Building Height: 2.5 stories

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



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 herein.
All data and materials (c) copyright 2021. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

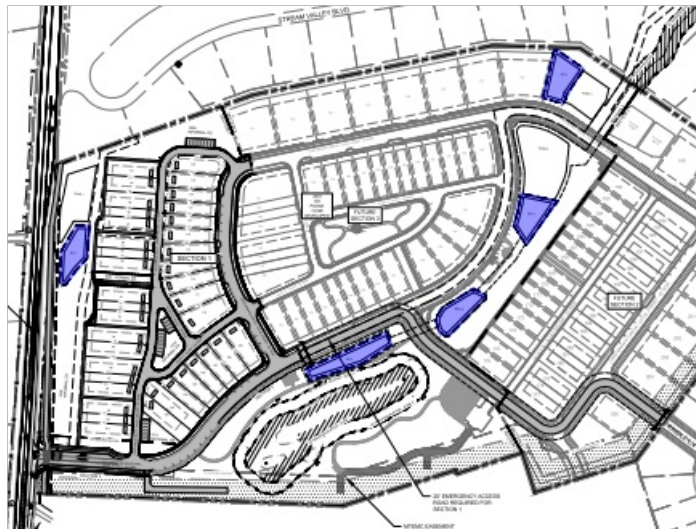
General Issues

27. Lot 2001

joe.marlo@franklin.tn.gov Comment primarily addressed, however the revised plat has several new errors regarding Green Infrastructure Easements.

Applicant shall show and label all Green Infrastructure Easements (GIE), including the following:

1. Per the Site Plan, there are 5 GIEs to be provided, corresponding to 5 bioretention areas.
2. GIE line shall be 5' beyond the surface of the bioretention (i.e. the GIE line is the outside line on the Site Plan, not the inside line as submitted on this plat).
3. Remove GIE lines from around ponds that are not shown to have a GIE on the Site Plan.
4. Label each of the 5 GIE line locations for clarity, as Sheet 1 does not have a legend to indicate line type.

**33. 0. General Information**

lance.fittro@franklin.tn.gov Applicant shall ensure that any modifications to the site plan COF #7637, which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

Parks

General Issues

5. Parkland Impact Fee

kevinl@franklintn.gov

The Parkland Fees are due at the final plat. The Parkland invoice for 2019-0381 will be uploaded in IDT for review.

Until these fees are collected "Failed" will be comment and the plat cannot be recorded.

Please contact Doug Bright for an appointment in BNS to make payment.

***Applicant shall bring the Parkland Invoice with the payment.**

doug.bright@franklintn.gov 615-550-6632

Otherwise contact Kevin Lindsey at Parks

Performance Agreement and Surety

General Issues

9. Engineering Sureties

kevin.long@franklintn.gov

All sureties with the associated site plan [COF# 7637 \(Villages at Southbrooke PUD Subdivision, Site Plan, Section 1, Revision 1\)](#) are transferred to this final plat as a condition of approval.

I. City Water:	\$ -
II. City Sewer:	\$534,000
III. Public Sidewalk:	\$221,000
IV. City Streets:	\$633,000
V. Private Streets (Including Shared Access):	\$ -
VI. Street Access	\$10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals:	\$ -
IX. ITS Elements:	\$ -
X. Stormwater Drainage:	\$322,000
XI. Green Infrastructure:	\$180,000

*NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. **Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.** A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

Line Items (For Reference Only:)		
8" SEWER MAIN	3360	LF
4' MANHOLES	33	EA
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	20051	SF
MULTI-USE PATH - ASPHALT (1.5" SURFACE, 3" BINDER, 4" BASE)	9858	SF

HANDICAP RAMP AND DETECTABLE WARNING	12	EA
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	7225	SY
CONCRETE CURB	2716	LF
CONCRETE CURB AND GUTTER	2818	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
NEW OR MODIFIED STREET CONNECTIONS	1	EA
15" RCP CULVERT	517	LF
18" RCP CULVERT	1362	LF
24" RCP CULVERT	154	LF
30" RCP CULVERT	415	LF
36" RCP CULVERT	80	LF
42" RCP CULVERT	197	LF
HEADWALLS (Concrete Volume)	23.7	CY
SINGLE INLET/JUNCTION BOX	30	EA
DOUBLE INLET	4	EA
DRY POND	6198	CY
DETENTION POND OUTLET STRUCTURE	3	EA
BIORETENTION/RAIN GARDEN (Water Quality Volume)	2005	CY
[Edited By Kevin Long]		

Stormwater

General Issues

14. Plats

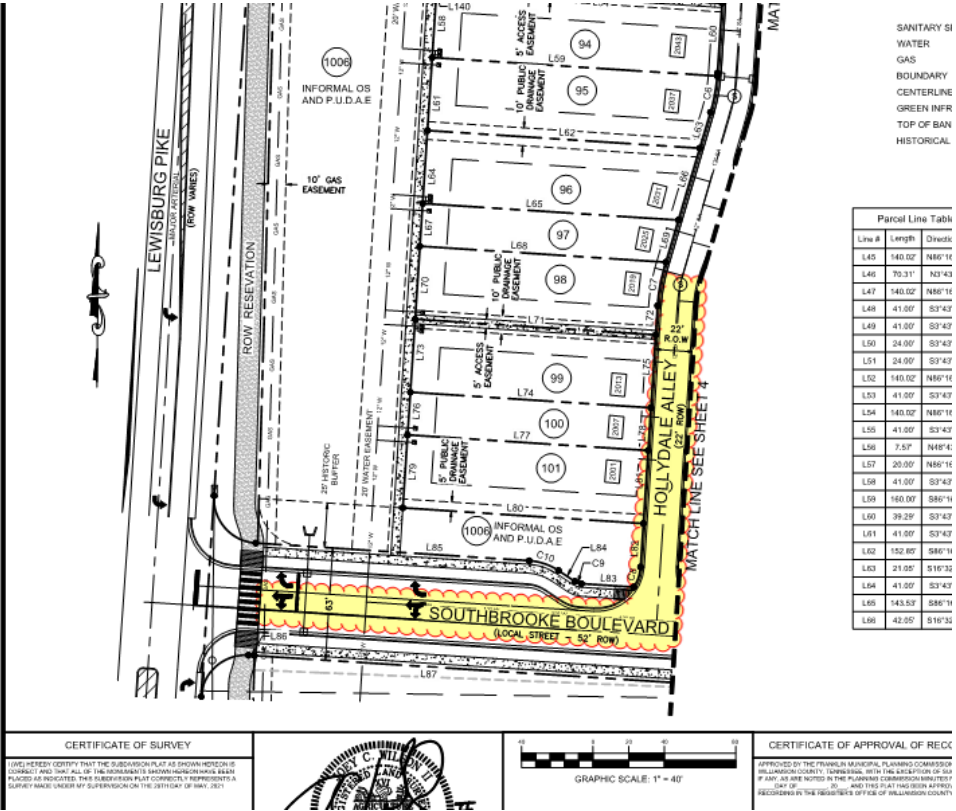
jeff.willoughby@franklin.tn.gov The zone 2 riparian buffer is only 30'.

Water/Sewer

General Issues

35. Sanitary sewer

ben.mcneil@franklinton.gov The applicant has added a segment of sewer to the site plan that is not shown on the proposed plat. The applicant shall show the sewer on the proposed plat.



THE PURPOSE OF THIS PLAT IS CREATING 38 RESIDENTIAL LOTS AND 5 OPEN SPACE LOTS.

2. SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 19.01 ON PROPERTY TAX MAP 117 IN THE 10TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.

3. ZONING: (PD) PLANNED DISTRICT.

BUILDING TYPES	ALLEY LOADED
LOT WIDTHS	34', 41', 56', & 60'
SETBACKS	
FRONT	15'
REAR	5'
SIDE	5'
STREET SIDE	10'
ALLEY SIDE	10'

BUILDING TYPES STREET LOADED

LOT WIDTHS 65', 85', & 100-125'

SETBACKS

FRONT	15'
REAR	5'
STREET SIDE:	10'
ALLEY SIDE:	10'

BUILDING TYPES TOWNHOMES

LOT WIDTHS 20' & 24'

SETBACKS

FRONT	15'
REAR	5' (18' FOR PARKING)
SIDE	5'
STREET SIDE:	10'
ALLEY SIDE:	10'

7. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.

8. BY SCALED LOCATION AND GRAPHIC PLOTTING ONLY. THIS PROPERTY LIES WITHIN OTHER AREAS ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 41787C035SF, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE ANNUAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

9. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.

10. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSISTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.

11. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEC.

12. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.

13. THE TEMPORARY TURNAROUNDS AND STREET STUBS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."

14. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR OTHER OWNERS AS APPLICABLE.

15. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

16. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

17. THE CITY OF FRANKLIN'S WASTE MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT OR WITHIN THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.

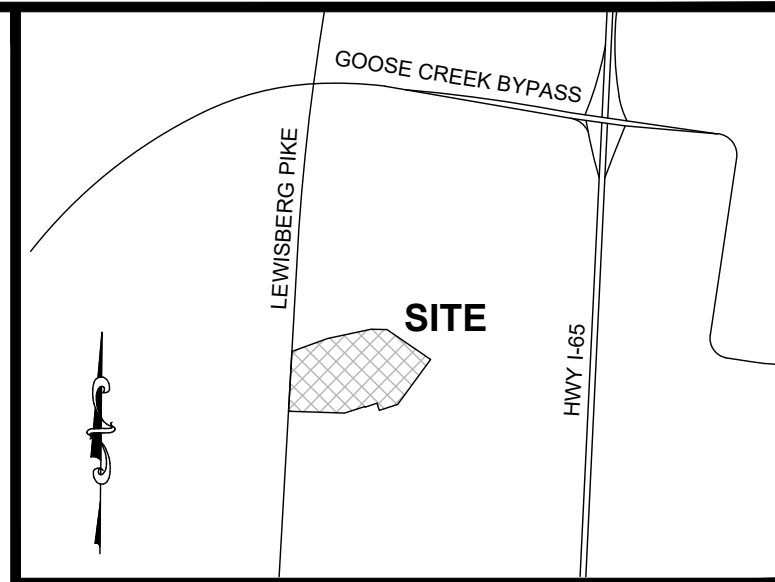
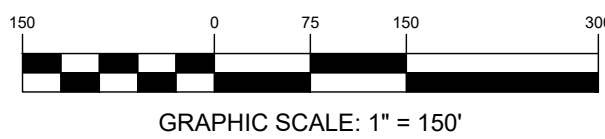
18. MINERAL RIGHTS ARE TO BE HELD BY SOUTHBROOKE, LLC.

19. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF ASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

20. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS AS EASIE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDING LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
21. LOTS WITH AN * (ASTERISK) ARE DESIGNATED AS CRITICAL LOTS FOR SIGHT DISTANCE. THESE LOTS WILL REQUIRE VERIFICATION OF SIGHT DISTANCE WITH RESPECT TO THE BUILDING PLACEMENT ON THE LOTS WITH THE BUILDING PERMIT SUBMITTAL.
22. ALL EASEMENTS ON LOT 2001 ARE DEDICATED PER THE RECORDING OF THIS PLAT.
23. ALL OPEN SPACES SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

SOUTHBROOKE, LLC
554 FRANKLIN ROAD
SUITE 300, FRANKLIN, TN 37069

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	39.27'	25.00'	90° 00' 00"	S41° 18' 48"E	35.36'
C61	39.27'	25.00'	90° 00' 00"	S48° 41' 12"W	35.36'



VICINITY MAP
NOT TO SCALE

Open Space Table		
Parcel #	Area (SF)	Area (AC)
1006 O.S.	116460.84'	2.674
1007 O.S.	5597.33'	0.128
1010 O.S.	7916.52'	0.182
1011 O.S.	7039.83'	0.162
2001 O.S.	1374291.50'	31.549

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
83	5555.47'	0.128
84	5535.00'	0.127
85	5535.00'	0.127
86	3240.00'	0.074
87	5535.00'	0.127
88	6150.00'	0.141
89	3600.00'	0.083
90	6150.00'	0.141
91	5740.64'	0.132
92	3360.38'	0.077
93	5740.64'	0.132
94	6560.63'	0.151
95	6443.25'	0.148
96	6075.85'	0.139
97	3379.16'	0.078
98	5560.82'	0.128
99	5535.64'	0.127
100	3240.38'	0.074
101	5535.64'	0.127
102	6074.07'	0.139

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
103	6905.03'	0.159
104	4996.22'	0.115
105	5476.63'	0.126
106	5050.45'	0.116
107	5050.45'	0.116
108	5939.37'	0.136
109	6900.69'	0.158
110	8328.60'	0.191
111	6791.99'	0.156
112	6034.98'	0.139
113	5825.77'	0.134
114	5451.12'	0.125
115	5211.38'	0.120
116	4590.00'	0.105
117	4590.00'	0.105
118	4590.00'	0.105
119	5644.86'	0.130
120	6399.86'	0.147

Parcel Line Table		
Line #	Length	Direction
L1	455.62'	S70°29'37"W
L2	87.18'	S70°29'37"W
L3	635.43'	S78°20'37"W

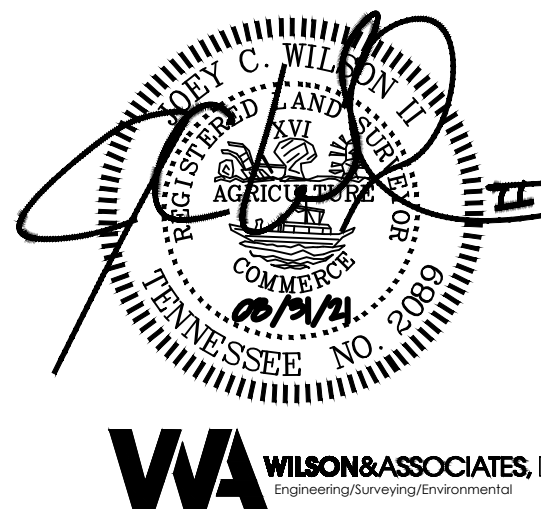
Parcel Line Table		
Line #	Length	Direction
L4	227.14'	N88°11'23"W
L5	755.04'	N55°16'23"W
L6	798.58'	N36°38'37"E

Parcel Line Table		
Line #	Length	Direction
L7	274.79'	N72°35'41"E
L8	107.92'	S17°48'26"E
L9	177.92'	N72°08'37"E

Parcel Line Table		
Line #	Length	Direction
L10	9.95'	S20°37'49"E
L11	306.68'	N72°29'07"E
L12	769.36'	S87°40'51"E

Parcel Line Table		
Line #	Length	Direction
L13	30.66'	S87°40'51"E
L14	38.75'	S3°41'12"W
L15	113.00'	S3°41'12"W

Parcel Line Table		
Line #	Length	Direction
L16	703.05'	S3°41'12"W
L138	63.06'	S1°37'53"W
L139	728.52'	S1°37'53"W

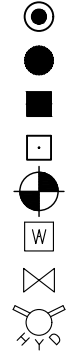


VILLAGES AT SOUTHBROOKE

***PUD SUBDIVISION
FINAL PLAT SECTION 1***

CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL OF ELECTRICAL SYSTEMS	CERTIFICATE OF SURVEY	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING
I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN VILLAGES AT SOUTHBROOKE PUD SUBDIVISION, SECTION 1, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH HB&TS UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEM _____ DATE	MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS. _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE	I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SURVEY PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 28TH DAY OF MAY, 2021 JOEY C. WILSON II, TENNESSEE RLS NO. 2089 WILSON & ASSOCIATES, P.C. ENGINEERING/SURVEYING/ENVIRONMENTAL 108 BEASLEY DRIVE, FRANKLIN, TN 37064 OFFICE: 615.794.2275 FAX 615.794.2176 JWILSON@WILSONPC.COM _____ WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE _____ CITY OF FRANKLIN, TENNESSEE DATE	SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY _____ DATE _____ DATE CITY OF FRANKLIN, TENNESSEE DATE
CERTIFICATE OF OWNERSHIP	CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & SIDEWALKS	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF RECORDING
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 1462, PAGE 840, R.O.W.C., TENNESSEE, AND ADAPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 0000, PAGE 0000, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK 0000, PAGE 0000, R.O.W.C. _____ OWNER DATE	I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN VILLAGES AT SOUTHBROOKE PUD SUBDIVISION, SECTION 1, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS. _____ DIRECTOR STREETS DEPARTMENT DATE CITY OF FRANKLIN, TENNESSEE	I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEM DESIGNATED IN VILLAGES AT SOUTHBROOKE PUD SUBDIVISION, SECTION 1, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION OF SUCH SYSTEM. _____ DIRECTOR WATER MANAGEMENT DEPARTMENT DATE CITY OF FRANKLIN, TENNESSEE	APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE. _____ SECRETARY DATE FRANKLIN MUNICIPAL PLANNING COMMISSION RECORDING STAMP HERE IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY
FINAL SUBDIVISION PLAT			
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE			
TOTAL ACRES:	41.917	TOTAL NO. OF LOTS:	39
ACRES NEW RD/ST:	3.726 (ROW)	L.F. OF NEW RD/ST:	2967.3
ACRES OPEN SPACE:	3.139	CIVIL DISTRICT:	5TH
DRAWN BY:	JCW II	CLOSURE ERROR:	SEE NOTES
SCALE:	1"=150'	DATE:	08/31/2021
WA PROJECT NO. 18-1022 - COF PROJECT NO. 7577 - SHEET 1 OF 5			

