



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, February 23, 2023

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 attend 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.

CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of The January 26, 2023 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 with the official record.

ANNOUNCEMENTS

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 3-5 and 9-14 On The Consent Agenda.

SITE PLAN SURETIES

3. Echelon PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. Lockwood Glen PUD Subdivision, Final Plat, Section 6; Extend The Performance Agreement For Drainage Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Lockwood Glen PUD Subdivision, Site Plan, Sections 8-11 (Mass Grading); Extend The Performance Agreement For Drainage Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

PLAN OF SERVICES/ANNEXATIONS/ZONINGS

6. Consideration Of Resolution 2023-05, A Resolution Adopting A Plan Of Services For The Annexation Of A Property Located North Of Liberty Pike And West Of Turning Wheel Lane, By The City Of Franklin, Tennessee.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

7. Consideration Of Resolution 2023-04 , A Resolution To Annex A Property On Liberty Pike, Consisting Of 7.06 Acres, Located North Of Liberty Pike And West Of Turning Wheel Lane And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

8. Consideration Of Ordinance 2023-04, An Ordinance To Zone 7.06 Acres Estate Residential (ER) District And Hillside/Hillcrest Overlay (HHO) District, For The Property Located North Of Liberty Pike And West Of Turning Wheel Lane.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

9. Fieldstone Farms PUD Subdivision, Final Plat, Section K1, Revision 3 And Section K2, Revision 2 (ROW Dedication), Dedicating Right Of Way And Creating 27 Open Space Lots, On 3.729 Acres, Located South Of The Intersection Of Lexington Parkway And Fieldstone Parkway. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

10. Fieldstone Farms PUD Subdivision, Final Plat, Section V, Revision 2, Creating One Open Space Lot, On 2.699 Acres, Located North Of The Intersection Of Bexley Park Drive And Fieldstone Parkway. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

11. New Hope Academy Subdivision, Final Plat, Creating 1 Institutional Lot And Dedicating Easements, On 18.93 Acres, Located At 1820 Downs Boulevard. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

12. Rosenwald School Relocation, Site Plan, Relocating A Historic Building On The Grounds Of Franklin Grove, On 5.19 Acres, Located At 423 South Margin Street. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

13. Shawnee PUD Subdivision, Final Plat (Formerly Chickasaw PUD Subdivision, Part of Lot 2), Creating One Residential Lot For Proposed Multifamily And Townhome Development, And Creating, Modifying, And Abandoning Easements, On 2.24 Acres, Located South Of The Intersection Of Shawnee Drive And Culberson Boulevard. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

14. Wood Duck Court PUD Subdivision, Final Plat (Formerly Wild Duck Realty Subdivision, Lot 5 And Franklin Commons South Subdivision, Section 4, Lots 14 And 15), Creating One Multi-Family Residential Lot And Two Open Space Lots, On 21.05 Acres, Located South Of The Intersection Of Rosa Helm Way And Wood Duck Court. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

MEMORANDUM REVIEW

15. Consideration Of COF Contract No. 2022-0029, A Memorandum Of Understanding Between The City Of Franklin, Tennessee And Williamson County, Tennessee Concerning Application Of Building And Code Requirements For The Properties Located At 420 and 408 Century Court.

Sponsors:

Shauna Billingsley, Emily Wright

NON-AGENDA ITEMS**ANY OTHER BUSINESS****ADJOURN**



Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

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

Commissioners Present: Jimmy Franks, Alma McLemore, Jenny Williamson, Michael Orr, Roger Lindsey, Marcia Allen, Nick Mann, Ann Petersen, Scott Harrison

Commissioners Absent: None

APPROVAL OF MINUTES

1. Consideration Of Approval Of The December 8, 2022 FMPC Minutes.

Sponsors:

Attachments: 1. Draft2 FMPC December 8, 2022 Minutes

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to Approve the Minutes from the December 8, 2022, meeting. The motion carried 9-0

VOTE FOR CHAIR & VICE CHAIR

2. Consideration Of Election Of Chair And Vice Chair Pursuant To Section 4.1.2 Of The Bylaws.

Sponsors:

Attachments: None

A motion was made by Commissioner Scott Harrison to nominate Roger Lindsey as Chair, seconded by Commissioner Marcia Allen. The motion carried 9-0.

A motion was made by Commissioner Scott Harrison to nominate Michael Orr as Vice Chair, seconded by Commissioner Jimmy Franks. The motion carried 9-0.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Roger Lindsey asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Roger Lindsey asked if staff had any announcements.

Emily Wright announced that on Friday, February 17th, 2023, from 8 am until noon, there will be a Joint Conceptual Work session to discuss Envision Franklin. This will be held at the Eastern Flank Facility. It is open to the public. Agendas will be sent out ahead of time. The topics will come from the interviews that were had with each of you. Mrs. Wright is looking forward to having some great discussion. This will be led by staff and consultants but more so discussion-based between the Planning Commission and the Board of Mayor and Aldermen.

Mrs. Wright also announced that on Thursday, February 16th, 2023, from 5:30 pm to 7:00 pm, a Special Topical meeting will be held. It will be a public meeting regarding a proposed Factory District. This idea originated by Alderman Brown and Alderman Bagget. This idea has since been presented to the Board of Mayor and Aldermen. It is looking at the area surrounding The Factory, to consider a Factory District and to have some special planning initiatives centered around this area. This would really focus on place making, streets, walkability, land uses, and inclusion of more public arts. There is not a vision yet, so we are really focusing on receiving some initial feedback from the public. We are encouraging you to attend if available. This will be held at The Factory in the Liberty Hall Room. A handout is on your desk, which is a first draft.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Roger Lindsey asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA**3. Consideration Of Items 4-21 And 28-30 On The Consent Agenda.****Sponsors:**

Attachments: None

Commissioner Mann has requested that items 15 and 16 be removed from the Consent Agenda due to a conflict of interest.

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Scott Harrison to approve items 4-14, 17-21, and 28-30 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES**4. Amelia Park PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage And Sidewalks Improvements To January 25, 2024. (CONSENT AGENDA)**

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Amelia Park PUD Subdivision, Site Plan, Section 4, Revision 1; Extend The Performance Agreement For Landscaping Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1 (Infrastructure Plan); Extend The Performance Agreement For Landscaping Phase I, Landscaping Phase II And Landscaping Phase III Improvements To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Access, Sewer, Sidewalks And Streets Improvements To January 25, 2024. (CONSENT AGENDA)
Sponsors: Melodie Brady
Attachments: None
The item was Approved on Consent Agenda.
8. Carothers Development Property Subdivision, Site Plan, Lot 2; Extend The Performance Agreement For Landscaping Improvement For Landscaping Improvement To January 25, 2024. (CONSENT AGENDA)
Sponsors: Melodie Brady
Attachments: None
The item was Approved on Consent Agenda.
9. Dallas Downs PUD Subdivision, Site Plan, Section 3; Reduce The Performance Agreement For Landscaping Specimen Tree Replacement Improvement To \$17,000.00 And Extend To January 25, 2024; Release The Performance Agreement For Landscaping Open Space Lots 26, 29, 30 And 31 Improvements. (CONSENT AGENDA)
Sponsors: Melodie Brady
Attachments: None
The item was Approved on Consent Agenda.
10. Harpeth Village Subdivision, Site Plan, Revision 2 (Harpeth Villages Unified Development); Extend The Performance Agreement For Landscaping (Building C) To January 25, 2024. (CONSENT AGENDA)
Sponsors: Melodie Brady
Attachments: None
The item was Approved on Consent Agenda.
11. Lockwood Glen PUD Subdivision, Final Plat, Section 3; Extend The Performance Agreement For Drainage Improvement To January 25, 2024. (CONSENT AGENDA)
Sponsors: Melodie Brady
Attachments: None
The item was Approved on Consent Agenda.
12. Lockwood Glen PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage And Green Infrastructure Improvements To January 25, 2024. (CONSENT AGENDA)
Sponsors: Melodie Brady
Attachments: None
The item was Approved on Consent Agenda.
13. Longview Subdivision, Site Plan, Lots 11 And 12 (Universal Storage); Extend The Performance Agreement For Landscaping Improvement To January 25, 2024. (CONSENT AGENDA)
Sponsors: Melodie Brady
Attachments: None
The item was Approved on Consent Agenda.
14. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 2; Accept The Green Infrastructure And Drainage Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement To January 19, 2024. (CONSENT AGENDA)
Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

15. Riverbluff PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To July 27, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

Staff Presentation: Amy Diaz-Barriga. Mrs. Diaz-Barriga stated staff reports are not provided for surities. The staff recommendation is to approve this Performance Agreement until July 27, 2023. Mrs. Diaz-Barriga can answer any questions if there are any.

Chair Lindsey asked if there was anyone from the public that wished to speak to this item. There were none.

Chair Lindsey asked if there was anyone representing the applicant here tonight. There were none.

A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Marcia Allen to Approve Items 15 and 16.

Commissioner Mann recused himself from Items 15 and 16.

The motion carried 8-0.

16. Riverbluff PUD Subdivision, Site Plan, Section 1; Reduce The Performance Agreement For Landscaping Improvement By 50% To \$81,000.00 And Extend To September 28, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was voted on and approved under Item 15.

17. Seward Hall Subdivision, Final Plat; Extend The Performance Agreement For Left Turn Lane And Stormwater Drainage/Detention Improvements To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

18. Seward Hall Subdivision, Site Plan, Lot 1 (Bethel Community Church); Extend The Performance Agreement For Landscaping Phase III And Stormwater Drainage/Detention Improvements To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

19. Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Extend The Performance Agreement For Drainage Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

20. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To January 25, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

21. Harts Landmark; Extend The Maintenance Agreement For Water Improvement To January 25, 2024.
(CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

22. Consideration Of Resolution 2022-83: A Resolution Amending The Colletta Park PUD Subdivision To Extend The Vested Rights, For The Property Located Northeast Of South Carothers Road And South Of Murfreesboro Road.

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

Attachments:

1. MAP Colletta Park PUD Subdivision - VESTING EXTENSION
2. RESOLUTION 2022-83 COLLETTA PARK PUD EXTEND VESTED RIGHTS_Combined_Law approved
3. development plan sheets only Colletta Park Dev Plan Resubmittal 11.2.2017_archive
4. Colletta Park Dev Plan Resubmittal 11.2.2017
5. November 2017 Staff Report and Conditions of Approval ComboFile
6. City of Franklin Letter Vesting Extension - DS Colletta Park Sub LLC - 11-07-2022

Staff Presentation: Chelsea Randolph: The request is to extend the vesting period for three years, from December 12, 2023 until December 12, 2026, to allow the applicant to commence construction. If the vesting period is not extended, the project entitlements would cease to exist, and stop work orders would be issued, if applicable, on December 12, 2023. A new development plan would need to be approved, and it would be reviewed against the current development standards. In reviewing the plan against the current City regulations, the current plan generally complies.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-83 if they determine that the continuation of vested rights is in the best interest of the community.

Chair Lindsey asked if there was anyone from the public that would like to speak.

Janet Curtis, 3665 N. Chapel Road - Mrs. Curtis spoke to items 22 and 23. Mrs. Curtis does not know if any of this can be stopped but she wants the Commission to be aware that this is a safety concern for this entire neighborhood. Mrs. Curtis stated the bridge on 96 over 65 is sometimes impossible to get an emergency vehicle through there. She said she has sat through four or five lights and has had to call the police to get off of the interstate because of the traffic. She said it is a choke point in Franklin. There are already two other subdivisions being built in the County that will feed into this area. She wants to know what can be done for the betterment of the citizens of the community. We need to slow down growth and take into consideration the safety of its citizens. Mrs Curtis said 96 is currently under construction and there have already been at least four accidents, with one being a fatality. Mrs. Curtis stated she drives this road multiple times a day and people treat it like the interstate, not taking the speed limit into consideration.

Alderman Petersen asked if Mrs. Curtis was referring to this item or the item with 4.7 acres.

Mrs. Curtis answered Commissioner Petersen saying she was speaking about both.

Chair Lindsey asked if there was anyone present representing the applicant.

Applicant: Dan Crunk, representing the developer of Colletta Park. Mr. Crunk stated he would answer any questions.

A motion was made by Commissioner Jimmy Franks, seconded by Commissioner Scott Harrison to Recommend Approval of Resolution 2022-83 to the Board of Mayor and Aldermen.

Alderman Petersen stated she doesn't recall how the road connections are in this area.

Amy Diaz-Barriga explained that when Colletta Park was approved, the County closed public access to them. On the

Colletta Park side, we added emergency access gates, so therefore, emergency access is allowed but not public access.

Alderman Petersen asked what roads are not emergency access?

Mrs. Diaz-Barriga stated this comes down to South Carothers Road, at the bend, and then there was a limit placed on the original plan, that after 130 units they had to find a secondary connection point.

Commissioner Allen questioned if that was still in place?

Mrs. Diaz-Barriga said yes, it was a condition of approval and if the vesting gets approved the conditions of approval still apply.

Commissioner Mann would like to comment on some of the off-site projects. Going forward, is there a way to articulate to this commission, when off-site improvements are anticipated. Commissioner Mann would like to make sure we are not approving projects that might not happen.

Jimmy Wiseman explained that it is tough because we are relying on a developer to move forward with a project that is approved. Mr. Wiseman explained we do have an approved site plan for the improvements on South Carothers Road to fix the pretty drastic curve at the entrance. We have factored that in to other approved developments, as long as the project is vested we count that as an improvement that will occur. But we do struggle with the phasing, but what we do is have those other traffic models that come in, have them model what it will look like with and without. At this point, none of the projects have come forward with this area, so we are just waiting on this project to get going. Mr. Wiseman said there could be a circumstance where we would see the need to come back to the Planning Commission and possibly shift the offset dollars from one developer to another so we can get those improvements done.

Commissioner Mann asks that when traffic impacts are presented to the Commission, that they do show things that aren't done, that they show with and without the projects for full transparency.

Mr. Wiseman said it is rare that a project doesn't move forward once it gets approved. We are watching it closely.

Commissioner Franks asked for an update on the 96 bridge that the resident mentioned earlier this evening.

Mr. Wiseman said discussions have been had with TDOT. They have not moved forward with any funding for improvements. It would be a very expensive project, with a complete redesign of the bridge and the interchange. At this time, TDOT has not come forward with any project moving forward for improvements.

Commissioner Franks asked if there was a certain traffic count that would warrant an improvement, like a traffic light?

Mr. Wiseman explained that typically you would see if there was failure that was impacting the interstate, you would see TDOT doing a safety protocol improvement, but unfortunately we are not there yet. So it's impacting 96 more than the interstate at this time.

Commissioner Franks wasn't sure if there was a long range initiative and had it moved up the line. That area is a mess.

Mr. Wiseman agrees but is not aware if it has moved up the line at all, but we are certainly aware that it is one of our troubled corridors.

Commissioner Franks asked if this was a 20-year long range plan?

Mr. Wiseman said he would like it to be 10.

Chair Rogers called the question.

The motion carried 9-0.

ANNEXATIONS/PLANS OF SERVICES

23. Consideration Of Resolution 2022-88, A Resolution Adopting A Plan Of Services For The Annexation Of A Property Located South Of Murfreesboro Road And East Of Ridgeway Drive, By The City Of Franklin, Tennessee.

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

Attachments:

1. MAP Murfreesboro Road Property, Annexation
2. RES 2022-88_Murfreesboro Road Property POS_Combined_Law approved (4) 01.17.23
3. Murfreesboro Road Property, Annexation Topo and Boundary Survey
4. Murfreesboro Road Property, Annexation Exhibit

Staff Presentation: Chelsea Randolph. The applicant is requesting a Plan of Services for the property located off of Murfreesboro Road. Resolution 2022-88 is a City of Franklin drafted Plan of Services for the property being considered as part of the proposed request for annexation, Resolution 2022-89. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 4.7 acres.

The Watson Branch Drainage Basin is almost entirely composed of existing City properties, and this is one of the few remaining to be annexed. The property is within the Milcrofton Service area and water availability shall be approved and provided by Milcrofton prior to annexation. The owner will not be required to extend the sanitary sewer to provide service to the property as an existing sewer main is present on the property.

Access to the property shall be provided from Murfreesboro Road and further study of the type and location of access shall be looked at with a site plan submittal. Engineering shall have the right to restrict access in accordance with the Franklin Street Standards. Unless waived by the Franklin Engineering Department, the owner of the property shall be required to submit a traffic impact study for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of a site plan. Required street improvements shall be determined as part of any site plan. The development on this property is limited due to the steep slopes (anywhere from 10% and 20% plus) present on the site. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-88.

Chair Lindsey asked if there was anyone from the public that wished to speak. There were none.

Chair Lindsey asked if there was someone representing the applicant present.

Adam Seger, Dale and Associates. Mr. Seger explained the subject property is 4.7 acres and owned by a gentleman that lives and works here in Franklin. He would like to build his house on this property. There is a sewer main in front, so, a call was made to the City of Franklin to ask if it could be tapped into. Mr. Seger spoke with Ben from the Water Department and Ben explained it is better for your property to annex to tap into the city sewer. The subject property is still part of the county and that is what started the annexation process. The owner is planning on subdividing this property into two lots, one to build his own house on and the other for a family member. This is not a developer doing this. There is already an existing access on 96 with a driveway that comes across the creek and he plans to continue to use that. Mr. Seger can answer any other questions if needed to be on this item as well as the next two items.

A motion was made by Commissioner Alma McLemore, seconded by Commissioner Scott Harrison to Recommend Approval of Resolution 2022-88 to the Board of Mayor and Aldermen. The motion carried 9-0.

24. Consideration Of Resolution 2022-89, A Resolution To Annex A Property On Murfreesboro Road, Consisting Of 4.7 Acres, Located South Of Murfreesboro Road And East Of Ridgeway Drive 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. MAP Murfreesboro Road Property, Annexation
2. RES 2022-89_Murfreesboro Road Property_Annexation Resolution_Combined_Law approved (3) 01.17.23

3. Murfreesboro Road Property, Annexation Topo and Boundary Survey
4. Murfreesboro Road Property, Annexation Exhibit

Staff Presentation: Chelsea Randolph. The property being considered for annexation is located East of Ridgeway Drive. It is contiguous to the City limits and is within the City's Urban Growth Boundary. This property was not included in the growth area study from 2016 as it is within the Watson Branch Drainage Basin. The Watson Branch Drainage Basin is almost entirely composed of existing City properties, and this is one of the few remaining to be annexed. This property is contiguous to the City on the north and south, but would be adjacent to County properties on the west and east.

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

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-89.

Chair Lindsey asked if there was anyone from the public that wished to speak. There were none.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Michael Orr to Recommend Approval of Resolution 2022-89 to the Board of Mayor and Aldermen. The motion carried 9-0.

25. Consideration Of Ordinance 2022-48, An Ordinance To Zone 4.7 Acres Estate Residential (ER) District, For The Property Located South Of Murfreesboro Road And East Of Ridgeway Drive.

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

Attachments:

1. MAP Murfreesboro Road Property, Annexation
2. ORD 2022-48_Murfreesboro Road Property Zone Annexed Area_Combine_9033_1
3. Murfreesboro Road Property, Annexation Topo and Boundary Survey
4. Murfreesboro Road Property, Annexation Exhibit

Staff Presentation: Chelsea Randolph. The applicant for the property has submitted an annexation application without a zoning request. A zoning district must be assigned to an annexed property. Chapter 20 of the Zoning Ordinance allows for either AG or ER zoning districts. Staff finds that Estate Residential is the most appropriate of the two options, should the Plan of Services and Annexation be approved by BOMA, due to the property's assigned Design Concept of Single-Family Residential and that the existing development surrounding the subject property is primarily residential in nature.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2022-48.

Chair Lindsey asked if there was anyone from the public that wished to speak. There were none.

A motion was made by Commissioner Nick Mann, seconded by Commissioner Scott Harrison to Recommend Approval of Ordinance 2022-48 to the Board of Mayor and Aldermen to Estate Residential. The motion carried 9-0.

REZONINGS/DEVELOPMENT PLANS

26. Consideration Of Ordinance 2022-46, An Ordinance To Rezone 1.08 Acres From Residential 4 (R4) District To Planned (PD 5,578) District For The Property Located West Of West Main Street And South Of Eastview Drive, Located At 626 Eastview Drive (My Friends House PUD Subdivision).

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

Attachments:

1. MAP My Friends House PUD
2. ORD 2022-46 My Friends House PUD Rez_Combined_Law approved
3. My Friends House PUD Survey
4. My Friends House PUD Subdivision, Rezoning (PAID WITH CHECK) - submittal 002

Staff Presentation: Joseph Bryan. My Friends House has been located at that location for approximately 25 years and would like to increase the number of available beds from 8 to 12. A property with more than 8 beds is classified as a group home, which is an institutional use, so the property must be rezoned. The lot is within the Historic Residential Design Concept as designated by the Envision Franklin Plan. Group homes are classified as an institutional use, which is allowed as a secondary use within the Historic Residential Design Concept, so the rezoning can be supported. The corresponding development plan for the My Friends House PUD is also on this agenda for review.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2022-46.

Chair Lindsey asked if there was anyone from the public that wished to speak. There were none.

Applicant: Steve King and Kevin Hacker, Board Members of My Friends House. They are here to answer any questions.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Jimmy Franks to Recommend Approval of Ordinance 2022-46 to the Board of Mayor and Aldermen. The motion carried 9-0.

27. Consideration Of Resolution 2022-87, A Resolution Approving A Development Plan For My Friends House PUD Subdivision, For The Property Located West Of West Main Street And South Of Eastview Drive, Located At 626 Eastview Drive.

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

Attachments:

1. MAP My Friends House PUD
2. RES 2022-87 My Friends House PUD DP_Combined_Law approved
3. My Friends House-cover Sheet
4. Site Layout My Friends House-C1.1
5. Elevations-A.2.0
6. Elevations-A.2.1

Staff Presentation: Joseph Bryan. The applicant has submitted a development plan for the My Friends House PUD Subdivision. Per their website, My Friends House is a group care facility offering temporary, short-term residential support for at-risk male youth ages 12-18. My Friends House has been offering care services at that location for approximately 25 years and would like to increase the number of available beds from 8 to 12. A property with more than 8 beds is classified as a group home, which is an institutional use, so the property must be rezoned to Planned District, requiring a corresponding development plan. The lot is within the Historic Residential Design Concept as designated by the Envision Franklin Plan. Group homes are classified as an institutional use, which is allowed as a secondary use within the Historic Residential Design Concept, so the development plan can be supported at this location. No additional buildings or site development is being proposed with this development plan. The existing facility was designed to accommodate up to 12 beds and 2 staff members.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-87.

Chair Lindsey asked if there was anyone from the public that wished to speak. There were none.

Applicant: Steve King and Kevin Hacker, Board Members of My Friends House.

A motion was made by Commissioner Scott Harrison, seconded by Commissioner Marcia Allen to Recommend Approval of Resolution 2022-87 to the Board of Mayor and Aldermen. The motion carried 9-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

28. Aureum PUD Subdivision, Final Plat, Creating 4 Lots, Dedicating Public Right-Of-Way, And Creating Utility Easements, On 57.49 Acres, Located Near The Intersection Of Carothers Parkway And McEwen Drive. (CONSENT AGENDA)

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

- Attachments:**
1. MAP 8031 Aureum PUD Subdivision, Final Plat
 2. CONDITIONS OF APPROVAL 8031 Aureum PUD Subdivision, Final Plat
 3. Aureum PUD Subdivision - Final plat

The item was Approved on Consent Agenda.

29. Cool Springs East Subdivision, Site Plan, Section 28, Revision 4, Lots 675, 676, And 692 (Unified Site Plan Open Space Revisions), Constructing 5,400 Square Feet Of Restaurant Space, On 32.34 Acres, Located South Of Cool Springs Boulevard And East Of Carothers Parkway, At 701 Cool Springs Boulevard, 725 Cool Springs Boulevard And 6840 Carothers Parkway. (CONSENT AGENDA)

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

- Attachments:**
1. MAP 8055 Cool Spring East Subdivision, Site Plan, Section 28
 2. CONDITIONS OF APPROVAL 8055 Cool Springs East Subdivision, Site Plan
 3. 1-5 Pages from COF 8055_Site Plans_Cool Springs East Subdivision_2023.01.05
 4. 6-10 Pages from COF 8055_Site Plans_Cool Springs East Subdivision_2023.01.05-2
 5. 11-15 Pages from COF 8055_Site Plans_Cool Springs East Subdivision_2023.01.05-3
 6. 16-20 Pages from COF 8055_Site Plans_Cool Springs East Subdivision_2023.01.05-4
 7. 21-25 Pages from COF 8055_Site Plans_Cool Springs East Subdivision_2023.01.05-5
 8. 26-29 Pages from COF 8055_Site Plans_Cool Springs East Subdivision_2023.01.05-6

The item was Approved on Consent Agenda.

30. McEwen Place PUD Subdivision, Final Plat, Section 3, Revision 6, Creating 3 Lots On 10.22 Acres, Located East Of Aspen Grove Drive And South Of Spring Creek Drive. (CONSENT AGENDA)

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

- Attachments:**
1. MAP McEwen Place PUD Subdivision Final Plat
 2. 8046 McEwen FP Conditions of Approval_01
 3. 118102003 - McEwen Block E Revised Plat Final

The item was Approved on Consent Agenda.

NON-AGENDA ITEMS

Chair Roger Lindsey asked if there were any non-agenda items to be presented. There were none.

ANY OTHER BUSINESS

Chair Roger Lindsey asked if there was any further business. There was none.

ADJOURN

A motion was made by Commissioner Michael Orr, seconded by Commissioner Scott Harrison to Adjourn. The motion carried 9-0.

There being no further business, the meeting adjourned at 07:42 p.m.

Chair

Date



File #: 21-03426

DATE: February 13, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2023-05, A Resolution Adopting A Plan Of Services For The Annexation Of A Property Located North Of Liberty Pike And West Of Turning Wheel Lane, By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8070
Applicant: Adam Crunk, Crunk Engineering
Owner: Jessica Rainey Johnson, Leigh Anne Luther de Melo, Fred Luther, Jr., and Fred Andrew Luther

BACKGROUND/STAFF COMMENTS:

The applicant is requesting a Plan of Services for the property located off of Liberty Pike, Map-Parcel number 79-05303. Resolution 2023-05 is a City of Franklin drafted Plan of Services for the property being considered as part of the proposed request for annexation, Resolution 2023-04. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 7.06 acres.

The Watson Branch Drainage Basin is almost entirely composed of existing City properties, and this is one of the few remaining to be annexed. The property is within the Milcrofton Service area and water availability shall be approved and provided by Milcrofton prior to annexation. The owner will be required to extend the sanitary sewer greater than 1,000-feet to provide service to the property.

Access to the property shall be provided from Liberty Pike and further study of the type and location of access shall be looked at with a site plan submittal. Engineering shall have the right to restrict access in accordance with the Franklin Street Standards. Unless waived by the Franklin Engineering Department, the owner of the property shall be required to submit a traffic impact study for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of a site plan. Required street improvements shall be determined as part of any site plan. The development on this property is limited due to the steep slopes (anywhere from 10% and 20% plus) present on the site. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-05.

**LIBERTY PIKE PROPERTY
ANNEXATION, PLAN OF SERVICE,
AND ZONING
ORDINANCE 2023-04
RESOLUTION 2023-04
RESOLUTION 2023-05**

Project Information

Existing Land Use: Vacant

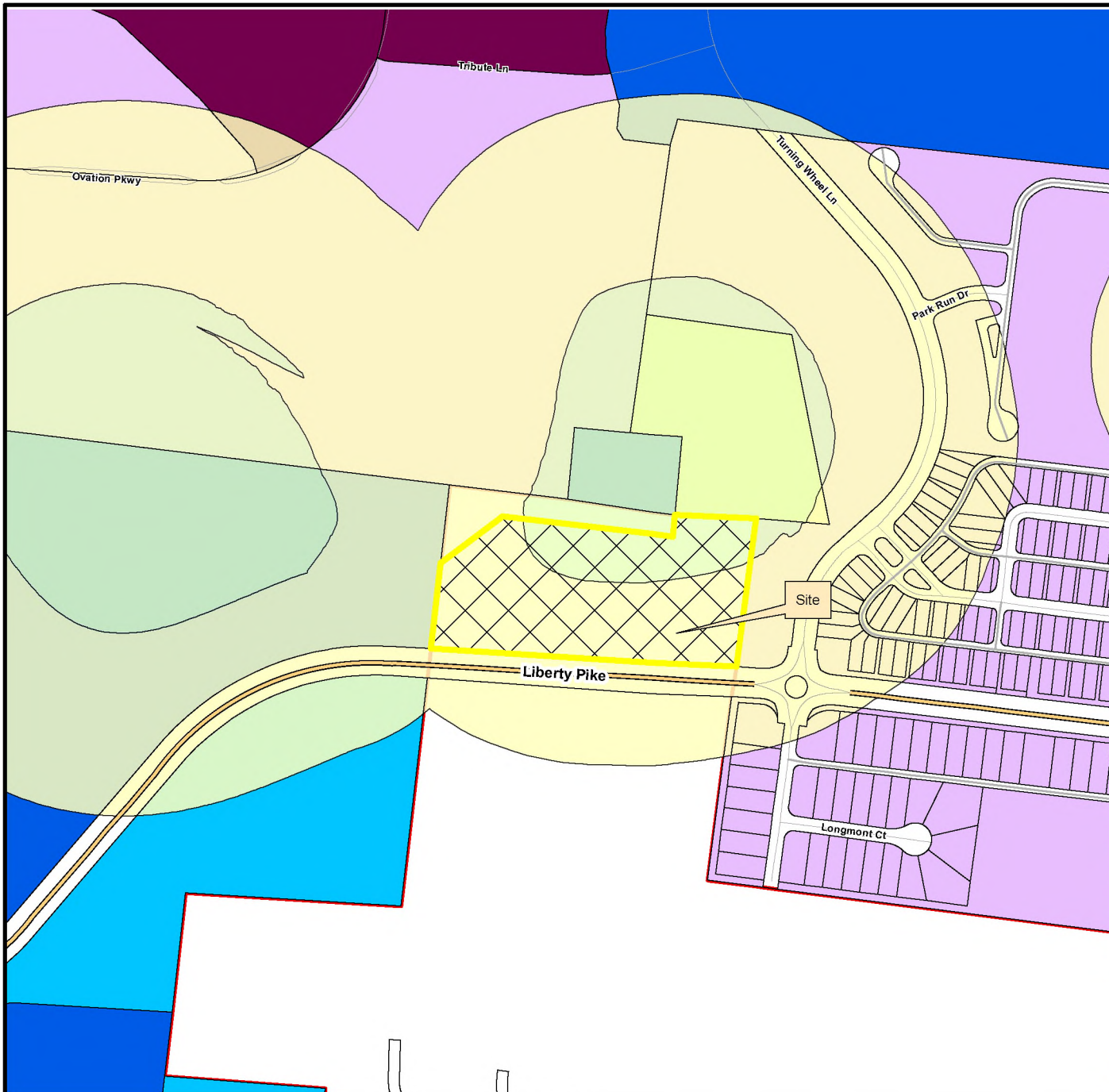
Proposed Land Use: Single-Family

Proposed Zoning: ER, Estate Residential

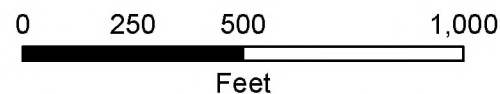
Site Acreage: 7.06 acres

Legend

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



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HISTORIC
FRANKLIN
TENNESSEE

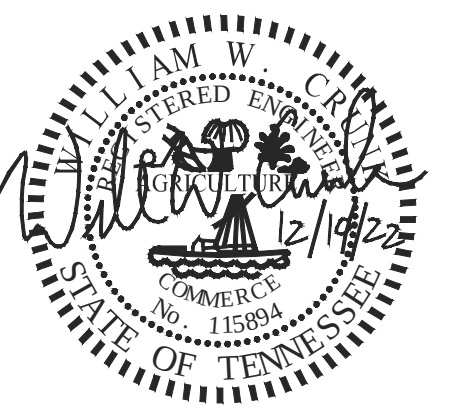
CITY OF FRANKLIN PROJECT #:
916175

LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067
(WILLIAMSON COUNTY)

<u>SITE DATA TABLE</u>	
PROPERTY ADDRESS:	LIBERTY PIKE FRANKLIN, TN 37067
PARCEL ID:	079 05303 00014079
PROPERTY ACREAGE:	7.06 ACRES
DESIGN PROFESSIONAL:	CRUNK ENGINEERING LLC 7112 CROSSROADS BLVD SUITE 201 BRENTWOOD, TN 615-873-1795 CONTACT: WILL CRUNK, PE will@crunkeng.com
OWNER:	ADAM HELTON BENCHMARK REALTY 615-668-4663 adam@adamhelton.com

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



LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067

REVISIONS	
No.	DATE

12/10/2022 22053

ANNEXATION INITIATION

C1.0



LOCATION MAP
1" = 100'

Crunk Engineering LLC 12/10/2022 22053 Liberty Pike Annexation (Crunk) 15.5 x 11.5 (in)



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



LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067

REVISIONS	
No.	DATE

12/10/2022 22053

ANNEXATION
INITIATION

C2.0

Being a parcel of land lying wholly within the 14th Civil District of Williamson County, Tennessee and being a portion of parcel 53, tax map 79 of the Williamson County Tax Assessors Office and being bounded on the south by Liberty Pike, on the west by City of Franklin, on the north by City of Franklin and Ernest C. Kuhlo and on the east by Jones Land Co., LLC and more particularly described as follows: Beginning on an iron rod in the southerly R.O.W. of Liberty Pike and being in the easterly line of John R. Williams property as described in DB3777, PG992 of the Williamson County Register of Deeds; thence N7-43-41E a distance of 80.19 feet to a point in the northerly R.O.W. of said road, the true beginning of this parcel; thence with said R.O.W. and a curve with a radius of 7678.95 feet and chord bearing of N86-45-59W a distance of 66.93 feet to a point; thence N86-47-27W a distance of 771.58 feet to a point, said point being N7-10-19E a distance of 80.19 feet from an iron rod in the southerly R.O.W. of said road; thence with City of Franklin N7-10-19E a distance of 239.03 feet to a point, N48-35-15E a distance of 149.23 feet to a point, N87-14-08E a distance of 270.35 feet to a point, S84-13-46E a distance of 264.78 feet to a point and N5-46-14E a distance of 60.00 feet to a point in the southerly line of Kuhlo; thence with Kuhlo S 84-02-03E a distance of 212.39 feet to a point, being the northeasterly corner of this parcel and the northwesterly corner of Jones; thence S7-43-41W a distance of 410.62 feet to the true point of beginning and containing 7.069 acres, more or less. According to the survey of Ken Legg RLS 1450.

see and being a portion of parcel 53, tax map 79 of the Williamson
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y of Franklin, on the north by City of Franklin and Ernest C. Kuhlo
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o a point, said point being N7-10-19E a distance of 80.19 feet from
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14-08E a distance of 270.35 feet to a point, S84-13-46E a distance
o a point and N5-46-14E a distance of 60.00 feet to a point in the
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the northeasterly corner of this parcel and the northwesterly corner
S7-43-41W a distance of 410.62 feet to the true point of beginning
7.069 acres, more or less. According to the survey of Ken Legg RLS

property conveyed to Fred Andrew Luther, Administrator of the
a Whitley Luther, of record in Book 7648, Page 807, Register's
amson County, Tennessee, said Andrea Whitley Luther having
n February 14, 2019, leaving Fred Luther, Jr., Fred Andrew
ann de Melo and Jessica Rainey Johnson as her heirs-at-law.