IRON PIN FOUND
IRON PIN SET
CONC. MON. FOUND
CONC. MON. SET
BENCH MARK
WATER METER
WATER VALVE
FIRE HYDRANT



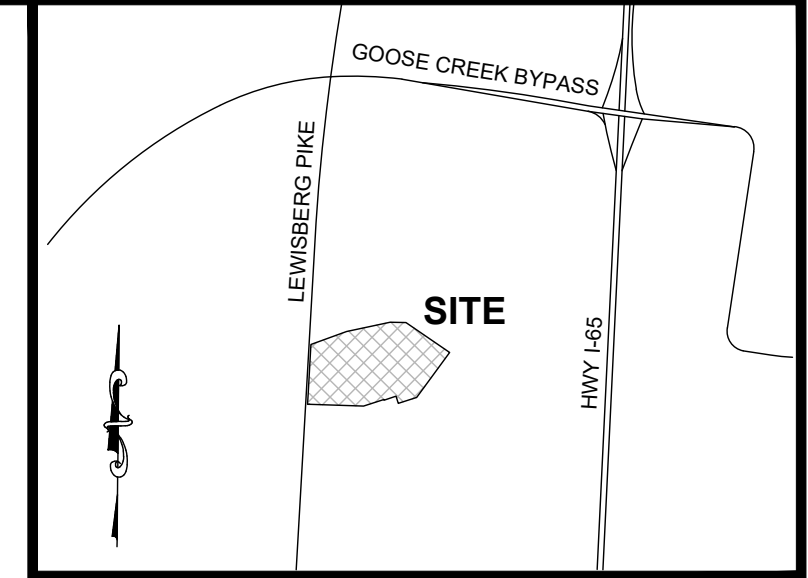
SANITARY SEWER MH
CATCH BASIN
STREET LIGHT
SIDEWALK PATTERN
MIN. BUILD SETBACK
PUBLIC UTIL. & DRAIN ESMT.
ADDRESSES

M.B.S.L.
P.U.D.E.
1234

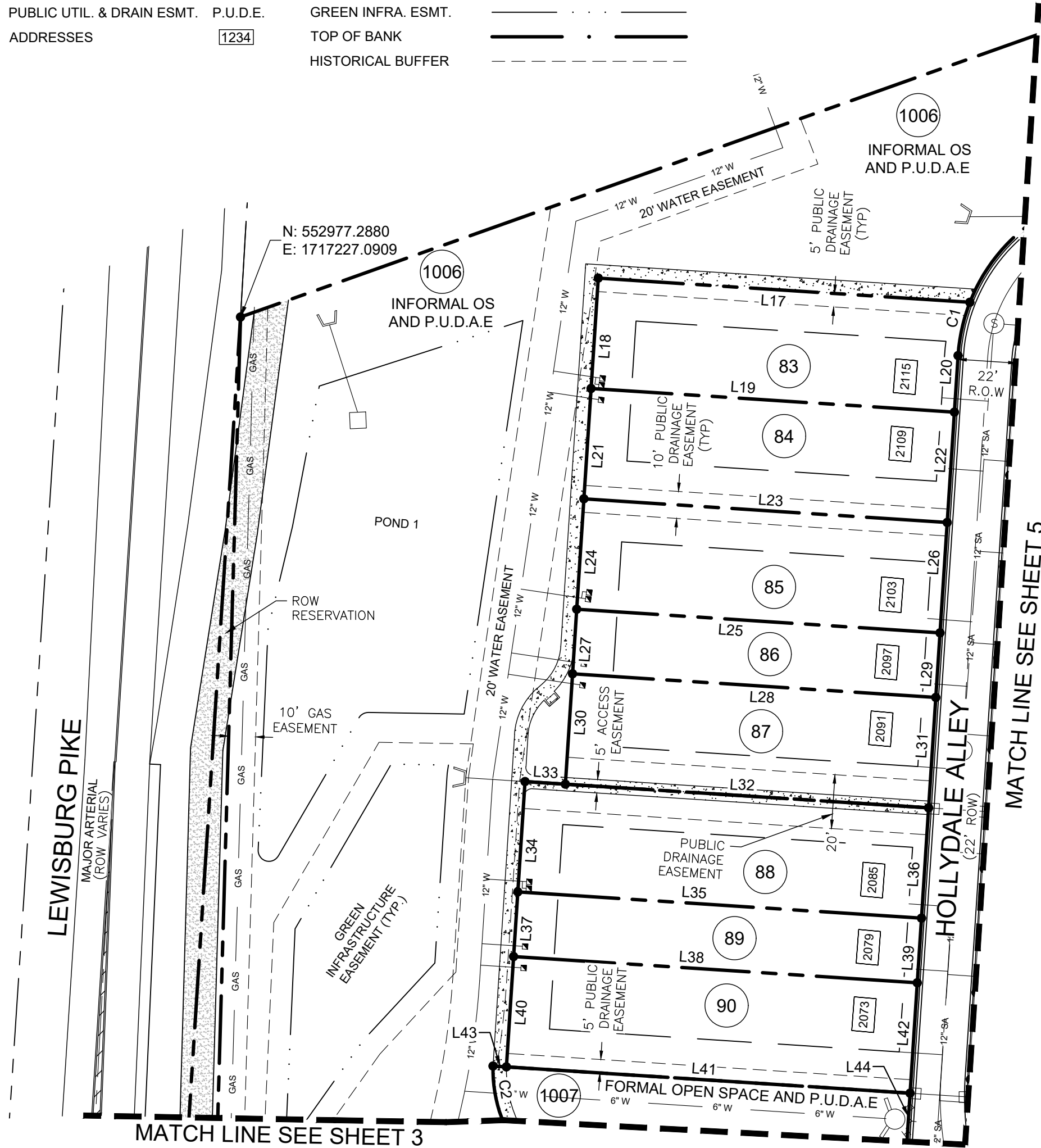
SANITARY SEWER
WATER
GAS
BOUNDARY
CENTERLINE
GREEN INFRA. ESMT.
TOP OF BANK
HISTORICAL BUFFER

8" SA
4" W
GAS

NOTE:
HOMES LOCATED ON A CORNER LOT SHALL BE
ADDRESSED ACCORDING TO THE STREET IT FACES.
THE OTHER ADDRESS SHALL NOT BE USED.



VICINITY MAP
NOT TO SCALE



Parcel Line Table		
Line #	Length	Direction
L17	138.10'	S86°16'39"E
L18	41.00'	N3°43'21"E
L19	135.00'	S86°16'39"E
L20	21.01'	S3°43'21"W
L21	41.00'	N3°43'21"E
L22	41.00'	S3°43'21"W
L23	135.00'	S86°16'39"E
L24	41.00'	N3°43'21"E
L25	135.00'	S86°16'39"E
L26	41.00'	S3°43'21"W
L27	24.00'	N3°43'21"E
L28	135.00'	S86°16'39"E
L29	24.00'	S3°43'21"W
L30	41.00'	N3°43'21"E
L31	41.00'	S3°43'21"W
L32	135.00'	S86°16'39"E
L33	15.00'	S86°16'39"E
L34	41.00'	S3°43'21"W
L35	150.00'	S86°16'39"E
L36	41.00'	S3°43'21"W

Parcel Line Table		
Line #	Length	Direction
L37	24.00'	S3°43'21"W
L38	150.00'	S86°16'39"E
L39	24.00'	S3°43'21"W
L40	41.00'	S3°43'21"W
L41	150.00'	S86°16'39"E
L42	41.00'	S3°43'21"W
L43	4.97'	S86°16'39"E
L44	32.01'	S3°43'21"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	20.31'	66.00'	17° 38' 04"	S12° 32' 23"W	20.23'
C2	24.40'	50.00'	27° 57' 56"	S12° 11' 50"E	24.16'

VILLAGES AT SOUTHBROOKE

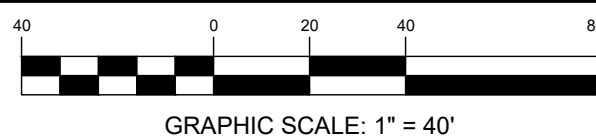
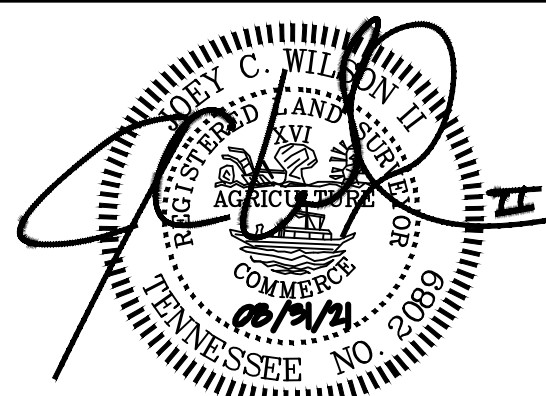
PUD SUBDIVISION
FINAL PLAT SECTION 1



CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS
CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN
PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A
SURVEY MADE UNDER MY SUPERVISION ON THE 28TH DAY OF MAY, 2021

JOEY C. WILSON II, TENNESSEE RLS NO. 2089
WILSON & ASSOCIATES, P.C.
ENGINEERING/SURVEYING/ENVIRONMENTAL
108 BEASLEY DRIVE, FRANKLIN, TN 37064
OFFICE: 615.794.2275 FAX 615.794.2176
JWILSON@WILSONPC.COM



GRAPHIC SCALE: 1" = 40'

CERTIFICATE OF APPROVAL OF RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS,
IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE
DAY OF 20 AND THIS PLAT HAS BEEN APPROVED FOR
RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION

DATE

RECORDING STAMP
HERE

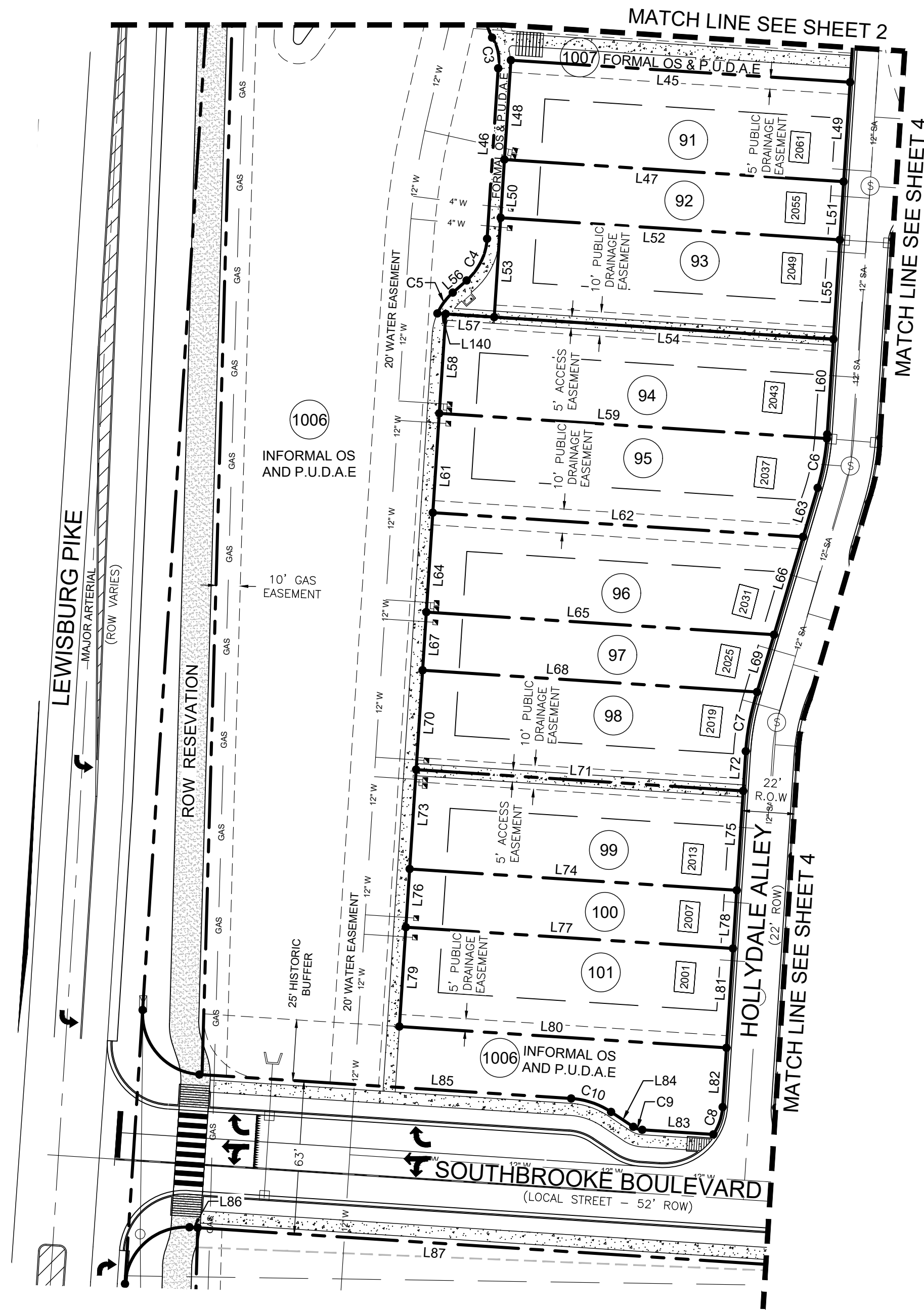
IF YOU CAN READ THIS
YOU ARE HOLDING AN
UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

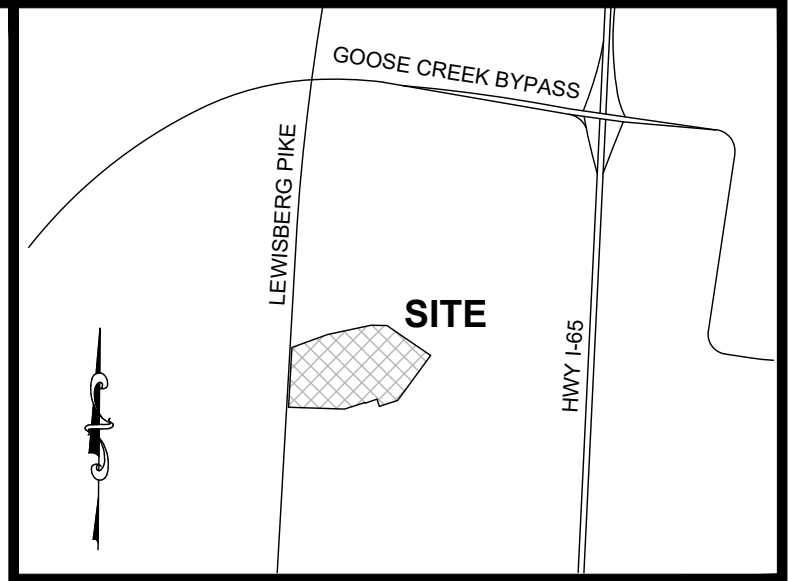
TOTAL ACRES:	41.917	TOTAL NO. OF LOTS:	39
ACRES NEW RD/ST:	3.726 (ROW)	L.F. OF NEW RD/ST:	2967.3
ACRES OPEN SPACE:	3.139	CIVIL DISTRICT:	5TH
DRAWN BY:	JCW II	CLOSURE ERROR:	SEE NOTES
SCALE:	1"=40'	DATE:	08/31/2021

WA PROJECT NO. 18-1022 - COF PROJECT NO. 7577 - SHEET 2 OF 5



NOTE:
HOMES LOCATED ON A CORNER LOT SHALL BE
ADDRESSED ACCORDING TO THE STREET IT FACES.
THE OTHER ADDRESS SHALL NOT BE USED.

- IRON PIN FOUND
- IRON PIN SET
- CONC. MON. FOUND
- CONC. MON. SET
- BENCH MARK
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MH
- CATCH BASIN
- STREET LIGHT
- SIDEWALK PATTERN
- MIN. BUILD SETBACK
- PUBLIC UTIL. & DRAIN ESMT.
- ADDRESSES
- SANITARY SEWER
- WATER
- GAS
- BOUNDARY
- CENTERLINE
- GREEN INFRA. ESMT.
- TOP OF BANK
- HISTORICAL BUFFER



VICINITY MAP
NOT TO SCALE

Parcel Line Table			
Line #	Length	Direction	
L45	140.02'	N86°16'39"W	
L46	70.31'	N3°43'21"E	
L47	140.02'	N86°16'39"W	
L48	41.00'	S3°43'21"W	
L49	41.00'	S3°43'21"W	
L50	24.00'	S3°43'21"W	
L51	24.00'	S3°43'21"W	
L52	140.02'	N86°16'39"W	
L53	41.00'	S3°43'21"W	
L54	140.02'	N86°16'39"W	
L55	41.00'	S3°43'21"W	
L56	7.57'	N48°43'21"E	
L57	20.00'	N86°16'39"W	
L58	41.00'	S3°43'21"W	
L59	160.00'	S86°16'39"E	
L60	39.29'	S3°43'21"W	
L61	41.00'	S3°43'21"W	
L62	152.85'	S86°16'39"E	
L63	21.05'	S16°32'16"W	
L64	41.00'	S3°43'21"W	
L65	143.53'	S86°16'39"E	
L66	42.05'	S16°32'16"W	

Parcel Line Table			
Line #	Length	Direction	
L67	24.00'	S3°43'21"W	
L68	138.07'	S86°16'39"E	
L69	24.61'	S16°32'16"W	
L70	41.00'	S3°43'21"W	
L71	135.02'	S86°16'39"E	
L72	16.35'	S3°43'21"W	
L73	41.00'	S3°43'21"W	
L74	135.02'	S86°16'39"E	
L75	41.00'	S3°43'21"W	
L76	24.00'	S3°43'21"W	
L77	135.02'	S86°16'39"E	
L78	24.00'	S3°43'21"W	
L79	41.00'	S3°43'21"W	
L80	135.02'	S86°16'39"E	
L81	41.00'	S3°43'21"W	
L82	24.43'	S3°43'21"W	
L83	29.38'	N86°18'48"W	
L84	11.01'	N56°18'48"W	
L85	153.48'	N86°18'48"W	
L86	3.39'	S86°18'48"E	
L87	239.86'	S86°18'48"E	
L140	3.43'	N86°16'39"W	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	13.22'	17.23'	43° 57' 43"	N11° 13' 43"W	12.90'
C4	19.63'	25.00'	45° 00' 00"	N26° 13' 21"E	19.13'
C5	10.73'	25.00'	24° 35' 56"	S36° 25' 23"W	10.65'
C6	20.66'	100.00'	11° 50' 07"	N10° 37' 13"E	20.62'
C7	22.37'	100.00'	12° 48' 55"	S10° 07' 49"W	22.32'
C8	12.03'	23.00'	29° 57' 51"	N18° 42' 17"E	11.89'
C9	3.93'	7.50'	30° 00' 00"	S71° 18' 48"E	3.88'
C10	17.54'	33.50'	30° 00' 00"	N71° 18' 48"W	17.34'

VILLAGES AT
SOUTHBROOKE

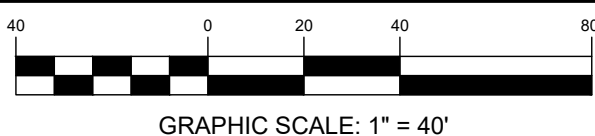
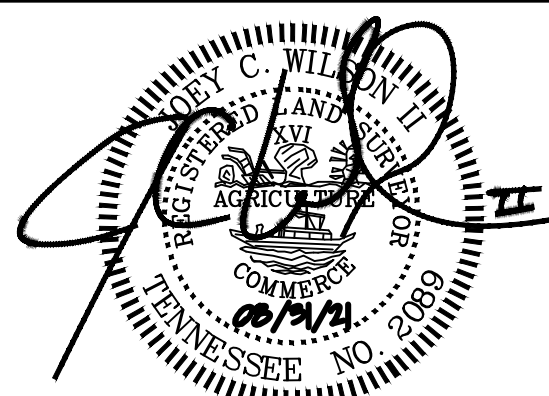
PUD SUBDIVISION
FINAL PLAT SECTION 1



CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 28TH DAY OF MAY, 2021

JOEY C. WILSON II, TENNESSEE RLS NO. 2089
WILSON & ASSOCIATES, P.C.
ENGINEERING/SURVEYING/ENVIRONMENTAL
108 BEASLEY DRIVE, FRANKLIN, TN 37064
OFFICE: 615.794.2275 FAX 615.794.2176
JWILSON@WILSONPC.COM



GRAPHIC SCALE: 1" = 40'

CERTIFICATE OF APPROVAL OF RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE DAY OF 20 AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION

DATE

RECORDING STAMP
HERE

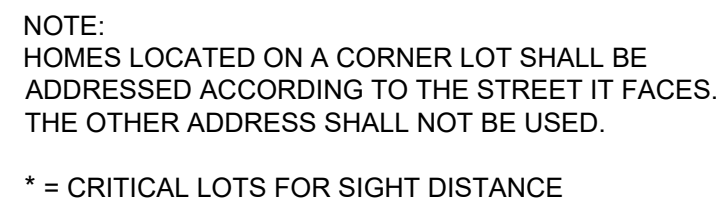
IF YOU CAN READ THIS
YOU ARE HOLDING AN
UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	41.917	TOTAL NO. OF LOTS:	39
ACRES NEW RD/ST:	3.726 (ROW)	L.F. OF NEW RD/ST:	2967.3
ACRES OPEN SPACE:	3.139	CIVIL DISTRICT:	5TH
DRAWN BY:	JCW II	CLOSURE ERROR:	SEE NOTES
SCALE:	1"=40'	DATE:	08/31/2021

WA PROJECT NO. 18-1022 - COF PROJECT NO. 7577 - SHEET 3 OF 5



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C50	40.81'	811.00'	2° 52' 59"	S46° 21' 22"W	40.80'
C51	34.01'	676.00'	2° 52' 59"	S46° 21' 22"W	34.01'
C52	31.68'	811.00'	2° 14' 18"	S43° 47' 44"W	31.68'
C53	15.57'	61.00'	14° 37' 14"	N49° 59' 11"E	15.52'
C54	34.01'	676.00'	2° 52' 59"	S43° 28' 24"W	34.01'
C55	41.11'	61.00'	38° 36' 43"	N76° 36' 10"E	40.33'
C56	3.08'	23.00'	7° 39' 44"	N87° 55' 21"W	3.07'
C57	30.80'	676.00'	2° 36' 39"	S40° 43' 35"W	30.80'
C58	25.89'	23.00'	64° 29' 10"	S56° 00' 12"W	24.54'
C59	18.98'	78.00'	13° 56' 43"	S16° 47' 15"W	18.94'
C60	29.73'	149.00'	11° 25' 56"	N45° 08' 13"E	29.68'
C61	8.29'	78.00'	6° 05' 33"	S6° 46' 08"W	8.29'
C62	13.41'	23.00'	33° 23' 56"	S12° 58' 37"E	13.22'
C63	111.39'	149.00'	42° 50' 01"	N72° 16' 11"E	108.81'
C64	25.41'	10.00'	145° 36' 36"	S76° 31' 39"W	19.11'
C65	12.61'	161.00'	4° 29' 16"	S32° 54' 41"E	12.61'
C66	32.64'	23.00'	81° 19' 00"	N5° 30' 11"E	29.97'
C67	50.67'	833.00'	3° 29' 08"	S44° 25' 08"W	50.66'
C68	23.99'	39.00'	35° 14' 44"	N60° 17' 56"E	23.61'
C69	37.26'	18.00'	118° 36' 58"	S42° 46' 13"E	30.96'
C70	27.29'	122.00'	12° 48' 55"	N10° 07' 49"E	27.23'

Parcel Line Table		
Line #	Length	Direction
L112	12.33'	S29°57'28"E
L113	22.00'	N27°12'46"W
L114	113.65'	N29°57'28"W
L115	52.00'	S24°22'28"E
L116	55.67'	N39°25'15"E
L117	148.95'	N72°53'14"E
L118	138.81'	N66°26'52"E
L119	56.39'	S30°40'02"E
L120	52.58'	S30°40'02"E
L121	118.66'	N29°57'28"W
L122	135.00'	S35°55'44"E
L123	135.00'	S39°19'10"E
L124	135.00'	N42°12'08"W
L125	135.00'	N45°05'07"W
L126	137.24'	S50°34'45"E
L127	163.36'	S50°34'45"E
L128	3.21'	N39°25'15"E
L129	163.07'	S50°34'45"E
L130	41.00'	N39°25'15"E
L131	11.47'	N39°25'15"E
L132	131.20'	S50°34'45"E
L133	41.89'	S3°43'21"W
L134	103.70'	S3°43'21"W
L135	76.22'	N30°40'02"W
L136	19.21'	S16°32'16"W
L137	81.64'	S3°43'21"W

- | | | | | | | |
|------------------|--|----------------------------|----------|--------------------|--|-------|
| IRON PIN FOUND | | SANITARY SEWER MH | | SANITARY SEWER | | 8" SA |
| IRON PIN SET | | CATCH BASIN | | WATER | | 4" W |
| CONC. MON. FOUND | | STREET LIGHT | | GAS | | GAS |
| CONC. MON. SET | | SIDEWALK PATTERN | | BOUNDARY | | |
| BENCH MARK | | MIN. BUILD SETBACK | M.B.S.L. | CENTERLINE | | |
| WATER METER | | PUBLIC UTIL. & DRAIN ESMT. | P.U.D.E. | GREEN INFRA. ESMT. | | |
| WATER VALVE | | ADDRESSES | | TOP OF BANK | | |
| FIRE HYDRANT | | | | HISTORICAL BUFFER | | |

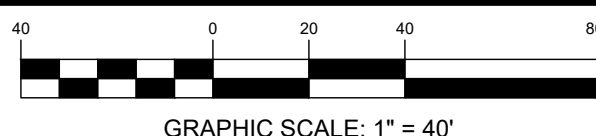
VILLAGES AT SOUTHBROOKE

***PUD SUBDIVISION
FINAL PLAT SECTION 1***



I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 28TH DAY OF MAY, 2021

JOEY C. WILSON II, TENNESSEE RLS NO. 2089
WILSON & ASSOCIATES, P.C.
ENGINEERING/SURVEYING/ENVIRONMENTAL
108 BEASLEY DRIVE, FRANKLIN, TN 37064
OFFICE: 615.794.2275 FAX 615.794.2176
JWILSON@WILSONPC.COM



APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS
IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE
DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR
RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION

RECORDING STAMP
HERE

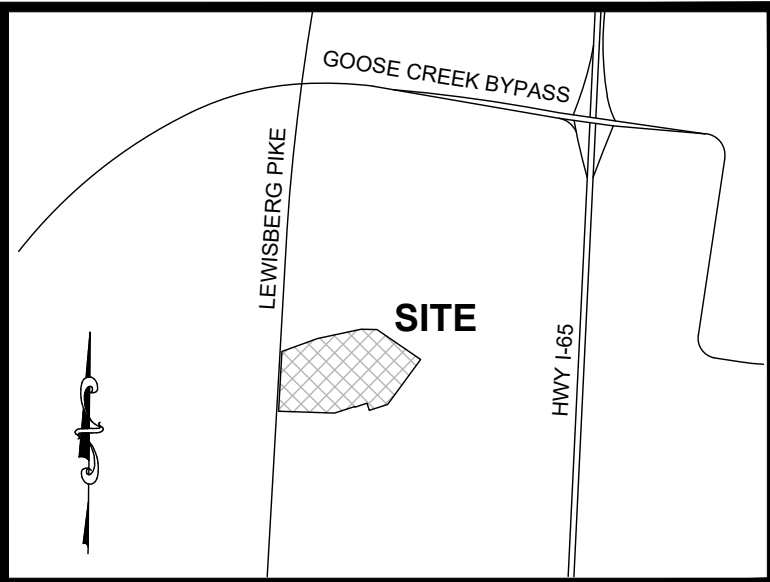
IF YOU CAN READ THIS
YOU ARE HOLDING AN
UNRECORDED COPY

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

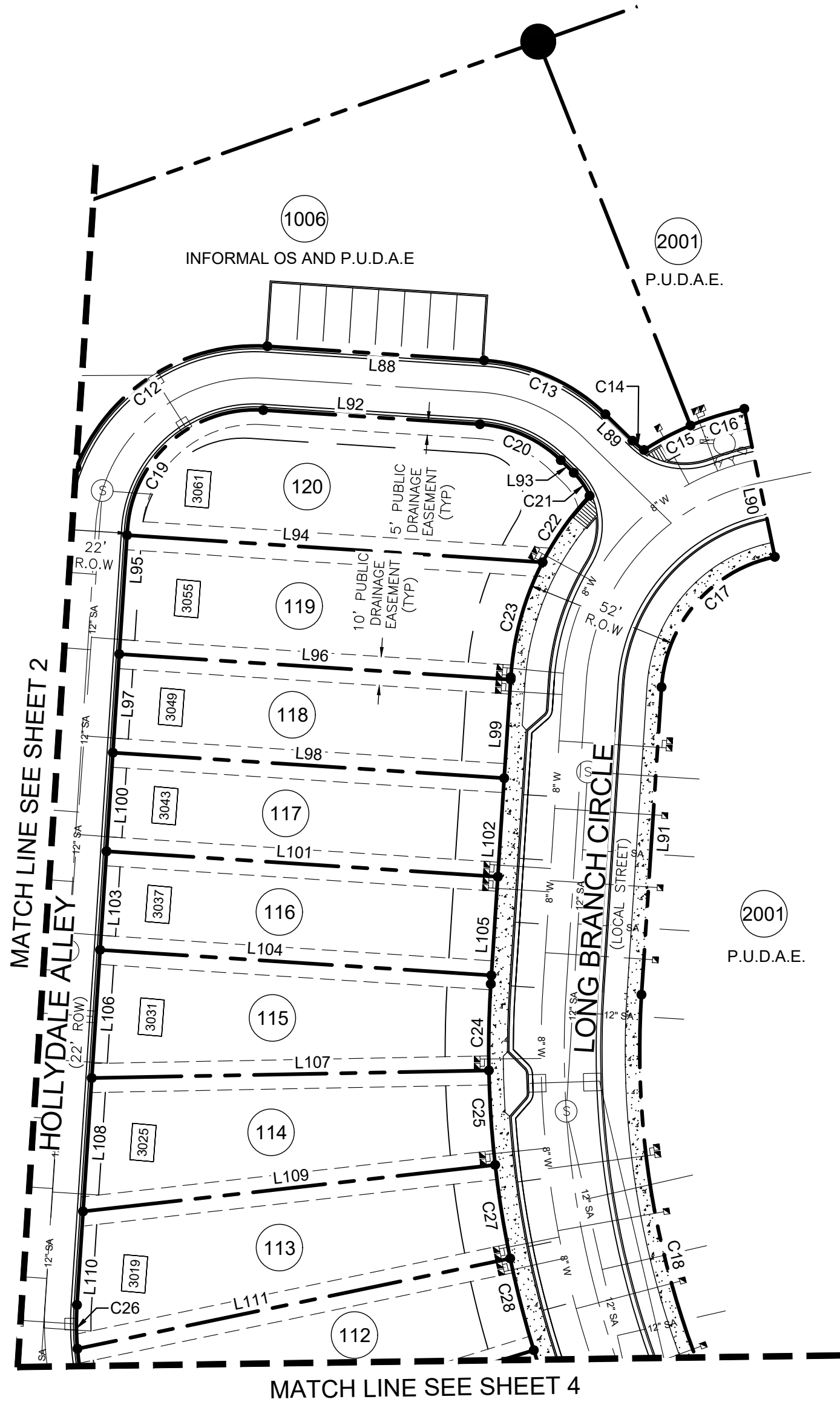
TOTAL ACRES:	41.917	TOTAL NO. OF LOTS:	39
ACRES NEW RD/ST:	3.726 (ROW)	L.F. OF NEW RD/ST:	2967.3
ACRES OPEN SPACE:	3.139	CIVIL DISTRICT:	5TH
DRAWN BY:	JCW II	CLOSURE ERROR:	SEE NOTES
SCALE:	1"=40'	DATE:	08/31/2021

WA PROJECT NO. 18-1022 - COF PROJECT NO. 7577 - SHEET 4 OF 5

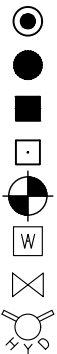
NOTE:
HOMES LOCATED ON A CORNER LOT SHALL BE
ADDRESSED ACCORDING TO THE STREET IT FACES.
THE OTHER ADDRESS SHALL NOT BE USED.



VICINITY MAP
NOT TO SCALE



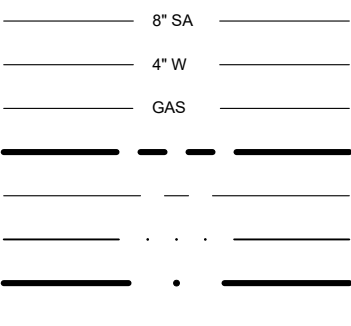
IRON PIN FOUND
IRON PIN SET
CONC. MON. FOUND
CONC. MON. SET
BENCH MARK
WATER METER
WATER VALVE
FIRE HYDRANT



SANITARY SEWER MH
CATCH BASIN
STREET LIGHT
SIDEWALK PATTERN
MIN. BUILD SETBACK
PUBLIC UTIL. & DRAIN ESMT.
ADDRESSES



SANITARY SEWER
WATER
GAS
BOUNDARY
CENTERLINE
GREEN INFRA. ESMT.
TOP OF BANK
HISTORICAL BUFFER



Parcel Line Table		
Line #	Length	Direction
L88	74.77'	N86°16'39"W
L89	13.03'	N45°47'32"W
L90	52.00'	N11°39'23"W
L91	106.06'	S3°43'21"W
L92	74.77'	S86°16'39"E
L93	6.24'	S45°47'32"E
L94	143.36'	S86°16'39"E
L95	41.00'	N3°43'21"E
L96	135.00'	S86°16'39"E
L97	34.00'	N3°43'21"E
L98	135.00'	S86°16'39"E
L99	34.00'	N3°43'21"E
L100	34.00'	N3°43'21"E
L101	135.00'	S86°16'39"E
L102	34.00'	N3°43'21"E
L103	34.00'	N3°43'21"E
L104	135.00'	S86°16'39"E
L105	34.00'	N3°43'21"E
L106	44.20'	N3°43'21"E
L107	136.75'	N88°54'15"E
L108	46.01'	N3°43'21"E
L109	142.77'	N83°33'55"E
L110	32.25'	N3°43'21"E
L111	152.18'	N78°13'34"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	83.36'	66.00'	72° 21' 56"	S57° 32' 23"W	77.93'
C13	46.64'	66.00'	40° 29' 07"	N66° 02' 05"W	45.67'
C14	5.10'	23.33'	12° 31' 48"	S51° 07' 12"E	5.09'
C15	18.10'	101.00'	10° 16' 02"	S62° 11' 51"W	18.07'
C16	19.41'	101.00'	11° 00' 45"	S72° 50' 14"W	19.38'
C17	63.82'	49.00'	74° 37' 16"	S41° 01' 59"W	59.40'
C18	175.17'	298.00'	33° 40' 49"	S13° 07' 03"E	172.66'
C19	69.12'	44.00'	90° 00' 00"	S48° 43' 21"W	62.23'
C20	31.09'	44.00'	40° 29' 07"	N66° 02' 05"W	30.45'
C21	9.69'	23.02'	24° 06' 20"	N34° 13' 55"W	9.61'
C22	28.06'	100.38'	16° 01' 06"	S35° 16' 51"W	27.97'
C23	41.37'	100.38'	23° 36' 43"	S15° 28' 04"W	41.08'
C24	29.78'	351.00'	4° 51' 40"	S1° 17' 31"W	29.77'
C25	32.61'	351.00'	5° 19' 24"	S3° 48' 01"E	32.60'
C26	15.07'	100.00'	8° 38' 08"	S0° 35' 43"E	15.06'
C27	32.61'	351.00'	5° 19' 23"	S9° 07' 24"E	32.60'
C28	32.61'	351.00'	5° 19' 23"	S14° 26' 47"E	32.60'

VILLAGES AT SOUTH BROOKE

PUD SUBDIVISION
FINAL PLAT SECTION 1



CERTIFICATE OF SURVEY I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 28TH DAY OF MAY, 2021. JOEY C. WILSON II, TENNESSEE RLS NO. 2089 WILSON & ASSOCIATES, P.C. ENGINEERING/SURVEYING/ENVIRONMENTAL 108 BEASLEY DRIVE, FRANKLIN, TN 37064 OFFICE: 615.794.2275 FAX 615.794.2176 JWILSON@WILSONPC.COM			CERTIFICATE OF APPROVAL OF RECORDING APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE. SECRETARY _____ DATE _____	RECORDING STAMP HERE IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY	FINAL SUBDIVISION PLAT FRANKLIN - WILLIAMSON COUNTY - TENNESSEE <table><tr><td>TOTAL ACRES:</td><td>41.917</td><td>TOTAL NO. OF LOTS:</td><td>39</td></tr><tr><td>ACRES NEW RD/ST:</td><td>3.726 (ROW)</td><td>L.F. OF NEW RD/ST:</td><td>2967.3</td></tr><tr><td>ACRES OPEN SPACE:</td><td>3.139</td><td>CIVIL DISTRICT:</td><td>5TH</td></tr><tr><td>DRAWN BY:</td><td>JCW II</td><td>CLOSURE ERROR:</td><td>SEE NOTES</td></tr><tr><td>SCALE:</td><td>1"=40'</td><td>DATE:</td><td>08/31/2021</td></tr></table> WA PROJECT NO. 18-1022 - COF PROJECT NO. 7577 - SHEET 5 OF 5	TOTAL ACRES:	41.917	TOTAL NO. OF LOTS:	39	ACRES NEW RD/ST:	3.726 (ROW)	L.F. OF NEW RD/ST:	2967.3	ACRES OPEN SPACE:	3.139	CIVIL DISTRICT:	5TH	DRAWN BY:	JCW II	CLOSURE ERROR:	SEE NOTES	SCALE:	1"=40'	DATE:	08/31/2021
TOTAL ACRES:	41.917	TOTAL NO. OF LOTS:	39																						
ACRES NEW RD/ST:	3.726 (ROW)	L.F. OF NEW RD/ST:	2967.3																						
ACRES OPEN SPACE:	3.139	CIVIL DISTRICT:	5TH																						
DRAWN BY:	JCW II	CLOSURE ERROR:	SEE NOTES																						
SCALE:	1"=40'	DATE:	08/31/2021																						



File #: 21-02368

DATE: August 14, 2021
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Kelly Dannenfelser, Asst. Director of Planning

SUBJECT:

Consideration Of Ordinance 2021-21, An Ordinance To Amend The Franklin Zoning Ordinance And Zoning Map As Part Of An Annual Update.