LIBERTY PIKE FRANKLIN, TN 37067

[illegible]

ANNEXATION INITIATION

Drawing Path: P:\2022\22053 - Liberty Pike Annexation\DWG\Sketch\CS0-LAY.dwg

RESOLUTION 2023-05

**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF A PROPERTY
LOCATED NORTH OF LIBERTY PIKE AND WEST OF TURNING WHEEL LANE, BY THE CITY
OF FRANKLIN, TENNESSEE**

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

WHEREAS, Fred Luther, Jr., Fred Andrew Luther, Leigh Anne de Melo, and Jessica Rainey Johnson, (“Owners”) of property located North of Liberty Pike and West of Turning Wheel Lane (“Property”) petitioned the Board of Mayor and Aldermen (“BOMA”) of the City of Franklin, Tennessee (“City”), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary (“UGB”); and

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

Map-Parcel	Acres
79-05303	7.06
Total	7.06

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

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

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

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

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

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

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

A. Water

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

B. Reclaimed Water

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

C. Wastewater

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

D. Stormwater

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

E. Streets

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

F. Traffic Control

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

- G. Street Lighting
1. No off-site street lighting is proposed at this time.
 2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of streetlights shall coincide with the phasing of development and issuance of Certificates of Occupancy.
- H. Street Name Signs
1. No additional street name signs in the area have been deemed necessary.
 2. New development shall install street name signs per City policy.
- I. Fire Protection
1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
 2. No additional manpower or equipment will be necessary to serve the annexation area at this time.
- J. Planning and Zoning
1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
 2. Envision Franklin places this property in the Mixed Residential Design Concept, which contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. Envision Franklin also places the northern portion of the property in the Conservation Design Concept where the hillside/hilltop has been mapped. Envision Franklin does not support development within the Conservation Design Concept.
 3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.
- K. Parks and Recreation
1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
 2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
 3. The Parks Master Plan is due to be updated 2022-23 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.
- L. Police Protection
1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.

2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

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

N. Garbage and Recycling Pickup and Environmental

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

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

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2023.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

**LIBERTY PIKE PROPERTY
ANNEXATION, PLAN OF SERVICE,
AND ZONING
ORDINANCE 2023-04
RESOLUTION 2023-04
RESOLUTION 2023-05**

Project Information

Existing Land Use: Vacant

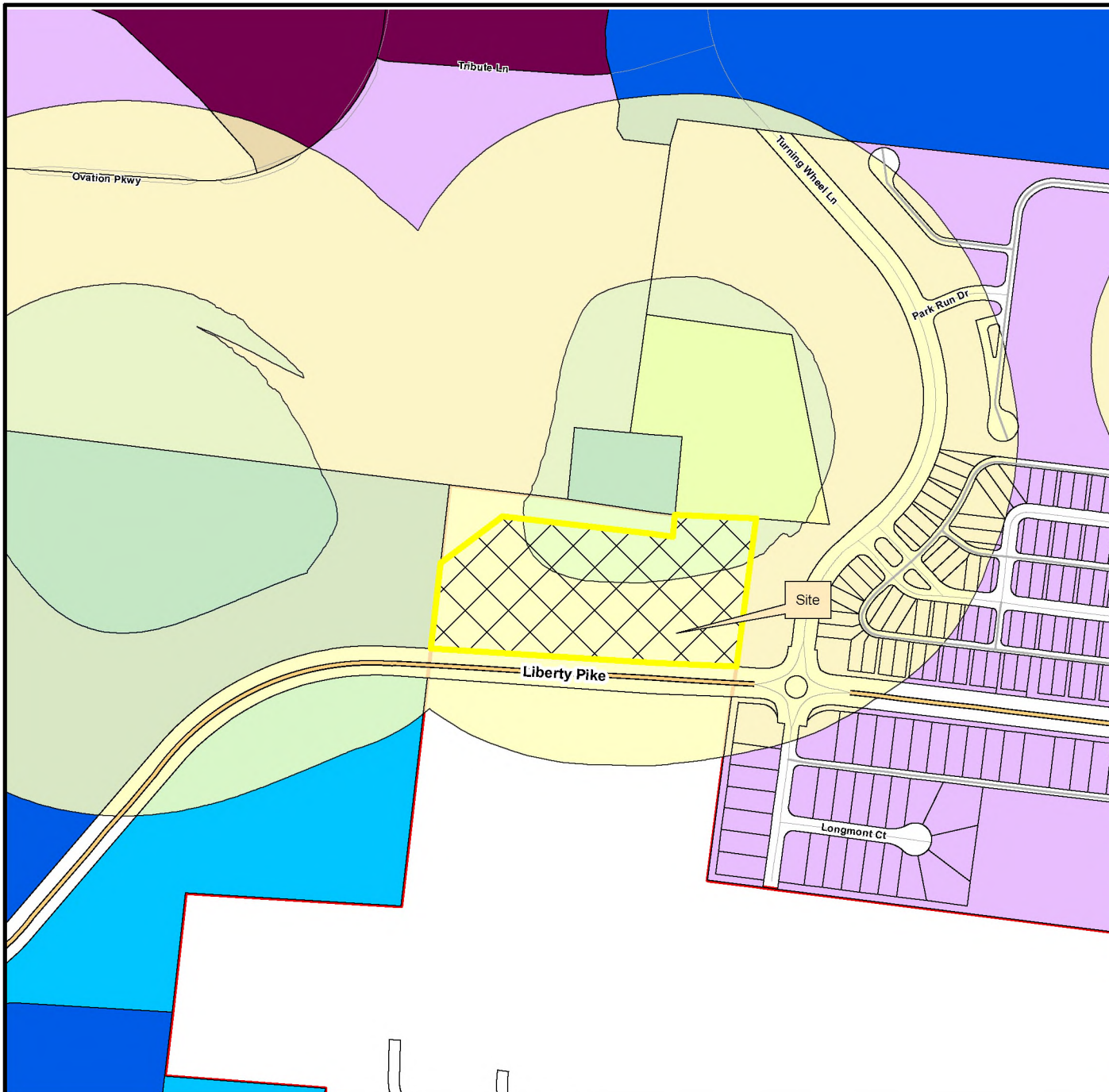
Proposed Land Use: Single-Family

Proposed Zoning: ER, Estate Residential

Site Acreage: 7.06 acres

Legend

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



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Feet



CITY OF FRANKLIN PROJECT #:
916175

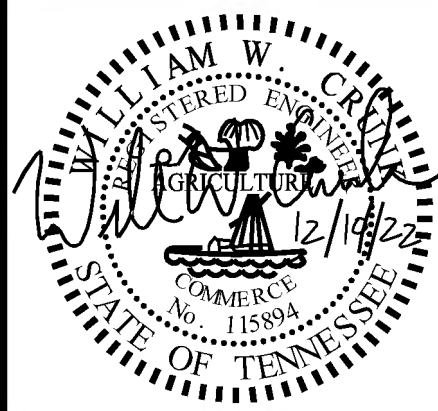
LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067
(WILLIAMSON COUNTY)

SITE DATA TABLE

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

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



LIBERTY PIKE ANNEXATION
LIBERTY PIKE FRANKLIN, TN 37067

REVISIONS	
No.	DATE

12/10/2022 22053

ANNEXATION
INITIATION

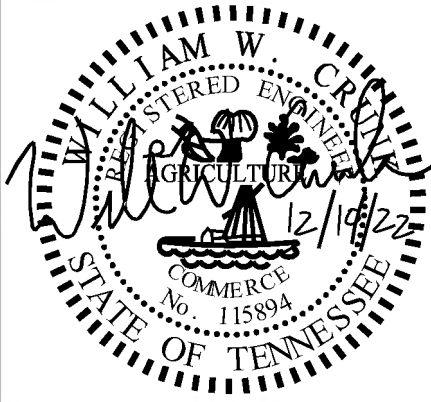
C1.0



LOCATION MAP
1" = 100'



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



LIBERTY PIKE ANNEXATION
LIBERTY PIKE FRANKLIN, TN 37067

REVISIONS	
No.	DATE

12/10/2022 22053

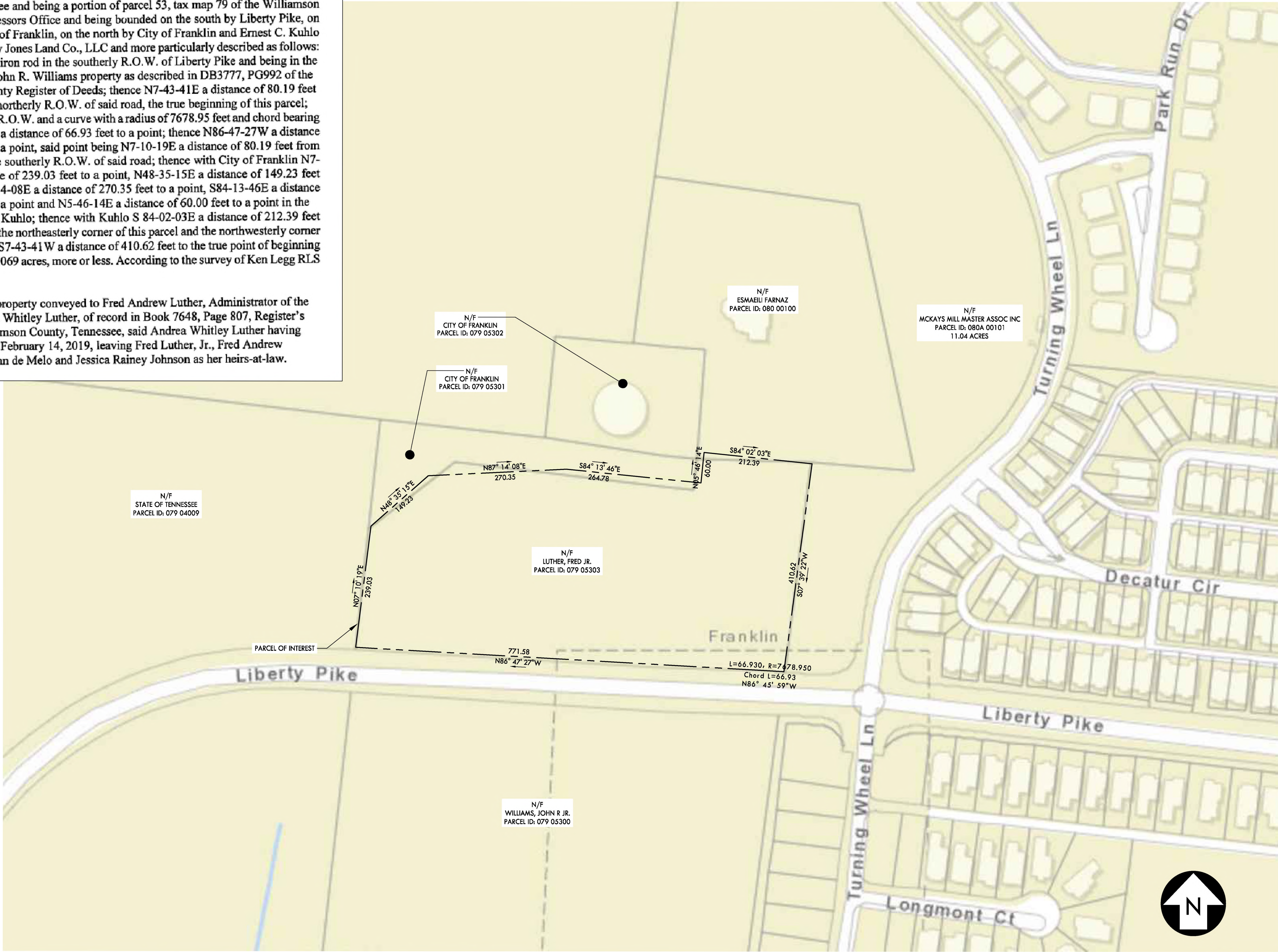
ANNEXATION
INITIATION

C2.0

LEGAL DESCRIPTION:

Being a parcel of land lying wholly within the 14th Civil District of Williamson County, Tennessee and being a portion of parcel 53, tax map 79 of the Williamson County Tax Assessors Office and being bounded on the south by Liberty Pike, on the west by City of Franklin, on the north by City of Franklin and Ernest C. Kuhlo and on the east by Jones Land Co., LLC and more particularly described as follows: Beginning on an iron rod in the southerly R.O.W. of Liberty Pike and being in the easterly line of John R. Williams property as described in DB3777, PG992 of the Williamson County Register of Deeds; thence N7-43-41E a distance of 80.19 feet to a point in the northerly R.O.W. of said road, the true beginning of this parcel; thence with said R.O.W. and a curve with a radius of 7678.95 feet and chord bearing of N86- 45-59W a distance of 66.93 feet to a point; thence N86-47-27W a distance of 771.58 feet to a point, said point being N7-10-19E a distance of 80.19 feet from an iron rod in the southerly R.O.W. of said road; thence with City of Franklin N7-10-19E a distance of 239.03 feet to a point, N48-35-15E a distance of 149.23 feet to a point, N87-14-08E a distance of 270.35 feet to a point, S84-13-46E a distance of 264.78 feet to a point and N5-46-14E a distance of 60.00 feet to a point in the southerly line of Kuhlo; thence with Kuhlo S 84-02-03E a distance of 212.39 feet to a point, being the northeasterly corner of this parcel and the northwesterly corner of Jones; thence S7-43-41W a distance of 410.62 feet to the true point of beginning and containing 7.069 acres, more or less. According to the survey of Ken Legg RLS 1450.

Being the same property conveyed to Fred Andrew Luther, Administrator of the Estate of Andrea Whitley Luther, of record in Book 7648, Page 807, Register's Office for Williamson County, Tennessee, said Andrea Whitley Luther having died intestate on February 14, 2019, leaving Fred Luther, Jr., Fred Andrew Luther, Leigh Ann de Melo and Jessica Rainey Johnson as her heirs-at-law.



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



LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067

REVISIONS	DATE	
	No.	

12/10/2022 22053

ANNEXATION
INITIATION

C3.0



File #: 21-03427

DATE: February 13, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2023-04 , A Resolution To Annex A Property On Liberty Pike, Consisting Of 7.06 Acres, Located North Of Liberty Pike And West Of Turning Wheel Lane And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8070
Applicant: Adam Crunk, Crunk Engineering
Owner: Jessica Rainey Johnson, Leigh Anne Luther de Melo, Fred Luther, Jr., and Fred Andrew Luther

BACKGROUND/STAFF COMMENTS:

The property being considered for annexation is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB). This property was not included in the growth area study from 2018 as it is within the Watson Branch Drainage Basin. The Watson Branch Drainage Basin is almost entirely composed of existing City properties, and this is one of the few remaining to be annexed. This property is contiguous to the City on the north, east, and west, but would be adjacent to Liberty Pike to the south and the County across Liberty Pike.

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-04.

**LIBERTY PIKE PROPERTY
ANNEXATION, PLAN OF SERVICE,
AND ZONING
ORDINANCE 2023-04
RESOLUTION 2023-04
RESOLUTION 2023-05**

Project Information

Existing Land Use: Vacant

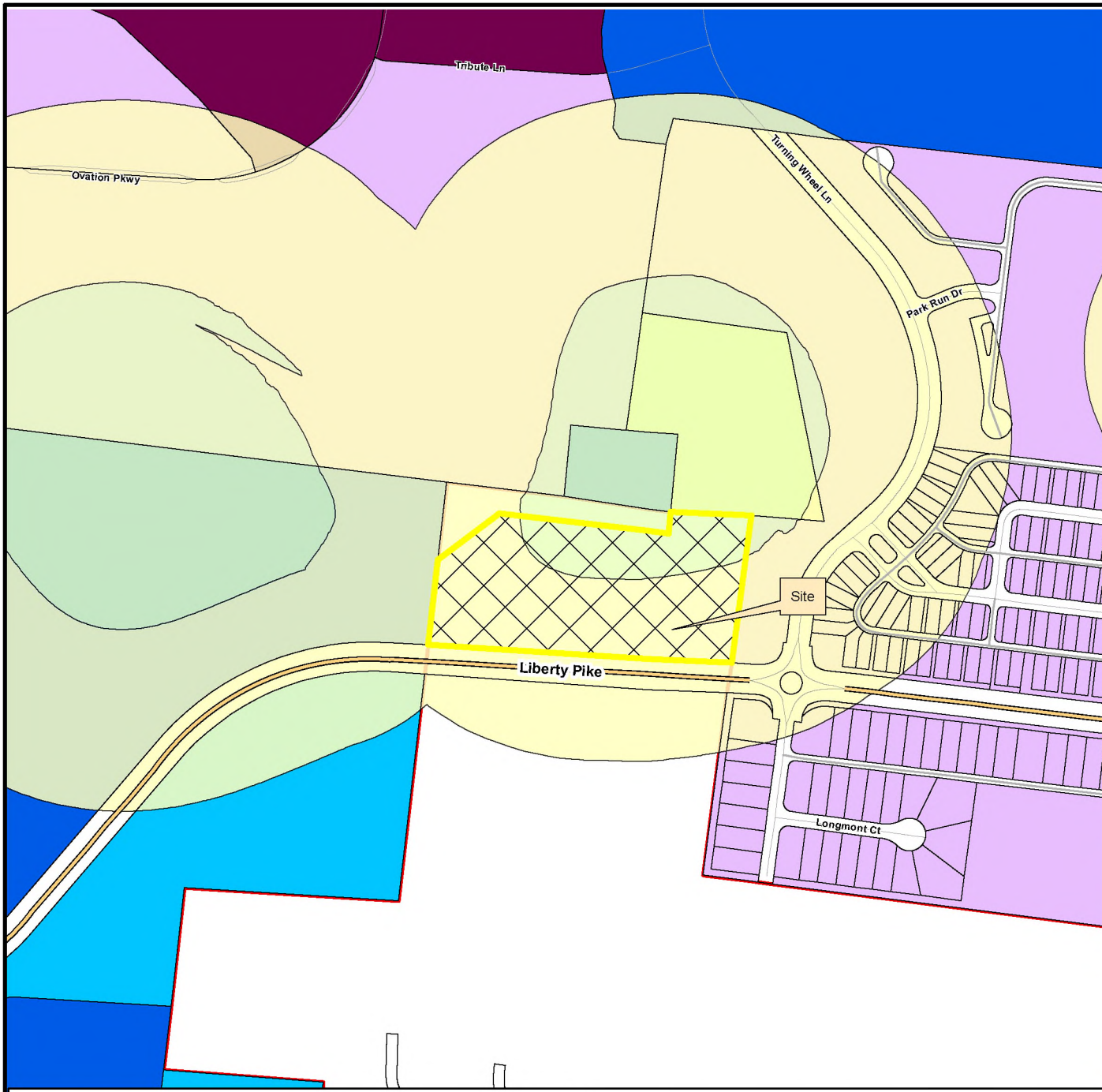
Proposed Land Use: Single-Family

Proposed Zoning: ER, Estate Residential

Site Acreage: 7.06 acres

Legend

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



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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

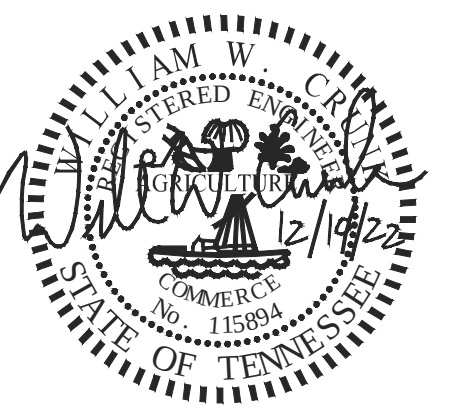
CITY OF FRANKLIN PROJECT #:
916175

LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067
(WILLIAMSON COUNTY)

<u>SITE DATA TABLE</u>	
PROPERTY ADDRESS:	LIBERTY PIKE FRANKLIN, TN 37067
PARCEL ID:	079 05303 00014079
PROPERTY ACREAGE:	7.06 ACRES
DESIGN PROFESSIONAL:	CRUNK ENGINEERING LLC 7112 CROSSROADS BLVD SUITE 201 BRENTWOOD, TN 615-873-1795 CONTACT: WILL CRUNK, PE will@crunkeng.com
OWNER:	ADAM HELTON BENCHMARK REALTY 615-668-4663 adam@adamhelton.com

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



LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067

REVISIONS	
No.	DATE

12/10/2022 22053

ANNEXATION INITIATION

C1.0

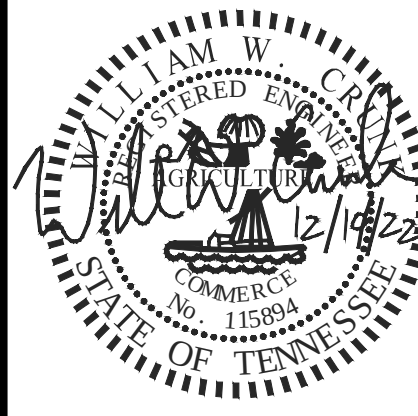


LOCATION MAP
1" = 100'

Crunk Engineering LLC 12/10/2022 12:05 PM Liberty Pike Annexation (Crunk) 15.0 15.0 15.0



CRUNK ENGINEERING LLC
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LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067

REVISIONS	
No.	DATE

12/10/2022 22053

ANNEXATION
INITIATION

C2.0

Being a parcel of land lying wholly within the 14th Civil District of Williamson County, Tennessee and being a portion of parcel 53, tax map 79 of the Williamson County Tax Assessors Office and being bounded on the south by Liberty Pike, on the west by City of Franklin, on the north by City of Franklin and Ernest C. Kuhlo and on the east by Jones Land Co., LLC and more particularly described as follows: Beginning on an iron rod in the southerly R.O.W. of Liberty Pike and being in the easterly line of John R. Williams property as described in DB3777, PG992 of the Williamson County Register of Deeds; thence N7-43-41E a distance of 80.19 feet to a point in the northerly R.O.W. of said road, the true beginning of this parcel; thence with said R.O.W. and a curve with a radius of 7678.95 feet and chord bearing of N86-45-59W a distance of 66.93 feet to a point; thence N86-47-27W a distance of 771.58 feet to a point, said point being N7-10-19E a distance of 80.19 feet from an iron rod in the southerly R.O.W. of said road; thence with City of Franklin N7-10-19E a distance of 239.03 feet to a point, N48-35-15E a distance of 149.23 feet to a point, N87-14-08E a distance of 270.35 feet to a point, S84-13-46E a distance of 264.78 feet to a point and N5-46-14E a distance of 60.00 feet to a point in the southerly line of Kuhlo; thence with Kuhlo S 84-02-03E a distance of 212.39 feet to a point, being the northeasterly corner of this parcel and the northwesterly corner of Jones; thence S7-43-41W a distance of 410.62 feet to the true point of beginning and containing 7.069 acres, more or less. According to the survey of Ken Legg RLS 1450.

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property conveyed to Fred Andrew Luther, Administrator of the
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 amson County, Tennessee, said Andrea Whitley Luther having
 n February 14, 2019, leaving Fred Luther, Jr., Fred Andrew
 ann de Melo and Jessica Rainey Johnson as her heirs-at-law.

N/F
 CITY OF FRANKLIN
 PARCEL ID: 079 05302

N/F
 CITY OF FRANKLIN
 PARCEL ID: 079 05301

N/F
 STATE OF TENNESSEE
 PARCEL ID: 079 04009

N/F
 LUTHER, FRED JR.
 PARCEL ID: 079 05303

N/F
 WILLIAMS, JOHN R JR.
 PARCEL ID: 079 05300

N/F
 ESMAEILI FARNAZ
 PARCEL ID: 080 00100

N/F
 MCKAYS MILL MASTER ASSOC INC
 PARCEL ID: 080A 00101
 11.04 ACRES

Parcel of Interest

Liberty Pike

Turning Wheel Ln

Decatur Cir

Longmont Ct

Franklin

N7-43-41E 80.19

N48-35-15E 149.23

N87-14-08E 270.35

S84-13-46E 264.78

N5-46-14E 60.00

S84-02-03E 212.39

S7-43-41W 410.62

N07-10-19E 239.03

L=66.930, R=7678.950
 Chord L=66.93
 N86-45-59W

771.58
 N86-47-27W

North Arrow



LIBERTY PIKE FRANKLIN, TN 37067

[illegible]

ANNEXATION INITIATION

C3.0

RESOLUTION 2023-04

A RESOLUTION TO ANNEX A PROPERTY ON LIBERTY PIKE, CONSISTING OF 7.06 ACRES, LOCATED NORTH OF LIBERTY PIKE AND WEST OF TURNING WHEEL LANE AND ADJOINING THE CITY LIMITS WITHIN THE EASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).

WHEREAS, Fred Luther, Jr., Fred Andrew Luther, Leigh Anne de Melo, and Jessica Rainey Johnson, (“Owners”) of property located North of Liberty Pike and West of Turning Wheel Lane (“Property”) petitioned the Board of Mayor and Aldermen (“BOMA”) of the City of Franklin, Tennessee (“City”), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary (“UGB”); and

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

WHEREAS, a public hearing was held following public notice as required by *Tennessee Code Annotated* Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2023-05; and

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

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

SECTION I. That the following described Property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
79-05303	7.06
Total	7.06

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

SECTION III: That the annexed Property shall become part of Aldermanic Ward 1.

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

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2023.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

**LIBERTY PIKE PROPERTY
ANNEXATION, PLAN OF SERVICE,
AND ZONING
ORDINANCE 2023-04
RESOLUTION 2023-04
RESOLUTION 2023-05**

Project Information

Existing Land Use: Vacant

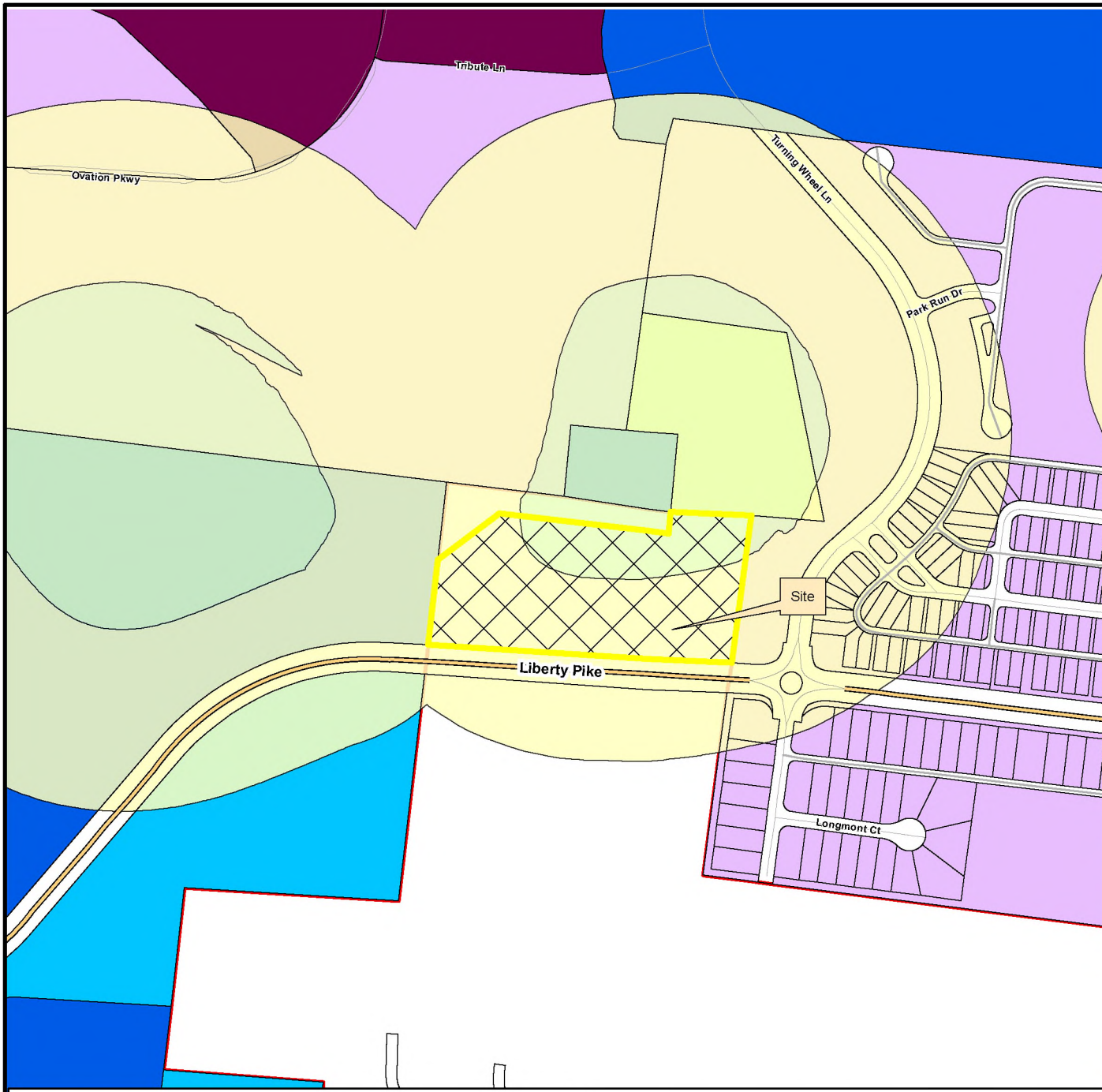
Proposed Land Use: Single-Family

Proposed Zoning: ER, Estate Residential

Site Acreage: 7.06 acres

Legend

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-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
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-  NC Neighborhood Commercial
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

CITY OF FRANKLIN PROJECT #:
916175

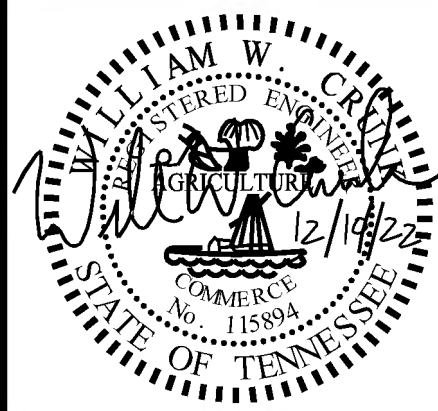
LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067
(WILLIAMSON COUNTY)

SITE DATA TABLE

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PARCEL ID:	079 05303 0001 4079
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DESIGN PROFESSIONAL:	CRUNK ENGINEERING LLC 7112 CROSSROADS BLVD SUITE 201 BRENTWOOD, TN 615-873-1795 CONTACT: WILL CRUNK, PE will@crunkeng.com
OWNER:	ADAM HELTON BENCHMARK REALTY 615-668-4663 adam@adamhelton.com

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(615) 873-1795
WWW.CRUNKENG.COM



LIBERTY PIKE ANNEXATION
LIBERTY PIKE FRANKLIN, TN 37067

REVISIONS	
No.	DATE

12/10/2022 22053

ANNEXATION
INITIATION

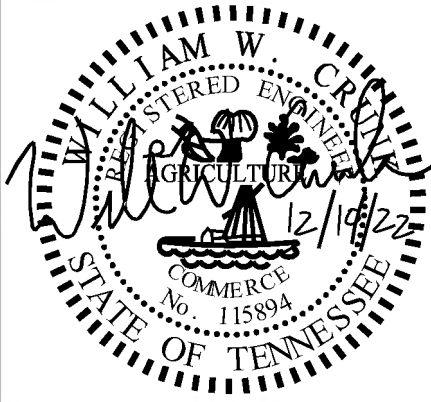
C1.0



LOCATION MAP
1" = 100'



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LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067

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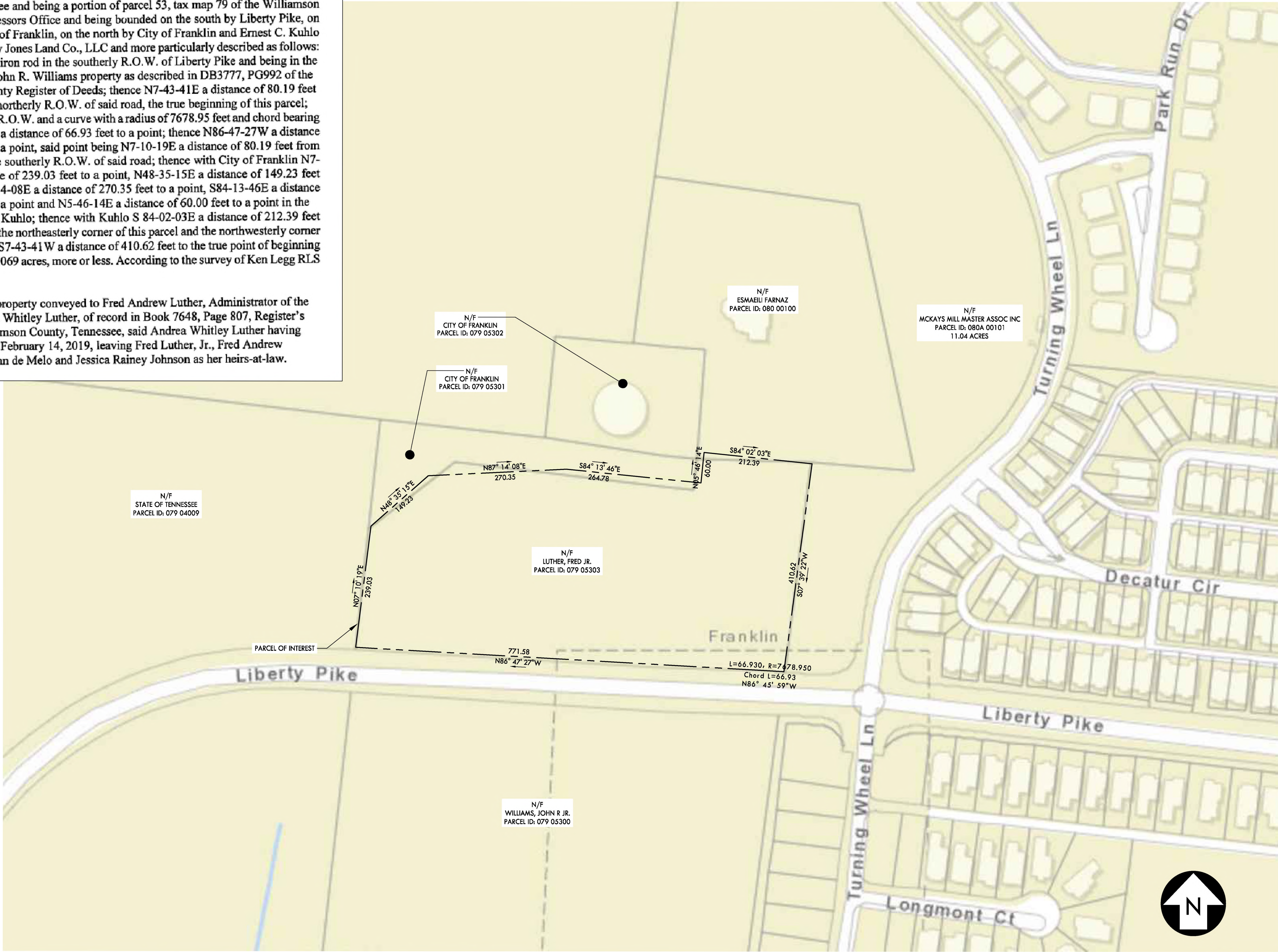
ANNEXATION
INITIATION

C2.0

LEGAL DESCRIPTION:

Being a parcel of land lying wholly within the 14th Civil District of Williamson County, Tennessee and being a portion of parcel 53, tax map 79 of the Williamson County Tax Assessors Office and being bounded on the south by Liberty Pike, on the west by City of Franklin, on the north by City of Franklin and Ernest C. Kuhlo and on the east by Jones Land Co., LLC and more particularly described as follows: Beginning on an iron rod in the southerly R.O.W. of Liberty Pike and being in the easterly line of John R. Williams property as described in DB3777, PG992 of the Williamson County Register of Deeds; thence N7-43-41E a distance of 80.19 feet to a point in the northerly R.O.W. of said road, the true beginning of this parcel; thence with said R.O.W. and a curve with a radius of 7678.95 feet and chord bearing of N86- 45-59W a distance of 66.93 feet to a point; thence N86-47-27W a distance of 771.58 feet to a point, said point being N7-10-19E a distance of 80.19 feet from an iron rod in the southerly R.O.W. of said road; thence with City of Franklin N7-10-19E a distance of 239.03 feet to a point, N48-35-15E a distance of 149.23 feet to a point, N87-14-08E a distance of 270.35 feet to a point, S84-13-46E a distance of 264.78 feet to a point and N5-46-14E a distance of 60.00 feet to a point in the southerly line of Kuhlo; thence with Kuhlo S 84-02-03E a distance of 212.39 feet to a point, being the northeasterly corner of this parcel and the northwesterly corner of Jones; thence S7-43-41W a distance of 410.62 feet to the true point of beginning and containing 7.069 acres, more or less. According to the survey of Ken Legg RLS 1450.

Being the same property conveyed to Fred Andrew Luther, Administrator of the Estate of Andrea Whitley Luther, of record in Book 7648, Page 807, Register's Office for Williamson County, Tennessee, said Andrea Whitley Luther having died intestate on February 14, 2019, leaving Fred Luther, Jr., Fred Andrew Luther, Leigh Ann de Melo and Jessica Rainey Johnson as her heirs-at-law.



SCALE 1" = 100'

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LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067

REVISIONS	DATE	
	No.	

12/10/2022 22053

ANNEXATION
INITIATION

C3.0



File #: 21-03428

DATE: February 13, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Ordinance 2023-04, An Ordinance To Zone 7.06 Acres Estate Residential (ER) District And Hillside/Hillcrest Overlay (HHO) District, For The Property Located North Of Liberty Pike And West Of Turning Wheel Lane.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8070

Applicant: Adam Crunk, Crunk Engineering

Owner: Jessica Rainey Johnson, Leigh Anne Luther de Melo, Fred Luther, Jr., and Fred Andrew Luther

BACKGROUND/STAFF COMMENTS:

The applicant for the property off Liberty Pike (Map-Parcel 79-05303) has submitted an annexation application (considered on this agenda) without a zoning request. A zoning district must be assigned to any annexed property, and shall be established by aligning with the requirements of Chapter 20.4.4 which references Chapter 20.2, which states that,

"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."

The criteria for the zoning, since the applicant did not request a specific zone and the property is not part of a recorded subdivision, leaves only two choices for the zoning, AG or ER. Staff finds that Estate Residential (ER) is the most appropriate of the two options, should the Plan of Services, RES 2023-05, and Annexation, RES 2023-04, be approved by BOMA, due to the property's assigned Design Concept of Mixed-Family Residential and that the existing development surrounding the subject property is primarily residential in nature. The Envision Franklin Mixed Residential Design Concept, states, "The defined character may vary by neighborhood, but new developments should

transition from the existing development patterns in adjacent neighborhoods." The proposed zoning of Estate Residential (ER) is also appropriate for the applicant's desire to create two single-family residential lots. No site plan for the property has been submitted at this time.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-04.

**LIBERTY PIKE PROPERTY
ANNEXATION, PLAN OF SERVICE,
AND ZONING
ORDINANCE 2023-04
RESOLUTION 2023-04
RESOLUTION 2023-05**

Project Information

Existing Land Use: Vacant

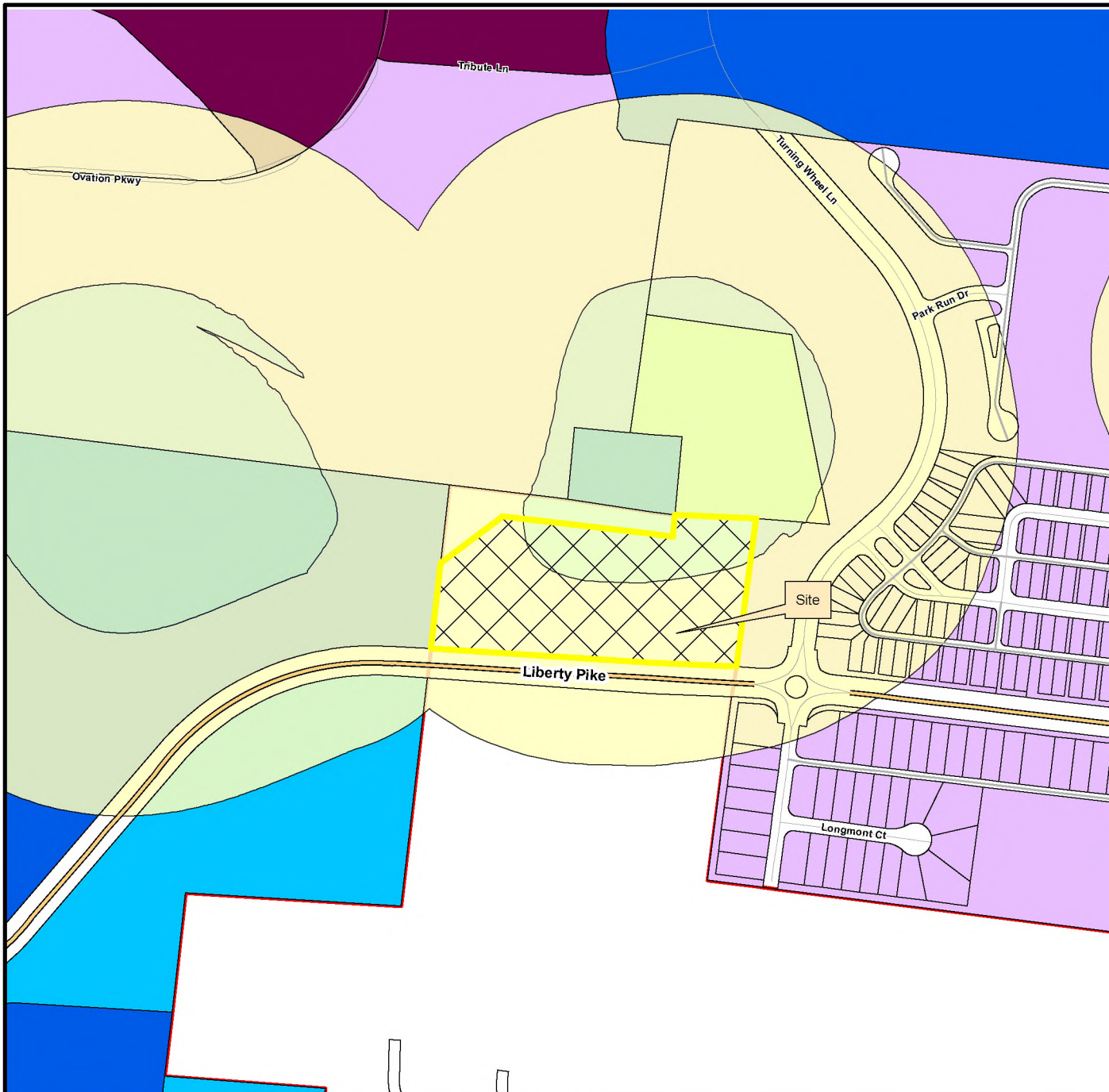
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Feet



HISTORIC
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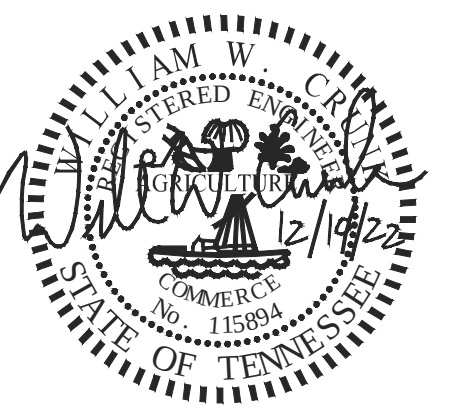
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LIBERTY PIKE ANNEXATION

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ANNEXATION INITIATION

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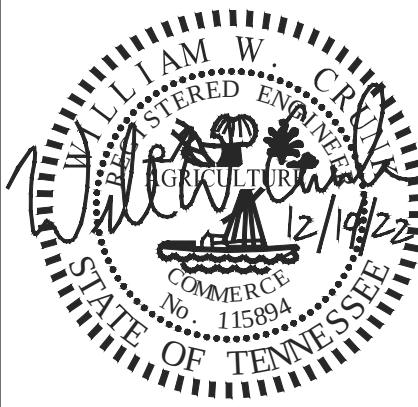


LOCATION MAP
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Crunk Engineering LLC 12/10/2022 12:05 PM Liberty Pike Annexation (Crunk) 15.5 x 11.5 (in)



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 PARCEL ID: 079 04009

N/F
 LUTHER, FRED JR.
 PARCEL ID: 079 05303

N/F
 ESMAILI FARNAZ
 PARCEL ID: 080 00100

N/F
 MCKAYS MILL MASTER ASSOC INC
 PARCEL ID: 080A 00101
 11.04 ACRES

PARCEL OF INTEREST

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Turning Wheel Ln

Decatur Cir

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N48-35-15E 149.23

N87-14-08E 270.35

S84-13-46E 264.78

N5-46-14E 60.00

S84-02-03E 212.39

S7-43-41W 410.62

771.58

N86-47-27W

L=66.930, R=7678.950
 Chord L=66.93
 N86-45-59W

North Arrow



LIBERTY PIKE FRANKLIN, TN 37067

[illegible]

ANNEXATION INITIATION

Drawing Path: P:\2022\22053 - Liberty Pike Annexation\DWG\Sketch\CS0-LAY.dwg

ORDINANCE 2023-04

**AN ORDINANCE TO ZONE 7.06 ACRES ESTATE RESIDENTIAL (ER) DISTRICT AND
HILLSIDE/HILLCREST OVERLAY (HHO) DISTRICT, FOR THE PROPERTY LOCATED NORTH
OF LIBERTY PIKE AND WEST OF TURNING WHEEL LANE**

WHEREAS, Fred Luther, Jr., Fred Andrew Luther, Leigh Anne de Melo, and Jessica Rainey Johnson, (“Owners”) of property located North of Liberty Pike and West of Turning Wheel Lane (“Property”) petitioned the Board of Mayor and Aldermen (“BOMA”) of the City of Franklin, Tennessee (“City”), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary (“UGB”); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2023-04 and Resolution 2023-05; and

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

WHEREAS, the Estate Residential district, , provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

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

SECTION I. That the following described Property shall be, and is hereby, zoned the following:
Estate Residential District:

PREMISES CONSIDERED

Map-Parcel	Acres
79-05303	7.06
Total	7.06

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric Stuckey

City Administrator

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

**LIBERTY PIKE PROPERTY
ANNEXATION, PLAN OF SERVICE,
AND ZONING
ORDINANCE 2023-04
RESOLUTION 2023-04
RESOLUTION 2023-05**

Project Information

Existing Land Use: Vacant

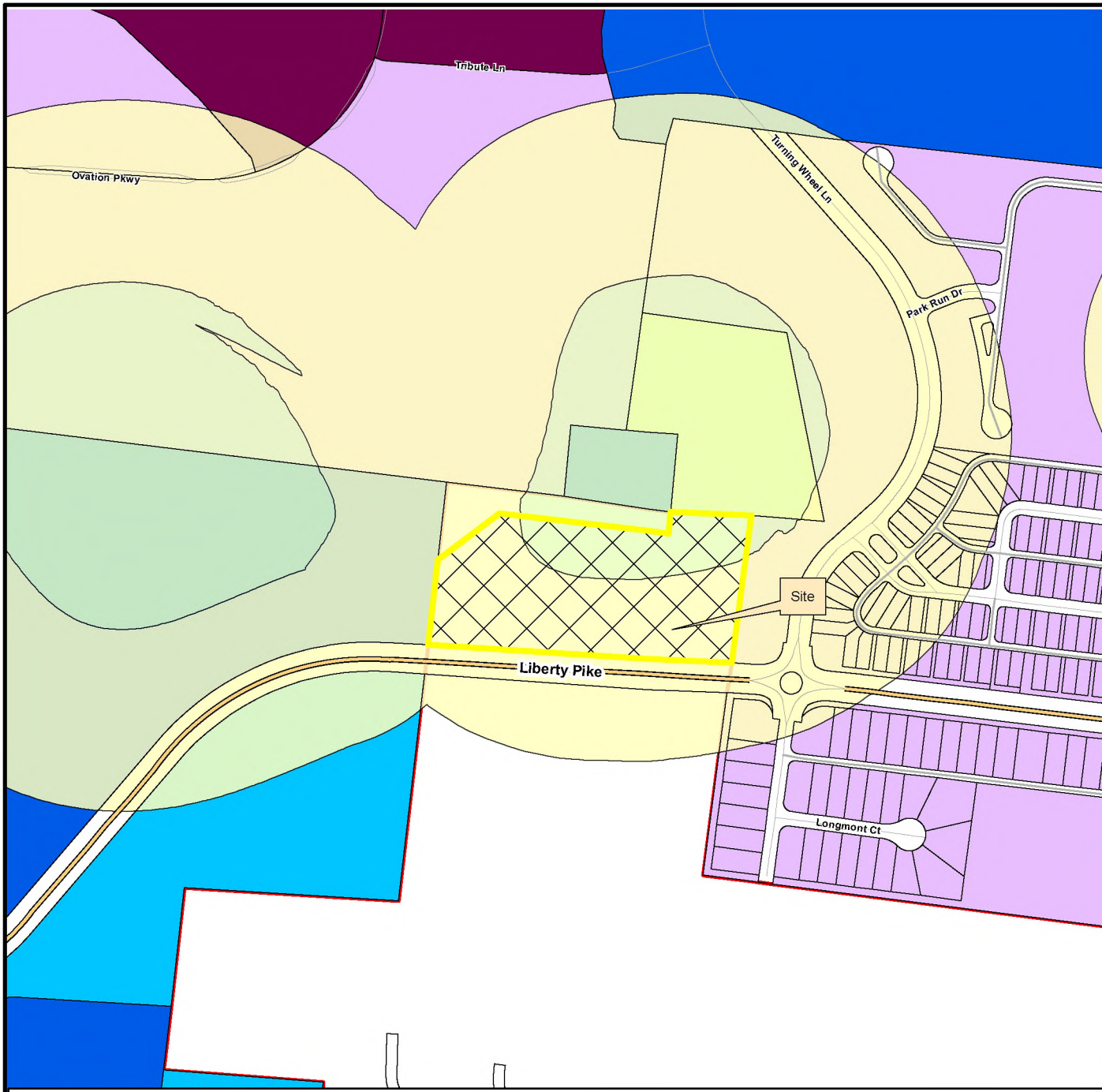
Proposed Land Use: Single-Family

Proposed Zoning: ER, Estate Residential

Site Acreage: 7.06 acres

Legend

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



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

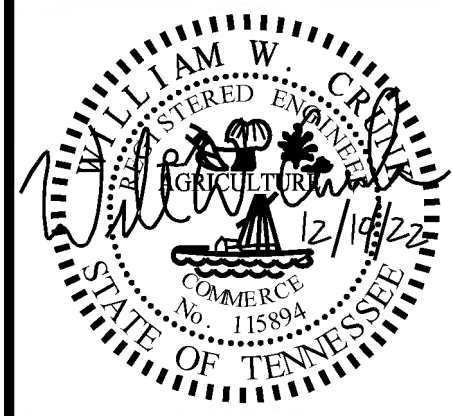
CITY OF FRANKLIN PROJECT #:
916175

LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067
(WILLIAMSON COUNTY)

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

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



LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067

REVISIONS	
No.	DATE

12/10/2022 22053

ANNEXATION
INITIATION

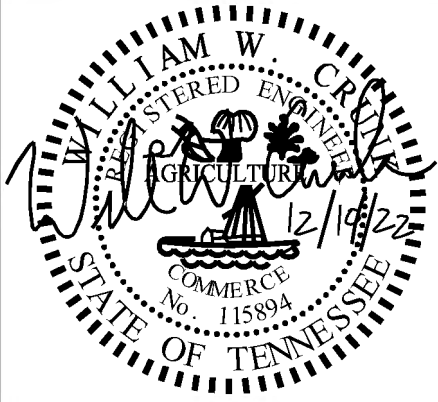
C1.0



LOCATION MAP
1" = 100'



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



LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067

REVISIONS	
No.	DATE

12/10/2022 22053

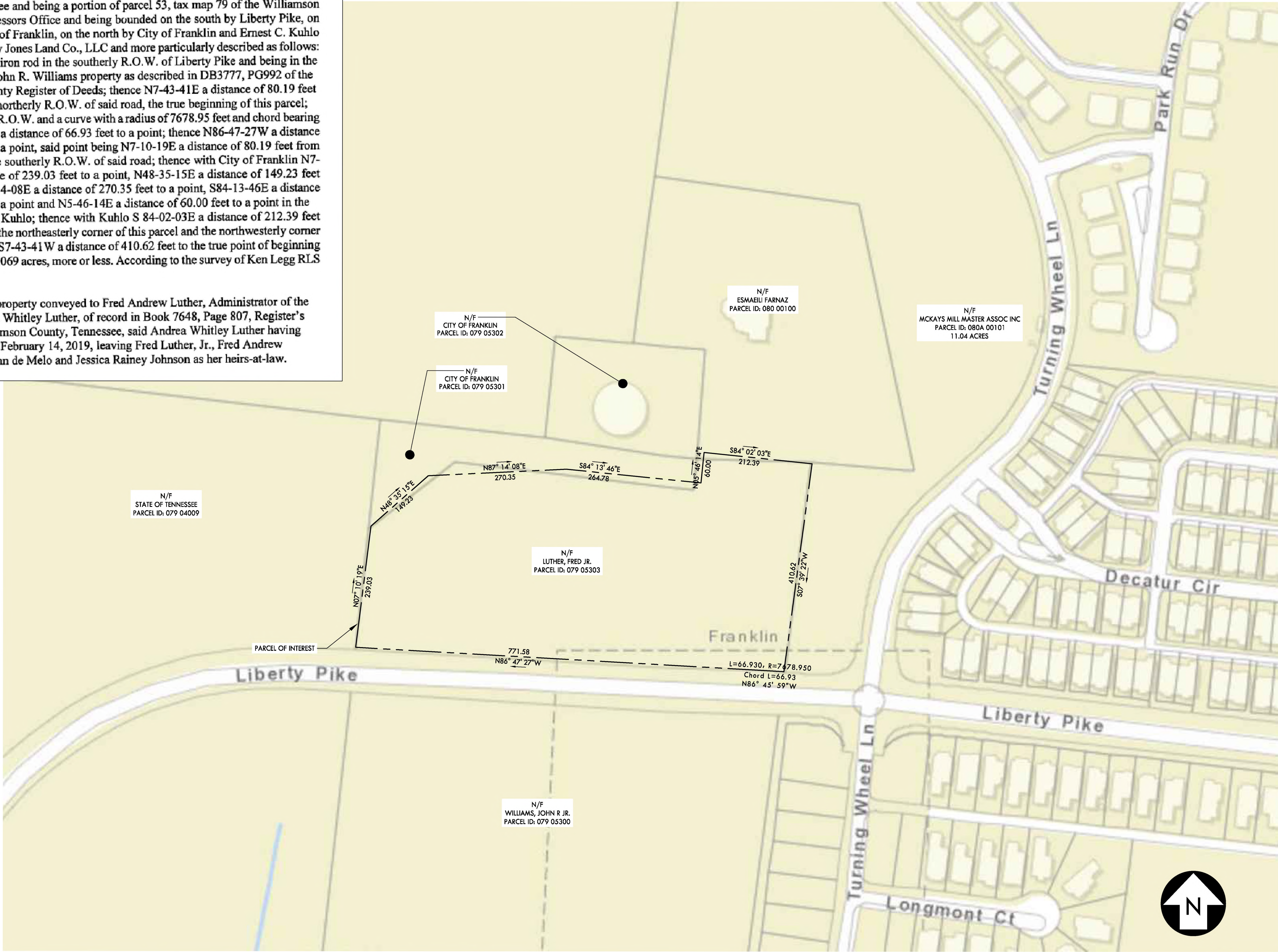
ANNEXATION
INITIATION

C2.0

LEGAL DESCRIPTION:

Being a parcel of land lying wholly within the 14th Civil District of Williamson County, Tennessee and being a portion of parcel 53, tax map 79 of the Williamson County Tax Assessors Office and being bounded on the south by Liberty Pike, on the west by City of Franklin, on the north by City of Franklin and Ernest C. Kuhlo and on the east by Jones Land Co., LLC and more particularly described as follows: Beginning on an iron rod in the southerly R.O.W. of Liberty Pike and being in the easterly line of John R. Williams property as described in DB3777, PG992 of the Williamson County Register of Deeds; thence N7-43-41E a distance of 80.19 feet to a point in the northerly R.O.W. of said road, the true beginning of this parcel; thence with said R.O.W. and a curve with a radius of 7678.95 feet and chord bearing of N86- 45-59W a distance of 66.93 feet to a point; thence N86-47-27W a distance of 771.58 feet to a point, said point being N7-10-19E a distance of 80.19 feet from an iron rod in the southerly R.O.W. of said road; thence with City of Franklin N7-10-19E a distance of 239.03 feet to a point, N48-35-15E a distance of 149.23 feet to a point, N87-14-08E a distance of 270.35 feet to a point, S84-13-46E a distance of 264.78 feet to a point and N5-46-14E a distance of 60.00 feet to a point in the southerly line of Kuhlo; thence with Kuhlo S 84-02-03E a distance of 212.39 feet to a point, being the northeasterly corner of this parcel and the northwesterly corner of Jones; thence S7-43-41W a distance of 410.62 feet to the true point of beginning and containing 7.069 acres, more or less. According to the survey of Ken Legg RLS 1450.

Being the same property conveyed to Fred Andrew Luther, Administrator of the Estate of Andrea Whitley Luther, of record in Book 7648, Page 807, Register's Office for Williamson County, Tennessee, said Andrea Whitley Luther having died intestate on February 14, 2019, leaving Fred Luther, Jr., Fred Andrew Luther, Leigh Ann de Melo and Jessica Rainey Johnson as her heirs-at-law.



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



LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067

No.	DATE

12/10/2022 22053

ANNEXATION
INITIATION

C3.0



File #: 21-04255

DATE: February 6, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Fieldstone Farms PUD Subdivision, Final Plat, Section K1, Revision 3 And Section K2, Revision 2 (ROW Dedication), Dedicating Right Of Way And Creating 27 Open Space Lots, On 3.729 Acres, Located South Of The Intersection Of Lexington Parkway And Fieldstone Parkway. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8068
Applicant: Abigail Overstreet, Wilson and Associates
Owner: Therese Carrier, Fieldstone Farms HOA

BACKGROUND/STAFF COMMENTS:

Resolution 2021-160 authorized the acceptance of ROW dedication from the back of each curb and doesn't include sidewalks within the Fieldstone Farms PUD Subdivision. Any remainder areas between the back-of-curb and the residential lot boundaries which may exist will be placed in an open space lot(s) outside the ROW dedication area, with maintenance responsibility for these open space lot(s) remaining with the property owner or HOA. This is inclusive of both landscape islands and medians which exist within the roadway area, as well as sidewalks and landscape strips between back of curb and the residential lot lines. The proposed plat is to establish both the right-of-way and open spaces authorized within Resolution 2021-160.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve, with conditions, Fieldstone Farms PUD Subdivision, Final Plat, Section K1, Revision 3 and Section K2, Revision 2. The conditions of approval are attached.

**FIELDSTONE FARMS PUD SUBDIVISION,
SECTION K1, REVISION 3,
AND SECTION K2, REVISION 2
FINAL PLAT**

Project Information

Existing Zoning: Planned District

Overlay Districts: None

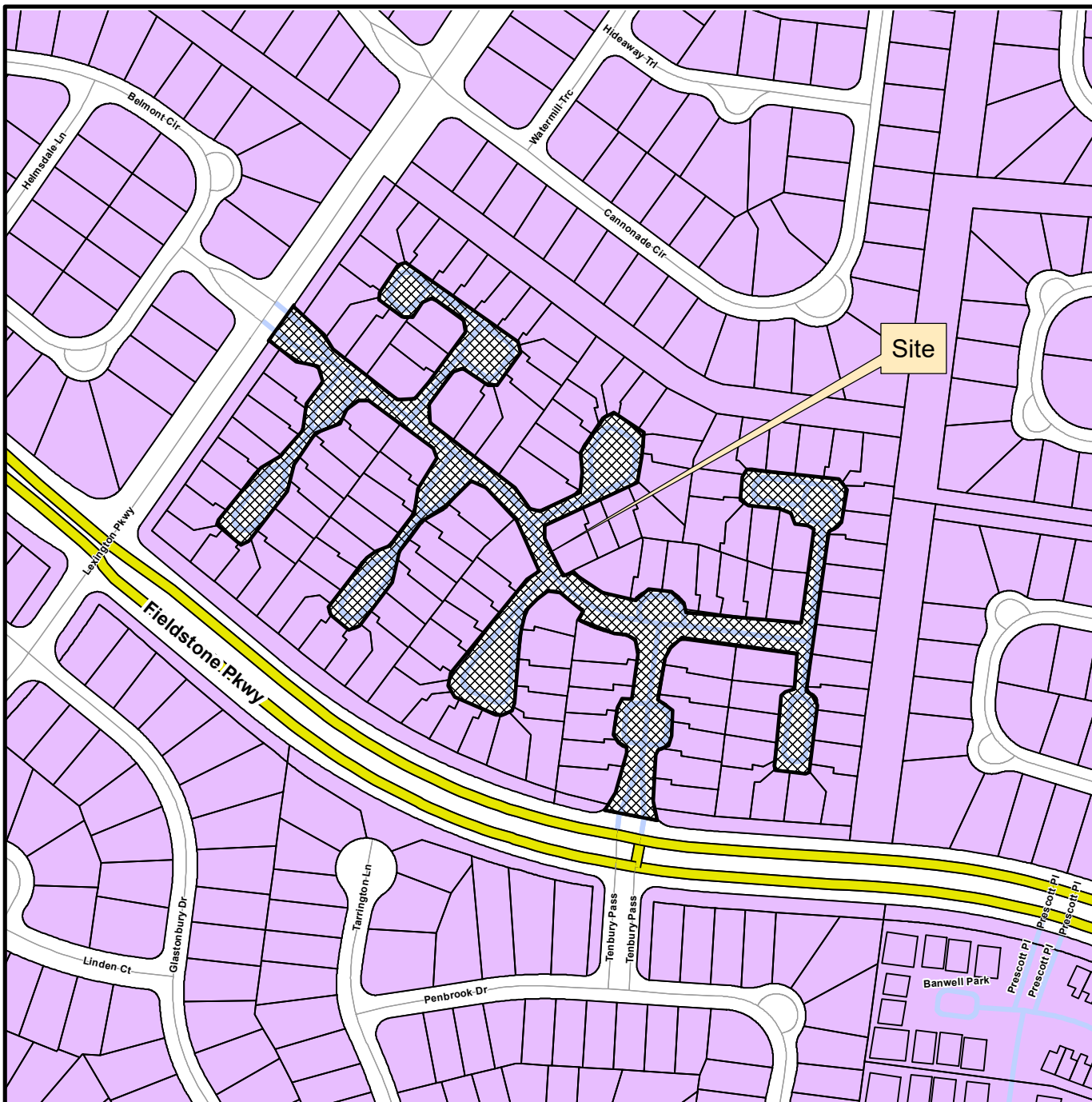
Site Acreage: 3.729 acres

Proposed Number of Dwelling Units: None

Proposed Nonresidential Square Footage: 0 SF

Legend

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



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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Performance Agreement and Surety

General Issues

7. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat.

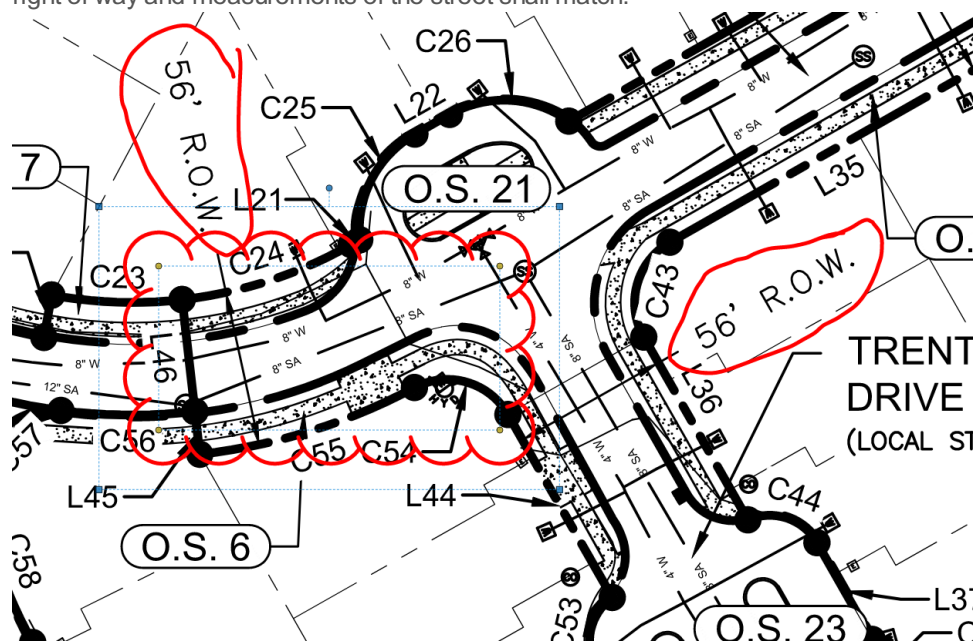
(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Streets

General Issues

1. Sidewalks

daniel.brady@franklintn.gov The right of way on this section was to only be the street. Current drawing has multiple lines and notes showing a 56' R.O.W. The plat must show all sidewalks outside of the right of way and measurements of the street shall match.