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

The City adopted a major update to the Franklin Zoning Ordinance in 2019. Since then, the City has undertaken annual updates to keep the Ordinance up to date, responsive to the community, and working well. This year's update has a small number of items, including specifying setbacks for older, platted subdivisions, allowing additional appurtenance encroachment, e.g. screened porches, into the rear yard, several changes to the permitted use tables, and a change for preliminary historic zoning commission recommendations. Several rezonings are included in this update, as shown on the attached maps.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of Ordinance 2021-21.

ORDINANCE 2021-21

AN ORDINANCE TO AMEND THE FRANKLIN ZONING ORDINANCE AND ZONING MAP AS PART OF AN ANNUAL UPDATE.

WHEREAS, Envision Franklin is the City's long-range plan that guides growth and development in the City; and

WHEREAS, the Franklin Zoning Ordinance regulates uses and sets community development standards for development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) adopted a comprehensive Zoning Ordinance update on December 31, 2019; and

WHEREAS, the City strives to keep the Zoning Ordinance up to date and completes an annual review and ordinance update; and

WHEREAS, this Ordinance includes a text and zoning map amendment, which is in the best interest of the public health, safety, and welfare of the citizens of Franklin, Tennessee.

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

SECTION I. That Chapter 1, Introductory Provisions, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

1.1.3 Effective Date

This Ordinance was adopted by the Board of Mayor and Aldermen (BOMA) and it became effective on January 1, 2022 by Ordinance 2021-21.

1.2.1 Pending Applications

All applications submitted on or after January 1, 2022 shall comply with this Ordinance, including applications submitted for the March 24, 2022 FMPC or administrative agenda.

...

1.4.1.B ...T.C.A. 13-7-~~212~~ **12**

...

SECTION II. That Chapter 2, Nonconformities, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

SECTION III. That Chapter 3, Zoning Districts, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

3.2.5 (AG) Dimensional Standards

Appurtenance Encroachments **into Setbacks**

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet and into a side yard setback up to 5 feet~~

Front Yard **6 feet max**

Side Yard **5 feet max, but no closer than 5 feet from lot line**

Rear Yard **15 feet max, but no closer than 20 feet from lot line**

~~Steps may encroach into any required yard~~ **up to the front lot line, but no closer than 5 feet from a side or rear lot line**

...

3.3.5 (ER) Dimensional Standards

Appurtenance Encroachments **into Setbacks**

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet and into a side yard setback up to 5 feet~~

Front Yard **6 feet max**

Side Yard **5 feet max, but no closer than 5 feet from lot line**

Rear Yard **15 feet max, but no closer than 20 feet from lot line**

~~Steps may encroach into any required yard~~ **up to the front lot line, but no closer than 5 feet from a side or rear lot line**

...

3.4.5 (R1) Dimensional Standards

Appurtenance Encroachments **into Setbacks**

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet and into a side yard setback up to 5 feet~~

Front Yard **6 feet max**

Side Yard **5 feet max, but no closer than 5 feet from lot line**

Rear Yard **15 feet max, but no closer than 20 feet from lot line**

~~Steps may encroach into any required yard~~ **up to the front lot line, but no closer than 5 feet from a side or rear lot line**

Alternate Standards

For lots in recorded subdivisions, if there are different dimensional standards on the final plat, then those standards on the final plat shall govern. **When there are platted front yard setbacks but no side or rear yard setbacks, then 10-foot side and 25-foot rear yard setbacks shall apply**

...

3.5.5 (R2) Dimensional Standards

Appurtenance Encroachments **into Setbacks**

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet and into a side yard setback up to 5 feet~~

Front Yard **6 feet max**

Side Yard **5 feet max, but no closer than 5 feet from lot line**
Rear Yard **15 feet max, but no closer than 20 feet from lot line**

~~Steps may encroach into any required yard up to the front lot line, but no closer than 5 feet from a side or rear lot line~~

Alternate Standards

For lots in recorded subdivisions, if there are different dimensional standards on the final plat, then those standards on the final plat shall govern. **When there are platted front yard setbacks but no side or rear yard setbacks, then 10-foot side and 25-foot rear yard setbacks shall apply**

...

3.6.5 (R3) Dimensional Standards

Appurtenance Encroachments into Setbacks

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet and into a side yard setback up to 5 feet~~

Front Yard **6 feet max**
Side Yard **5 feet max, but no closer than 5 feet from lot line**
Rear Yard **15 feet max, but no closer than 20 feet from lot line**

~~Steps may encroach into any required yard up to the front lot line, but no closer than 5 feet from a side or rear lot line~~

Alternate Standards

For lots in recorded subdivisions, if there are different dimensional standards on the final plat, then those standards on the final plat shall govern. **When there are platted front yard setbacks but no side or rear yard setbacks, then 10-foot side and 25-foot rear yard setbacks shall apply**

...

3.7.5 (R4) **Appurtenance Encroachments into Setbacks**

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet and into a side yard setback up to 2 feet~~

Front Yard **6 feet max**
Side Yard **5 feet max, but no closer than 5 feet from lot line**
Rear Yard **15 feet max, but no closer than 20 feet from lot line**

~~Steps may encroach into any required yard up to the front lot line, but no closer than 5 feet from a side or rear lot line~~

...

3.8.5 (R6) **Appurtenance Encroachments into Setbacks**

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet~~

Front Yard **6 feet max**
Side Yard **Not permitted**
Rear Yard **Not permitted**

~~Steps may encroach into any required yard up to the front lot line, but no closer than 5 feet from a side or rear lot line~~

...

3.9.6 (MR) **Appurtenance Encroachments into Setbacks** (for Houses and Multiplexes)

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet~~

Front Yard **6 feet max**

Side Yard **Not permitted**

Rear Yard **6 feet max, but no closer than 10 feet from lot line**

~~Steps may encroach into any required yard~~ **up to the front lot line, but no closer than 5 feet from a side or rear lot line**

...

3.9.7 (MR) Appurtenance Encroachments into Setbacks (for Duplexes and Townhouses)

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet~~

Front Yard **6 feet max**

Side Yard **Not permitted**

Rear Yard **6 feet max, but no closer than 10 feet from lot line**

~~Steps may encroach into any required yard~~ **up to the front lot line, but no closer than 5 feet from a side or rear lot line**

...

3.10.7 (PD) Appurtenance Encroachments into Setbacks

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet~~

Front Yard **6 feet max**

Side Yard **Not permitted**

Rear Yard **15 feet max, but no closer than 15 feet from lot line**

~~Steps may encroach into any required yard~~ **up to the front lot line, but no closer than 5 feet from a side or rear lot line**

Alternate Standards

For lots in recorded subdivisions, if there are different the dimensional standards on the final plat, then those standards on the final plat shall govern. **For single-family residential subdivisions that have platted front yard setbacks but no side or rear yard setbacks, then 10-foot side and 25-foot rear yard setbacks shall apply**

...

3.11.5 (OR) Appurtenance Encroachments into Setbacks

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet and into a side yard setback up to 2 feet~~

Front Yard **6 feet max**

Side Yard **5 feet max, but no closer than 5 feet from lot line**

Rear Yard **6 feet max, but no closer than 20 feet from lot line**

~~Steps may encroach into any required yard~~ **up to the front lot line, but no closer than 5 feet from a side or rear lot line**

...

3.12.5 (CI) Appurtenance Encroachments into Setbacks

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet and into a side yard setback up to 5 feet from the lot line~~

Front Yard **6 feet max**

Side Yard **Not permitted**

Rear Yard **Not permitted**

~~Steps may encroach into any required yard~~

...

3.13.5 (NC)

Principal Building Setbacks

Rear Yard Minimum 25 feet

Appurtenance Encroachments **into Setbacks**

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet~~

Front Yard 6 feet max

Side Yard Not permitted

Rear Yard 6 feet max

~~Steps may encroach into any required yard~~

...

3.14.5 (CC) **Appurtenance** Encroachments **into Setbacks**

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet~~

Front Yard 6 feet max

Side Yard Not permitted

Rear Yard 6 feet max

~~Steps may encroach into any required yard~~

...

3.15.5 (DD)

Principal Building Setbacks

Side Yard 0 feet **for commercial/mixed use building**

10 feet min for any other principal building

Rear Yard 5 feet min **for commercial/mixed use building and civic building**

15 feet for any other principal building

Appurtenance Encroachments **into Setbacks**

~~Steps may encroach into any required yard~~ **up to the front lot line, but no closer than 5 feet from a side or rear lot line**

...

3.16.7 (1ST)

Appurtenance Encroachments **into Setbacks**

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet~~

~~Steps may encroach into any required yard~~ **up to the front lot line, but no closer than 5 feet from a side or rear lot line**

...

3.17.6 (5TH)

Appurtenance Encroachments **into Setbacks**

~~Steps may encroach into any required yard~~ **up to the front lot line, but no closer than 5 feet from a side or rear lot line**

...

3.18.5 (RC6)

Appurtenance Encroachments **into Setbacks**

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet and into a side yard up to 5 feet from the lot line~~

Front Yard 6 feet max

Side Yard At least 5 feet from lot line

Rear Yard 6 feet max

~~Steps may encroach into any required yard~~ **up to the front lot line, but no closer than 5 feet from a side or rear lot line**

...

3.19.5 (RC12)

Appurtenance Encroachments **into Setbacks**

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet and into a side yard up to 5 feet from the lot line~~

Front Yard 6 feet max

Side Yard 5 feet max

Rear Yard 6 feet max

~~Steps may encroach into any required yard~~ **up to the front lot line, but no closer than 5 feet from a side or rear lot line**

...

3.20.5 (GO)

Appurtenance Encroachments **into Setbacks**

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet and into a side yard up to 5 feet from the lot line~~

Front Yard 6 feet max

Side Yard 5 feet max

Rear Yard 6 feet max

~~Steps may encroach into any required yard~~ **up to the front lot line, but no closer than 5 feet from a side or rear lot line**

...

3.21.5 (LI)

Appurtenance Encroachments **into Setbacks**

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet and into a side yard up to 5 feet from the lot line~~

Front Yard 6 feet max

Side Yard 5 feet max

Rear Yard 6 feet max

~~Steps may encroach into any required yard~~ **up to the front lot line, but no closer than 5 feet from a side or rear lot line**

...

3.22.5 (HI)

Appurtenance Encroachments **into Setbacks**

~~Appurtenances may encroach into a front or rear yard setback up to 6 feet and into a side yard up to 5 feet from the lot line~~

Front Yard 6 feet max

Side Yard 5 feet max

Rear Yard 6 feet max

~~Steps may encroach into any required yard~~ **up to the front lot line, but no closer than 5 feet from a side or rear lot line**

...

SECTION IV. That Chapter 4, Overlay Zoning Districts, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

4.2.2 Conflicting Provisions (FWO)

... In cases of conflict between the standards of the FWO and the 1ST districts, the regulations of the 1ST district shall apply, as applicable.

4.3.2 Conflicting Provisions (FFO)

In cases of conflict between the standards of the FFO and the 1ST or 5TH districts, the regulations of the 1ST or 5TH district shall apply, as applicable.

...

SECTION V. That Chapter 5, Use Regulations, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

The Zoning Ordinance is hereby amended for Subsection 5.1.3, Permitted Principal Uses by Zoning District, for Entrepreneurship/Innovation Centers and Museums to be Permitted in PD, CI, CC, DD, 1ST, 5TH, RC6, GO, RC12, LI, and HI districts.

...

The Zoning Ordinance is hereby amended for Subsection 5.1.3, Permitted Principal Uses by Zoning District, to remove Group Homes from the OR district.

...

The Zoning Ordinance is hereby amended for Subsection 5.1.3, Permitted Principal Uses by Zoning District, for Hospitals and Rehabilitation Centers to be Permitted in RC6 and RC12.

...

5.1.4.C Continuum of Care Facilities

Continuum of care facilities may have one or any combination of assisted living, nursing home, or skilled nursing for the elderly or for other individuals incapacitated in some manner for medical reasons, as determined and licensed and/or certified by the Tennessee Department of Health, Board of Licensing Health Care Facilities. In addition to the above, up to 30 percent of the total **square footage building footprint** may be used for age-restricted independent living **as regulated by the U.S. Department of Housing and Urban Department** ~~as part of the overall continuum of care.~~

...

5.1.5.X.2 (Vehicle Service, Repair, or Wash Facilities) Any other vehicle service areas or washing bays shall be placed to the **side or** rear of the building and screened from off site.

The Zoning Ordinance is hereby amended to move the entirety of Subsection 13.3.7, Outdoor Playground Areas, to Subsection 5.2.7, Accessory Use and Structure Regulations, with the following amendment:

5.2.7.I Outdoor Playground Areas

1. Outdoor playground areas related to **day care centers or a use classified as civic and institutional** ~~civic, institutional, or day care uses~~ shall...

...

The Zoning Ordinance is hereby amended for Subsection 5.2.6, Permitted Accessory Uses and Structures by Zoning District, for Outdoor Playground Areas to be Permitted in AG, ER, R1, R2, R3, R4, R6, and MR,

and to be Permitted with Additional Use Regulations per Subsection 5.2.7, Accessory Use and Structure Regulations for PD, OR, CI, NC, CC, DD, 1ST, 5TH, RC6, RC12, GO, LI, and HI districts.

...

G. Home Occupations

1. The following home occupations are permitted:...

5.2.7.G.1.f **Photography services, where services conducted shall be limited to one on-site client at a time.**

...

5.2.7.G.3.a Be located entirely within the principal building and not exceed 25 percent of the total floor area of the principal building, or as an alternative, be located entirely within an accessory building, **with the following exceptions:**

i. **Photography services may occur outdoors on lots of two acres or more, or on smaller lots when the area used for photography services is completely screened from off-site. No activities shall take place within any required setbacks; and**

ii. Swim lessons and small-scale child care ~~home occupations may...~~

...

5.2.7.G.3.c Not create traffic or parking congestion, noise, **lighting**, vibration, odor, glare, fumes, or electrical or communications interference that can be detected by the normal senses off the premises;

...

5.2.7.H Mailbox Delivery Facilities

~~1. This type of accessory structure may be on a stand-alone lot or part of a larger development.~~

~~1. 2. Centralized mail delivery facilities shall be provided for all subdivisions with seven or more lots where required by the United States Postal Service (USPS). Each delivery location They shall be installed in an open space lot or on an individual on a lot to be owned by the developer or management company. Centralized mail delivery facilities shall be owned and maintained by the homeowner's association or property owners association.~~

~~2. 3. Each centralized mail location cluster box unit shall be built to comply with USPS specifications. with In addition, a concrete or asphalt pad and a covered roof shall be provided that over and extending three feet on all sides of the cluster box unit that have access to mailbox compartments.~~

~~3. Adequate lighting shall be provided at each unit at an average illuminated intensity of 0.5 foot-candle. The aesthetic and protective nature of the centralized mail delivery facility shall be considered an integral element of the overall site design and shall be reviewed as part of the development application review procedures.~~

~~4. Two dedicated parking spaces shall be provided with easy access to each centralized mail unit. The number of required parking spaces shall increase at a rate of one required space per 50 dwelling units served.~~

4. Each facility serving up to 50 dwelling units shall have two dedicated parking spaces within easy access to the cluster box unit. One additional parking space shall be provided per 50 additional dwelling units served.

...