LEGEND

IRON PIN FOUND

IRON PIN SET

CONC. MON. FOUND

CONC. MON. SET

CONTROL POINT FOUND

CONTROL POINT SET

BENCH MARK

WATER METER

WATER VALVE

FIRE HYDRANT

SANITARY SEWER MH

SANITARY SEWER CO

AREA DRAIN

CURB INLET

STORM MH

ELECTRIC METER-BOX

ELECTRIC MH

LIGHT POLE

UTILITY POLE

GUY ANCHOR

COMMUNICATION BOX

COMMUNICATION MH

GAS METER

GAS VALVE

EVERGREEN TREE

SIDEWALK

MIN. BUILDING SETBACK

PUBLIC UTIL. & DRAIN ESMT.

ADDRESSES

HANDICAP SPACE

SANITARY SEWER

WATER

UNDERGROUND ELEC

OVERHEAD ELEC

GAS

COMMUNICATIONS

P.U.D.E.

1234

8" SA

4" W

UGE

OHE

4" G

COM

BOUNDARY

CENTERLINE

BUFFER

WATER FEATURE

TREE LINE

R.O.W.

P.V.M.T.

PUDE

G.I.E.

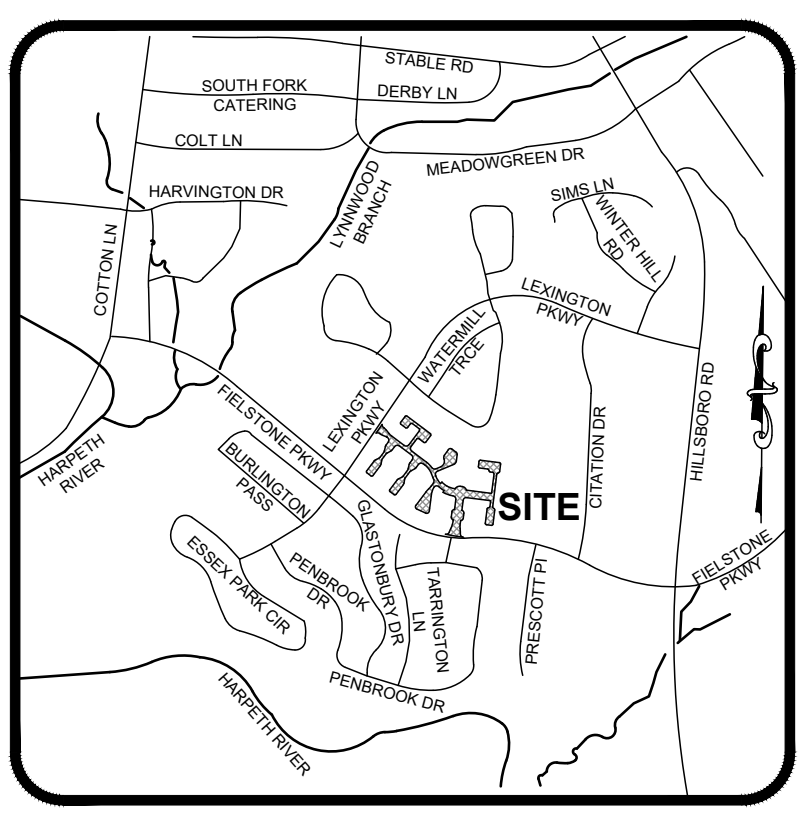
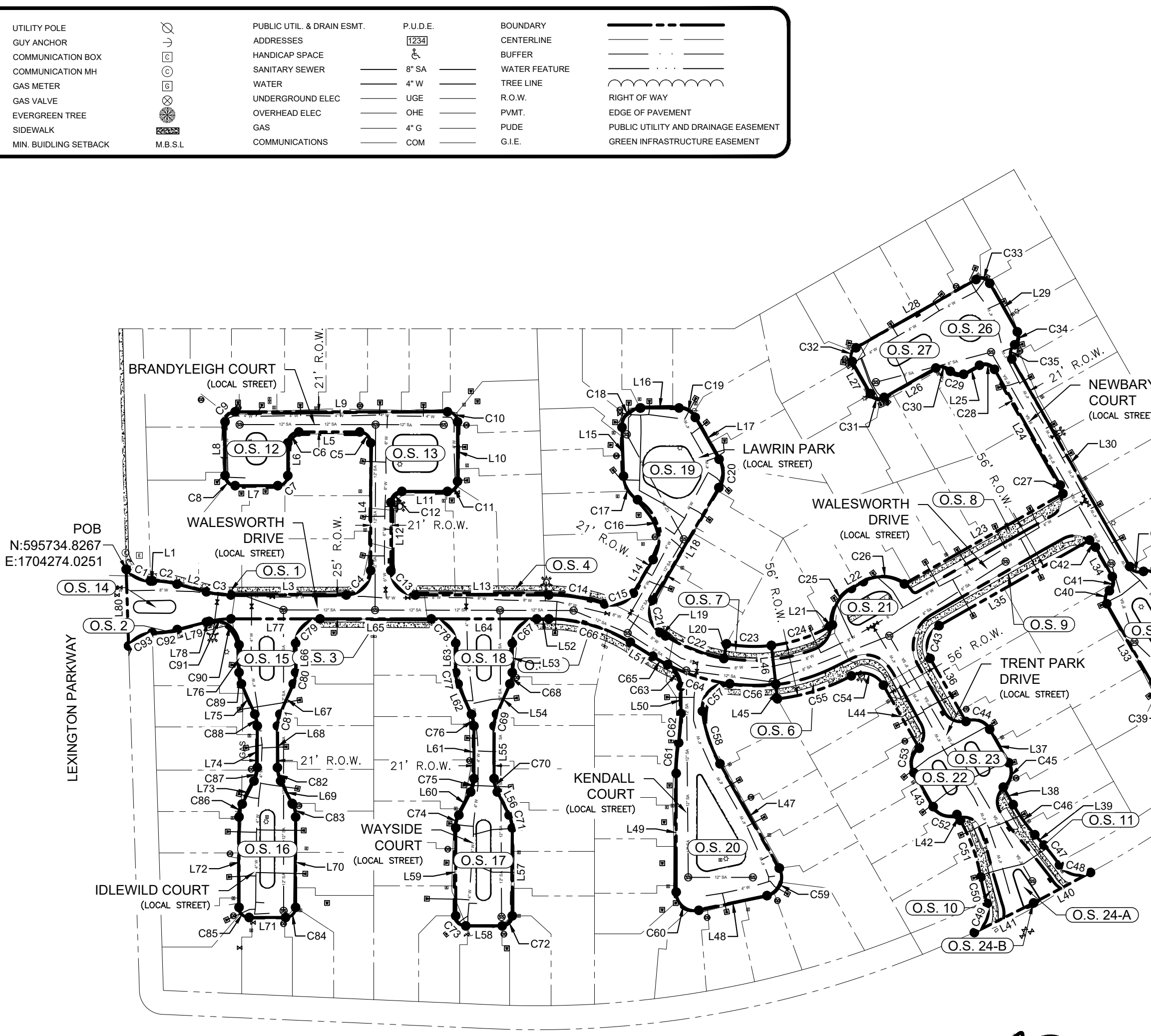
RIGHT OF WAY

EDGE OF PAVEMENT

PUBLIC UTILITY AND DRAINAGE EASEMENT

GREEN INFRASTRUCTURE EASEMENT

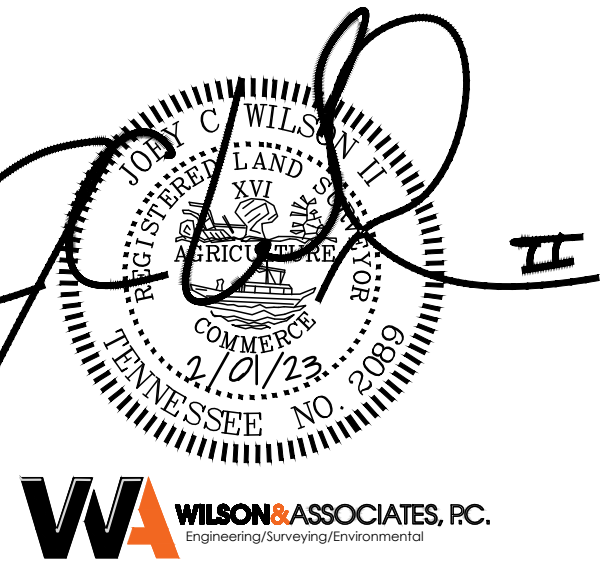
- PLAT NOTES**
- THE PURPOSE OF THIS PLAT IS TO DEDICATE THE ROW TO THE CITY OF FRANKLIN AS AUTHORIZED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE THROUGH RESOLUTION NO. 2021-160.
 - THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF THE PRIVATE R.O.W. SHOWN ON THE FINAL PLAT ENTITLED "FINAL PLAT OF FIELDSTONE FARMS SECTION K2" AS RECORDED IN PLAT BOOK 19 PAGE 22 AND THE FINAL PLAT ENTITLED "FINAL PLAT OF FIELDSTONE FARMS SECTION K1, REVISION 1" AS RECORDED IN PLAT BOOK 18 PAGE 47, R.O.W.C.
 - SUBJECT DEDICATED R.O.W. IS PRESENTLY IDENTIFIED AS A PORTION OF THE PROPERTY DESCRIBED IN PLAT BOOK 19, PAGE 22 AND PLAT BOOK 18, PAGE 47, REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE
 - ZONING: PLANNED RESIDENTIAL (P R 2.9)
 - BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83
 - BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0190F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. BASE FLOOD ELEVATION FOR THIS PROPERTY IS 630.9. ZONE "AE" IS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
 - I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
 - POSITIONAL ACCURACY: 0.07"
 - DATE OF SURVEY: 02/12/21
 - DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
 - GEOD 3, ZONE 7 REVISED
 - NO COMBINED GRID FACTORS WERE USED.
 - ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8 IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
 - ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
 - MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
 - 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.
 - THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
 - FRANKLIN WATER MANAGEMENT IS NOT RESPONSIBLE FOR THE LANDSCAPE AREAS WHERE THE EXISTING UTILITY IS CROSSING THE ISLANDS. THEY WILL NOT MAINTAIN OR REPLACE LANDSCAPE FOR INFRASTRUCTURE REPAIRS.
 - WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
 - ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
 - ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
 - STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE TRENT PARK HOMEOWNER'S ASSOCIATION.
 - STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
 - OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-F-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE TRENT PARK HOME OWNER'S ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
 - MINERAL RIGHTS ARE TO BE HELD BY DEVELOPER.
 - THE ROW DEDICATION CONTAINS 94,807.37 SQFT, OR 2.18 ACRES.



VICINITY MAP
NOT TO SCALE

OWNER: AMERICAN GENERAL REALTY INVESTMENT CORP
2111 FIELDSTONE PARKWAY
FRANKLIN, TENNESSEE 37064
(615) 791-0999
SURVEYOR: CHERRY LAND SURVEYING
700 CRAIGHEAD ST.
NASHVILLE, TENNESSEE 37024
(615) 269-3972

CERTIFICATE OF APPROVAL OF WATER SYSTEMS I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN FIELDSTONE FARMS - SECTION K1 & K2, REVISION 1 (ROW DEDICATION) SUBDIVISION 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 THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM. _____ DIRECTOR OF WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE	CERTIFICATE OF APPROVAL OF ELECTRICAL SYSTEMS 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	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 ____ DAY OF ____, 20____. _____ 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 SUBDIVISION NAME, STREET NAMES, AND ADDRESSING SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY AND THE CITY OF FRANKLIN. _____ WILLIAMSON COUNTY EMERGENCYMANAGEMENT AGENCY _____ CITY OF FRANKLIN	CERTIFICATE OF APPROVAL OF OWNERSHIP I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL EASEMENTS AND LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C. _____ TRENT PARK HOMEOWNER'S ASSOCIATION	CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS & GIE I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN FIELDSTONE FARMS - SECTION K1 & K2, REVISION 1 (ROW DEDICATION) SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR STREETS, \$ _____ FOR DRAINAGE, \$ _____ FOR SIDEWALKS, AND \$ _____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS. _____ DIRECTOR, STREETS DEPARTMENT CITY OF FRANKLIN, TENNESSEE	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEM DESIGNATED IN FIELDSTONE FARMS - SECTION K1 & K2, REVISION 1 (ROW DEDICATION) SUBDIVISION 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 CITY OF FRANKLIN, TENNESSEE	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	RECORDING STAMP HERE IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY	FINAL SUBDIVISION PLAT FRANKLIN - WILLIAMSON COUNTY - TENNESSEE TOTAL ACRES: 3.729 ACRES NEW RD/ST: 3.119 (ROW) ACRES OPEN SPACE: 0.000 DRAWN BY: AS SCALE: 1" = 100' TOTAL NO. OF LOTS: 00 L.F. OF NEW RD/ST: 000.00 CIVIL DISTRICT: 8TH CLOSURE ERROR: SEE NOTE DATE: 02/01/2023 WA PROJECT NO. 22-1937 COF NO. 8068 SHEET 1 OF 2
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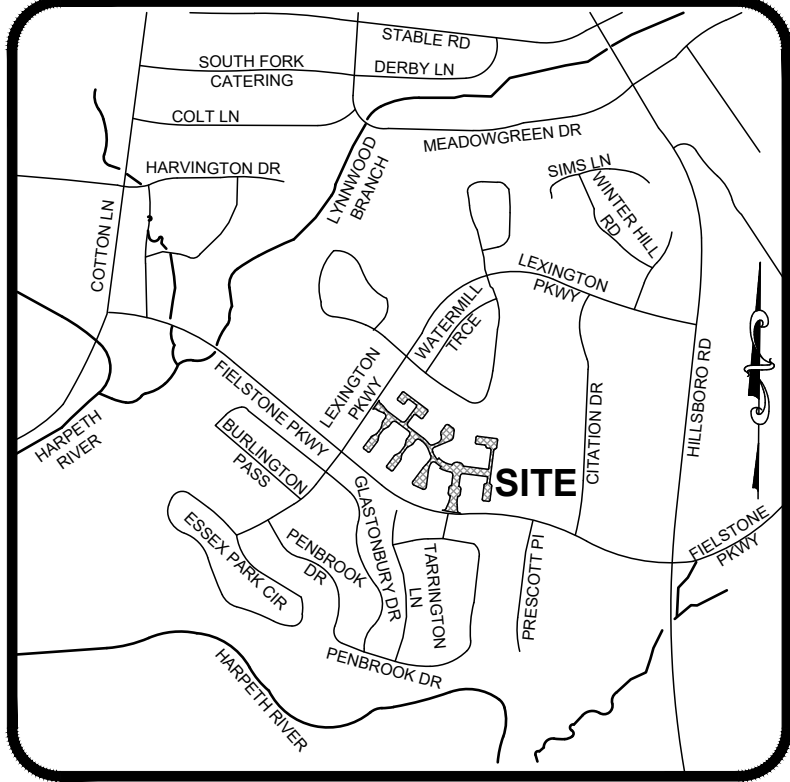
FIELDSTONE FARMS
PUD SUBDIVISION
FINAL PLAT, SECTION K1 & K2,
REVISION 1 (ROW DEDICATION)

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	29.31'	30.50'	55° 03' 37"	S27° 25' 25"E	28.20'
C2	25.59'	99.50'	14° 44' 09"	S45° 47' 55"E	25.52'
C3	25.85'	100.50'	14° 44' 17"	S45° 47' 55"E	25.78'
C4	40.05'	25.50'	89° 59' 32"	N81° 50' 00"E	36.06'
C5	18.06'	11.50'	89° 58' 32"	N8° 10' 00"W	16.26'
C6	18.06'	11.50'	89° 58' 32"	S81° 50' 00"W	16.26'
C7	16.49'	10.50'	89° 59' 45"	S81° 50' 00"W	14.85'
C8	16.49'	10.50'	89° 59' 45"	N8° 10' 00"W	14.85'
C9	16.49'	10.50'	90° 00' 21"	N81° 50' 00"E	14.85'
C10	16.49'	10.50'	90° 00' 21"	S8° 10' 00"E	14.85'
C11	16.49'	10.50'	90° 00' 21"	S81° 50' 00"W	14.85'
C12	18.06'	11.50'	89° 58' 32"	S81° 50' 00"W	16.26'
C13	40.08'	25.50'	90° 03' 21"	S8° 08' 06"E	36.08'
C14	59.20'	185.50'	18° 17' 08"	S44° 01' 26"E	58.95'
C15	34.63'	25.50'	77° 48' 40"	S73° 46' 49"E	32.03'
C16	71.65'	45.50'	90° 13' 11"	N22° 12' 24"E	64.47'
C17	29.84'	29.50'	57° 57' 22"	N6° 04' 25"E	28.58'
C18	31.23'	19.50'	91° 46' 15"	N80° 56' 21"E	28.00'
C19	20.55'	19.50'	60° 22' 25"	S22° 58' 41"E	19.61'
C20	30.95'	29.50'	60° 06' 44"	S37° 15' 55"W	29.55'
C21	38.41'	25.50'	86° 18' 06"	S24° 09' 54"W	34.88'
C22	65.62'	174.50'	21° 32' 40"	S31° 57' 00"E	65.23'
C23	46.99'	159.00'	16° 55' 59"	S51° 11' 22"E	46.82'
C24	64.20'	159.00'	23° 07' 58"	N71° 13' 23"W	63.76'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C25	45.27'	39.50'	65° 39' 38"	S64° 22' 43"W	42.83'
C26	45.27'	39.50'	65° 39' 38"	N49° 57' 26"W	42.83'
C27	9.50'	25.50'	21° 20' 40"	S19° 37' 53"W	9.44'
C28	18.06'	11.50'	89° 58' 32"	S37° 47' 22"E	16.26'
C29	15.54'	10.50'	84° 47' 51"	S40° 23' 50"E	14.16'
C30	17.02'	11.50'	84° 48' 25"	S40° 23' 50"E	15.51'
C31	16.49'	10.50'	90° 00' 21"	S37° 47' 22"E	14.85'
C32	16.49'	10.50'	90° 00' 21"	S52° 12' 38"W	14.85'
C33	16.49'	10.50'	90° 00' 21"	N37° 47' 22"W	14.85'
C34	14.45'	13.80'	60° 00' 00"	N48° 17' 31"E	13.80'
C35	16.49'	11.50'	82° 08' 11"	N48° 17' 31"E	15.11'
C36	16.49'	11.50'	82° 08' 11"	N33° 52' 14"W	15.11'
C37	15.06'	10.50'	82° 09' 53"	N33° 52' 14"W	13.80'
C38	16.49'	10.50'	90° 00' 21"	N52° 12' 38"E	14.85'
C39	16.49'	10.50'	90° 00' 21"	S37° 47' 22"E	14.85'
C40	15.06'	10.50'	82° 09' 53"	S48° 17' 31"W	13.80'
C41	16.49'	11.50'	82° 08' 11"	S48° 17' 31"W	15.11'
C42	9.61'	25.50'	21° 36' 11"	S3° 35' 13"E	9.56'
C43	39.28'	25.00'	90° 00' 54"	N52° 12' 38"E	35.36'
C44	28.62'	19.50'	84° 05' 40"	N34° 50' 46"W	26.12'
C45	28.62'	19.50'	84° 05' 40"	N49° 16' 02"E	26.12'
C46	38.74'	185.00'	11° 59' 54"	N1° 12' 42"E	38.67'
C47	26.29'	215.00'	7° 00' 18"	N1° 17' 04"W	26.27'
C48	36.41'	25.00'	83° 27' 24"	N39° 30' 21"W	33.28'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C49	36.28'	25.00'	83° 09' 00"	S60° 47' 29"W	33.18'
C50	28.34'	215.00'	7° 33' 09"	S22° 59' 12"W	28.32'
C51	63.13'	185.00'	19° 33' 02"	S16° 59' 11"W	62.82'
C52	28.62'	19.50'	84° 05' 40"	S34° 50' 46"E	26.12'
C53	28.62'	19.50'	84° 05' 40"	S49° 16' 02"W	26.12'
C54	38.62'	25.00'	88° 30' 05"	S37° 02' 03"E	34.89'
C55	81.14'	215.00'	21° 37' 24"	S70° 28' 05"E	80.66'
C56	48.15'	199.50'	13° 49' 45"	N52° 44' 34"W	48.04'
C57	46.63'	25.50'	104° 46' 30"	S81° 45' 54"W	40.40'
C58	58.23'	150.50'	22° 10' 06"	S18° 17' 34"W	57.87'
C59	36.57'	19.50'	107° 26' 37"	S60° 56' 21"W	31.44'
C60	34.76'	19.50'	102° 08' 47"	N14° 14' 58"W	30.34'
C61	32.04'	199.50'	9° 12' 11"	N41° 26' 07"E	32.01'
C62	30.60'	190.50'	9° 12' 15"	N41° 26' 07"E	30.57'
C63	28.09'	25.50'	63° 06' 44"	N5° 16' 20"E	26.69'
C64	68.09'	199.50'	19° 33' 21"	N36° 03' 01"W	67.76'
C65	17.74'	199.50'	5° 05' 41"	N23° 43' 30"W	17.73'
C66	89.61'	160.50'	31° 59' 20"	N37° 10' 21"W	88.45'
C67	40.05'	25.50'	89° 59' 32"	S81° 50' 00"W	36.06'
C68	12.24'	29.50'	23° 46' 05"	S48° 42' 45"W	12.15'
C69	12.65'	30.50'	23° 45' 52"	S48° 42' 45"W	12.56'
C70	14.49'	30.50'	27° 12' 44"	S23° 13' 37"W	14.35'
C71	14.01'	29.50'	27° 12' 48"	S23° 13' 37"W	13.88'
C72	16.49'	10.50'	90° 00' 21"	S81° 50' 00"W	14.85'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C73	16.49'	10.50'	90° 00' 21"	N8° 10' 00"W	14.85'
C74	14.01'	29.50'	27° 12' 48"	N50° 26' 23"E	13.88'
C75	14.49'	30.50'	27° 12' 44"	N50° 26' 23"E	14.35'
C76	12.65'	30.50'	23° 45' 52"	N24° 56' 54"E	12.56'
C77	12.24'	29.50'	23° 46' 05"	N24° 56' 54"E	12.15'
C78	40.05'	25.50'	89° 59' 32"	N8° 10' 00"W	36.06'
C79	40.05'	25.50'	89° 59' 32"	S81° 50' 00"W	36.06'
C80	12.24'	29.50'	23° 46' 05"	S48° 42' 45"W	12.15'
C81	12.65'	30.50'	23° 45' 52"	S48° 42' 45"W	12.56'
C82	14.49'	30.50'	27° 12' 44"	S23° 13' 37"W	14.35'
C83	14.01'	29.50'	27° 12' 48"	S23° 13' 37"W	13.88'
C84	16.49'	10.50'	90° 00' 21"	S81° 50' 00"W	14.85'
C85	16.49'	10.50'	90° 00' 21"	N8° 10' 00"W	14.85'
C86	14.01'	29.50'	27° 12' 48"	N50° 26' 23"E	13.88'
C87	14.49'	30.50'	27° 12' 44"	N50° 26' 23"E	14.35'
C88	12.65'	30.50'	23° 45' 52"	N24° 56' 54"E	12.56'
C89	12.24'	29.50'	23° 46' 05"	N24° 56' 54"E	12.15'
C90	45.52'	25.50'	102° 16' 13"	N15° 10' 39"W	39.71'
C91	23.13'	100.85'	13° 08' 29"	N59° 55' 56"W	23.08'
C92	26.48'	99.50'	15° 14' 49"	N60° 26' 45"W	26.40'
C93	29.30'	30.50'	55° 02' 58"	N82° 28' 52"W	28.19'



VICINITY MAP
NOT TO SCALE

Parcel Line Table		
Line #	Length	Direction
L1	2.39'	S54°57'18"E
L2	31.60'	S38°25'51"E
L3	120.37'	S53°10'00"E
L4	133.00'	N36°50'00"E
L5	63.52'	N53°10'00"W
L6	34.00'	S36°50'00"W
L7	44.42'	N53°10'00"W
L8	56.00'	N36°50'00"E
L9	221.48'	S53°10'00"E
L10	62.00'	S36°50'00"W
L11	47.53'	N53°10'00"W
L12	70.97'	S36°50'00"W
L13	139.22'	S53°10'00"E
L14	40.70'	N67°19'13"E
L15	50.99'	N35°02'42"E
L16	39.98'	S53°10'00"E
L17	50.19'	S7°12'38"W
L18	135.84'	S67°19'13"W
L19	6.66'	S21°10'41"E
L20	15.50'	N47°16'41"E

Parcel Line Table		
Line #	Length	Direction
L21	3.53'	N82°47'22"W
L22	14.32'	N82°47'22"W
L23	190.31'	N82°47'22"W
L24	138.77'	S7°12'38"W
L25	19.09'	S82°47'22"E
L26	62.00'	S82°47'22"E
L27	38.50'	S7°12'38"W
L28	144.00'	N82°47'22"W
L29	58.20'	N7°12'38"E
L30	249.02'	N7°12'38"E
L31	108.23'	N7°12'38"E
L32	38.00'	S82°47'22"E
L33	108.23'	S7°12'38"W
L34	35.35'	S7°12'38"W
L35	180.59'	S82°47'22"E
L36	75.60'	N7°12'38"E
L37	40.00'	N7°12'38"E
L38	20.93'	N7°12'38"E
L39	14.44'	N4°47'15"W
L40	67.30'	S81°20'02"E

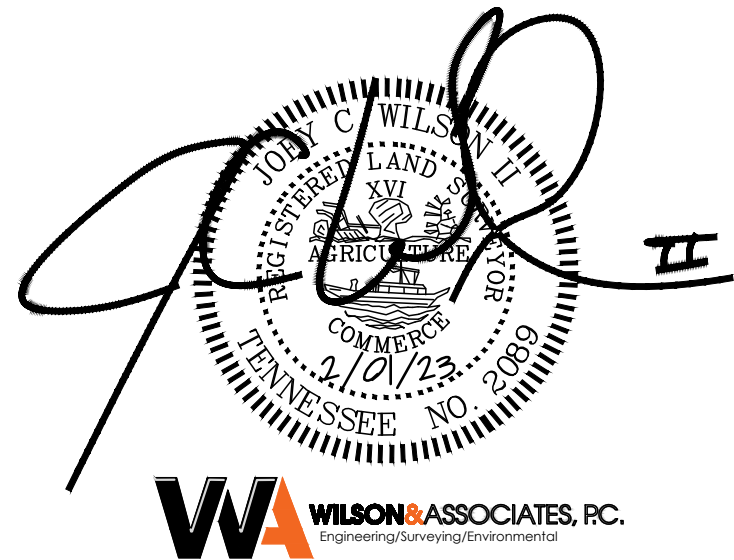
Parcel Line Table		
Line #	Length	Direction
L41	69.14'	S79°40'36"E
L42	7.06'	S7°12'38"W
L43	40.71'	S7°12'38"W
L44	75.68'	S7°12'38"W
L45	15.50'	S30°20'35"W
L46	40.50'	S30°20'35"W
L47	125.12'	S7°12'38"W
L48	72.72'	N65°19'57"W
L49	123.73'	N36°50'00"E
L50	28.27'	N36°50'00"E
L51	27.57'	N21°10'41"W
L52	12.65'	N53°10'00"W
L53	30.44'	S36°50'00"W
L54	34.54'	S60°35'31"W
L55	54.79'	S36°50'00"W
L56	27.03'	S9°37'14"W
L57	91.65'	S36°50'00"W
L58	38.00'	N53°10'00"W
L59	91.65'	N36°50'00"E
L60	27.03'	N64°02'46"E

Parcel Line Table		
Line #	Length	Direction
L61	54.79'	N36°50'00"E
L62	34.51'	N13°03'47"E
L63	30.47'	N36°50'00"E
L64	110.00'	N53°10'02"W
L65	116.00'	N53°09'59"W
L66	30.39'	S36°50'00"W
L67	34.54'	S60°35'31"W
L68	43.39'	S36°50'00"W
L69	27.03'	S9°37'14"W
L70	94.28'	S36°50'00"W
L71	38.00'	N53°10'00"W
L72	94.28'	N36°50'00"E
L73	27.03'	N64°02'46"E
L74	43.38'	N36°50'00"E
L75	34.51'	N13°03'47"E
L76	28.84'	N36°50'00"E
L77	92.95'	N53°10'00"W
L78	2.80'	N67°26'18"W
L79	31.36'	N67°26'18"W
L80	80.00'	N35°02'42"E

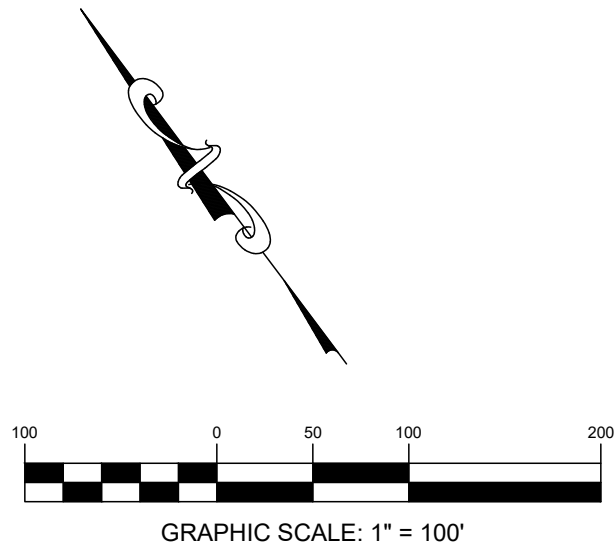
Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 1	1881.59'	0.043
O.S. 2	758.78'	0.017
O.S. 3	1161.35'	0.027
O.S. 4	1649.57'	0.038
O.S. 5	1750.59'	0.040
O.S. 6	3720.21'	0.085
O.S. 7	2173.38'	0.050
O.S. 8	2539.72'	0.058
O.S. 9	4264.30'	0.098
O.S. 10	1643.04'	0.038

Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 11	1887.23'	0.043
O.S. 12	601.97'	0.014
O.S. 13	1691.68'	0.039
O.S. 14	522.27'	0.012
O.S. 15	595.13'	0.014
O.S. 16	1139.83'	0.026
O.S. 17	1173.74'	0.027
O.S. 18	634.78'	0.015
O.S. 19	2466.34'	0.057
O.S. 20	2953.99'	0.068

Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 21	930.12'	0.021
O.S. 22	411.29'	0.009
O.S. 23	430.25'	0.010
O.S. 24-A	513.13'	0.012
O.S. 24-B	27.91'	0.001
O.S. 25	1102.98'	0.025
O.S. 26	573.51'	0.013
O.S. 27	714.46'	0.016



WA WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental



FIELDSTONE FARMS

PUD SUBDIVISION

FINAL PLAT, SECTION K1 & K2, REVISION 1 (ROW DEDICATION)

RECORDING STAMP HERE IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY	FINAL SUBDIVISION PLAT			
	FRANKLIN - WILLIAMSON COUNTY - TENNESSEE			
	TOTAL ACRES:	3.729	TOTAL NO. OF LOTS:	00
	ACRES NEW RD/ST:	3.119 (ROW)	L.F. OF NEW RD/ST:	000.00
	ACRES OPEN SPACE:	0.000	CIVIL DISTRICT:	8TH
	DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	02/01/2023	
WA PROJECT NO. 22-1937		COF NO. 8068	SHEET 2 OF 2	



File #: 21-04256

DATE: February 6, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Fieldstone Farms PUD Subdivision, Final Plat, Section V, Revision 2, Creating One Open Space Lot, On 2.699 Acres, Located North Of The Intersection Of Bexley Park Drive And Fieldstone Parkway.
(CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8069
Applicant: Christie Willoughby, Cherry Land Surveying, Inc.
Owner: Michael Velker, Fieldstone Farms Homeowners Assoc.

BACKGROUND/STAFF COMMENTS:

Resolution 2022-43 authorized the abandonment of surplus right-of-way within the Fieldstone Farms PUD Subdivision, and the proposed plat document fulfills this authorization, to abandon right-of-way and turn this area into an open space lot to be owned and maintained by the HOA.

PROCEDURAL REQUIREMENTS:

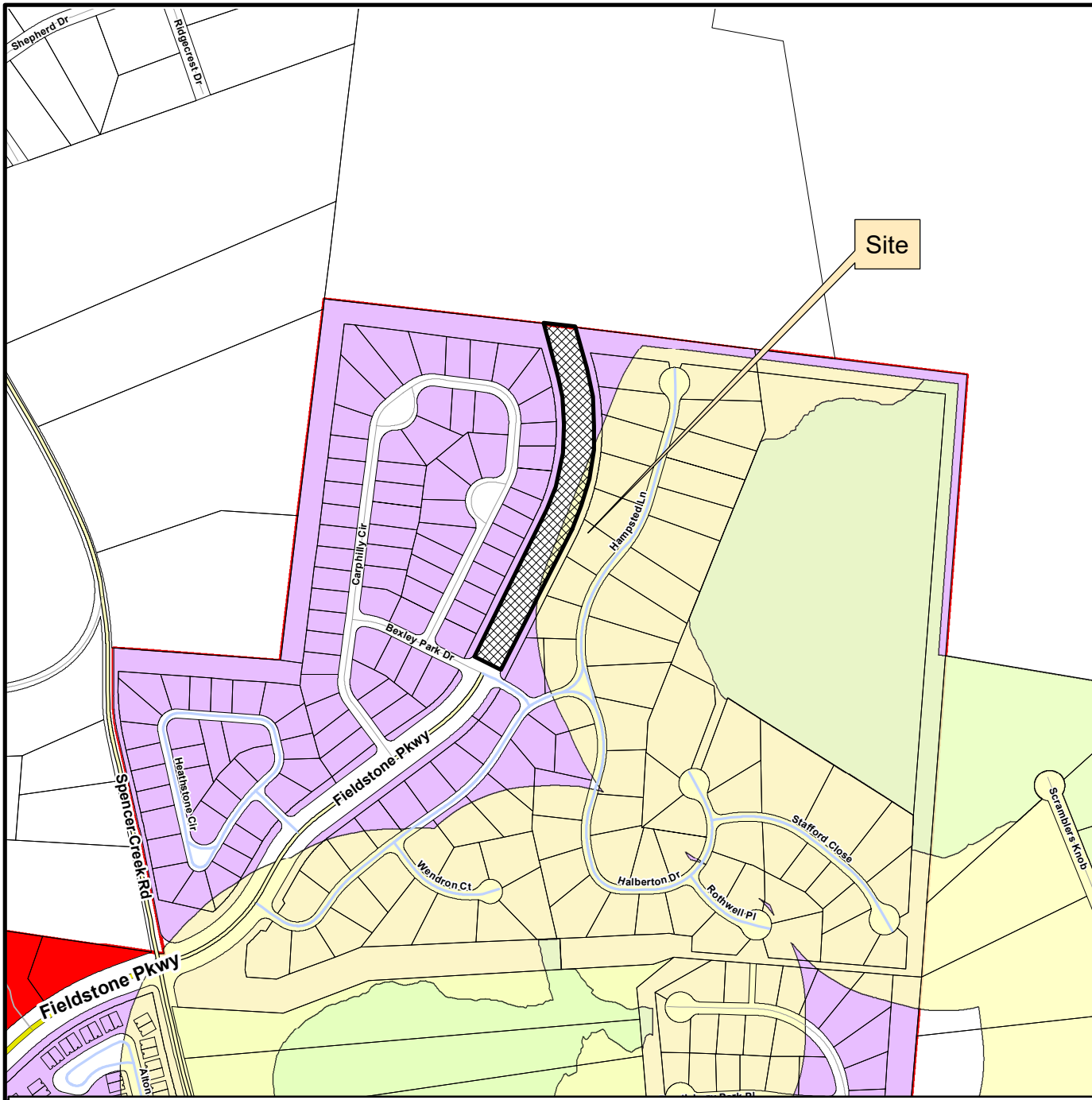
1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve, with conditions, Fieldstone Farms PUD Subdivision, Final Plat, Section V, Revision 2 . The conditions of approval are attached.



FIELDSTONE FARMS PUD SUBDIVISION, SECTION V, REVISION 2 FINAL PLAT

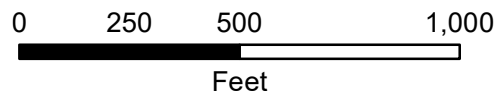
Project Information

Existing Zoning: Planned District
 Overlay Districts: 500' HHO Buffer
 Site Acreage: 2.69 acres
 Proposed Number of Dwelling Units: 0
 Proposed Nonresidential Square Footage: 0 SF

Legend

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

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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
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HISTORIC
 FRANKLIN
 TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Performance Agreement and Surety

General Issues

16. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Planning

General Issues

14. Final Plat

chelsea.randolph@franklintn.gov The applicant shall add the following note:

"All open space shall be Public Utility, Drainage, and Access Easements and shall be maintained by the property owner(s) or the HOA."

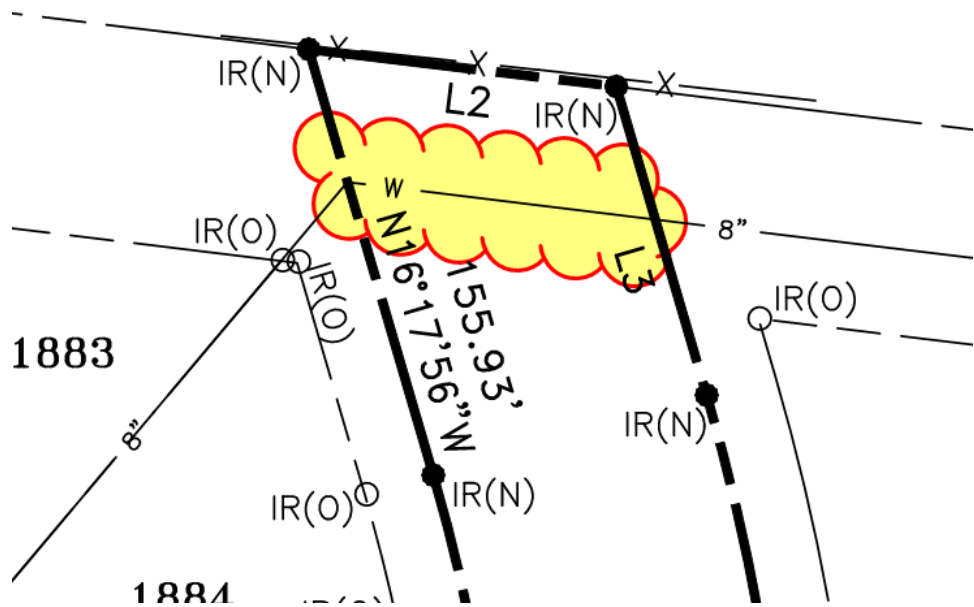
Water/Sewer

General Issues

1. Existing utilities

The applicant failed to address the issue, the applicant shall provide the location of existing utilities that are within the confines of the plat. There is an existing 8" water line as shown in the drawing below that must be shown with exclusive water easements. The applicant shall revise and show the proper location.

AL TURNER JR. PROPERTY
P.B. P53, PG. 102
R.O.W.C., TN



Notes

- 1) THE PURPOSE OF THIS PLAT IS TO ABANDON SURPLUS RIGHT-OF-WAY AS AUTHORIZED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF FRANKLIN, TENNESSEE THROUGH RESOLUTION NO. 2022-43.
- 2) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- 3) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 6) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 7) THIS PARCEL DESCRIBED HEREON LIES WITHIN THE 100 YEAR FLOOD PLAIN BASED UPON INFORMATION CONTAINED IN "INSURANCE RATE MAP PANEL NUMBER: 47187C0211G", DATED: DECEMBER 22, 2016. FLOOD ZONE "AR", FLOOD ELEVATION 636'.
- 8) SIDEWALKS AND TRIALS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
- 9) ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
- 10) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINES SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
- 11) 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.
- 12) 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 AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
- 13) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
- 14) NO BUILDING ARE PERMITTED IN OPEN SPACE, BUFFER, OR EASEMENT AREA.
- 15) MAINTENANCE OF LANDSCAPE MEDIAN/EASEMENT AREAS IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

Plat Reference

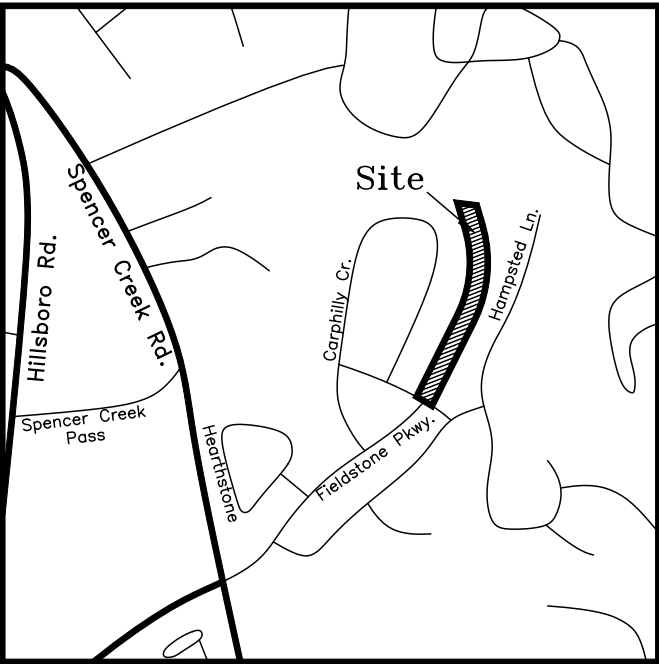
The recording of this plat voids, vacates and supersedes the recording of a portion of Fieldstone Parkway of Fieldstone Farms, Section V, as of record in Plat Book 26, Page 84, at the Register's Office for Williamson County, Tennessee.

GPS Note

A Topcon GRS-1 GPS network rover utilizing the TDOT GNSS Reference Network to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

Notes Continued...

- 16) NO DRIVEWAY ACCESS TO FIELDSTONE PARKWAY IS PERMITTED.
- 17) FIELDSTONE PARKWAY IS TO BE A PUBLIC STREET. ALL OTHER STREETS, SIDEWALKS, STREET LIGHTS AND DRAINAGE STRUCTURES AND CULVERTS IN THE SUBDIVISION ARE PRIVATE WITH ACCESS EASEMENTS, THROUGHOUT. THEY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THEIR QUALITY AND MAINTENANCE ARE NOT THE RESPONSIBILITY OF THE CITY OF FRANKLIN.
- 18) SIDEWALKS SHALL MEANDER TO PRESERVE MATURE TREES, AS DETERMINED BY THE CODES DIRECTOR AND A GRASS STRIP, A MINIMUM OF 3 FEET IN WIDTH, SHALL BE INSTALLED BETWEEN THE STREET AND THE SIDEWALK.
- 19) MINERAL RIGHTS FOR THIS PROPERTY ARE THE OWNERSHIP OF THE HOMEOWNERS ASSOCIATION.



Vicinity Map Not to Scale

LINE TABLE

LINE	BEARING	LENGTH
L1	N59°09'13"W	100.28'
L2	S83°05'18"E	108.81'
L3	S16°17'56"E	113.05'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	486.19'	650.00'	474.93'	N05°07'45"E	42°51'23"
C2	560.99'	750.00'	548.00'	S05°07'45"W	42°51'23"

MTEMC Signature

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 times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation

Certificate of Approval of Subdivision Name, Street Names,

and Addressing Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency Management Agency

City of Franklin

CHERRY LAND SURVEYING, INC.

622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherrylands@comcast.net

Certificate of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary
Franklin Municipal Planning Commission

Total Area: 117,554 Sq. Ft.
(2.699 Ac. ±)

Certificate of Approval of Streets, Drainage, Sidewalks, and Green Infrastructure

I hereby certify that:
A. The streets, drainage, sidewalks, and green infrastructure designated in Fieldstone Farms, PUD Subdivision, Final Plat, Section V, Revision 2, Subdivision have been installed accordance with City specifications, or
B. A performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, \$ _____ for sidewalks, and \$ _____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

2021 OLD SOUTH BERRY
CHAPEL ROAD
CAL TURNER JR. PROPERTY
P.B. P53, PG. 102
R.O.W.C., TN

TAX MAP 37, PARCEL 33.01
AARON CICCHELLI &
LAURA CICCHELLI
BOOK 8634, PAGE 591
R.O.W.C., TN

TAX MAP 52B, GROUP "C", PARCEL 28
FIELDSTONE FARMS
HOMEOWNERS ASSOCIATION, INC.
BOOK 1975, PAGE 129
R.O.W.C., TN

Legend

- PLAT BOOK → P.B.
PAGE → PG.
REGISTER'S OFFICE
WILLIAMSON COUNTY → R.O.W.C.
REINFORCED
CONCRETE PIPE → R.O.W.C.
PUBLIC UTILITY,
ACCESS & DRAINAGE
EASEMENT → P.U.A.D.E.
IRON ROD NEW → ● IR(N)
IRON ROD OLD → ○ IR(O)
FIBER OPTIC BOX → □ FO
ELECTRIC METER → □ EM
BACK FLOW PREVENTER → □ BFP
SIGN POST → -O-
CURB INLET → 
PROPERTY LINE → 
EDGE OF CONC. → 
WALL → 
CURB → 
FENCE → 
WATER LINE → 
CULVERT → 

PROJECT NO.: 8069

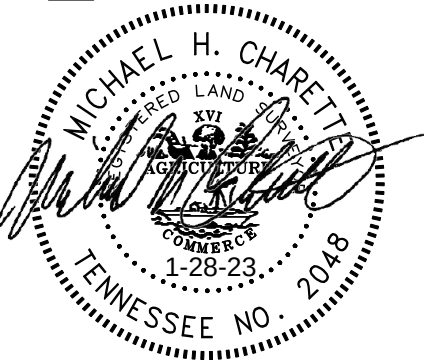
SHEET 1 OF 1

Fieldstone Farms, PUD Subdivision, Final Plat Section V, Revision 2

Franklin, Williamson County, Tennessee

Total Acres	2.699	Total Sq. Ft.	117,554	Total Lots	1
Civil District	8th	Acres New Road	0	Miles New Road	0
Scale	1"=100'				
Job Number	22129 CW	Dated	December 13, 2022	Last Revision Date:	Jan. 28, 2023

Owner:
Fieldstone Farms
Homeowner's Association
1530 Lexington Parkway
Franklin, Tennessee 37069-1824



Michael H. Charette
R.L.S. TN #2048



File #: 21-04260

DATE: February 6, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

New Hope Academy Subdivision, Final Plat, Creating 1 Institutional Lot And Dedicating Easements, On 18.93 Acres, Located At 1820 Downs Boulevard. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8049
Applicant: Jeff K. Kimbro, S&ME, Inc.
Owner: New Hope Academy, Inc., Cady Wilson, Rep.

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create 1 institutional lot and dedicate easements for the property located at 1820 Downs Boulevard. The property consists of 18.93 acres and is zoned Civic Institutional (CI). The most recent site plan for the subject property was for the construction of a building addition that was approved in December 2021.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the New Hope Academy Subdivision Final Plat. The conditions of approval are attached.

NEW HOPE ACADEMY SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: Civic Institutional

Overlay Districts: None

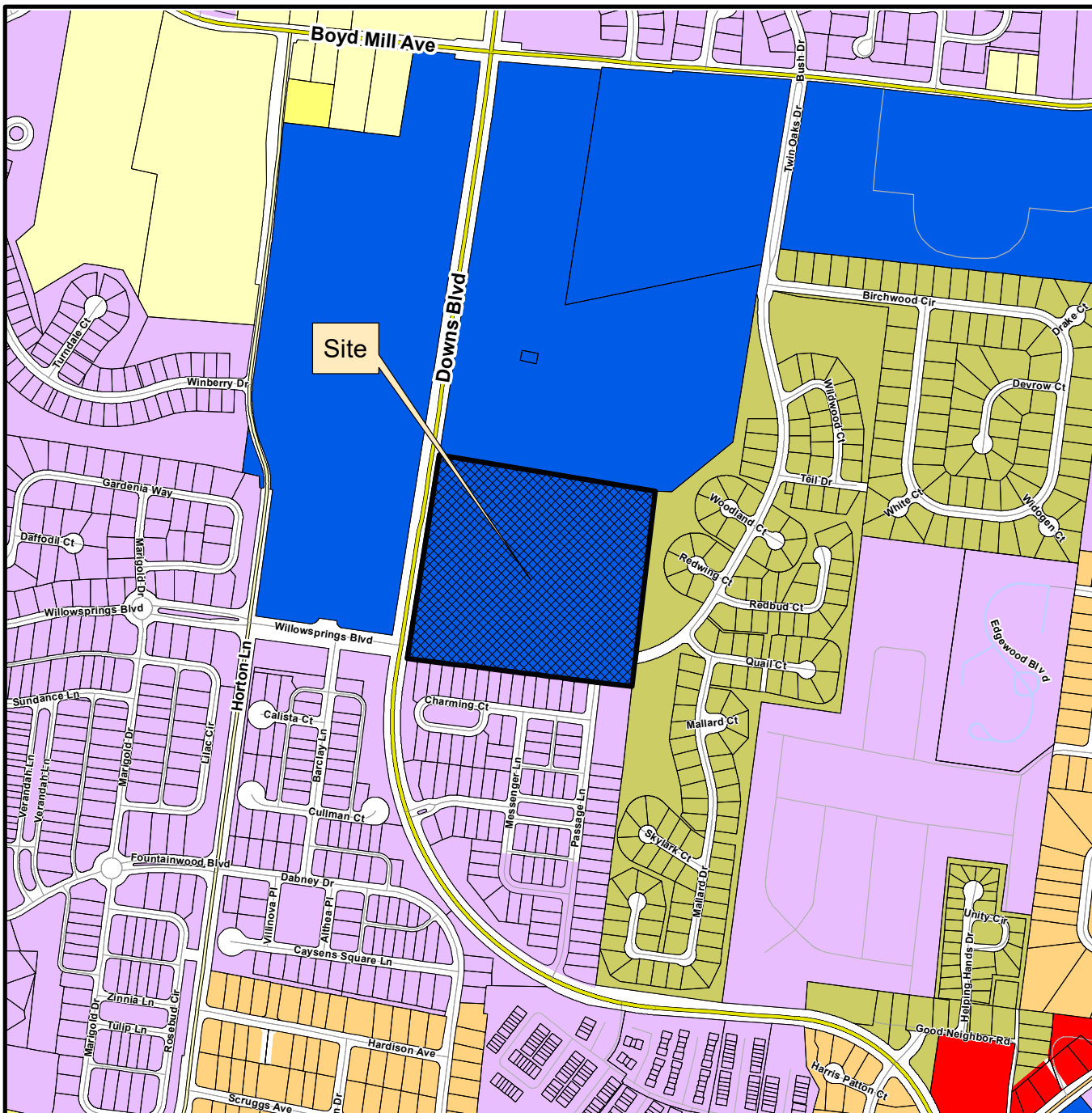
Site Acreage: 18.93 acres

Proposed Number of Dwelling Units: None

Proposed Nonresidential Square Footage: 6,630 SF

Legend

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



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

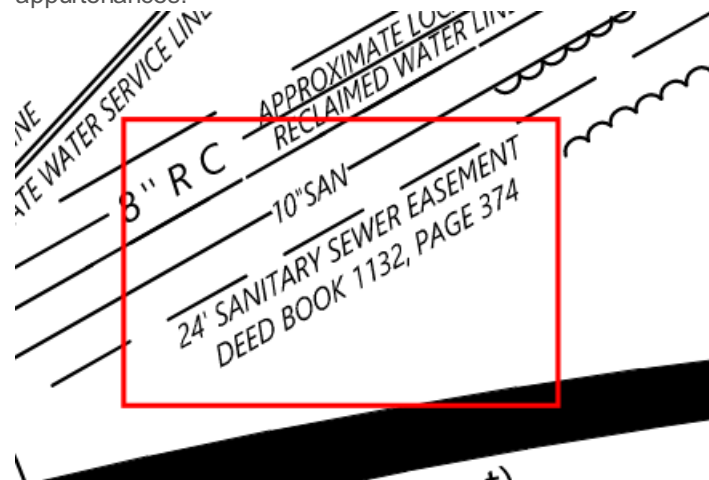
Engineering - Final Plat Checklist

General Issues

15. C. Final Plat

lance.fittro@franklintn.gov Applicant shall correct the discrepancies below with respect to the easements listed in the provided title commitment:

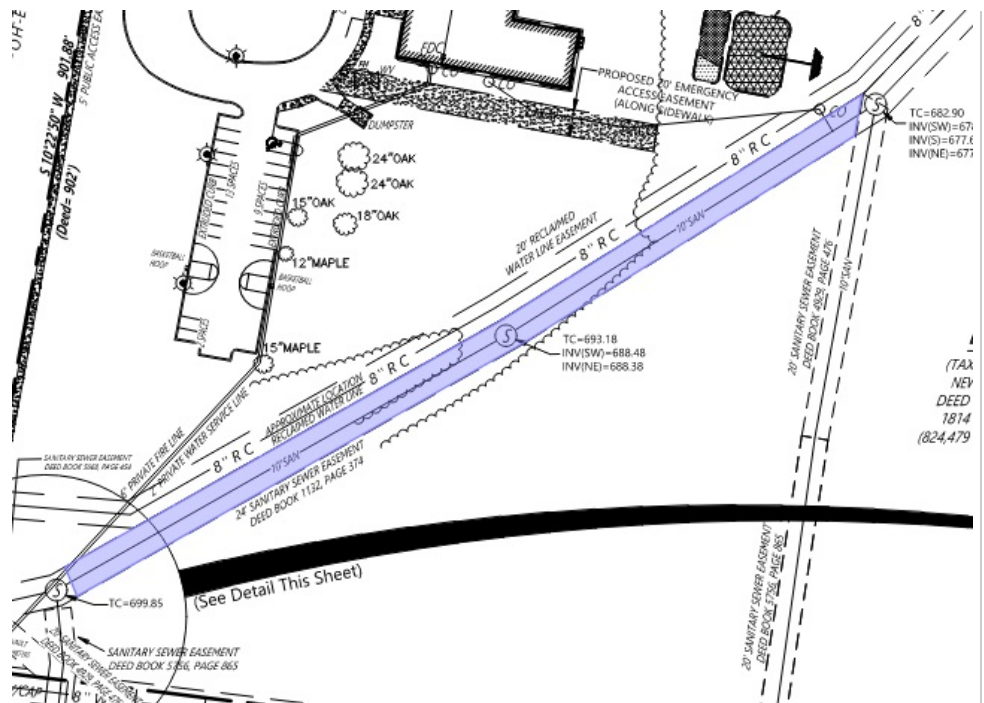
- Deed Book 1132 Page 374 is for the construction of a public roadway and appurtenances:



BK 1132 PG 375
 3. This entire grant is expressly made upon and subject to the following conditions:

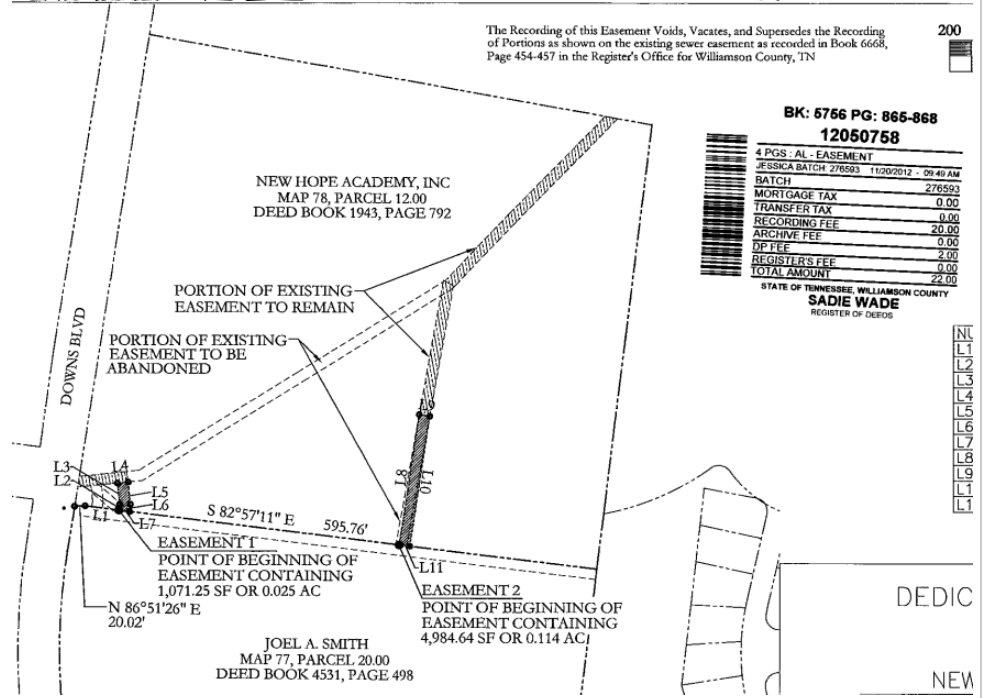
(a) The easement area shall be used solely for the purpose of constructing, operating, and maintaining a public road and appurtenances and for no other purpose or purposes.

- The highlighted portion of sanitary sewer easement below appears to have been abandoned with Deed Book 5756 Page 865-868, coinciding with the abandonment of the 10" sewer main within the easement as noted by Water Management staff in separate comment.



The Recording of this Easement Voids, Vacates, and Supersedes the Recording of Portions as shown on the existing sewer easement as recorded in Book 6668, Page 454-457 in the Register's Office for Williamson County, TN

200



BK: 5756 PG: 866-868
12050758

4 PGS - AL - EASEMENT	
JESSICA BATCH 276593	11/20/2012 - 09:49 AM
BATCH	
MORTGAGE TAX	276593
TRANSFER TAX	0.00
RECORDING FEE	0.00
ARCHIVE FEE	20.00
DP FEE	0.00
REGISTER'S FEE	2.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

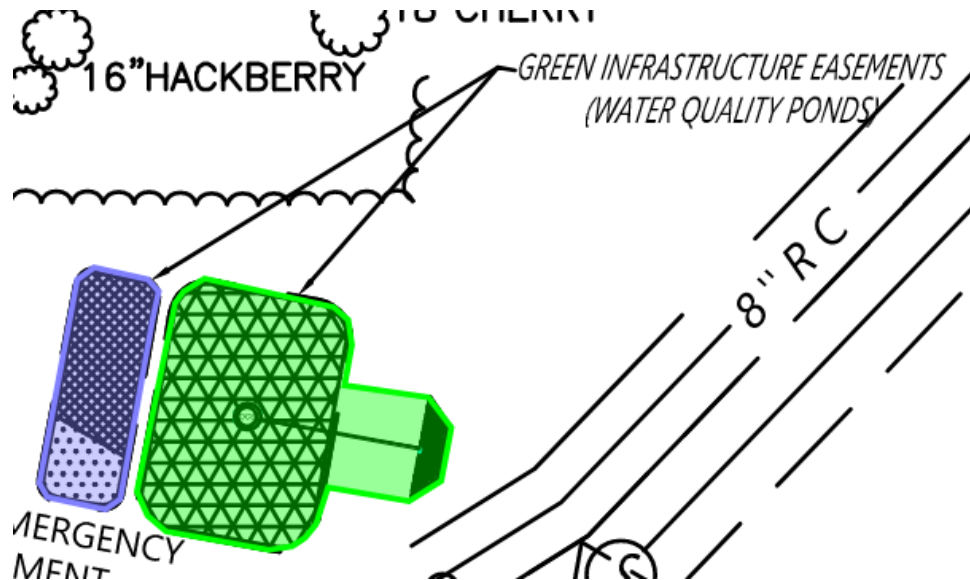
N
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[Edited By Lance Fittro]

19. C. Final Plat

lance.fittro@franklinton.gov The previous comment, "Show Green Infrastructure Easements (GIE) around all Green Infrastructure BMPs (pervious pavement, bioretention, bioretention forebays, etc.) on the Final Plat. Show Public Drainage Easements around all detention areas, unless already located within a GIE. (Public Drainage Easements not needed if already GIE). Include the level spreader in the PDE for the detention pond" has not been fully-addressed.

The bioretention highlighted in purple is correctly shown with a green infrastructure easement (thank you). The applicant shall indicate the detention pond and level spreader highlighted in green to have a public drainage easement rather than GIE.



Performance Agreement and Surety

General Issues

7. Engineering Sureties

kevin.long@franklinton.gov **No sureties associated with this final plat.** All sureties associated with this development from site plan [COF# 7696 \(New Hope Academy, Site Plan, Revision 1\)](#) were previously posted with the site plan.

City of Franklin
Melodie Brady
10/12/22 7:31 AM
One Stop 008 - submittal
004

Issue Closed - sureties posted 10/11/2022

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Stormwater

General Issues

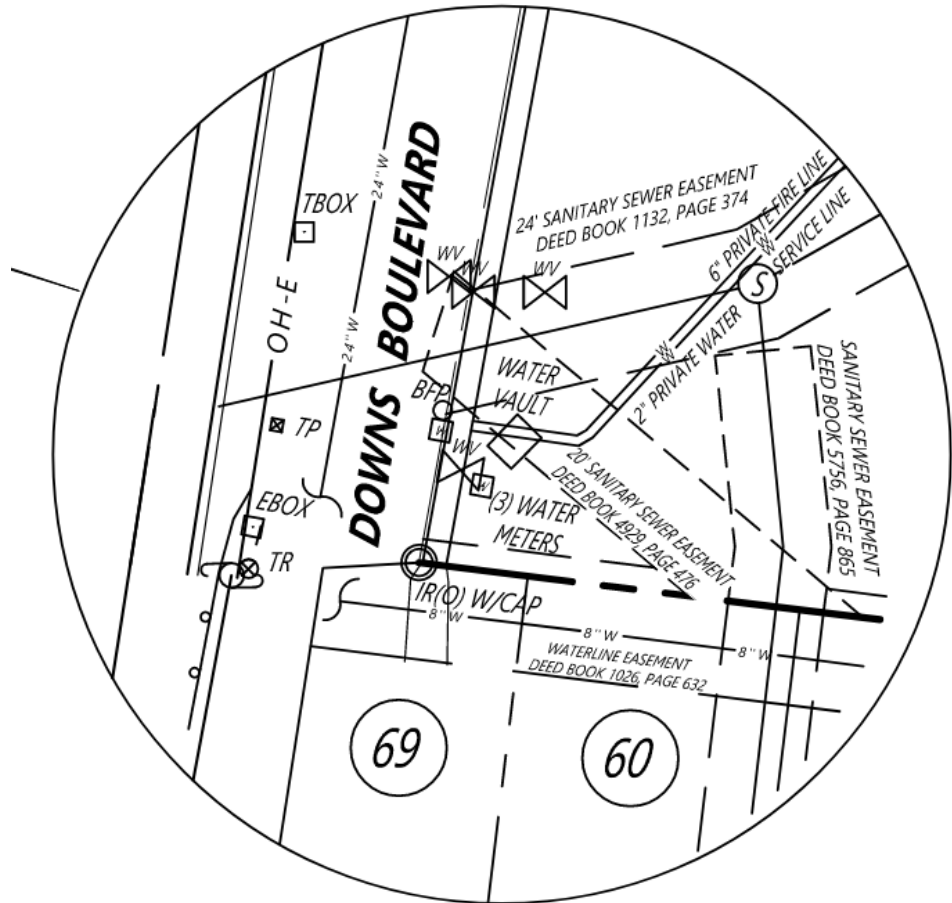
24. Riparian Buffer

The site plan and plat riparian buffer line work still does not match. Green is plat, red is site plan.



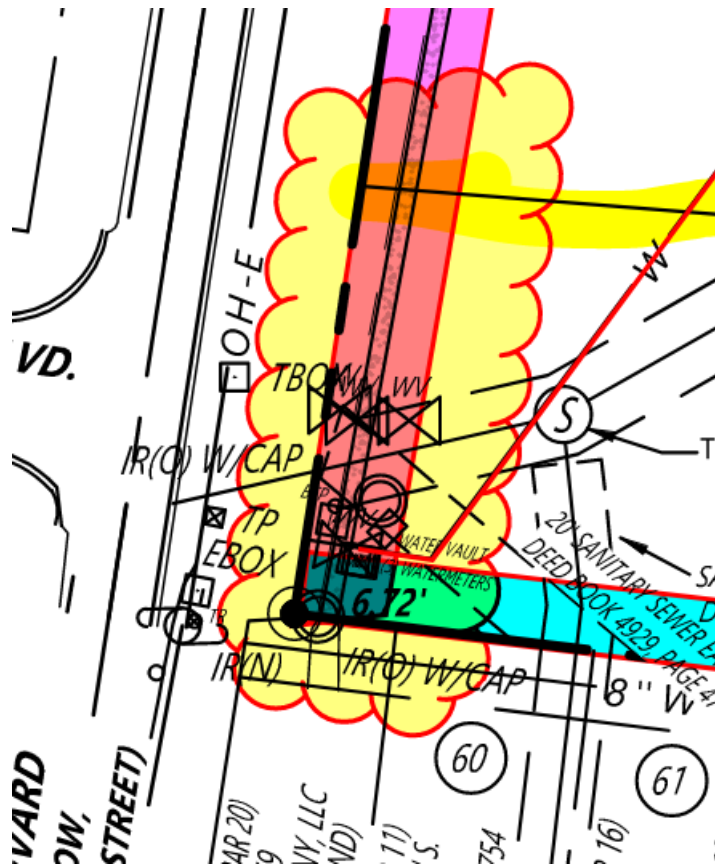
4. Utility vault

The applicant did not fully address the issue, the detail that has been added is not clear as to how the utilities are served to the property. Valve symbols are shown with not utility lines shown connecting, vault and private service lines do not align, the water meters are not clear. The line work has to match whats installed and easements must be provided for public lines crossing into the property. The applicant must revise.