5.3.5.D.1.c Not exceed more than two tents on a single lot that is less than 12 acres in size (the Department of Building and Neighborhood Services may approve more than two tents as a part of a special event on a single lot of **12 20** or more acres in size);

...

SECTION VI. That Chapter 6, Building Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

SECTION VII. That Chapter 7, Frontage Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

7.1.3.D **Development or redevelopment** ~~New single family residential lots~~ shall not be configured or arranged so as to result in a flag lot or a double frontage lot **for a house or duplex**.

...

SECTION VIII. That Chapter 8, Transitional Features, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

~~8.1.1.B When a residential lot is part of the same development, this Section shall not apply.~~

~~8.2.1.C When a residential lot is part of the same development, this Section shall not apply.~~

...

SECTION IX. That Chapter 9, Streets and Circulation, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

9.4.3 Mews

Where the Transportation and Street Technical Standards **prohibit a driveway cut**, ~~requires a wide alley~~, a mews shall provide vehicular access...

...

SECTION X. That Chapter 10, Parking and Transit, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

10.1.9.A In the CFO **and CAO**...

10.1.9.B Outside of the CFO **and CAO**...

10.1.9.C Outside of the CFO **and CAO**...

...

10.1.10.A Shared Parking

Shared parking by two or more uses with different operational characteristics and peak hours of demand may be a permitted alternative when it meets the following:...

...

10.1.10.B Remote Parking

Remote parking on a separate site from the site on which the **nonresidential** use is located may be a permitted alternative when it meets the following:...

...

10.1.10.D Valet Parking

Valet parking **for a nonresidential use** may be a permitted alternative when it meets the following:...

...

SECTION XI. That Chapter 11, Open Space, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

SECTION XII. That Chapter 12, Landscape, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

12.10.4 Maintenance

A. The property owner shall be responsible for the maintenance of ~~÷ 1. A~~ all required landscape areas on the lot;

B. Street trees shall be maintained in accordance with this Chapter and the Municipal Code.

~~2 Street trees planted adjacent to the lot in conjunction with the development of the site, unless otherwise specified by the City or a homeowners association.~~

C. Homeowners associations (HOAs) and property owner associations (POAs) are responsible for the maintenance of open space lots, and medians, and street trees associated with the development. Street trees associated with the development with a specified HOA or POA shall be maintained in accordance with this Chapter and the Municipal Code.

...

SECTION XIII. That Chapter 13, Fences, Walls, and Screening, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

13.1.1.A Fences and walls may encroach into required yards and setbacks, subject to this Section.

...

13.1.1.C Fences and walls within the SCO are also subject to Section 4.9, SCO—Scenic Corridor Overlay District.

...

13.1.2.B (Fence and Wall Measurements) Fence and wall height shall be measured from finished the **lowest adjacent** grade to the top of the fence or wall. ...

...

13.1.2.C. ~~Front Yard Fence and Wall~~ **Maximum Height**

Fence and wall height shall comply with the following table; ~~except as provided in Paragraph 13.1.2.D and E:~~

Location	Maximum Height
Front Yard	3 feet, but may be 4.5 feet for board horse fencing AG district not regulated
Front Yard Facing a Side Street, at Least 20 Feet Behind the Front Façade (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
Side or Rear Yard	7 feet for residential uses and the OR district 8 feet for nonresidential and mixed-uses
Open Space Lot Frontage Treatment	3 feet, but may be 4.5 feet for board horse fencing

~~D. Corner Lot Fence and Wall Height~~

~~1. Corner lot fences and walls shall be subject to the front yard standard in Paragraph 13.1.2.C, Front Yard Fence and Wall Height, when located:~~

~~a. Between the front facade of the building and the front lot line; and~~

~~b. In the side street facing yard between the front facade and 20 feet back from the front facade.~~

~~2. Corner lot fences and walls shall be subject to the side or rear yard standard in Paragraph 13.1.2.C, Front Yard Fence and Wall Height, when located within the side street facing yard and more than 20 feet behind the front facade of the building.~~

~~3. Fences and walls within interior side yards and behind the front façade shall be subject to the side or rear yard standard in Paragraph 13.1.2.C, Front Yard Fence and Wall Height.~~

~~4. Where a corner lot has a driveway access on the side street, the fence or wall shall be set back a minimum of 15 feet from the side street lot line.~~

~~E. Open Space Lots~~

~~Within open space lots, fences used as part of a frontage treatment shall not exceed a height of four feet for board fencing and three feet for all other styles of fencing.~~

...

13.2.5 Retaining Walls for Multifamily, Nonresidential, and Mixed-Use Lots

Retaining walls for multifamily, nonresidential, and mixed-use lots or building sites shall comply with the following:

Multifamily, Nonresidential, and Mixed-Use Lots	
Retaining Wall Height (Single Wall)	10 feet max
Retaining Wall Height (Pair of Walls)	8 feet max per wall, with an overall max grade change of 16 feet

	6-foot min horizontal separation between the walls to allow for plantings
--	--

A. Retaining walls shall not exceed a height of ten feet;

~~B. Changes in grade may be permitted to reach a maximum of 16 feet if two or more retaining walls are used, provided each wall is no greater than eight feet tall and there is a minimum horizontal separation of six linear feet between the opposing wall faces to allow for the planting of vegetation; and~~

CA. Each retaining wall shall have a single row of evergreen shrubs, planted every five feet on center, at the base of the retaining wall to soften its appearance. Shrubs shall be a minimum of 30 inches in height at the time of planting. Evergreen trees or groundcover may be permitted as an alternative to shrubs, subject to approval of the Department of Planning and Sustainability.

...

SECTION XIV. That Chapter 14, Lighting, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

SECTION XV. That Chapter 15, Signs, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

The Zoning Ordinance is hereby amended to change Section 15.10, 'Hanging Sign', to 'Small Hanging/Projecting Sign' and replace the description with: A small sign that either hangs from beams, brackets, or poles or that projects from poles or brackets from the building. The above name change and reordering shall be made throughout the Zoning Ordinance.

...

15.1.9 Prohibited Signs

The following signs are prohibited:

I. ~~Signs on parked vehicles~~ **Parked vehicle signs;**

...

The Zoning Ordinance is hereby amended for Section 15.10, Small Hanging/Projecting Sign to add the following standards:

Projection:

Projects from the building facade at a 90-degree angle or at a 45-degree angle when placed at a corner of a building

Maximum of 4 feet from the building facade, **inclusive of bracket depth**

Placement:

Minimum clearance of 8 feet from the grade surface (generally defined as the sidewalk or porch floor)

...

The Zoning Ordinance is hereby amended to change Section 15.18, Temporary Signs, for Quantity to add: Maximum of two signs per lot, **or one per ground floor retail storefront/tenant space when affixed to the building façade.**

...

SECTION XVI. That Chapter 16, Utilities, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

16.1.2.A The placement **and construction** of utilities shall be **subject to the Municipal Code and determined pursuant to** the General Requirements and Technical Specifications Water Management Department.

...

SECTION XVII. That Chapter 17, Natural Resources, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

SECTION XVIII. That Chapter 18, Historic Resources, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

18.1.3.A ...new development and redevelopment shall be subject to ~~one of four types of~~ **one or more of the applicable** historic resource edge treatments in this Chapter.

18.1.3.C The applicable historic resource edge treatment **and location** shall be determined by the Department of Planning and Sustainability based on:...

3. The location of the new development or redevelopment in relation to the historic resource;

...

18.2 Overview of Types of Historic Resource Edge Treatments

Historic Resource Edge Treatment
Corridor Context: This edge treatment preserves the setting of the historic resource along a scenic corridor in the SCO where development is proposed across a street from and within view of a historic building.

...

18.7 Corridor Context ~~18.6.6 Development Across the Street From a Historic Building~~

18.7.1 Description

A. The corridor context edge treatment preserves the setting of the historic resource along a scenic corridor in the SCO where development is proposed across a street from and within view of a historic building.; ~~the following shall apply to the proposed development:~~

B. A New bBuildings within view of the historic resource shall be are designed to be similar in scale and architectural character with the historic building.;

18.7.2 Standards

~~B.~~ Where the historic resource property is at least two acres, any new lot fronting an arterial or collector street across from the historic resource property shall be at least two acres, to lessen the potential adverse impact and intensity of the new development. **The new lot may be an open space lot or contain up to one principal building.**

...

SECTION XIX. That Chapter 19, Review Bodies, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

SECTION XX. That Chapter 20, Procedures, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

The Zoning Ordinance is hereby amended for Table 20.2.9 Public Notice Requirements, to add 'and Revisions' after 'Development Plan' in the Application column.

...

20.6.2 (Preliminary HZC Recommendation) Applicability...

C. This Section shall apply to rezoning applications that amend the HHO or SCO on, adjacent to, or across the street from lands or sites:

- 1. Listed on the National Register of Historic Places; or**
- 2. Eligible for designation on the National Register of Historic Places, as determined by the Tennessee Historical Commission.**

...

20.7.8.A Whether the proposed ~~rezoning text amendment~~ is...

20.7.8.B Whether the proposed ~~rezoning text amendment~~ is...

20.7.8.C Whether the proposed ~~rezoning text amendment~~ is...

...

20.7.9 Establishment of a Zoning District

~~A. The applicant shall submit a rezoning application concurrently with an annexation application. The zoning district shall comply with one of the following:~~

- ~~1. The property shall be zoned AG or ER, depending on the size.~~
- ~~2. The property shall be zoned to a specific zoning district that achieves the design concept recommendations in Envision Franklin.~~
- ~~3. The property shall be zoned PD with an accompanying development plan.~~
- ~~4. Any property subject to a recorded subdivision shall be zoned to the district that most closely resembles the existing development in terms of uses and lot sizes. If such district is PD, final plats on record in the Williamson County Register's office shall serve as the development plan.~~

A. When a property is annexed, a zoning district shall be established per one of the following:

- 1. The property shall be zoned AG or ER, depending on the acreage;**
- 2. Any property subject to a recorded subdivision shall be zoned to the district that most closely resembles the existing development in terms of uses and lot sizes. If such district is PD, final plats on record in the Williamson County Register's office shall serve as the development plan; or**
- 3. If the applicant wishes to establish a different zoning district, a rezoning application must be submitted concurrently with the annexation application.**

~~B.C.~~ When a property is zoned or rezoned, the new zoning district lines shall follow parcel lines.

~~C. B.~~ In addition to the zoning district, parcels annexed into the City shall be zoned to the applicable zoning overlay districts in accordance with Envision Franklin.

...

20.12.4.A Plans for a **single** house or duplex **and associated accessory structures**;

20.12.4.C ~~Additions to Plans~~ **for** parking areas, open spaces, or accessory structures that do not require a stormwater permit or grading permit...

...

20.8.16.A (Development Plan) Revision by BOMA Resolution

The following revisions trigger the entire review procedures and public notification, including neighborhood meeting **and joint conceptual workshop**, as required for the original development plan approval, with final action by BOMA resolution:

...

20.8.16.B (Development Plan) Revision by FMPC Approval

The following revisions trigger the entire review procedures and public notification, including neighborhood meeting **and joint conceptual workshop**, as required for the original development plan approval, with final action by the FMPC:

...

20.11.8 Expiration of a COA

A. COAs shall expire two years from the date of issuance, except as outlined in Paragraph 20.11.8.B below. One six-month extension may be granted by the Department of Planning and Sustainability for the approved scope of work. Requests must be made in writing prior to the COA expiration date.

B. For COAs associated with the approval of a plan considered vested by Subsection 20.19.1, Initiation of Vesting, a COA expiration shall coincide with the duration of that vesting period, in accordance with Section 20.19, Vesting.

...

20.19.1.A (Initiation of Vesting)...

1. Development plan;

2. Preliminary plat; ~~or~~

3. Site plan that is not associated with an approved development plan or preliminary plat; **or**

4. A revision to a development plan, site plan, or preliminary plat that receives approval by the original review body.

SECTION XXI. That Chapter 21, Performance Agreements, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

21.1.2 Exemptions

The provisions of this Chapter relating to the posting of performance agreements and maintenance agreements shall not apply to any development project by the federal or state government or any

political subdivision thereof which has the power to assess taxes on real or personal property; provided, however, that this Chapter shall apply to any nontaxing public or quasi-public entity and to all nonprofit entities.

...

21.5.1.D All stormwater infrastructure with a storm sewer size of 12 inches and larger shall be video-inspected to verify proper installation with the video recording and any associated inspection report submitted as part of a drainage as-built record. The professional preparing the video shall be certified by the **NASSCO** Pipeline Assessment and Certification Program (PACP®). Video documentation shall be prepared in conjunction with preparation of drainage as-builts, shall be no more than 90 calendar days prior to a performance release request submittal and shall be submitted with the drainage as builts. Additional testing may be required if warranted by video inspection.

21.5.1.E **Sanitary sewer infrastructure considered accepted City assets shall be video-inspected to verify proper installation and maintenance, with the video recording and any associated inspection report prepared and submitted between 60 and 90 calendar days prior to the end of the one-year maintenance period, to be utilized in conjunction with maintenance release inspection. The professional preparing the inspection reports, including but not limited to, video recordings and segment sheets, shall be certified by the NASSCO PACP®. Each segment shall be inspected for verification of proper installation, ovality, lack of deficiencies and absence of foreign materials, such as gravel, construction debris, etc. All deficiencies shall be subject to repair, and if warranted, additional testing and/or video recording may be required. Illegible information contained in the submittal shall be subject to additional video inspection requirements, based on PACP® guidelines.**

...

SECTION XXII. That Chapter 22, Enforcement, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

The Zoning Ordinance is hereby amended to change the name ‘certificates of occupancy’ to ‘certificates of use and occupancy’ throughout.

SECTION XXIII. That Chapter 23, Definitions and Interpretations, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

Awning Face

That portion of an awning that attaches to the building and has angles other than 90 degrees to grade.

...

Awning Valance

The narrow vertical hanging flap at the front edge of an awning which is 90 degrees to grade.

...

Deck

An unroofed, raised platform extending from a building, typically located to the rear of the building.

...

Entrepreneurship/Innovation Center

A center that promotes innovation, entrepreneurship, and education that is centered around office uses. These centers are run by educational facilities or charitable, fraternal, or social organizations.

...

General Requirements and Technical Specifications Water Management Department ~~City of Franklin, Tennessee~~

...

Group Home

~~A facility that provides for the care and supervision, on a temporary or permanent basis, of groups of more than eight, but not more than 20, persons not defined as a family, who are handicapped, aged, disabled, or need foster care (includes home health hospice.)~~

A facility for social rehabilitation, substance abuse, or mental health problems that provides custodial care but does not provide medical care. This definition does not include a group home as defined under the single-family residential definition. See all applicable building codes for further definitions of words within this definition.

...

Mailbox Delivery Facility

Pedestal mounted, cluster mailbox unit with individually locked mailbox compartments that is approved by the United States Postal Service.

~~Two or more mailboxes located within a common supporting structure.~~

...

Moving Sign

A sign or device that swings, undulates, or otherwise attracts attention through the movement of parts, or through the impression of movement, and includes flashing, fluttering, moving, pennant, revolving, rotating, streamer, windblown, or similar signs or devices **(e.g.inflatable tube signs, feather banner signs, etc.).** ~~, not including a hanging sign.~~

...

Museum

An establishment with repositories of objects connected with literature, art, history, culture, or science collected and displayed for the edification, amusement, entertainment, or education of patrons and consumers.

...

Outdoor Playground Areas

An outdoor recreation area typically equipped with swings, slides, and other playground equipment.

...

Personal Services

An establishment that primarily engages in providing services generally involving the care of the person or person's possessions. Personal services include laundry and dry cleaning services, barber shops, salons, day spas, informational and instructional services, tanning salons, **photography services** ~~portrait studios,~~ and other personal care services. Services associated with an animal are not included in this definition. ...

...

Remote Parking

A parking area intended to serve one or more **nonresidential** uses provided on a different parcel or lot than the **nonresidential** use it is intended to serve.

...

Single-Family Residential (Use Type)

A type of residential use containing one dwelling unit on its own lot, surrounded by open yards on all sides, and intended for permanent occupancy ~~by one family~~ **as a single-family residence,** as defined **below: in this Chapter.**

The Zoning Ordinance is hereby amended to move the definition of Family under the Single-Family Residential (Use Type) definition.

...

SECTION XXIV. That the Department of Planning and Sustainability is authorized to make administrative clerical revisions to the zoning text so long as the changes are not substantive, such as cleaning up tables, clerical word corrections, typographical errors, table of contents adjustments, header and footer adjustments, font adjustments, amending graphics and supporting explanations based on approved zoning text, and adding or correcting references.

(Remainder of page intentionally blank)

SECTION XXV. That the following described properties shall be, and are hereby, rezoned from its existing zoning classification to the proposed zoning district:

Premises Considered

Zoning District Changes				
Address/Site	Map-Parcel	Acres	Existing Zoning District	Proposed Zoning District
446 11 th Avenue North (McLemore House)	078B C 00100 00009078B	0.17	R6	CI
264 Natchez Street (Merrill-Williams House)	078G H 00100 00009078G	0.37	R6	CI
236 2 nd Avenue South	078C F 04300 00009078C	0.69	CC	OR
4321 Carothers Parkway (Williamson Medical Center)	079 04801 00009079	39.82	CI	RC12
150 Covey Drive (Williamson Medical Center)	079K A 00200 00009079K	1.30	CI	RC 12

Overlay Zoning District Changes		
Location	Acres	Proposed Overlay Zoning District
100-Year Floodplain (Liberty Pike Area)	19.73	FFO
446 11 th Avenue North (McLemore House)	0.17	HPO
264 Natchez Street (Merrill-Williams House)	0.37	HPO

SECTION XXVI. That the attached Location Maps shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION XXVII. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee that this Ordinance shall take effect on January 1, 2022, pending its passage on third and final reading, the public health, safety, and welfare requiring it.