**BLOW-UP DETAIL
SOUTHWEST CORNER
(N.T.S.)**

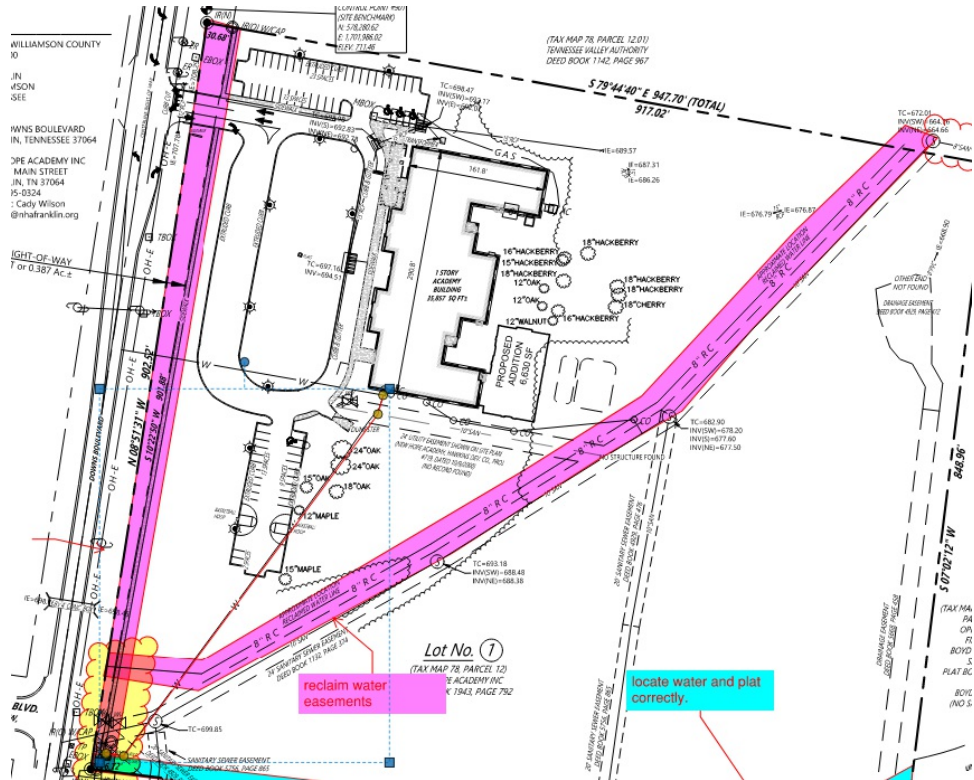
The applicant shall revise the utility lines, valves and piping to be shown correctly based on the field installations. The appropriate alignments and easements must be provided. The applicant shall clean this area up and make it legible.



5. Reclaim Water

The applicant did not fully address the issue below. The applicant shall field verify the location of the existing reclaim water mains crossing the property and along the 24" water main following the property line. This may require spot digging to ensure the correct locations are platted. The applicant must revise and include deed book and page for reclaim easement crossing the property.

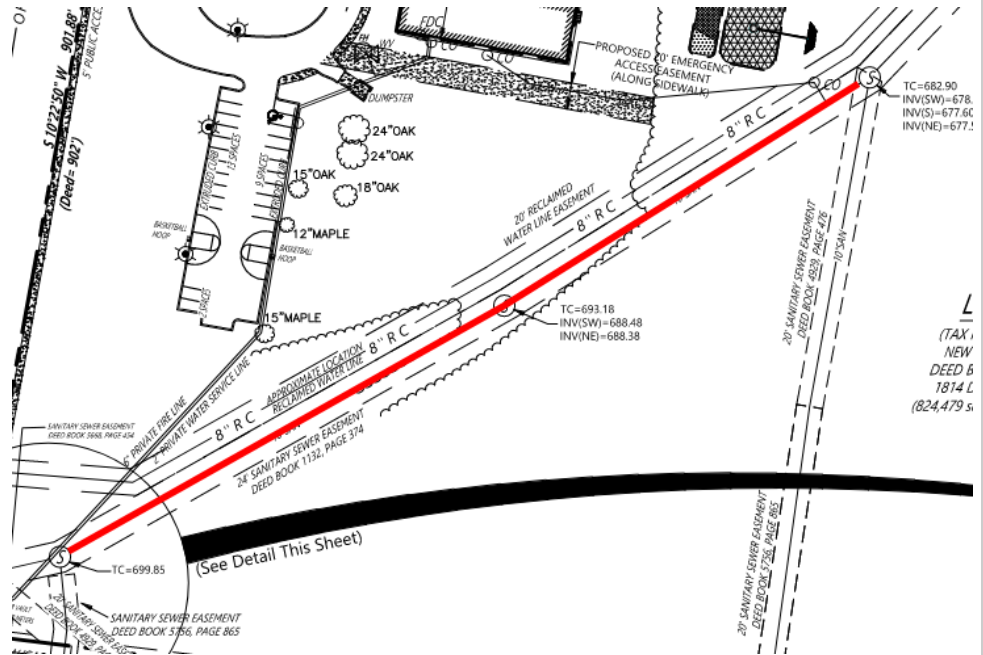
The applicant shall provide the correct reclaim water line locations along Downs Blvd and across the property of the plat. Correct easements must be provided to ensure service may be provided.



[Edited By Ben McNeil]

6. Sanitary sewer

The applicant shall label the portion of sanitary sewer below as abandoned. The sewer route has changed with the development of Tywater subdivision.



1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT AND DEDICATE EASEMENTS.
2. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47187C0192G, DATED 12/22/2016.
4. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
5. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THIS SURVEY.
6. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (HORIZONTAL DATUM = NAD83; ZONE 5301, FIPSZONE 4100; VERTICAL DATUM = NAVD88).
7. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (ROWC).
8. SURVEY FIELD DATA COLLECTED ON 08/10/2021 AND COMPLETED ON 08/16/2021.
9. SUBJECT PROPERTY IS CURRENTLY ZONED "CI": CIVIC INSTITUTIONAL DISTRICT.
10. "OUTSTANDING" MINERAL RIGHTS OF THIS PROPERTY TRANSFERRED TO STAUFFER CHEMICAL COMPANY BY VIRTUE OF LIMITED SPECIAL WARRANTY DEED DATED MAY 18, 1981, OF RECORD IN DEED BOOK 389, PAGE 375-(ROWC,TN) AND DESIGNATED IN TVA LAND RECORDS AS TRACT NO. XPS-23M.
11. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
12. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
13. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
14. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORM WATER 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.
15. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIMED WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
16. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE 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 RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
17. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS, EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.
18. PRIVATE WATER LINES TO BE MAINTAINED BY THE OWNER.

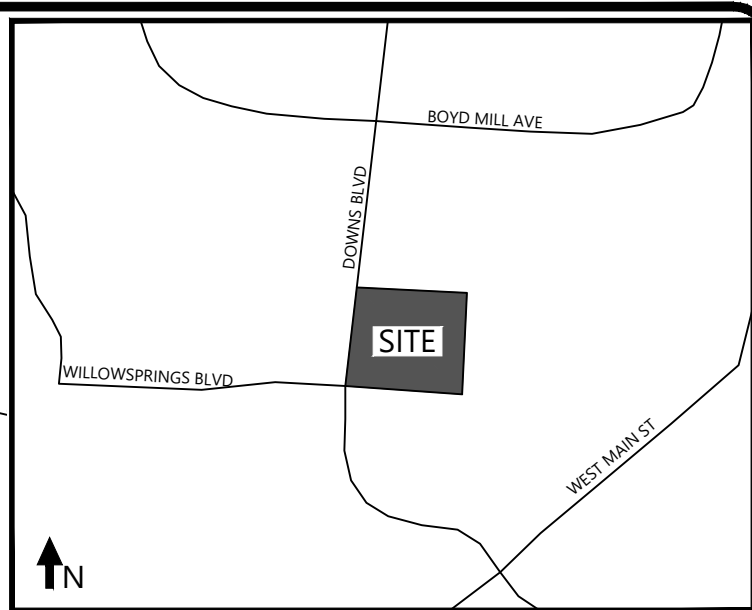
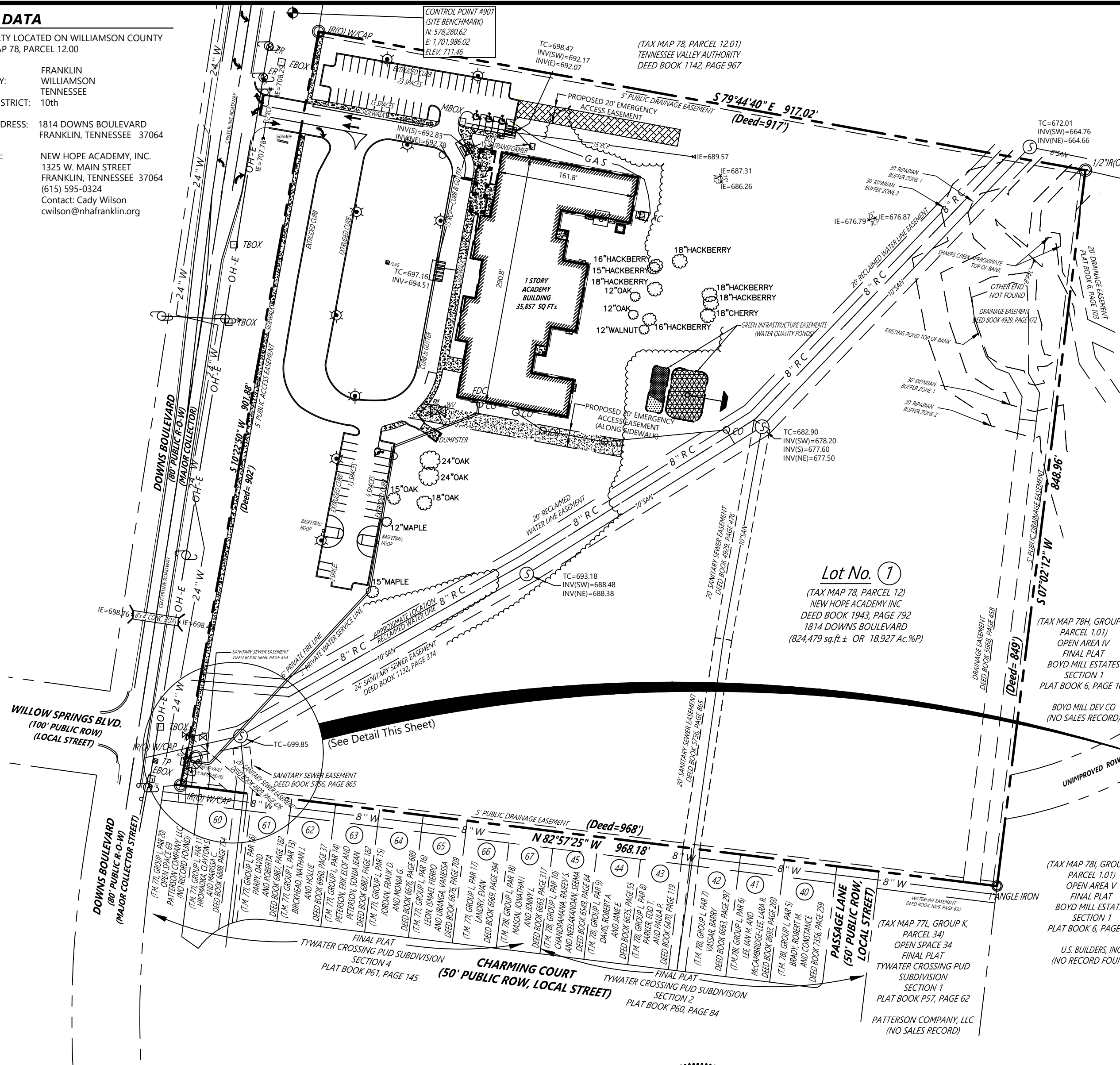
LOT NO.		UTILITY POLE	
IRON ROD (OLD)		UTILITY POLE W/ LIGHT	
IRON ROD (SET)		SANITARY SEWER MANHOLE	
IRON PIPE (OLD)		CURB INLET	
PROPERTY LINE		CLEANOUT	
FENCE LINE		FIRE HYDRANT	
OVERHEAD POWER LINE		WATER METER	
SANITARY SEWER LINE		WATER VALVE	
WATER LINE		GAS METER	
GAS LINE		SIGN POST	
TELEPHONE PEDESTAL		ELECTRIC RISER	

PROPERTY LOCATED ON WILLIAMSON COUNTY
TAX MAP 78, PARCEL 12.00

CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10th

SITE ADDRESS: 1814 DOWNS BOULEVARD
FRANKLIN, TENNESSEE 37064

OWNER: NEW HOPE ACADEMY, INC.
1325 W. MAIN STREET
FRANKLIN, TENNESSEE 37064
(615) 595-0324
Contact: Cady Wilson
cwilson@nhafranklin.org



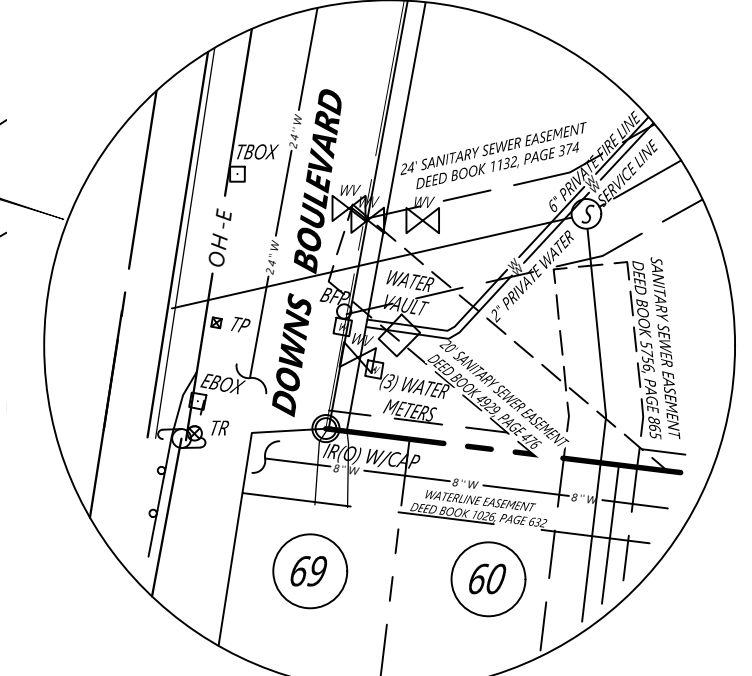
NOT TO SCALE



TSPC (See Note No. 6)



GRAPHIC SCALE: 1" = 100'



BLOW-UP DETAIL
SOUTHWEST CORNER
(N.T.S.)

I hereby certify that:

A. The water and sewer systems designated in "New Hope Academy--Addition Final Plat" Subdivision have been installed in accordance with City specifications, or

B. A performance agreement and surety in the amount of \$ _____ for the water system and \$ _____ for the sewer system has been posted with City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department City of Franklin, Tennessee	Date
---	------

Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency Management Agency Date _____

City of Franklin 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 the MTEMC's Requirements.

Date _____ Middle Tennessee Electric Membership Corporation

I hereby certify that:

A. The streets, drainage, sidewalks, and green infrastructure designated in "New Hope Academy-Addition Final Plat" Subdivision have been installed in accordance with City specifications, or

B. A performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, \$_____ for sidewalks, and \$_____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department City of Franklin, Tennessee	Date
---	------

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 _____, 2022, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary	Date
Franklin Municipal Planning Commission	

Received for record the _____ day of _____ 2022 at _____ o'clock _____
 Noted in Note Book _____, Page _____ and recorded in Book _____,
 Page _____
 Fee \$ _____

WITNESS MY HAND
Sadie G. Wade
Register of Deeds

(We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed or will be placed as indicated. This subdivision plat correctly represents a survey made under my hand and seal on the 2nd day of February, 2022.

Jeff K. Kimbro, Professional
Land Surveyor License No. 1758
S&ME, Inc.

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

New Hope Academy, Inc. Date
Tax Map 78, Group "A", Parcel 12.00
Book 1943, Page 792-(ROWC).



S&ME, INC.

658 GRASSMERE PARK, SUITE 100 NASHVILLE, TENNESSEE 37211
T 615.385.4144 F 615.385.4020 WWW.SMEINC.COM

New Hope Academy - Addition

FINAL PLAT

C.O.F. ID No. 8049

N, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 18.927 TOTAL LOTS: 1

ACRES NEW PUBLIC STREETS: 0.00 DISTRICT: 10th

LFT NEW PUBLIC STREETS: 0.0 CLOSURE ERROR: >1:10,000

DATE: 11/08/2022

REV: 02/01/2023

S&ME PROJECT #217270

SHEET 1 OF 1



File #: 21-04257

DATE: February 6, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Rosenwald School Relocation, Site Plan, Relocating A Historic Building On The Grounds Of Franklin Grove, On 5.19 Acres, Located At 423 South Margin Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8053
Applicant: Stephanie Stewart, Belinda Stewart Architects
Owner: Heritage Foundation of Williamson County, Meg Hershey, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to relocate a historic school house from its current location to the Franklin Grove property located at 423 South Margin Street. The school is the Lee Buckner School and was part of the Rosenwald program of the early 20th century. The Heritage Foundation, owners of the school house and Franklin Grove, have limited time to relocate the building to the property so it can be stabilized, restored and turned into educational space. This relocation is part of a larger plan to transition the site from a school campus to an art museum and gardens that will be open to the public. The proposal to relocate the school house is limited to a small area on the property, and the Heritage Foundation intends to submit an additional site plan for the entirety of the property in the future. The applicant did receive a variance for encroaching into the front setback from the Board of Zoning Appeals at their November 2022 meeting, and a Certificate of Appropriateness relating to the school from the Historic Zoning Commission in October 2022.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-sized copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF

Engineering Department with instructions regarding the status of their digitally stamped construction plans.

4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.

5. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.

6. The City's project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Rosenwald School Relocation Site Plan. The conditions of approval are attached.

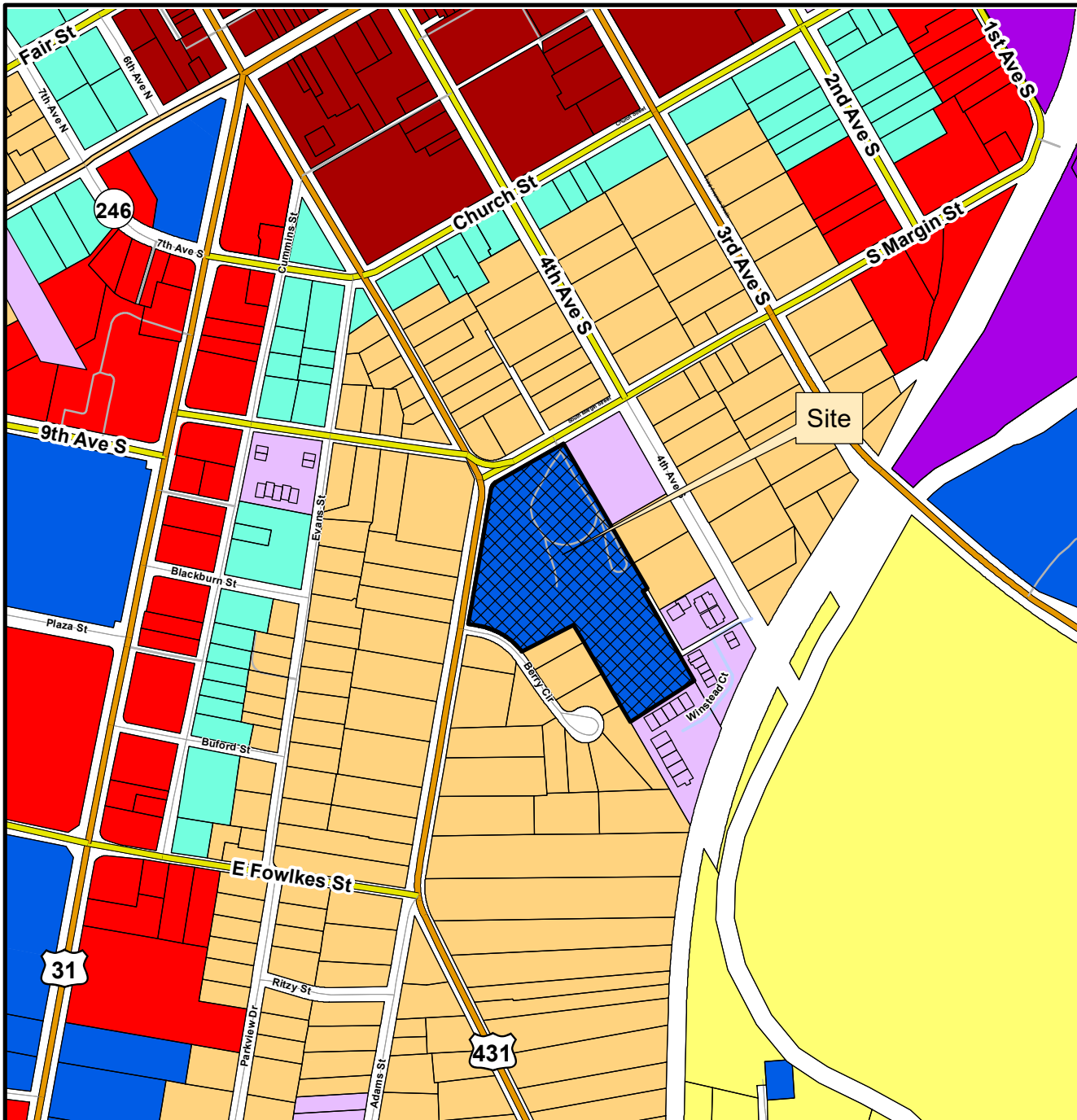
ROSENWALD SCHOOL RELOCATION SITE PLAN

Project Information

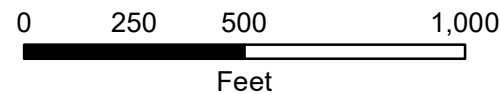
Existing Zoning: Civic Institutional District
 Overlay Districts: HPO, CFO
 Site Acreage: 5.19 acres
 Proposed Number of Dwelling Units: 0
 Proposed Nonresidential Square Footage: 1,400 SF

Legend

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



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

Open Issues: 14 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

60. J. Stormwater Managment Plan

lance.fittro@franklintn.gov This is an advisory comment to be addressed with the future site plan, but **does not hinder approval of this site plan:**

Impervious area associated with this reduced-scope site plan does not trigger stormwater improvements, but shall be accounted for with the site plan for the overall property development when resubmitted.

74. Final Site Conditions

joe.marlo@franklintn.gov *Comment not adequately addressed. The timeline for the full site submittal is unknown, which potentially leaves the temporary construction currently submitted an indefinite period of time. Final stabilized site conditions that minimize the amount of additional stormwater flow into Lewisburg Avenue are required.*

The temporary construction entrance on Lewisburg Pike shall be temporary.

Applicant shall show the final design on plans. At a minimum, the temporary construction entrance shall be removed and grading shall be restored and stabilized to maintain present drainage patterns (N-S) to the greatest extent possible. As a temporary measure until the wall is replaced, final grade may slope E-W at 3H:1V immediately at the location where the portion of wall is removed.

76. B. General Information

lance.fittro@franklintn.gov Applicant shall be advised that the future submittal of the site plan for the overall development shall be submitted as a full Revision (with new COF project number) at pre-application submittal stage. Final as-built conditions for this site plan are to be utilized for existing conditions for the revised site plan when submitted.

77. E. Roadway Design and Plan & Profile

lance.fittro@franklintn.gov The below condition of approval is to be satisfied prior to issuance of City permits but **does not hinder approval of the site plan:**

Be aware that this site plan is located along a State Route, and a TDOT Highway Entrance Permit is required for any connection to a State Route or work done in state-owned right-of-way, including temporary construction entrances. (See [TDOT Highway Entrance Permit](#) for more information.)

Approval of the TDOT Highway Entrance Permit must be obtained prior to issuance of a City of Franklin permits.

78. I. Grading Plan

lance.fittro@franklintn.gov The previous comment has not been fully-addressed. Because the "final project" timing is not known, and has not been submitted in conjunction with this site plan, all temporary EPSC measures shall be shown as removed and final site grading and stabilization reflected on the final conditions for this site plan.

In the event the site plan for the full development of the property is submitted and approved such that temporary EPSC measures and site grading associated with the schoolhouse relocation may reasonably remain in place and continue to serve for the full site development project, this site plan may be amended to show those conditions. With the timing of the full development site plan unknown though, staff cannot approve temporary silt fence and a gravel construction entrance that funnels stormwater runoff to the arterial roadway as the final condition of the site.

FIRE--Planning--DRT

General Issues

19. Combustible Mulch Note

curt.edelmann@franklintn.gov The ordinance requires 24-inches.

Sheet C2.0

EMERGENCY ACCESS.

3. MULCH SHALL NOT BE WITHIN 18" OF BUILDINGS. THIS INCLUDES WOOD AND VINYL BUT NOT BRICK OR CONCRETE.

20. Knox Box

curt.edelmann@franklintn.gov If the fencing is temporary, it will be difficult to securely install a Knox box. Consider installing a Knox padlock instead. The Knox padlock is also less expensive.

Performance Agreement and Surety

General Issues

68. Engineering Sureties

Applicant shall post sureties in the following amounts:

I. City Water:	\$ -
II. City Sewer (1):	\$ -
III. Public Sidewalk:	\$ -
IV. City Streets:	\$ -
V. Private Streets (Including Shared Access):	\$ -
VI. Street Access	\$10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals:	\$ -
IX. ITS Elements:	\$ -
X. Stormwater Drainage:	\$ -
XI. Green Infrastructure:	\$ -

*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.*

86. Landscape

jason.arnold@franklin.tn.gov Landscape surety \$10,800

This is for the landscape to mitigate removing the 36" specimen tree. This surety can be released with the site plan approval of the overall site.

Planning**General Issues****49. Frontage Requirements**

joseph.bryan@franklin.tn.gov Applicant shall revise to "Frontage Type: Yard" on the site data chart.

ANTENNAS)
 BUILDING TYPES APPLIED: MUSEUM, MUSEUM SUPPORT, AND
 ENTREPRENEUR CENTER
 YARD FRONTAGE APPLIED: URBAN LANDSCAPE
 EXISTING APPLICABLE OVERLAYS: CENTRAL FRANKLIN OVERLAY DISTRICT

50. Overlaysjoseph.bryan@franklin.tn.gov Applicant shall revise Historic Preservation Overlay as an applicable overlay and not as a character area overlay as this no longer applies.**51. Development standards**

joseph.bryan@franklinton.gov Comment not addressed: Applicant shall remove reference to development standards as these no longer apply.

APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
PROPOSED DEVELOPMENT STANDARD:	TRADITIONAL

52. Permitted Uses

joseph.bryan@franklinton.gov Applicant shall revise land use to "Education Facility" and remove reference to O'more Campus.

56. Parking

joseph.bryan@franklinton.gov Applicant shall add a note on the site plan stating required parking as 0.

Rosenwald School Relocation, Site Plan

101 ED SILVA WAY
FRANKLIN, TENNESSEE

SHEET INDEX:

DRAWINGS:

C0.0	COVER
C0.1	NOTES
C0.2	VARIANCES & COA
C0.3	GENERAL NOTES
C1.0	SITE EXISTING CONDITIONS
C1.1	SITE DEMOLITION PLAN
C2.0	ENLARGED SITE PLAN
C3.0	GRADING PLAN
C3.1	INITIAL EPSC.
C3.2	FINAL EPSC.
L1.0	TREE PRES. PLAN
L2.0	TREE PRES. PLAN
L2.1	TREE PRES. PLAN
L4.0	BUFFER PLANTING PLAN
D1.1	DEMOLITION PLAN
A0.1	SITE DETAILS
A1.1	FLOOR PLAN
A1.2	ROOF PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A4.1	WINDOW SCHEDULE
A4.2	WINDOW RESTORATION
A4.3	DOOR SCHEDULE
A4.4	FINISH SCHEDULE
A5.1	INTERIOR ELEVATIONS
A6.1	REFLECTED CEILING PLAN

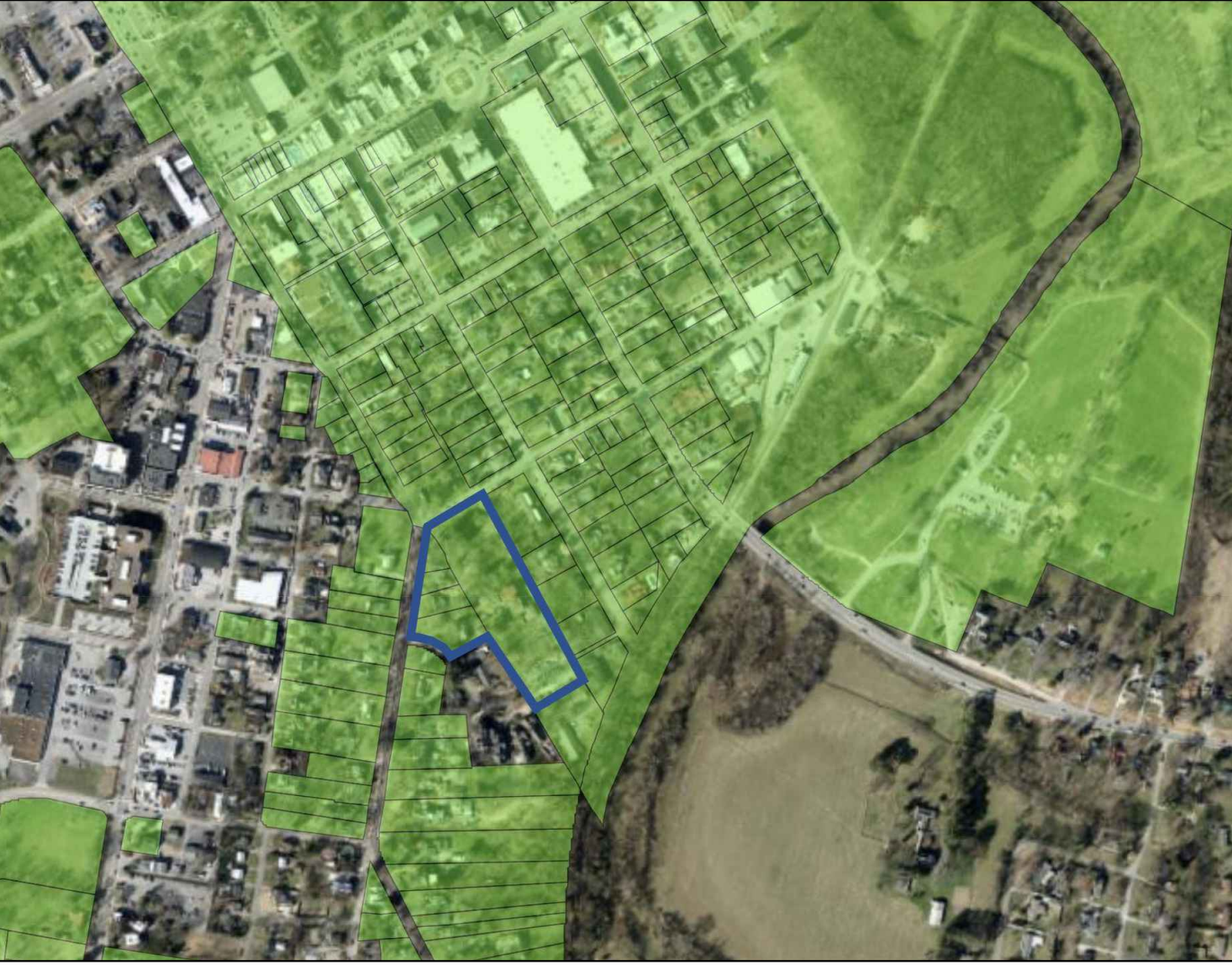
NOTE: THIS SITE PLAN SUBMITTAL IS TO ACCELERATE THE RELOCATION OF THE HISTORIC SCHOOLHOUSE BUT IS PART OF A LARGER PROJECT. THIS SUBMITTAL WILL BE REVISED TO INCLUDE THE FULL SITE AND ALL IMPROVEMENTS AND RESUBMITTED.