ATTEST:

BY: _____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

FRANKLIN MUNICIPAL PLANNING COMMISSION
ORDINANCE 2021-21
446 11th Ave N
9/23/2021

Site

Glass St

11th Ave N

Green St

Parcel Information

Existing Zoning: R-6

Proposed Zoning: CI

Proposed Zoning Overlay: HPO

446 11th Ave N

CI Civic Institutional District

R6 Residential 6 District

CC

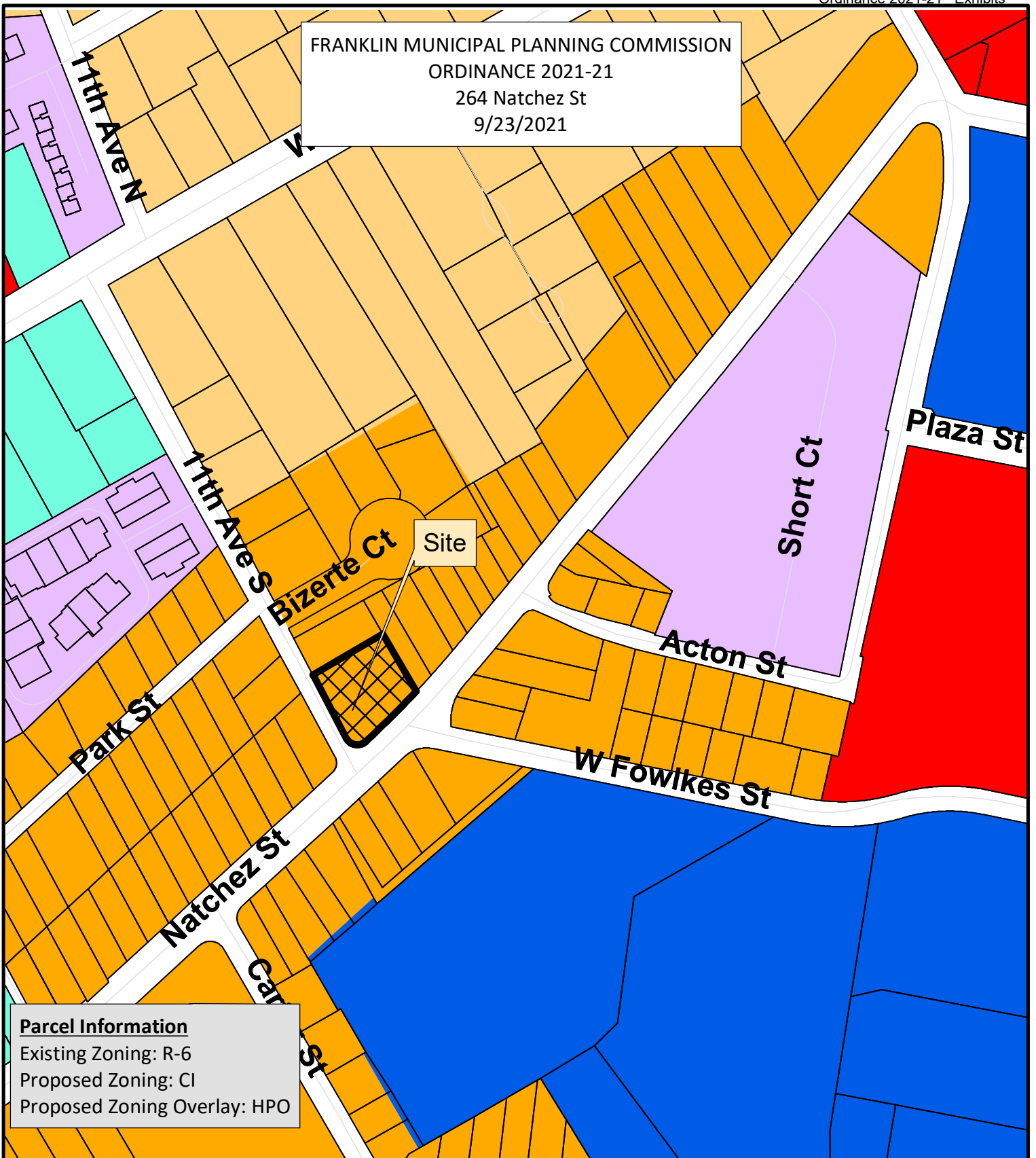
Central Commercial District

0 110 220
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 2019. All rights reserved.

FRANKLIN MUNICIPAL PLANNING COMMISSION
ORDINANCE 2021-21
264 Natchez St
9/23/2021



Parcel Information

Existing Zoning: R-6
Proposed Zoning: CI
Proposed Zoning Overlay: HPO

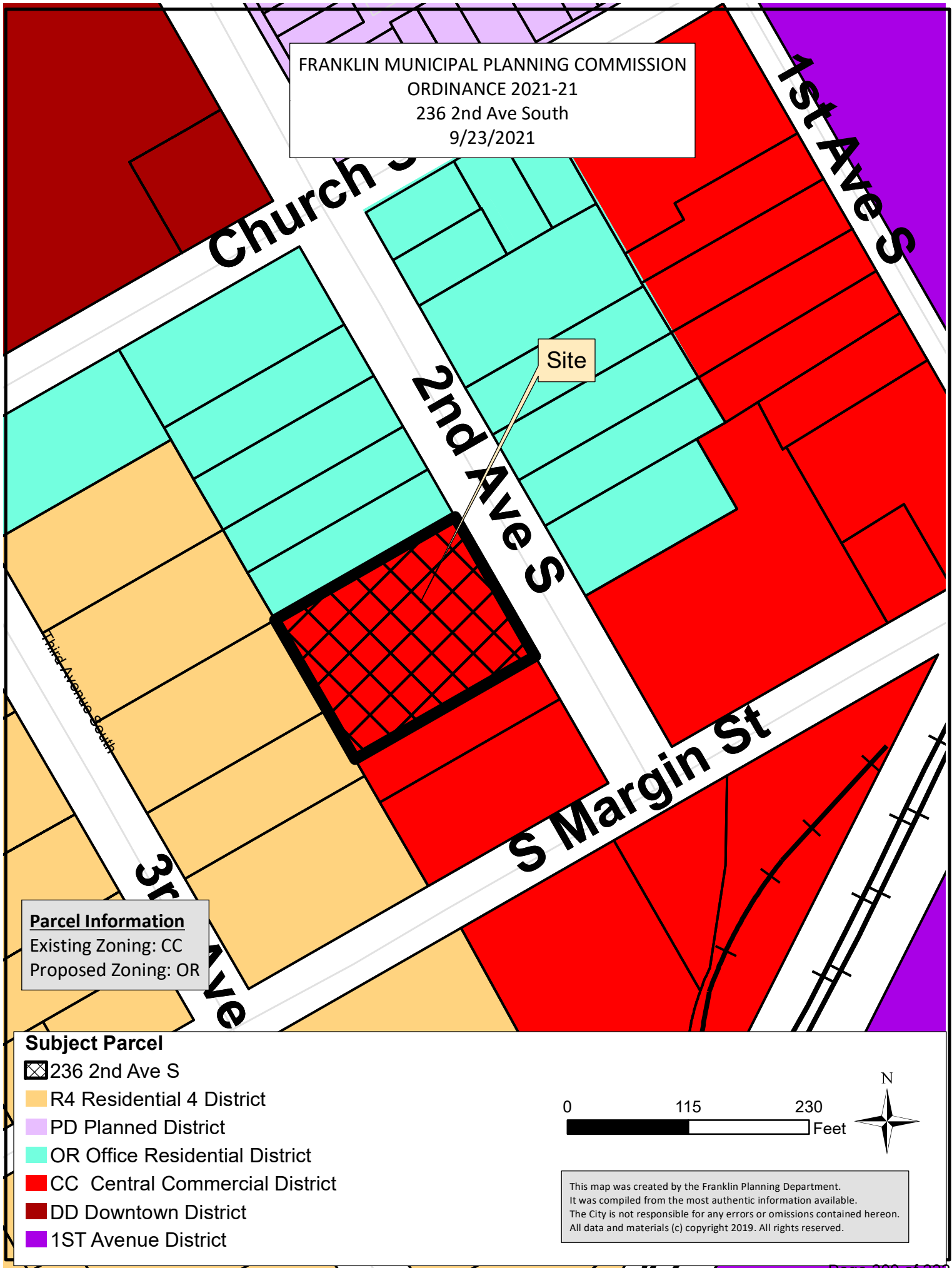
- ☒ 264 Natchez St
- OR Office Residential District
- R4 Residential 4 District
- CI Civic Institutional District
- R6 Residential 6 District
- CC Central Commercial District
- PD Planned District

0 280 560
Feet

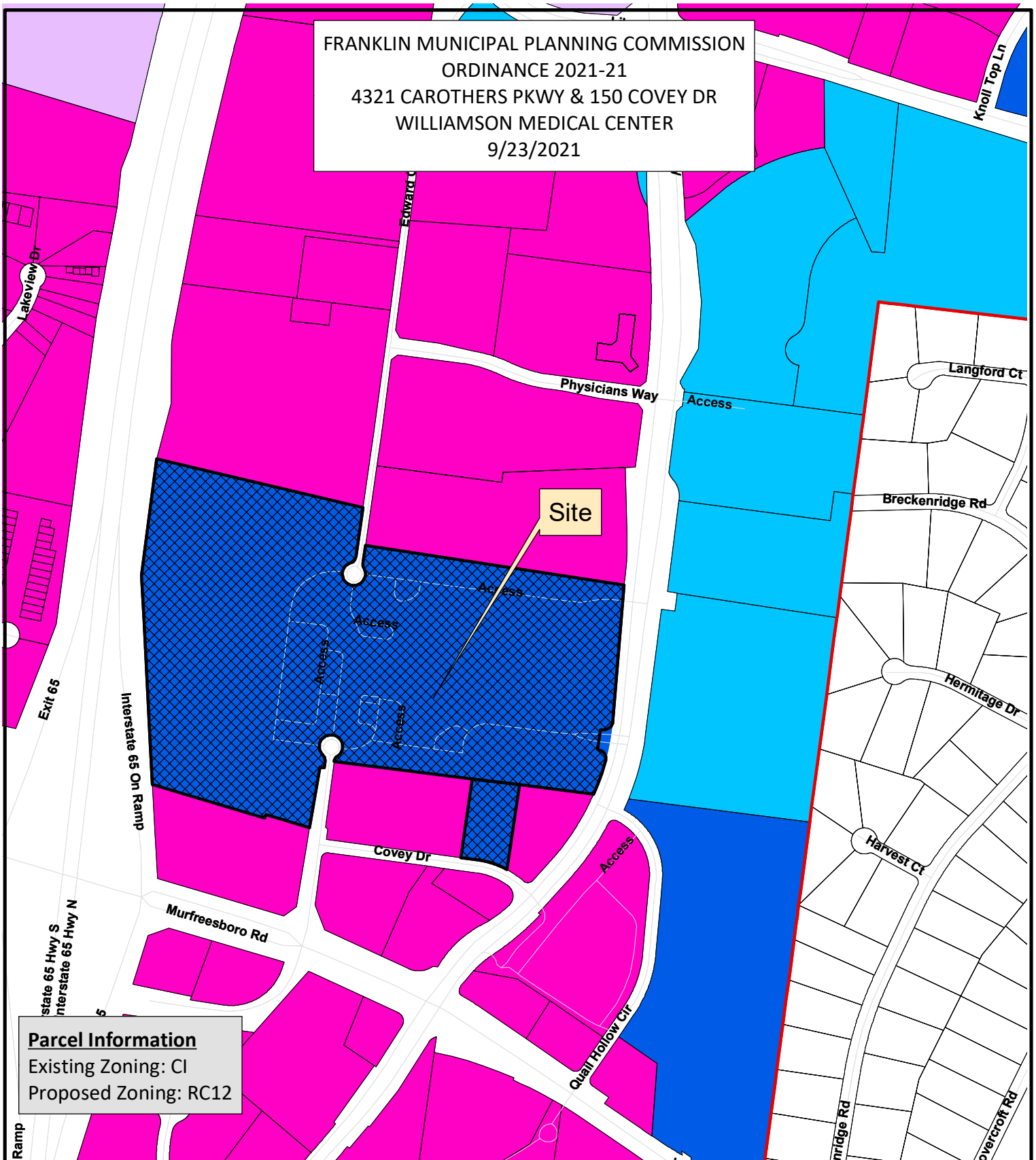


This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

FRANKLIN MUNICIPAL PLANNING COMMISSION
ORDINANCE 2021-21
236 2nd Ave South
9/23/2021



FRANKLIN MUNICIPAL PLANNING COMMISSION
ORDINANCE 2021-21
4321 CAROTHERS PKWY & 150 COVEY DR
WILLIAMSON MEDICAL CENTER
9/23/2021



Parcel Information

Existing Zoning: CI

Proposed Zoning: RC12

-  Williamson Medical
-  PD Planned District
-  CI Civic Institutional District
-  RC6 Regional Commerce 6 District
-  GO General Office District

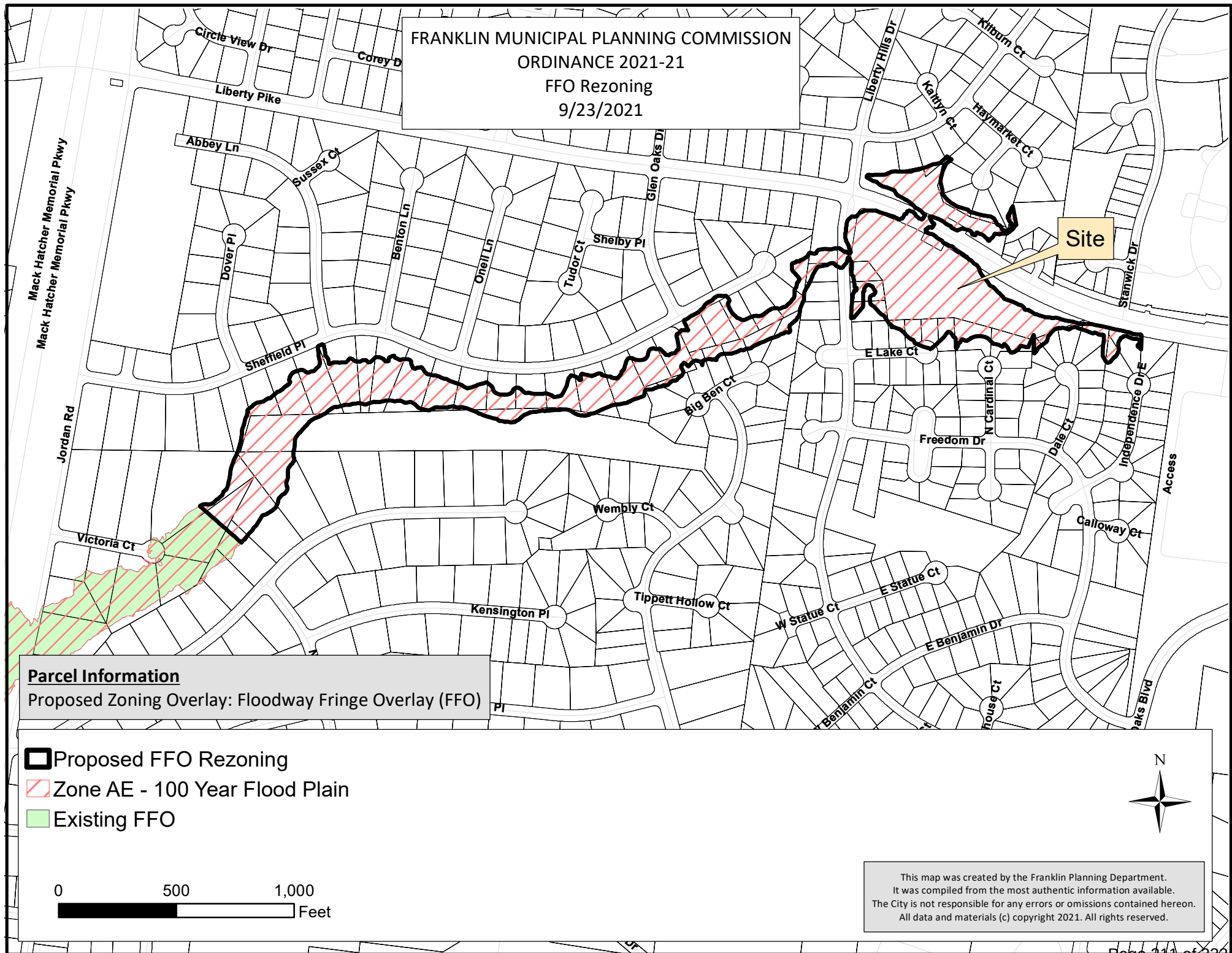
0 500 1,000

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 2019. All rights reserved.