SITE DATA CHART

PROJECT NAME:	FRANKLIN GROVE ESTATES & GARDENS
PROJECT NUMBER:	8053
ADDRESS:	423 SOUTH MARGIN STREET
PARCEL(S):	MAP 078, PARCEL 25.00
ACREAGE / SF OF SITE:	5.19 AC / 226,088± SF
VESTING DATE:	
REGULATIONS:	
BASE ZONING:	CIVIC-INSTITUTIONAL (CI) ZONING (ALLOWS THE FOLLOWING USES: AGRICULTURAL USES; COMMUNITY GARDENS; ACTIVE RECREATION; PASSIVE PARKS AND OPEN SPACES; CEMETERIES; CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS; CLINICS; EDUCATIONAL FACILITIES; ENTREPRENEURSHIP/INNOVATION CENTERS; ESSENTIAL SERVICES; GROUP HOMES; HOSPITALS; MUSEUMS; PLACES OF PUBLIC ASSEMBLY; REHABILITATION CENTERS; AND FUNERAL HOMES. USES PERMITTED WITH ADDITIONAL USE REGULATIONS ARE: CONTINUUM OF CARE FACILITIES; AND TELECOMMUNICATION TOWERS AND ANTENNAS)
BUILDING TYPES APPLIED:	MUSEUM, MUSEUM SUPPORT, AND ENTREPRENEUR CENTER
YARD FRONTAGE APPLIED:	URBAN LANDSCAPE
EXISTING APPLICABLE OVERLAYS:	CENTRAL FRANKLIN OVERLAY DISTRICT
CHARACTER AREA OVERLAY:	HISTORIC PRESERVATION OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
PROPOSED DEVELOPMENT STANDARD:	TRADITIONAL
EXISTING LAND USE:	FORMER O'MORE COLLEGE OF DESIGN CAMPUS
SETBACKS	
LEWISBURG AVE:	75' (32' allowed*) (*NOTE: COF BZA approved Setback Variance on November 3, 2022 for a 32' setback from future Right-of-way. Note that this application complies, but as R.O.W. has not been dedicated, setback is shown from existing R.O.W.)
S. MARGIN ST:	25'
SIDE YARD:	25'
REAR YARD:	25'

NOTE:

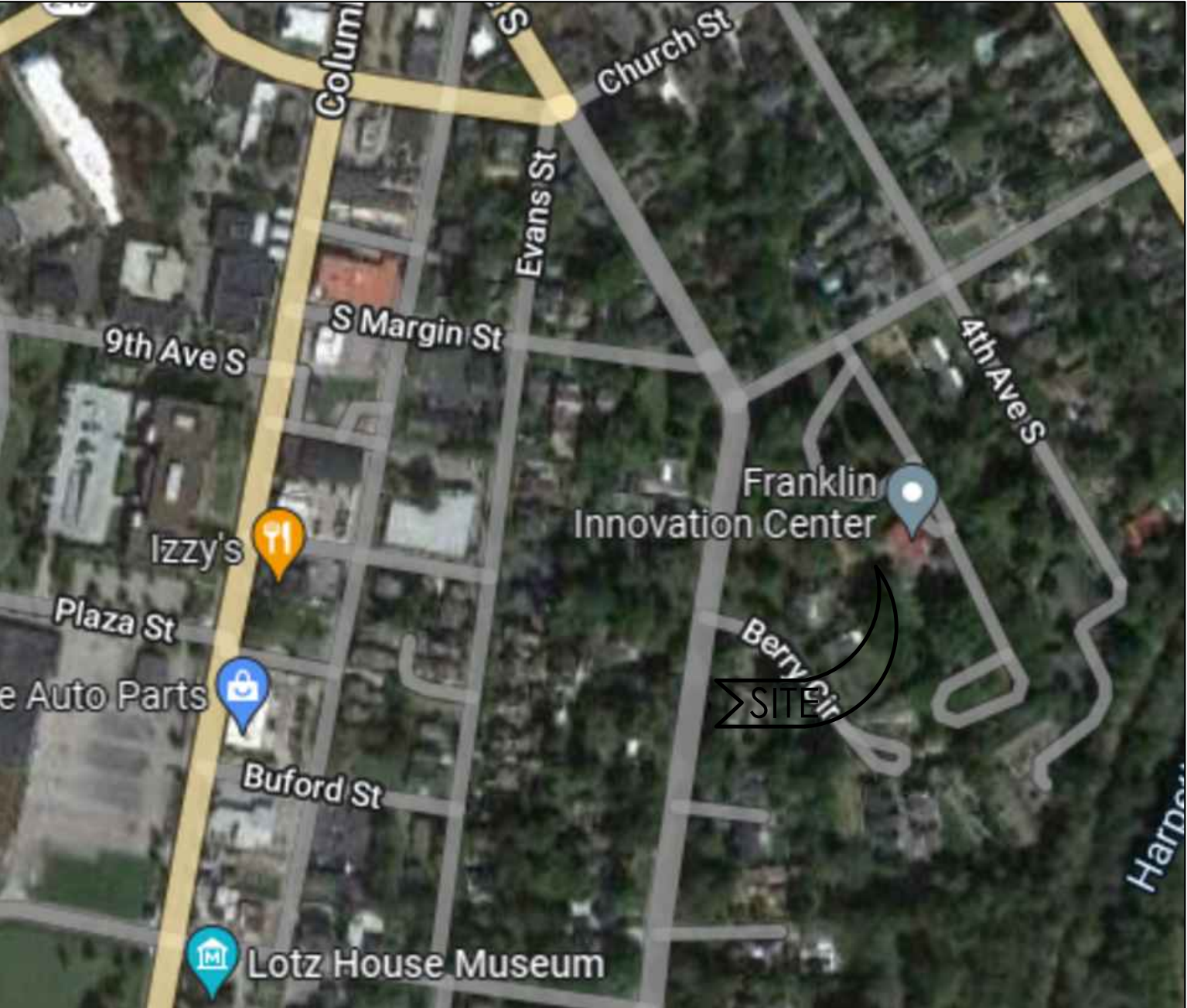
- ANY DAMAGED PORTIONS OF SIDEWALK ALONG LEWISBURG AVE SHALL BE REPLACED, AS DETERMINED BY THE CITY OF FRANKLIN STREET DEPARTMENT.
- CONTRACTOR TO INSTALL FENCING TO PROHIBIT VEHICULAR ACCESS TO CONSTRUCTION AREA. GATE SHALL BE EQUIPPED WITH KNOX BOX TO ALLOW EMERGENCY ACCESS.
- MULCH SHALL NOT BE WITHIN 18" OF BUILDINGS. THIS INCLUDES WOOD AND VINYL BUT NOT BRICK OR CONCRETE.



HISTORIC OVERLAY MAP

ZONING ORDINANCE	JANUARY 1, 2023
SUBDIVISION REGULATIONS	JANUARY 1, 2022
HISTORIC DISTRICT DESIGN GUIDELINES	MAY 30, 2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	JULY 2, 2021
STORMWATER BMP MANUAL	JULY 1, 2021
TECHNICAL SPECS FOR UTILITY INSTALLATION	OCTOBER 30, 2020
MUNICIPAL CODE	SEPTEMBER 27, 2022

BUILDING NUMBER	NUMERICAL	STREET NAME	Historic Name
11	100	ED SILVA WAY	Haynes-Berry House
12	106	ED SILVA WAY	Studio-Pavillion
8	101	ED SILVA WAY	Lee Buckner Rosenwald School
1	201	ED SILVA WAY	Winstead
4	109	ED SILVA WAY	Smokehouse



FRANKLIN GROVE ESTATE & GARDENS VICINITY MAP

423 SOUTH MARGIN STREET
FRANKLIN, TN



PARCEL ID NUMBER: 078F F 02500

PROJECT TEAM:

OWNER:

THE HERITAGE FOUNDATION OF WILLIAMSON
COUNTY
112 Bridge Street
Franklin, TN 37064

ARCHITECT:

BELINDA STEWART ARCHITECTS, PA
P.O. Box 867 / 61 N Dunn Street
Eupora, MS 39744
662.258.6405 & 662.258.6452 (fax)

ARCHITECT:

CYRIL STEWART, LLC
3813 Whitland Avenue
Nashville, TN 37205
615.207.5959

LANDSCAPE ARCHITECTURE:

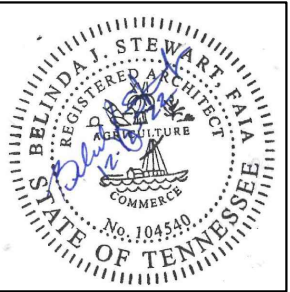
HDLA
507 Main Street
Nashville, TN 37206
615.327.4447

CIVIL ENGINEER:

RAGAN SMITH ASSOCIATES, INC
315 Woodland Street
Nashville, TN 37206
615.244.8591

ENGINEER:

GENESIS ENGINEERING GROUP, LLC
134 4th Avenue North
Franklin, TN 37064
615.628.7270



Issue Date: Feb. 2, 2023
Project Number: 8053
Construction Documents

BELINDA STEWART ARCHITECTS, P.A.

61 N. DUNN STREET or P.O. BOX 867 EUPORA, MS 39744 (662) 258-6405
www.belindastewartarchitects.com bsa@belindastewartarchitects.com

SITE GENERAL NOTES:

- Existing conditions taken from survey by Ragan Smith dated 05/04/2020.
- The contractor shall verify the location of all existing utilities in the proximity of the construction area and report any discrepancies to the owner's representative prior to beginning work.
- The contractor shall conform to all local, state and federal codes and obtain all permits prior to beginning work.
- The contractor shall check all finished grades and dimensions and report any discrepancies to the owner's representative prior to beginning work.
- Dimensions are to the face of curb, edge of concrete and face of building unless noted otherwise.
- Proposed building footprint is for graphic purposes only. Contractor shall use the current architectural drawings for building stakeout and verify that there are no discrepancies with these plans.
- All traffic markings shall conform to the manual of uniform traffic control device (MUTCD). All pavement marking shall be thermoplastic unless directed otherwise by the owner's representative.
- All accessible ramps, parking spaces and accessible routes shall comply with the current ADA requirements.
- Exterior door landings shall be provided per the local building code. Contractor shall coordinate door locations and adjacent sidewalk/landing grades with these plans and report any discrepancies to the owner's representative.
- Maintain one set of as-built drawings on the job site for distribution to the architect/engineer upon completion: include detention pond topo, all utility locations, and all new sidewalk ramps. elevations for all sanitary and storm sewer structures shall be included, drawings shall include vertical and horizontal information on all new utilities as well as existing utilities discovered during construction. final drawings shall be produced and stamped by licensed surveyor.
- Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Install all utilities prior to installation of pavement.

SITE CONSTRUCTION NOTES:

- The necessary permits for the work shown on these site development plans will be obtained by the contractor prior to commencement of any work on this project. The contractor shall give all necessary notices and obtain all permits and pay all fees involved in securing said permits. He shall also comply with all city, county and state building laws, ordinances or regulations relating to the construction of the project.
- The contractor shall be responsible for and shall bear all expenses of field staking necessary for site and building layout. All layout shall be performed in accordance with the site layout plan.
- The location of existing piping and underground utilities, such as water and gas lines, electrical and telephone conduits, etc., as shown on this portion of the plans have been determined from the best available information by actual surveys, or taken from the records and drawings of the existing utilities. However, the civil engineer does not assume responsibility that, during construction, the possibility of utilities other than those shown may be encountered or that actual location of those shown may vary somewhat from the location designated on this portion of the plans. In areas where it is necessary that the exact locations of underground lines be known, the contractor shall, at this own expense, furnish all labor and tools to either verify and substantiate or definitively establish the location of the lines.
- The contractor must understand that the work is entirely at his risk until same is accepted and he will be held responsible for its safety by the owner. Therefore, the contractor shall furnish and install all necessary temporary works for the protection of the work, including barricades, warning signs, and lights.
- The site development portion of this project will be subject to the inspection and final approval of the local planning, codes, water and sewer departments (and/or utility districts), engineering/public works departments and fire marshal's office.
- If, during the construction of the site development portion of this project, a question of intent or clarity arises from either the plans or specifications, the contractor will immediately bring the matter to the attention of the civil engineer or owner's representative for resolution before the affected work items are initiated or pursued further.
- The contractor will exercise extreme caution in the use of equipment in and around overhead and/or underground power lines. If at any time in the pursuit of this work the contractor must work in close proximity of the above-noted lines, the electric and/or telephone companies shall be contacted prior to such work and the proper safety measures taken. The contractor should make a thorough examination of the overhead lines in the project area prior to the initiation of construction.
- The contractor shall be responsible for any damage done to the premises or adjacent premises, or injuries to the public during the construction of the work, caused by himself, his subcontractors, or the carelessness of any of his employees.

DEMOLITION NOTES:

- The contractor will be required to remove all excavated materials and such items shall become the property of the contractor. All items shall be properly disposed of at an off-site location. The contractor shall outline any and all possible haul routes and shall be prepared to submit such to the local jurisdiction public works department, the civil engineer and other authorities for approval.
- If, at any time, prior to or during the demolition work, hazardous material is encountered, the contractor shall notify the owner's representative and appropriate governmental agency.
- The contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outage or disruption. Such operations shall be conducted by the contractor with minimum interference to adjacent owners. Adjacent egress and access shall be properly maintained at all times. Do not close or obstruct any roadways, parking or sidewalks without permission from the adjacent owners or the local jurisdiction public works department.
- Prior to the commencement of demolition/grading operations, all overhead and underground utilities shall be located. All removal and/or relocation of utilities shall be coordinated with the respective utility companies.
- The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over or around the utilities, the contractor will be required to furnish such equipment at no additional cost to owner.
- The contractor will be solely responsible for contacting all affected utilities prior to submitting his bid to determine the extent to which utility disconnections and/or adjustments will have upon the schedule of the work for the project. Some utility facilities may need to be adjusted concurrently with the contractor's operations, while some work may be required 'around' utility facilities that will remain in place. It is understood and agreed that the contractor will receive no additional compensation for delays or inconvenience caused by the utility adjustment.

EROSION PREVENTION AND SEDIMENT CONTROLS:

- All control measures must be properly installed and maintained in accordance with the manufacturer's specifications, TDEC and local standards.
- Design, inspection, and maintenance of BMPs described and shown on these plans shall be consistent or exceed recommendations contained in the current edition of TDEC's Tennessee erosion control handbook.
- BMP capacity [sediment traps, silt fences, sedimentation ponds, and other sediment control] shall not be reduced by more than 50% at any given time. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the contractor must replace or modify the control for relevant site situations.
- Where permanent or temporary vegetation cover is used as a control measure, the timing of the planting is critical. planning for planting of vegetation cover during winter or dry months should be avoided.
- If sediment escapes the permitted area, off-site accumulations of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts. The contractor shall not initiate remediation/restoration of a stream without consulting the division first. The NOI general permit does not authorize access to private property. arrangements concerning removal of sediment on adjoining property must be settled by the contractor and adjoining landowner.
- Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events or before being carried off of the site by wind or otherwise prevented from becoming a pollutant source for storm water discharges. After use, materials used for EPSC should be removed or otherwise prevented from becoming a pollutant source for storm water discharge.
- Erodible material storage areas (including overburden and stockpiles of soil) and borrow pits are considered part of the site and should be addressed with appropriate bmp's accordingly.
- Pre-construction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is stabilized. contractor shall sequence events to minimize the exposure time of graded or denuded areas. Clearing and grubbing shall be held to the minimum necessary for grading and equipment operation. Existing vegetation at the site should be preserved to the maximum extent practicable.
- EPSC measures must be in place and functional before moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workday, but must be replaced at the end of the workday.
- The following records shall be maintained on or near site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease or a portion of the site; the dates when stabilization measures are initiated; inspection records and rainfall records. Contractor shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.
- A copy of the SWPPP shall be retained on-site and should be accessible to the director and the public. Once site is inactive or does not have an onsite location adequate to store the SWPPP, the location of the SWPPP, along with a contact phone number, shall be posted on-site. If the SWPPP is located off-site, reasonable local access to the plan, during normal working hours, must be provided.
- Off-site vehicle tracking of sediments and the generation of dust shall be minimized. A stabilized construction access (a point of entrance/exit to a construction site) shall be constructed as needed to reduce the tracking of mud and dirt onto public roads by construction vehicles.
- Inspections must be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart. where sites or portions of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme drought, such inspection has to be conducted once per month until thawing or precipitation results in runoff or construction activities resumes. Inspection requirement do not apply to definable areas that have been finally stabilized, as designed by the engineer. Written notification of the intent to change the inspection frequency and the justification for such request must be submitted to the local environmental field office, or the division's Nashville central office for projects of TDOT or TVA. Should the division discover that monthly inspection of the site are not appropriate due to insufficient stabilization measures or otherwise, twice weekly inspections shall resume. The division may inspect the site to confirm or deny the notification to conduct monthly inspections.
- Inspectors performing the required twice weekly inspections must have an active certification and a record of certification must be kept on site. 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 next rain event, but in no case more than 7 days after the need identified.
- Outfall points shall be inspected to determine whether EPSC measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.

TREE PROTECTION NOTES:

- Any required excavation in or around the protection zone to accommodate underground services, footings, etc., shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished by a certified arborist via ANSI A-300-95 standard so as to minimize impact of the general root system.
- The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
- Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently, particularly if the tree's root system has been disturbed by excavation). Fill shall not be placed upon the root system in such a manner as to endanger the health or life of the affected tree.
- Tree protection barrier shall be constructed prior to the issuance of any permits and shall remain intact throughout the entire period of construction.

FINAL STABILIZATION NOTES:

- Upon completion the following methods shall be used as final stabilization for erosion control.
- All temporary or "during construction" erosion control measures shall be removed. (i.e. silt fence, construction entrance, inlet protection, excessive riprap, etc.)
- Sediment accumulation shall be removed from detention pond, swales, ditches, inlets, and outfalls.
- Sediment and debris removed shall be disposed of properly. If contamination of materials suspected, contact TDEC or local waste management for proper disposal.
- All areas of exposed soils shall receive seed/straw, sodding, erosion control matting, and/or mulch.
- All swales and ditches shall have a healthy stand of grass.
- All outfalls shall possess an appropriate amount of riprap or other approve means to prevent scouring.

SITE GRADING & STORM DRAINAGE NOTES:

- Erosion control sediment barriers and tree protection barrier shall be installed prior beginning site work.
- No heavy equipment shall cross or be stored outside the limits of construction, within tree protections zones, or under the drip line of existing trees to remain.
- Topsoil stripped from areas to be graded shall be stockpiled on site in a location approved by the owner's representative.
- Drainage shall be routed around stockpile locations for the duration of grading operations. Erosion control measures shall be installed to prevent loss of topsoil material.
- Prior to beginning construction, contractor shall review geotechnical report.
- All cut and fill shall be performed under the direction/observation of the geotechnical engineer.
- The suitability of soils for fill material shall be determined by the geotechnical engineer.
- Unless directed otherwise by geotechnical engineer, all fill areas shall be raised in lifts not exceeding 8" in thickness. the relative compaction of each layer shall not be less than 95% of the standard proctor maximum dry density (ASTM D-698) in all areas of fill within open areas and 98% of same specification for areas under roads, parking, sidewalks, building slabs, and foundations.
- All grading shall be completed to the grades indicated within these plans. final grades shall provide proper drainage and prevent standing water.
- All storm drainage castings to be John Bouchard & Sons Co. or approved equal, unless otherwise noted.
- All storm drainage pipes to be RCP, Class III, unless otherwise noted.
- Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.
- Existing structure castings to remain shall be adjusted to match new grade.

SITE UTILITY NOTES:

- All materials and workmanship for utility lines and appurtenances shall be in strict compliance with the governing utility company and local codes. Prior to construction contractor shall notify utility company. (see utility contact information)
- Contractor shall coordinate site electrical, gas, telephone, and cable with the respective utility company for service layout and design information. Any proposed layout of these utilities depicted on these drawings is graphical only and not intended to represent design of these utilities.
- Prior to commencement of construction, contractor shall obtain all permits and pay any required tap and connection fees.
- All trenching, pipe laying and backfilling shall be in accordance with federal OSHA regulations.
- Site contractor shall construct all utility services to within 5' of building.
- Contractor shall be responsible for coordinating the sequencing of construction for all utility lines to avoid conflicts.
- Contractor shall coordinate size and location of water, sewer and stormwater connections to the building as depicted on the building mechanical plans and the site utility plan and notify the engineer or owner's representative of any discrepancies.
- Water services lines 2"-2" shall be ductile iron pipe - Class 52 unless otherwise required by utility company.
- Fire line installation and thrust blocking location and sizing shall be per N.F.P.A. and local fire department requirements.
- Water meter manufacturer/model number and vault specifications shall be per the water utility company.
- Backflow device (RPBP/DDCVA) manufacturer/model number shall be per the water utility company.
- Contractor shall install hot box enclosure (pre-finished dark green) on all exterior above-ground backflow devices. Domestic and fire backflow devices shall be heated. Contractor shall coordinate providing appropriate electrical service to backflow device.
- Contractor shall coordinate location of backflow device with the building mechanical drawings.
- Sanitary sewer service lines shall be SDR 26 PVC unless specified otherwise.
- Maintain a 10' horizontal and 18" vertical separation between sanitary sewer and water lines.
- All fire line mains to be installed by licensed fire protection contractor.
- Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.
- Contact local fire department before locating and installing fire department connection. Location and type subject to change to meet required codes.
- Coordinate with local utility and/or fire department on approved meter, fire hydrant, reduced pressure backflow preventor, and double detector check valve assembly and vault manufacturers.
- Detailed water and sanitary sewer plans and shop drawings to be approved by jurisdictional agencies prior to construction.
- Any existing water or sewer service that will no longer remain active at the completion of construction must be removed and capped at the main. All trench work and paving repair shall comply with current public works standards.

FEMA FLOOD NOTE:

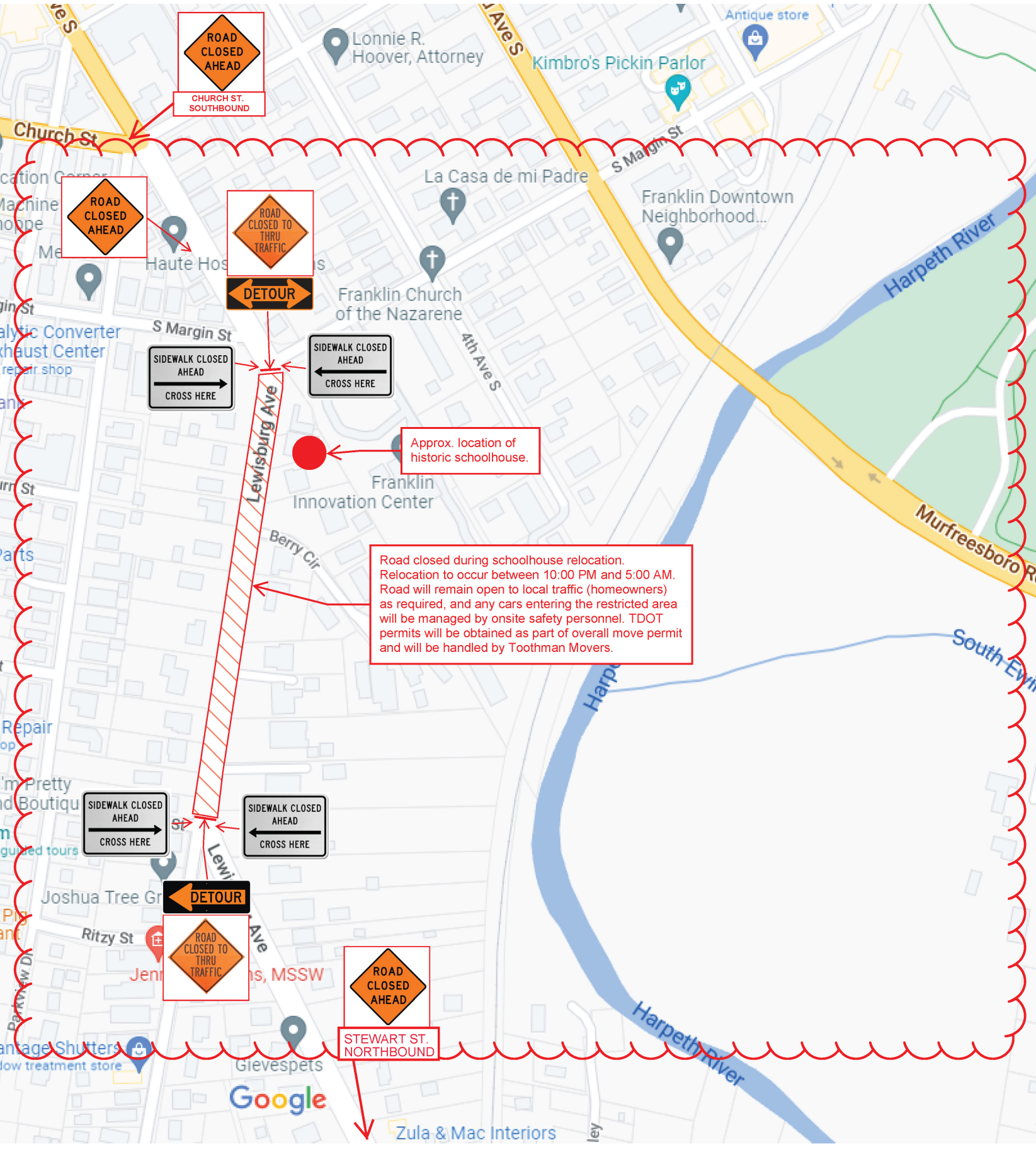
By scaled map location and graphic plotting only, this property lies within flood zone "x", as designated on current federal emergency management agency map no. 47187c0211g, with an effective date of December 22, 2016, which makes up a part of the national flood insurance administration report; community no. 470206, panel no. 0211, suffix g, which is the current flood insurance rate map for the community in which said premises is situated. Said map defines zone "x" under "other areas" as areas determined to be outside the 0.2% annual chance floodplain.

GEOTECHNICAL NOTE:

- A geotechnical report has been prepared for this site by ECS Southeast, LLP dated November 16, 2022. The contractor shall be responsible for reviewing the geotechnical report and shall incorporate all geotechnical considerations, recommendations and special notes into the construction and stabilization of this project.

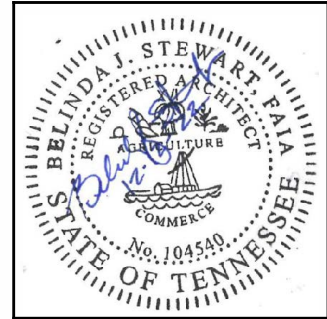
CITY OF FRANKLIN
APPLICATION #586797
PROJECT# 8053

TRAFFIC PLAN:



VARIANCES:

CITY OF FRANKLIN
APPLICATION #586797
PROJECT# 8053



**CYRIL STEWART, LLC &
BELINDA STEWART ARCHITECTS, PA**
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bsa@belindastewartarchitects.com
cyril@cyrilstewart.com
www.belindastewartarchitects.com

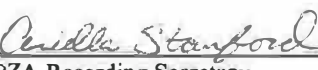
Rosenwald School Relocation, Site Plan

101 Ed Silva Way
Franklin, Tennessee

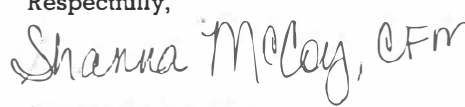
PROJECT #: 8053
DATE: 2.2.2023
REVISION:
SHEET:
**VARIANCES
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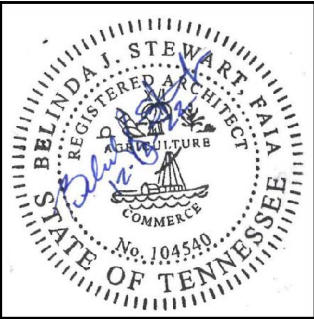
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PLANNING AND SUSTAINABILITY DEPARTMENT Emily Hunter, AICP Director  HISTORIC FRANKLIN TENNESSEE Dr. Ken Moore Mayor Eric S. Stuckey City Administrator DATE: November 3, 2022. TO: Board of Zoning Appeals FROM: Ariella Stanford, Planner Amy Diaz-Barriga, Assistant Director <u>Subject</u> Variance Request For A 43-Foot Encroachment Into the Required 75-Foot Front Yard Setback To Relocate The Historic Rosenwald School, For The Property Located At 423 S Margin Street (FZO §3.12.5 Zoning Districts, Civic Institutional District, Dimensional Standards). <u>Summary of Action Taken</u> The Board of Zoning Appeals has reviewed this item, held a public hearing, and voted to: ☒ Approve the variance based on the criteria that authorize a variance to be established. ☐ Disapprove the variance because one or more of the criteria for approving a variance was not established. ☐ Defer the variance request for continued review of the application. ☐ Approve the variance with conditions based on the criteria that authorize a variance to be established:  BZA Chair  BZA Recording Secretary 11/3/22 Date 109 Third Avenue South, Suite 133 • Franklin, TN 37064 • 615.791.3212 O • 615.791.3257 F • www.franklin.tn.gov	CITY OF FRANKLIN 109 3rd Ave S. Franklin, TN 37064 (615) 791-3212  HISTORIC FRANKLIN TENNESSEE File #: 21-03721 DATE: October 11, 2022 TO: Board of Zoning Appeals FROM: Emily Wright, Planning Director Amy Diaz-Barriga, Planning Supervisor Ariella Stanford, Planner SUBJECT: Variance Request For A 43-Foot Encroachment Into the Required 75-Foot Front Yard Setback To Relocate The Historic Rosenwald School, For The Property Located At 423 S Margin Street (FZO §3.12.5). <u>PURPOSE:</u> PROJECT INFORMATION COF Project Number: 7887 Applicant: Stephanie Stewart Owner: Cyril Stewart <u>BACKGROUND/STAFF COMMENTS:</u> Vicinity Zoning/Land Use Site: CI - Civic Institutional District, Civic/Institutional Northeast: R4 - Residential 4 District / PD Planned District, Residential Single Family Northwest: R4 - Residential 4 District, Residential Single Family Southeast: R4 - Residential 4 District / PD Planned District, Residential Single Family/Residential Multifamily Southwest: R4 - Residential 4 District, Residential Single Family/Residential Duplex <u>Applicable Zoning Ordinance Provisions</u> 20.10 Variance A. The purpose of a variance is to: 1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and 2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission. B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general. 3.12.5 - Zoning Districts, CI - Civic Institutional District, Dimensional Standards <table border="1"> <tr> <td>Principal Building Setbacks</td> <td>Minimum</td> </tr> <tr> <td>Front Yard Abutting Arterial Street</td> <td>75 feet</td> </tr> </table> City of Franklin Page 1 of 3 209 Third Avenue South, Suite 133 • Franklin, TN 37064 • 615.791.3212 O • 615.791.3257 F • www.franklin.tn.gov	Principal Building Setbacks	Minimum	Front Yard Abutting Arterial Street	75 feet	PLANNING AND SUSTAINABILITY DEPARTMENT Emily Hunter, AICP Director  HISTORIC FRANKLIN TENNESSEE Dr. Ken Moore Mayor Eric S. Stuckey City Administrator Franklin Historic Zoning Commission Certificate of Appropriateness (COA) Address: 423 S. Margin St. (Franklin Historic District) Applicant: Stephanie Stewart Owner: Heritage Foundation of Williamson County Project #: 7953 <u>Type of Work:</u> Consideration of Alterations to Buildings, Alterations to Site & Setting, Relocation of Existing Accessory within Site, & Relocation of Building onto Site <u>Status:</u> Approved with Conditions - Parking, Walkways, & Driveways - Select Grading Alterations - Select Fences & Walls - Select Alterations to the Winstead House - Alterations to the Carriage House - Relocation of Lee-Buckner Rosenwald School onto Site - Relocation of Smokehouse within Site <u>Denial: Lighting</u> (See "Approved Work Specifications" & "Non-Approved Work" below) <u>Approval Date:</u> October 10, 2022 <u>Expiration Date:</u> October 10, 2024 (if work has not commenced) <u>BACKGROUND</u> The applicant is requesting a Certificate of Appropriateness (COA) for a series of work. <u>APPLICABLE DESIGN GUIDELINES</u> - Secretary of Interior's Standards for Rehabilitation - Chapter 2 - Historic Residential Buildings, Additions to Historic Residential Buildings, Non-Historic Residential Buildings - Chapter 5 - Historic Accessory Structures, Non-Historic Accessory Structures - Chapter 6 - Site & Setting - Chapter 7 - Fences, Walls, & Gates - Chapter 9 - Modern Features - Chapter 10 - Demolition & Relocation 109 Third Avenue South, Suite 133 • Franklin, TN 37064 • 615.791.3212 O • 615.791.3257 F • www.franklin.tn.gov	APPROVED WORK SPECIFICATIONS The following portions of the application are approved, with the listed conditions: 1. Parking, Walkways, & Driveways (generally correspond to pages 7-8, 22-23 of attached application) Conditions of Approval: - The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval. - Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval. 2. Grading Alterations (generally correspond to pages 9-14 of attached application) Conditions of Approval: - In accordance with the Guidelines, <u>the proposed grading change/retaining wall construction directly in front of the Winstead House entrance must be removed from the design.</u> Revised plans must be submitted to the Preservation Planner for review and approval prior to site plan approval. - In accordance with the Guidelines, <u>the proposed ramp at the ca. 1920 hyphen addition must either be removed from the proposal or the applicant must submit additional information to substantiate review by the HZC in light of the applicable Guidelines.</u> Specifically, additional information detailing on how the grade is proposed to be situated at this location must be provided, as well as an elevation rendering the proposed ramp design. - The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval. - Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval. 3. Fences & Walls (generally correspond to pages 24-36 of attached application) Conditions of Approval: - In accordance with the Guidelines, <u>the proposed grading change/retaining wall construction directly in front of the Winstead House entrance must be removed from the design.</u> Revised plans must be submitted to the Preservation Planner for review and approval prior to site plan approval. - The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval. - Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.
Principal Building Setbacks	Minimum						
Front Yard Abutting Arterial Street	75 feet						
4. Alterations to the Winstead House (generally correspond to pages 14, 43-52 of attached application) Conditions of Approval: - In accordance with the Guidelines, <u>the portion of the loggia on the west elevation must be removed from the proposal.</u> The revised elevations must be submitted to the Preservation Planner for review and approval prior to site plan approval. <u>The proposal to add square footage at the second level to fill in a facade break between the hipped addition and the original building at the east elevation (see page 50 of application, at the Storage and Janitor Closet location) is not consistent with the Guidelines and must be removed from the proposal.</u> The revised elevations must be submitted to the Preservation Planner for review and approval prior to site plan approval. <u>The hipped gable rendered above the sleeping porch must be removed.</u> The revised elevations must be submitted to the Preservation Planner for review and approval prior to site plan approval. <u>The applicant shall work with staff on determining the appropriate detailing/trim for the portion of the building that current features a Mansard-style roof.</u> <u>All new windows at the approve new construction and altered existing areas must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood.</u> The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit. - The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval. - Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval. 5. Alterations to the Carriage House (generally correspond to page 55 of attached application) Conditions of Approval: <u>All new windows at the approve new construction and altered existing areas must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood.</u> The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit. - The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval.	iii. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval. 6. Relocation of the Lee-Buckner Rosenwald School onto Site (generally correspond to page 54 of attached application) Conditions of Approval: <u>All replacement siding must consist of wood.</u> <u>All new windows must have historic profile and dimension and consist of either wood.</u> The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit. - The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval. - Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval. 7. Relocation of Smokehouse within Site (generally correspond to page 53 of attached application) Conditions of Approval: <u>All new windows at the approve new construction and altered existing areas must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood.</u> The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit. - The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval. - Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval. NON-APPROVED WORK The following portions of the application are not approved: Lighting (generally correspond to pages 37-40 of attached application) Amanda Rose, AICP Preservation Planner City of Franklin Planning & Sustainability Department 615.550.6737 www.franklin.tn.gov/planning 209 Third Avenue South, Suite 133 • Franklin, TN 37064						