FRANKLIN MUNICIPAL PLANNING COMMISSION
ORDINANCE 2021-21
FFO Rezoning
9/23/2021



Franklin Zoning Ordinance Annual Update

Franklin Municipal Planning
Commission

September 23, 2021



Ordinance Updates

- Setbacks for Platted Subdivisions
- Appurtenance Encroachments into Setbacks
- Preliminary HZC Recommendation Change
- Text to Table Formatting Changes
- Permitted Use Changes
- Handful of Rezoning

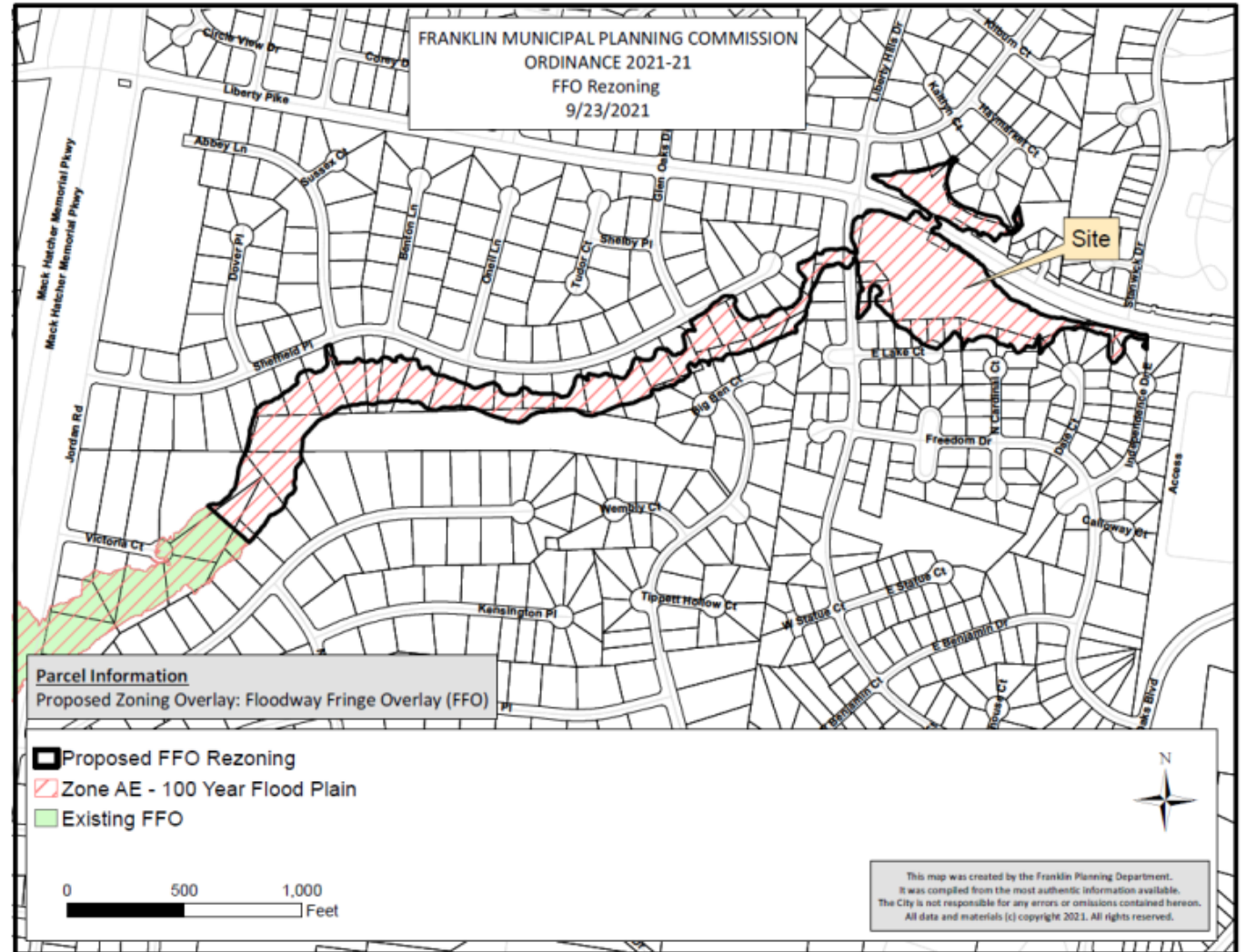


Joint Conceptual Workshop Discussion

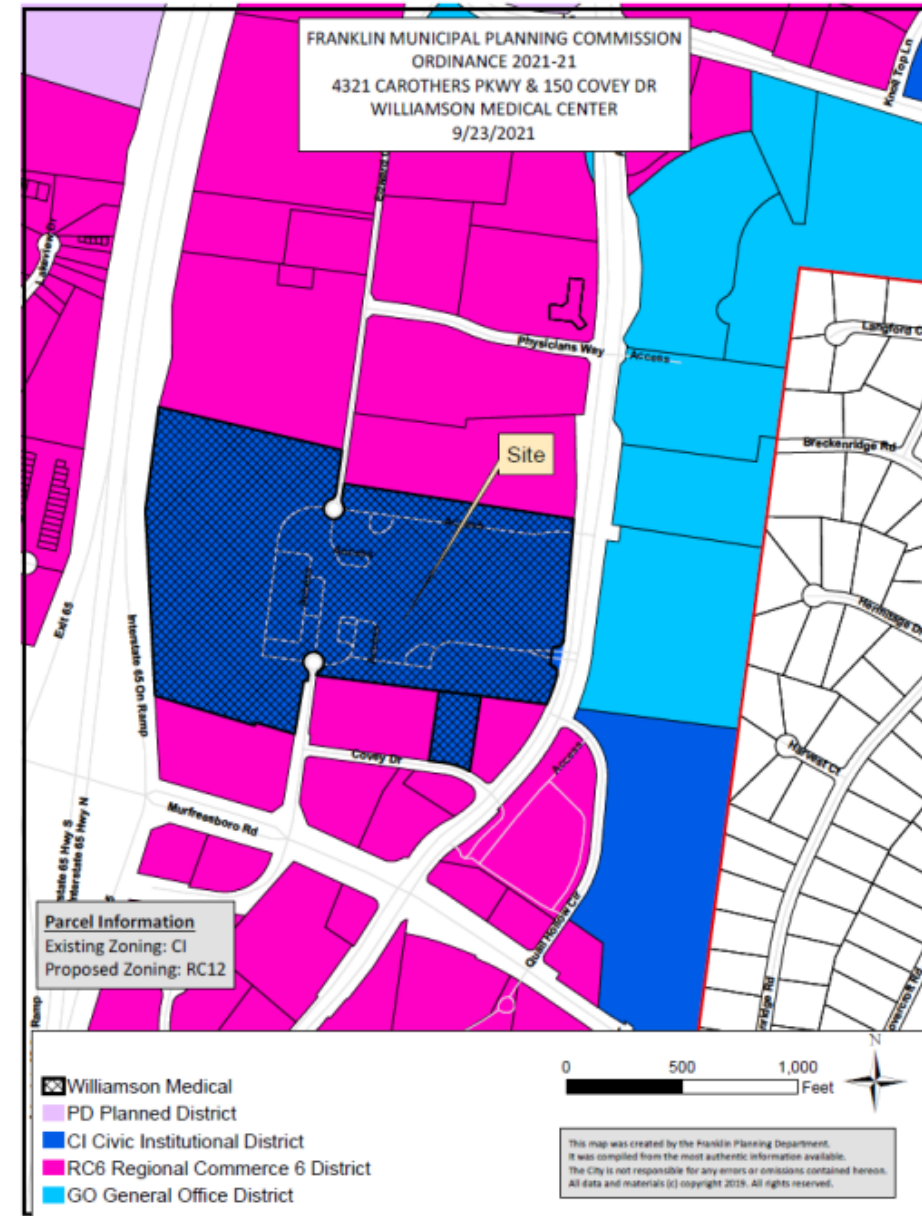
Home Occupation: Photography Services

- Add Photography Services as a permitted home occupation, limited to one on-site client at a time.
- May occur outdoors on lots of two acres or more, or on smaller lots when the area used for photography services is completely screened from off-site. No activities shall take place within any required setbacks.

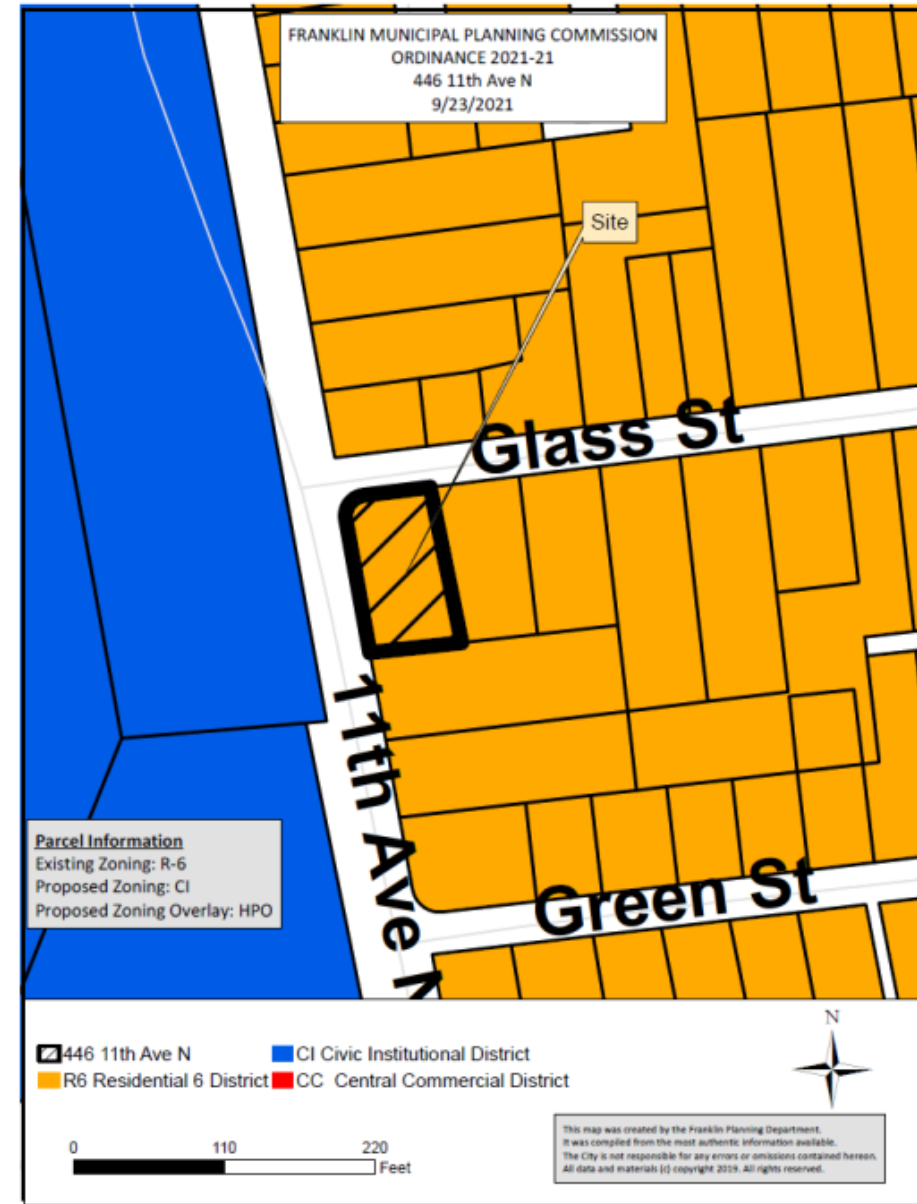
Rezoning: FFO 100-Year Floodplain



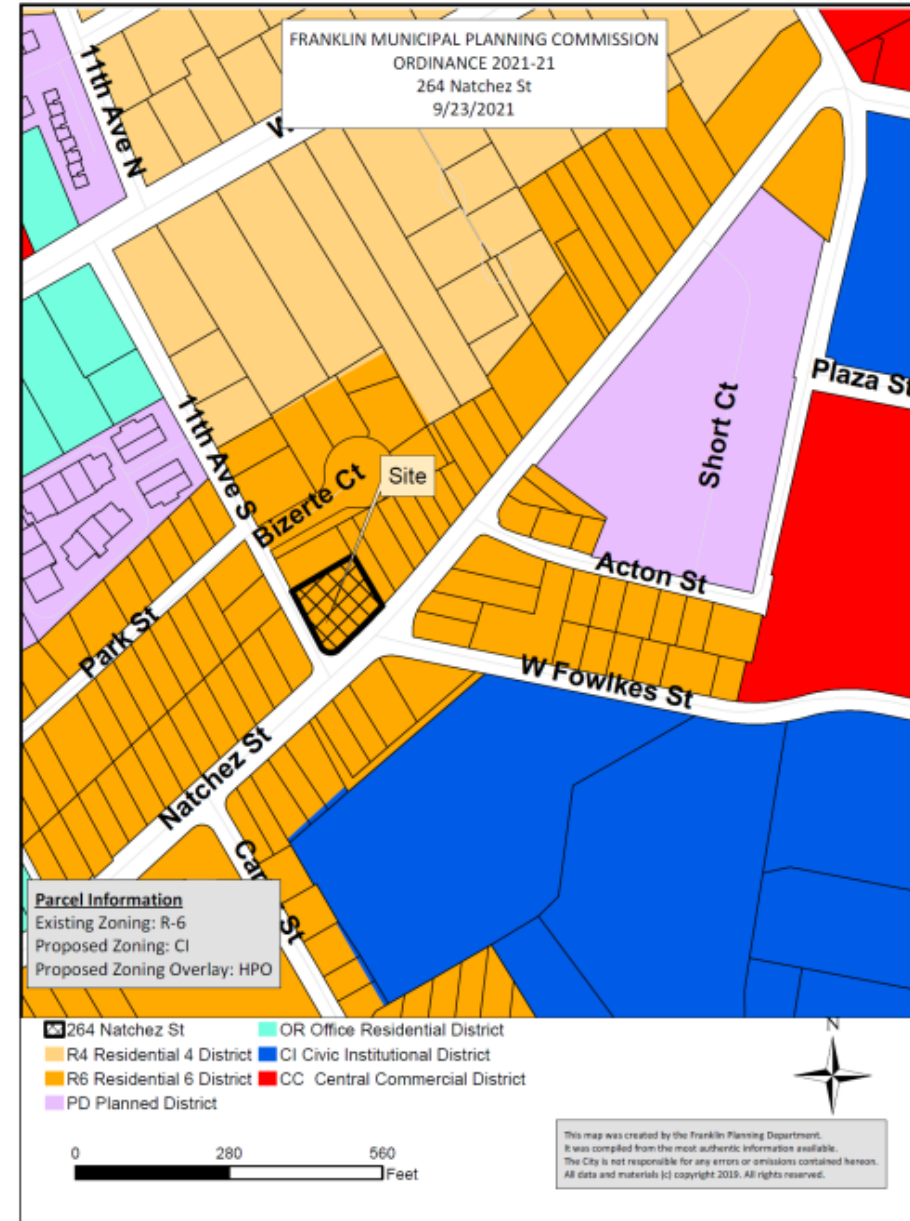
Rezoning: CI to RC12 Williamson Medical Center



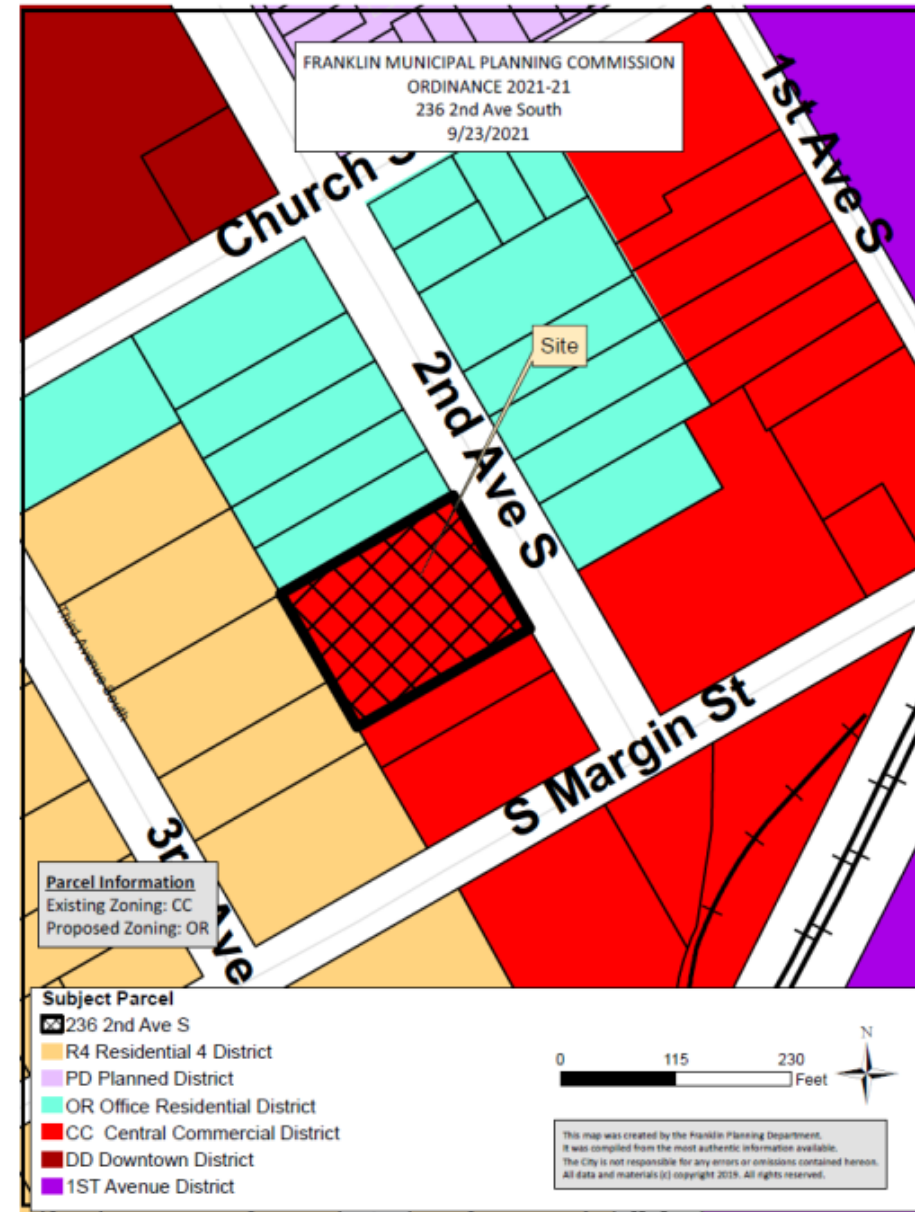
Rezoning: R6 to CI/HPO McLemore House Museum



Rezoning: R6 to CI/HPO Merrill- Williams House



Rezoning: CC to OR 5 Stones Church



Next Steps

- August 26
- September 23
- October 12
- November 23
- December 14
- January 1, 2022

Joint Conceptual Workshop

FMPC and Public Hearing

BOMA Work Session & 1st Reading

BOMA 2nd Reading & Public Hearing

BOMA 3rd and Final Reading

Effective Date

Kelly Dannenfelser

From: Greg Carmichael <greg.carmichael@binovagroup.com>
Sent: Tuesday, December 22, 2020 10:35 AM
To: Shanna McCoy
Cc: Tom Marsh; Lori Jarosz; Kelly Dannenfelser; Kelli Gibson; Alex Brown
Subject: RE: refuse area screening requirements - EnviroBIN

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Shanna (and team),

Thanks for taking the time to review and comment. I understand your position but of course I wish it were a little more favorable. :) I do genuinely appreciate you responding!

Yes, I would like to have EnviroBIN considered as an alternate to a trash enclosure in the next code review. Below is a link that Nashville and Knoxville both used when they amended their codes. It would accomplish our goal if landscape screening was allowed in place of the masonry walls and gates. If the contractor has to build the same trash enclosure then they will likely put a cheap steel dumpster inside it. But the age-old dumpster issues are all still there. Changing to landscape screening makes it economically feasible and this allows progress towards many of your sustainability and environmental issues that otherwise will still remain.

Nashville Code: <https://nashville.legistar.com/LegislationDetail.aspx?ID=4654604&GUID=B0103E90-FA3C-466A-BC9D-3E3C133270B8&Options=ID|Text|&Search=BL2020-405>

The text is as follows:

This ordinance amends the Metropolitan Code relative to special screening requirements. It creates a new subsection to regulate below grade (deep well) refuse collection and recycling systems. When used as an alternative to traditional dumpsters or other trash receptacles, these below grade systems would be required to be screened by a decorative wall, solid fence, or year-round landscaping. The height of the wall, fence, or landscaping would be required to be equal to or greater than the height of the equipment being screened.

In short, yes, please add this to the code review agenda. All the best and have a good Christmas weekend !



Greg Carmichael

Director of Sales

Binova



T: 1-800-336-8112 | M: 1-865-244-9312



greg.carmichael@binovagroup.com



www.binovagroup.com



2533 Hoitt Avenue, Knoxville, TN 37917



This e-mail transmission is strictly confidential and intended solely for individual to whom it is addressed. It may contain confidential and privileged information. If you are not the intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this e-mail in error, please notify us and delete it immediately.

From: Shanna McCoy <shanna.mccoy@franklintn.gov>
Sent: Tuesday, December 22, 2020 9:45 AM
To: Greg Carmichael <greg.carmichael@binovagroup.com>
Cc: Tom Marsh <tomm@franklintn.gov>; Lori Jarosz <lori.jarosz@franklintn.gov>; Kelly Dannenfelser <kellyd@franklintn.gov>; Kelli Gibson <kelli.gibson@franklintn.gov>; Alex Brown <alex.brown@franklintn.gov>
Subject: RE: refuse area screening requirements

Good Morning Mr. Carmichael,

Thank you for reaching out to discuss your product.

Staff has recently evaluated and determined, from a Zoning aspect, that these units can be used in Franklin now. However, this is still a refuse area and by the ordinance is required to be screened by walls and have an opaque gate. The City of Franklin staff would not support an amendment to remove screening requirements for these refuse units. There will be a general review of the Zoning Ordinance for possible updates starting some time next summer. If this is something that you think the City of Franklin should consider at that time please let us know.

In the meantime, if there is a specific property that is wanting to use these now, without screening, it may be possible to apply for a variance IF there is some type of physical characteristics of the site that create a hardship with the construction of the enclosure and there are no alternatives available to meet requirements.

Thank you for your time and have wonderful holiday.

Kindest Regards,

Shanna McCoy, CFM



This message has been prepared on resources owned by the City of Franklin, TN. It is therefore subject to the Internet and Online Services Use Procedures and Standards of the City. While e-Mail that is created by any City staff member may be a public record, this message contains information that may be subject to the attorney-client or work product privilege, or otherwise confidential, and exempt from disclosure under applicable law. DO NOT COPY OR FORWARD TO UNAUTHORIZED PERSONS. If the reader of this message is not the intended recipient or the employee, or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, copying or forwarding of this communication is strictly prohibited. Unauthorized interception of this message may be in violation of the Electronic Communications Privacy Act, 18 U.S.C. §2510 et seq. If you have received this communication in error, please notify us immediately at 615-550-6603.

From: Greg Carmichael <greg.carmichael@binovagroup.com>
Sent: Friday, December 18, 2020 1:36 PM
To: Lori Jarosz <lori.jarosz@franklintn.gov>; Kelli Gibson <kelli.gibson@franklintn.gov>
Subject: RE: refuse area screening requirements

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Thanks, Lori! That's a very well written and comprehensive code. I was telling Kelli that we have a product that is an alternate to a traditional dumpster and screening enclosure, that many architects are starting to spec. Our challenge is that generally the codes in the US were written for a time that preceded this concept and there was no other alternative.

More to the point, I have at least two firms that are wanting to use this product in Franklin but we would need a) a variance or b) an addendum to the city code that would allow for an in-ground type waste container. Would you be able to help me working through this process or tell me where to start in Franklin? I realize that Franklin has an image/brand to protect which is exactly why we reached out to area architects.

If it is of interest, Nashville Metro has already approved and written an addendum to their code to allow for this type container vs a trash enclosure. It was ratified and finalized in October. They still require landscape screening but that's fine and we agree with that.

Here is why it is a better solution to traditional dumpster and enclosure:

1. 90% reduction of odor
2. No vermin/pests can access the container
3. Several sustainability points
 - a. Recycled/Recyclable product
 - b. Increases capture rate of recyclables
 - c. Reduces fuel consumption of waste hauling trucks
 - d. Reduces impervious surfaces areas in site planning (increases stay-on volumes for stormwater control)
4. No run-off of "dumpster juice" to stormwater or sanitary system
5. Eliminates illegal dumping
6. Eliminate dumpster diving
7. Low profile for lower sight lines, better visibility

Below is an example of some EnviroBIN's showing how they blend in with landscape screening. Obviously the one in the front with the green lids is not in the landscaping but the other two between the two cars in the drive-through are.



I have attached a PDF for your review and here are some website links as well:



Greg Carmichael
Director of Sales
Binova

 T: 1-800-336-8112 |  M: 1-865-244-9312
 greg.carmichael@binovagroup.com
 www.binovagroup.com
 2533 Hoitt Avenue, Knoxville, TN 37917



This e-mail transmission is strictly confidential and intended solely for individual to whom it is addressed. It may contain confidential and privileged information. If you are not the intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this e-mail in error, please notify us and delete it immediately.

From: Lori Jarosz <lori.jarosz@franklintn.gov>

Sent: Friday, December 18, 2020 10:57 AM

To: Greg Carmichael <greg.carmichael@binovagroup.com>; Kelli Gibson <kelli.gibson@franklintn.gov>

Subject: RE: refuse area screening requirements

<http://web.franklintn.gov/FlippingBook/FranklinZoningOrdinance/216/index.html> See page 217 13.3.4 See page 217 13.3.4 Refuse area.

From: Greg Carmichael <greg.carmichael@binovagroup.com>

Sent: Thursday, December 17, 2020 4:53 PM

To: Kelli Gibson <kelli.gibson@franklintn.gov>; Lori Jarosz <lori.jarosz@franklintn.gov>

Subject: RE: refuse area screening requirements

ATTENTION COF staff: *This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.*

Thanks Kelli !

Lori, I left a voicemail for you a few minutes ago. Look forward to speaking at your convenience. Thanks



Greg Carmichael

Director of Sales

Binova



T: 1-800-336-8112 | M: 1-865-244-9312



greg.carmichael@binovagroup.com



www.binovagroup.com



2533 Hoitt Avenue, Knoxville, TN 37917



This e-mail transmission is strictly confidential and intended solely for individual to whom it is addressed. It may contain confidential and privileged information. If you are not the intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this e-mail in error, please notify us and delete it immediately.

From: Kelli Gibson <kelli.gibson@franklintn.gov>

Sent: Thursday, December 17, 2020 5:40 PM

To: Lori Jarosz <lori.jarosz@franklintn.gov>

Cc: Greg Carmichael <greg.carmichael@binovagroup.com>

Subject: refuse area screening requirements

Hi Lori,

I've copied Greg Carmichael on this message. He is seeking information on refuse area screening requirements. Thank you.

Kelli Gibson

Planner

Department of Planning and Sustainability

City of Franklin

E kelli.gibson@franklintn.gov **T** 615.550.6734 **W** www.franklintn.gov

This message has been prepared on resources owned by the City of Franklin, Tennessee. It is subject to the City's Policy for the Use of Computers, Internet and Email. Messages that are received or created by any City staff member may be a public record subject to Tennessee Open Records Act, T.C.A. §10-7-503, et seq., and the rules of the Open Records Commission. DO NOT COPY OR FORWARD TO UNAUTHORIZED PERSONS. This message may contain confidential information and is intended only for the use of the specific individual(s) to which it is addressed. If you are not an intended recipient of this message, you are hereby notified that any unauthorized use, dissemination or copying of this email or any information it contains is strictly prohibited. If you have received this message in error, please delete it and immediately notify the sender by reply email.

From: [Joyce Itin](#)
To: [Kelly Dannenfelser](#)
Subject: RE: Zoning Map
Date: Tuesday, September 7, 2021 10:49:49 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Kelly,

Thank you for sending this to me. It is good to know that the flood plan goes all the way back to the river. It did not look like that the last time I looked at it years ago.

I agree that the City of Franklin's maps should match the FEMA maps and I agree that awareness of flooding is important. I have just lived here too long.

Regards,

Joyce

From: Kelly Dannenfelser [mailto:kellyd@franklintn.gov]
Sent: Tuesday, September 07, 2021 9:50 AM
To: joyce@dealersoftware.com
Subject: Zoning Map

<https://eoc.franklin-gov.com/zoning/>

Kelly Dannenfelser, AICP

Assistant Director · Department of Planning and Sustainability · City of Franklin

E kellyd@franklintn.gov **T** 615.550.6735 **W** www.franklintn.gov

This message has been prepared on resources owned by the City of Franklin, Tennessee. It is subject to the City's Policy for the Use of Computers, Internet and Email. Messages that are received or created by any City staff member may be a public record subject to Tennessee Open Records Act, T.C.A. §10-7-503, et seq., and the rules of the Open Records Commission. DO NOT COPY OR FORWARD TO UNAUTHORIZED PERSONS. This message may contain confidential information and is intended only for the use of the specific individual(s) to which it is addressed. If you are not an intended recipient of this message, you are hereby notified that any unauthorized use, dissemination or copying of this email or any information it contains is strictly prohibited. If you have received this message in error, please delete it and immediately notify the sender by reply email.



File #: 21-02382

DATE: August 19, 2021
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Kelly Dannenfelser, Asst. Director of Planning
Victoria Hensley

SUBJECT:

Consideration Of Resolution 2021-140, A Resolution By The Franklin Municipal Planning Commission To Amend The Franklin Subdivision Regulations.

PURPOSE:

PROJECT INFORMATION

COF Project Number: N/A
Applicant: City of Franklin

BACKGROUND/STAFF COMMENTS:

The Subdivision Regulations went through a major update with the Zoning Ordinance update in 2019. This is a minor clean-up amendment of the Subdivision Regulations for FMPC consideration. The Subdivision Regulations regulate the subdivision of land into two or more lots. The FMPC's role is to maintain the Regulations and keep them up-to-date and working well.

Over the last year and a half, the staff has identified three minor updates needed, including removing the vesting section for final plats to align with state law, adding previous text back into the Subdivision Regulations for clarity of side lot lines, and notice about lots being divided by instrument by the Williamson County Office of Register of Deeds.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the FMPC approve Resolution 2021-140.

RESOLUTION 2021-140

A RESOLUTION BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION TO AMEND THE FRANKLIN SUBDIVISION REGULATIONS

WHEREAS, Franklin is one of the fastest growing communities in the State of Tennessee and has experienced continual growth and development since the 1980s; and

WHEREAS, the City adopted Envision Franklin on January 26, 2017, which provides a framework for the City to make land-use decisions, manage the quality of development, determine the location of future growth, and direct investment and development activity; and

WHEREAS, the City adopted a major update to the Franklin Zoning Ordinance on December 10, 2019, that became effective on December 30, 2019; and

WHEREAS, the Franklin Subdivision Regulations were first adopted on April 15, 1966, and most recently updated on December 12, 2019; and

WHEREAS, the Franklin Municipal Planning Commission periodically amends the Franklin Subdivision Regulations; and

WHEREAS, following the adoption of the last update the staff has tracked corrections and refinements that are included in this amendment; and

WHEREAS, the FMPC held a public hearing, and the update to the Franklin Subdivision Regulations is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attachment of the *Franklin Subdivision Regulations* is hereby amended and is approved to read as follows:

2.5.D. Side lot lines shall be approximately at right angles or radial to street lines unless determined otherwise by the FMPC.

4.3.2 If a ~~subdivision~~ **division** of land results in two tracts of land over five acres each, a final plat is not required. The land may be ~~subdivided~~ **divided** by instrument and filed with the Williamson County Office of Register of Deeds. **Filing an instrument with the Register of Deeds to create a parcel does not require the City to accept it as a buildable lot.**

~~4.3.9 Vesting in accordance with T.C.A. § 13-4-310, approval by the FMPC of a final plat on or after January 1, 2015, when not part of a preliminary development plan, and as required by the Subdivision Regulations, will cause a vested property right to be established. Vesting shall be in accordance with Section 20.19, Vesting, of the Franklin Zoning Ordinance.~~

SECTION II. This Resolution shall take effect on January 1, 2022, the health, safety, and welfare of the citizens requiring it.

SECTION III. A copy of the adopted Subdivision Regulations shall be certified to the Board of Mayor and Aldermen.

ATTEST:

By: _____
Roger Lindsey
Chair

CITY OF FRANKLIN, TENNESSEE:

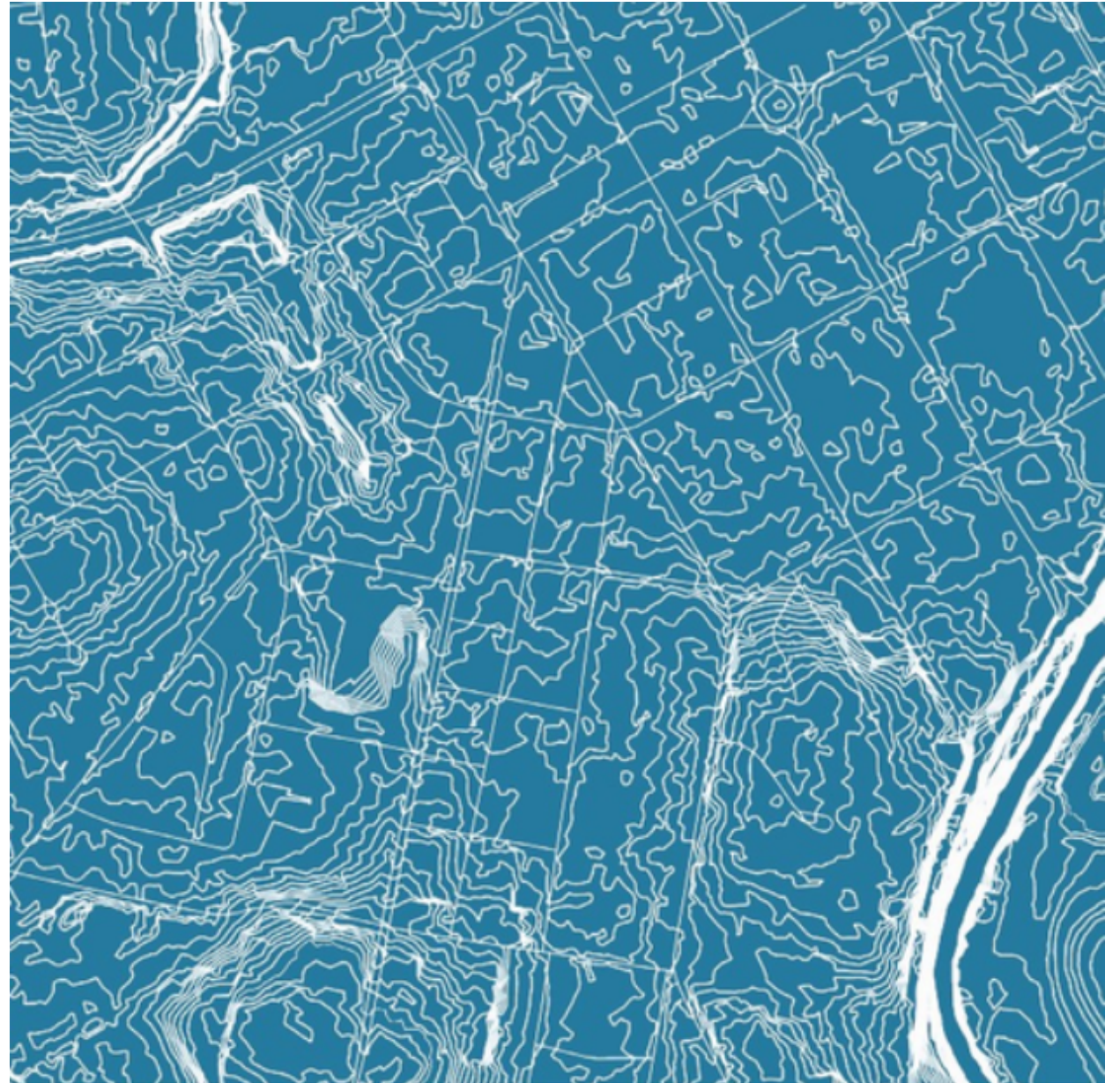
By: _____
Emily Hunter
Secretary

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

Franklin Subdivision Regulations Annual Update

Franklin Municipal Planning Commission
September 23, 2021



- Remove Vesting Section for Final Plats in the Subdivision Regulations
- Add language regarding side lots lines previously left out in the 2019 update
- Address filing of instruments at the Register of Deeds that create parcels in the City