VARIANCES:

1 BUILDING AND NEIGHBORHOOD SERVICES Tom Marsh Director 17 76 99 Dr. Ken Moore Mayor 17 76 99 Eric S. Stuckey City Administrator HISTORIC FRANKLIN TENNESSEE March 7, 2022 Meg Hershey CFO Heritage Foundation of Williamson County P.O. Box 723 Franklin, TN 37065 Re: 423 S. Margin Street Franklin, TN 37064 Parcel ID: 078F-F02500 Per your request, the above referenced property is currently zoned Civic Institutional. This property is within the Central Franklin Overlay District and the Historic Preservation Overlay District. Permitted principal uses of properties zoned Civic Institutional District are as follows: • Agricultural Uses • Community Gardens • Active Recreation • Passive Parks & Open Space • Cemeteries • Charitable, Fraternal, or Social Organizations • Clinics • Entrepreneurship/Innovation Centers • Museums • Continuum of Care Facilities • Essential Services • Group Homes • Hospitals • Places of Public Assembly • Rehabilitation Centers • Day Care Centers • Funeral Homes • Telecommunication Towers & Antennas • Educational Facilities 109 Third Avenue South, Suite 110 • Franklin, TN 37064 • 615.794.7012 O • 615.591.9066 F • www.franklintn.gov	2 BUILDING AND NEIGHBORHOOD SERVICES Tom Marsh Director 17 76 99 Dr. Ken Moore Mayor 17 76 99 Eric S. Stuckey City Administrator HISTORIC FRANKLIN TENNESSEE After careful review, the determination has been made that the proposed uses for the Franklin Grove development fall within the defined permitted uses for the Civic Institutional Zoning District per the City of Franklin Zoning Ordinance. Based on the information provided, the following uses have been proposed and determined to be permitted within the Civic Institutional Zoning District. • Passive Park ◦ The Gardens • Museums ◦ The Museum of Art & Education Center-Perkins-Winstead House ◦ Lee-Buckner Schoolhouse • Entrepreneurship/Innovation Center ◦ Innovation Center—Haynes Berry House • Charitable/Fraternal/Social Organization ◦ The Cabbage House—the offices would be for primarily used by administrative personnel, members, and guests, not leased to individual private businesses. • Place of Public Assembly ◦ The Museum of Art & Education Center-symposiums, lectures, speaker series, exhibits, etc. • The Smokehouse is an accessory structure used for storage. A link to the City of Franklin Zoning Ordinance is below: http://web.franklintn.gov/FilppingBook/FranklinZoningOrdinance/index.html This Zoning Determination Letter is provided solely for the purpose of discussing the proposed use(s) and the current Zoning classification. Deviation from the described/proposed uses may constitute a change of use that may not be approved in this Zoning District. This letter neither confirms or validates whether any structure or buildings on the property are in compliance with applicable provisions of the City of Franklin Zoning Ordinance, Municipal Code, the City of Franklin's development rules, and regulations, including adopted building codes. The City of Franklin offers complimentary, on-site pre-construction/occupancy meetings where additional guidance on preparing and submitting applicable development/site plans, construction drawings, and permit applications is provided. Please contact Shanna McCoy at 615-950-6631 to schedule this meeting. 109 Third Avenue South, Suite 110 • Franklin, TN 37064 • 615.794.7012 O • 615.591.9066 F • www.franklintn.gov	3 BUILDING AND NEIGHBORHOOD SERVICES Tom Marsh Director 17 76 99 Dr. Ken Moore Mayor 17 76 99 Eric S. Stuckey City Administrator HISTORIC FRANKLIN TENNESSEE If you feel this determination has been made in error, an Appeal of Administrative Decision may be requested. A written appeal shall be filed with the Department of Planning and Sustainability within 30 days of the date of this determination. There is a \$250 fee to apply for an appeal. The next submittal deadline is April 11, 2022, to be on the May 5, 2022, agenda. Please contact Victoria Henley in the Department of Planning and Sustainability at 615-794-3212 for additional information and assistance with filing an appeal. If you have questions or need additional assistance, please do not hesitate to contact me via phone at 615-650-6631 or email at shanna.mccoy@franklintn.gov Respectfully,  Shanna McCoy, CFM Zoning and Floodplain Administrator City of Franklin, TN cc. Eric Stuckey Vernon Gerth Tom Marsh 109 Third Avenue South, Suite 110 • Franklin, TN 37064 • 615.794.7012 O • 615.591.9066 F • www.franklintn.gov	4 City of Franklin 109 3rd Ave S. Franklin, TN 37064 (615) 794-3212 File #: 21-03721 DATE: October 11, 2022 TO: Board of Zoning Appeals FROM: Emily Wright, Planning Director Arny Diaz-Barriga, Planning Supervisor Arrela Stanford, Planner SUBJECT: Variance Request For A 43-Foot Encroachment Into the Required 75-Foot Front Yard Setback To Relocate The Historic Rosenwald School, For The Property Located At 423 S Margin Street (FZO §312.5) PURPOSE: PROJECT INFORMATION COF Project Number: 7987 Applicant: Stephanie Stewart Owner: Cynil Stewart BACKGROUND/STAFF COMMENTS: Vicinity Zoning/Land Use Site: CI - Civic Institutional District, Civic/Institutional Northeast: R4 - Residential 4 District / PO Planned District, Residential Single Family Northwest: R4 - Residential 4 District, Residential Single Family Southeast: R4 - Residential 4 District/ PO Planned District, Residential Single Family/Residential Multifamily Southwest: R4 - Residential 4 District, Residential Single Family/Residential Duplex Applicable Zoning Ordinance Provisions 20.10 Variance A. The purpose of a variance is to: 1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and 2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission; B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general. 312.5 - Zoning Districts, CI - Civic Institutional District, Dimensional Standards <table> <tr> <td>Principal Building Setbacks</td> <td>Minimum</td> </tr> <tr> <td>Front Yard Abutting Arterial Street</td> <td>75 feet</td> </tr> </table> City of Franklin Page 1 of 3	Principal Building Setbacks	Minimum	Front Yard Abutting Arterial Street	75 feet
Principal Building Setbacks	Minimum						
Front Yard Abutting Arterial Street	75 feet						
5 Background The subject parcel is located at 423 S. Margin Street and is zoned CI - Civic Institutional District. The property is located within the Historic Preservation Overlay and the Central Franklin Overlay District. The Heritage Foundation is proposing the relocation of a historic Rosenwald school from southern Williamson County. Being a corner lot, the Zoning Ordinance treats both S Margin Street and Lewisburg Avenue as frontage yards, requiring 75' setbacks. Previously, structures that existed on this site were setback just over thirty feet. The applicant is requesting a 32' setback from Lewisburg Avenue for the schoolhouse. Variance requests for historic structures in the Historic Preservation Overlay are required to receive a recommendation by the HZC prior to consideration by the Board of Zoning Appeals (BZA). The HZC provided a favorable recommendation to the BZA at its October, 2022 meeting for the schoolhouse to encroach into the 75-foot setback by 43 feet. The proposal is the most sensitive to the architectural qualities of the site's contributing structure and presents the least amount of adverse impact on the contributing status of the historic structure and the context of the overall historic district. Staff Analysis The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O. §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria: 1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance. The property is exceptional due to its historical condition. Due to the requirements of the Historic Zoning Commission and the Tennessee Historical Commission, the Lee-Buckner Rosenwald school cannot be placed elsewhere on the site. Historic preservation guidelines require the preservation of historically significant stone walls, the preservation of significant landscape or property surrounding a historic building, as well as the specific orientation of historic buildings. These factors apply to this site and the historical context of the schoolhouse. Staff finds this requirement met. 2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property. To move the schoolhouse to comply with the 75' requirement would require demolition of a historic stone wall and block the view of the historic Haynes Berry house. This would result in undue hardship for the owner of the property. Therefore, staff finds that this criteria is met. 3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance. Staff finds that this proposed plan would not cause substantial detriment to the public good. The intent of the Zoning Ordinance in this case is to maintain a buffer between buildings and the street that is consistent along the given street for aesthetic purposes. Because the applicant has positioned the building fronting S Margin Street, and the building is situated as far from Lewisburg Avenue as it can be, staff finds this proposal to meet the intent of the Ordinance. In addition, there are existing buildings fronting Lewisburg Avenue that range from 40-100 feet away from the property line, so this design							

CITY OF FRANKLIN
APPLICATION #586797
PROJECT# 8053



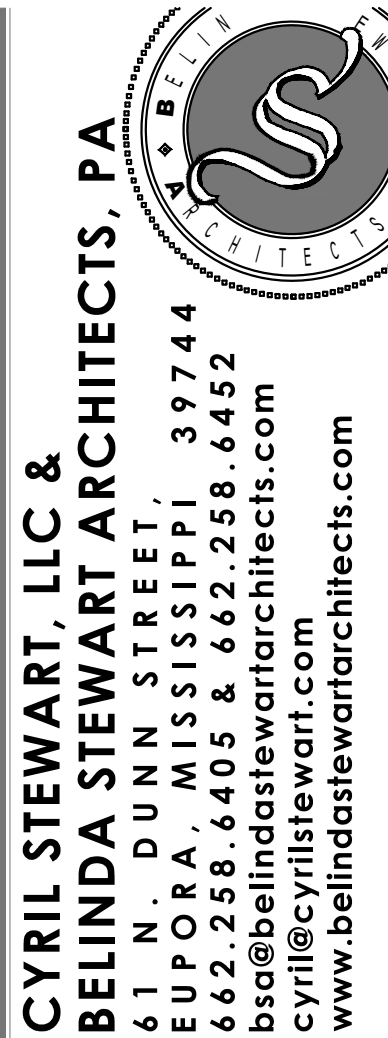
**CYRIL STEWART, LLC &
BELINDA STEWART ARCHITECTS, PA**
61 N. DUNN STREET,
EUPORA, MISSISSIPPI 39744
662.258.6405 & 662.258.6452
bsa@belindastewartarchitects.com
cyril@cyrilstewart.com
www.belindastewartarchitects.com

Rosenwald School Relocation, Site Plan

101 Ed Silva Way
Franklin, Tennessee

SURETY:

CITY OF FRANKLIN
APPLICATION #586797
PROJECT# 8053



Rosenwald School Relocation, Site Plan

101 Ed Silva Way
Franklin, Tennessee

PROJECT #: 8053

DATE: 2.2.2023

REVISION

SHEET:

SURETY

C0.4

City of Franklin
Suey Calculations
1/26/2024

City of Franklin Approved Surety Calculator

Version: 2020.01

DEVELOPMENT:
COF # (Plan):
COF # (Site Plan):
DEV. ADDRESS:
SECTION:
WATER DISTRICT: CITY OF FRANKLIN
DISTURBED ACREAGE: 0.24 acres

OWNER:
APPLICANT:
COMPANY:
ADDRESS:
PHONE NO:
EMAIL:

Site owner or Developer Certification:

I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Sections 36-3-203(a)(4), this declaration is made under penalty of perjury.

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 surety or related encroachment on City of Franklin right-of-way, including modification, revision, or change in use of any existing drainage 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. (Total EPSC amount = \$5,800)

SURETY SUMMARY	SUB TOTAL	CONTINGENCY	EPSC	TOTAL
I. CITY SEWER:	-----	-----	-----	-----
II. CITY WATER:	-----	-----	-----	-----
III. PUBLIC SIDEWALK:	-----	-----	-----	-----
IV. CITY STREETS:	-----	-----	-----	-----
V. PRIVATE STREETS (INCLUDING SHARED ACCESS)	-----	-----	-----	-----
VI. STREET ACCESS	\$10,000	--- n/a ---	--- n/a ---	\$10,000
VII. TEMPORARY TURNAROUNDS	-----	-----	--- n/a ---	-----
VIII. TRAFFIC SIGNALS:	-----	-----	--- n/a ---	-----
IX. ITS ELEMENTS:	-----	-----	-----	-----
X. STORMWATER DRAINAGE:	-----	-----	-----	-----
XI. GREEN INFRASTRUCTURE:	-----	-----	-----	-----
TOTAL SURETIES	-----	-----	-----	\$16,000

INSPECTION FEES	QUANTITY	UNIT	UNIT COST	TOTAL
WATER MAIN (Min \$1,000)	LF	\$1.25	-----	-----
I/a. WASTEWATER: GRAVITY MAIN (Min \$1,000)	LF	\$2.00	-----	-----
II/a. WASTEWATER: FORCE MAIN (Min \$1,000)	LF	\$1.50	-----	-----
II/c. RECLAIMED WATER (Min \$1,000)	LF	\$1.25	-----	-----
III. ROADWAY INSPECTION (Min \$1,000 - BASED 12' EQUIVALENT LANE WIDTH	LF	\$2.00	-----	-----
IV. DRAINAGE INSPECTION - STORM PIPE	LF	\$1.00	-----	-----
V/b. DRAINAGE INSPECTION - DETENTION POND:	LF	\$3.00	-----	-----
VI/c. DRAINAGE INSPECTION - DITCH WORK (BASED ON 30' EQUIVALENT WIDTH)	LF	\$1.00	-----	-----

L CITY WATER	QUANTITY	UNIT	UNIT COST	TOTAL
6" MAIN	LF	\$65	-----	-----
8" MAIN	LF	\$70	-----	-----
10" MAIN	LF	\$105	-----	-----
12" MAIN	LF	\$100	-----	-----
16" MAIN	LF	\$110	-----	-----
24" MAIN	LF	\$140	-----	-----
BOOSTER STATION (applicant to provide quote from manufacturer)	LS	-----	-----	-----
FIRE HYDRANT	EA	\$4,000	-----	-----

Note: City Water includes all Public, City of Franklin District Water Infrastructure. Do not include private service lines.

SUBTOTAL WATER

0

Sheet 1 of 4

City of Franklin		Surety Calculations		12/6/2016
II. CITY SEWER:				
QUANTITY	UNIT	UNIT COST	TOTAL	
6" MAIN	LF	\$110	\$0	
10" MAIN	LF	\$180	\$0	
12" MAIN	LF	\$155	\$0	
15" MAIN	LF	\$175	\$0	
18" MAIN	LF	\$190	\$0	
24" MAIN	LF	\$250	\$0	
36" MAIN	EA	\$270	\$0	
# MANHOLES	EA	\$3,400	\$0	
5" MANHOLES	EA	\$4,200	\$0	
# FORCE MAIN	LF	\$60	\$0	
6" FORCE MAIN	LF	\$65	\$0	
8" FORCE MAIN	LF	\$70	\$0	
10" FORCE MAIN	LF	\$105	\$0	
12" FORCE MAIN	LF	\$100	\$0	
16" FORCE MAIN	LF	\$110	\$0	
24" FORCE MAIN	LF	\$140	\$0	
PUMP STATIONS (applicant to provide quote from manufacturer)	LS	\$0	\$0	
4" RECLAIMED WATER	LF	\$55	\$0	
6" RECLAIMED WATER	LF	\$60	\$0	
8" RECLAIMED WATER	LF	\$65	\$0	
10" RECLAIMED WATER	LF	\$70	\$0	
12" RECLAIMED WATER	LF	\$80	\$0	
16" RECLAIMED WATER	LF	\$100	\$0	
Note: City Sewer includes all Public, City or Franklin District Sewer Infrastructure. Do not include private service lines.			SUBTOTAL SEWER	\$0
III. PUBLIC SIDEWALK:				
QUANTITY	UNIT	UNIT COST	TOTAL	
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	SF	\$8	\$0	
MULTI-USE PATH - CONCRETE (6" CLASS A, 4" BASE)	SF	\$8	\$0	
MULTI-USE PATH - PERVIOUS CONCRETE (4" PERVIOUS CONCRETE, 6" BASE)	SF	\$14	\$0	
MULTI-USE PATH - ASPHALT (1.5" SURFACE, 3" BINDER, 4" BASE)	SF	\$3	\$0	
HANDICAP RAMP AND DETECTABLE WARNING	EA	\$900	\$0	
Note: Public Sidewalk includes all to larger Pedestrian Network.				
The \$900 unit cost assumes only materials and minimal installation cost, and assumes all earthwork, utility relocation, mobilization, etc. costs are covered by the general construction of the associated site plan. Sidewalks not to be constructed and in-line contribution to the City of Franklin's sidewalk bank is required in its place, the fee shall be based on construction estimated from historical data for City of Franklin sidewalk construction projects. Currently the fee-in-line amount is to be set at \$1500/- based on the average cost per mile of \$1.5M for the \$9.50 Street Bedding Project, as set by the City of Franklin in June 2015.				
SUBTOTAL SIDEWALKS				\$0
IV. CITY STREETS:				
QUANTITY	UNIT	UNIT COST	TOTAL	
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	SF	\$65	\$0	
MAJOR AND MINOR COLLECTOR PAVEMENT (1.5", 2", 4", 8")	SF	\$85	\$0	
MAJOR AND MINOR ARTERIAL PAVEMENT (1.5", 2", 4", 12")	SF	\$105	\$0	
CONCRETE DRIVEWAY - RESIDENTIAL (6" CLASS A, 4" BASE)	SF	\$10	\$0	
CONCRETE DRIVEWAY - COMMERCIAL (6" CLASS A, 4" BASE)	SF	\$14	\$0	
CONCRETE CURB	LF	\$13	\$0	
CONCRETE CURB AND GUTTER	LF	\$35	\$0	
SIGNS/STRIPING/ETCS	OP TOTAL		\$0	
Note: City Streets includes all Streets within Public Right-of-way.			SUBTOTAL PUBLIC STREETS	\$0
V. PRIVATE STREETS (INCLUDING SHARED ACCESS):				
QUANTITY	UNIT	UNIT COST	TOTAL	
SHARED ACCESS DRIVE	SF	\$55	\$0	
LOCAL AND ALLEY PAVEMENT	SF	\$65	\$0	
COLLECTOR (or HEAVY DUTY) PAVEMENT	SF	\$85	\$0	
CONCRETE DRIVEWAY - RESIDENTIAL	SF	\$10	\$0	
CONCRETE DRIVEWAY - COMMERCIAL	SF	\$14	\$0	
CONCRETE CURB	LF	\$13	\$0	
CONCRETE CURB AND GUTTER	LF	\$35	\$0	
SIGNS/STRIPING/ETCS	OP TOTAL		\$0	
Note: Private Streets includes all private streets within public access easement.			SUBTOTAL PRIVATE STREETS	\$0
VI. STREET ACCESS				
QUANTITY	UNIT	UNIT COST	TOTAL	
NEW OR MODIFIED STREET CONNECTIONS	EA	\$10,000	\$0	
VII. TEMPORARY TUMAROUNDINGS				
QUANTITY	UNIT	UNIT COST	TOTAL	
TEMPORARY CURB-DE-AC OR SIMILAR	EA	\$10,000	\$0	

Sheet 2 of 2

City of Franklin		Surety Calculations		1/26/2023
VII. TRAFFIC SIGNALS:				
TRAFFIC SIGNAL MODIFICATION	QUANTITY	UNIT	UNIT COST	TOTAL
TRAFFIC SIGNAL INSTALLATION (NEW)	EA	\$140,000	\$0	\$0
	EA	\$275,000	\$0	\$0
	SUBTOTAL TRAFFIC SIGNALS			\$0
IX. ITS ELEMENTS:				
QUANTITY	UNIT	UNIT COST	TOTAL	
3" CONDUIT UNDER PAVEMENT OR SIDEWALK	LF	\$25	\$0	\$0
1" CONDUIT IN NON-PAVED AREA	LF	\$10	\$0	\$0
FIBEROPTIC PULL BOX	EA	\$1,500	\$0	\$0
36-STRAND SM FIBER OPTIC CABLE	LF	\$3	\$0	\$0
CTV CAMERA, POLE AND CABINET	EA	\$55,000	\$0	\$0
SIGNAL SYSTEM DETECTORS (2-WAY)	EA	\$7,000	\$0	\$0
SIGNAL CONTROLLER W/ F.O. MODEM	EA	\$5,000	\$0	\$0
Note: ITS Elements includes all substantial ITS infrastructure.				
	SUBTOTAL ITS ELEMENTS			\$0
X. STORMWATER DRAINAGE:				
QUANTITY	UNIT	UNIT COST	TOTAL	
15" RCP CULVERT	LF	\$40	\$0	\$0
18" RCP CULVERT	LF	\$45	\$0	\$0
24" RCP CULVERT	LF	\$60	\$0	\$0
30" RCP CULVERT	LF	\$80	\$0	\$0
36" RCP CULVERT	LF	\$95	\$0	\$0
42" RCP CULVERT	LF	\$115	\$0	\$0
48" RCP CULVERT	LF	\$165	\$0	\$0
54" RCP CULVERT	LF	\$175	\$0	\$0
60" RCP CULVERT	LF	\$235	\$0	\$0
72" RCP CULVERT	LF	\$270	\$0	\$0
NON-STANDARD RCP (Elliptical, smaller than 15", etc., indicate dimension in description.)				
DESCRIPTION:	EA	\$0	\$0	\$0
BOX CULVERT(S) LF @ "x" ' (applicant to provide manufacturer quote)	LS	\$0	\$0	\$0
HEADWALLS (Concrete Volume)	CY	\$700	\$0	\$0
ANGLE INLET/FUNCTION BOX	EA	\$3,500	\$0	\$0
DOUBLE INLET	EA	\$4,000	\$0	\$0
SAFETY GRATES	EA	\$1,200	\$0	\$0
DITCH WORK	SY	\$10	\$0	\$0
SPECIAL ITEM 01 (UNDERGROUND DETENTION, ETC.):	EA	\$0	\$0	\$0
DESCRIPTION:	EA	\$0	\$0	\$0
SPECIAL ITEM 02	EA	\$0	\$0	\$0
Note: Stormwater Drainage includes all substantial stormwater conveying and detaining infrastructure.				
	SUBTOTAL DRAINAGE			\$0
Special Items, include description and cost estimate per unit.				
XI. GREEN INFRASTRUCTURE:				
QUANTITY	UNIT	UNIT COST	TOTAL	
PERMEABLE PAVEMENT/PAVERS	SF	\$15	\$0	\$0
DRY POND	CY	\$10	\$0	\$0
WET POND	CY	\$12	\$0	\$0
RETENTION POND OUTLET STRUCTURE	EA	\$7,000	\$0	\$0
BIORETENTION/RAIN GARDEN (Water Quality Volume)	CY	\$40	\$0	\$0
URBAN BIORETENTION (Water Quality Volume)	CY	\$40	\$0	\$0
GRASS CHANNEL	\$40	\$0	\$0	\$0
WATER QUALITY SWALE	SY	\$60	\$0	\$0
INFILTRATION TRENCH	SF	\$4	\$0	\$0
LEVEL SPREADER	LF	\$10	\$0	\$0
GREEN ROOF	SF	\$20	\$0	\$0
CONSTRUCTED WETLANDS	SF	\$10	\$0	\$0
SPECIAL ITEM 03 (WATER QUALITY UNIT, ETC.):	EA	\$0	\$0	\$0
DESCRIPTION:	EA	\$0	\$0	\$0
SPECIAL ITEM 02	EA	\$0	\$0	\$0
Note: Green Infrastructure includes all substantial stormwater quality infrastructure.				
For Special Items, include description and cost estimate per unit.				
	SUBTOTAL GREEN INFRASTRUCTURE			\$0

Sheet 3 of 4

City of Franklin		Surety Calculations	1/26/2013
City of Franklin Approved Surety Calculator - Summary			
DEVELOPMENT:			
COF # (Plat):			
COF # (Site Plan):			
OWNER:			
APPLICANT:			
COMPANY:			
SECTION:			
WATER DISTRICT:		CITY OF FRANKLIN	
DISTURBED ACREAGE:		0.24 acres	
INSPECTION FEES			QUANTITY
I. WATER MAIN (MIN \$1,000)			-----
IIa. WASTEWATER: GRAVITY MAIN (Min \$1,000)			-----
IIb. WASTEWATER: FORCE MAIN (Min \$1,000)			-----
III. RECLAIMED WATER (Min \$1,000)			-----
III. ROADWAY INSPECTION (MIN \$1,000 - BASED 12' EQUIVALENT LANE WIDTH)			-----
Via. DRAINAGE INSPECTION - STORM PIPE			-----
Vib. DRAINAGE INSPECTION - DETENTION POND			-----
Vic. DRAINAGE INSPECTION - DITCH WORK (BASED ON 10' EQUIVALENT WIDTH)			-----
Applicant shall post sureties in the following amounts:			
I. City Water:			\$ -
II. City Sewer:			\$ -
III. Public Sidewalk:			\$ -
IV. City Streets:			\$ -
V. Private Streets (Including Shared Access):			\$ -
VI. Street Access			\$10,000
VII. Temporary Turnarounds			\$ -
VIII. Traffic Signals:			\$ -
IX. ITS Elements:			\$ -
X. Stormwater Drainage:			\$ -
XI. Green Infrastructure:			\$ -

Sheet 1 of 4

City of Franklin		Surety Calculations	1/26/2023
City of Franklin Approved Surety Calculator - Summary			
DEVELOPMENT:			
COF # (Plat):			
COF # (Site Plan):			
OWNER:			
APPLICANT:			
COMPANY:			
SECTION:			
WATER DISTRICT:	CITY OF FRANKLIN		
DISTURBED ACREAGE:	0.24	acres	
INSPECTION FEES			QUANTITY
I. WATER MAIN (MIN \$1,000)			*****
IIa. WASTEWATER: GRAVITY MAIN (Min \$1,000)			*****
IIb. WASTEWATER: FORCE MAIN (Min \$1,000)			*****
IIc. RECLAIMED WATER (Min \$1,000)			*****
III. ROADWAY INSPECTION (MIN \$1,000 - BASED 12' EQUIVALENT LANE WIDTH)			*****
VIa. DRAINAGE INSPECTION - STORM PIPE			*****
VIb. DRAINAGE INSPECTION - DETENTION POND			*****
VIc. DRAINAGE INSPECTION - DITCH WORK (BASED ON 10' EQUIVALENT WIDTH)			*****
Applicant shall post sureties in the following amounts:			
I. City Water:			\$ -
II. City Sewer:			\$ -
III. Public Sidewalk:			\$ -
IV. City Streets:			\$ -
V. Private Streets (Including Shared Access):			\$ -
VI. Street Access			\$10,000
VII. Temporary Turnarounds			\$ -
VIII. Traffic Signals:			\$ -
IX. ITS Elements:			\$ -
X. Stormwater Drainage:			\$ -
XI. Green Infrastructure:			\$ -

Sheet 1 of 4

City of Franklin

Surety Calculations

1/26/2023

*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)	
NEW OR MODIFIED STREET CONNECTIONS	1 EA

Sheet 2 of 4

EXISTING CONDITIONS NOTES

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC INFORMATION WAS PROVIDED BY A BOUNDARY AND TOPOGRAPHIC SURVEY DATED MAY 4, 2020.

ZONING INFORMATION:
THIS PROPERTY IS CURRENTLY ZONED C1 - (CIVIL INSTITUTIONAL DISTRICT)

PLAT REFERENCE:
BEING LOTS 1, 2, 3, 4, 5 AND A PORTION OF LOT 6 AS SHOWN ON THE FINAL PLAT ENTITLED "BERRY HOME PLACE" OF RECORD IN PLAT BOOK 1, PAGE 46, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

BEING LOTS 1 AND 2 AS SHOWN ON THE FINAL PLAT ENTITLED "BERRY HOME PLACE SUBDIVISION, REVISED" OF RECORD IN PLAT BOOK 9, PAGE 33, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO HERITAGE FOUNDATION OF FRANKLIN & WILLIAMSON COUNTY, TENNESSEE FROM BELMONT UNIVERSITY BY QUITCLAIM DEED OF RECORD IN DEED BOOK 7566, PAGE 331, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C021G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470206, PANEL NO. 0211, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

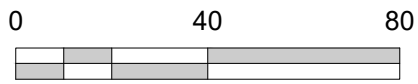
STATEMENT OF IMPACTS:
DRAINAGE FACILITIES: - CURRENTLY, ALL SITE STORMWATER FLOWS TO ADJACENT PARCELS AND RIGHT-OF-WAY. NO STORMWATER DETENTION OR QUALITY ARE LOCATED ON SITE. THE PROPOSED DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

SOIL SURVEY

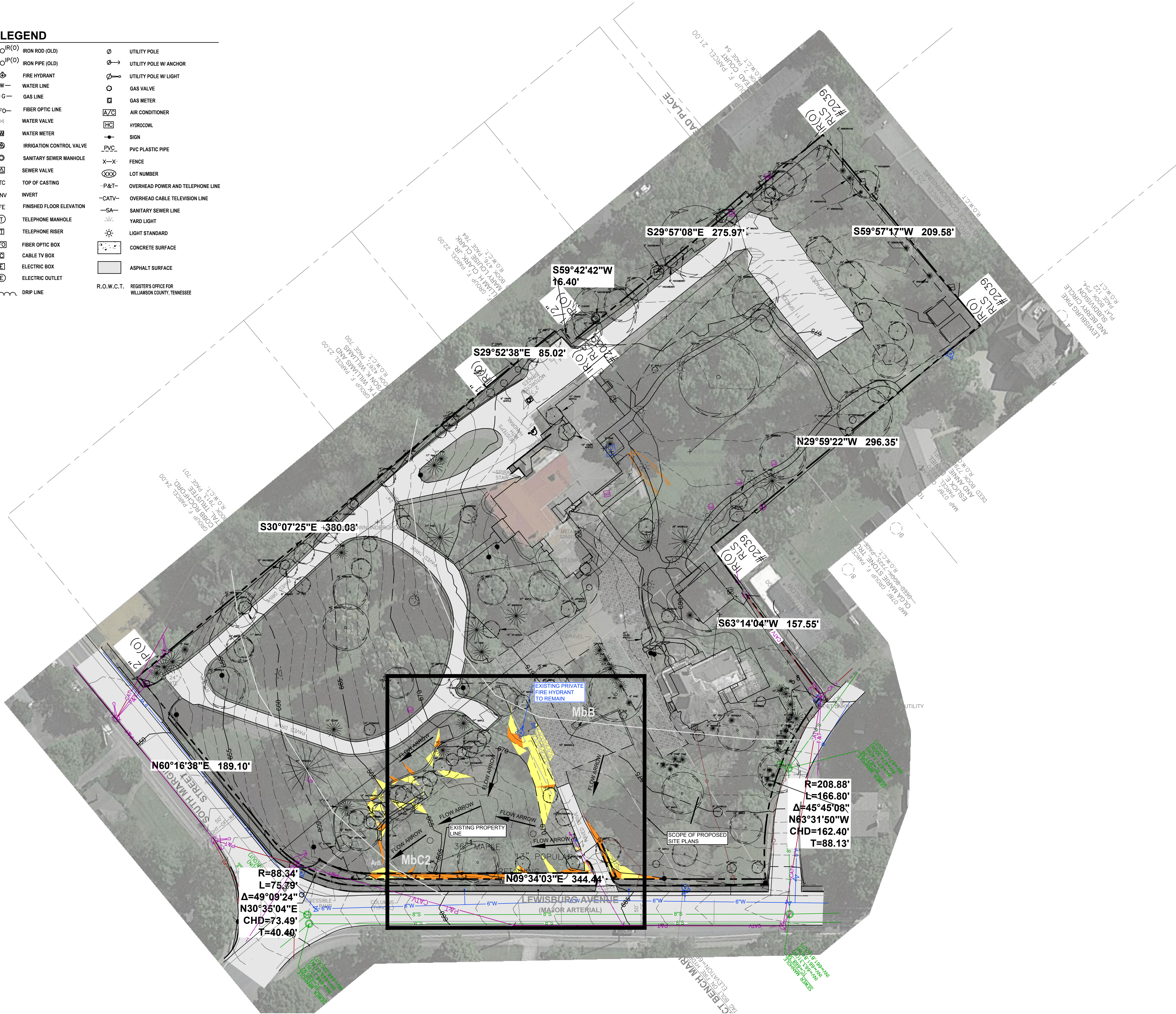
SOIL SYMBOL	SOIL NAME	DESCRIPTION
ArB	ARMOUR SILT LOAM	2 TO 5 PERCENT SLOPES
Mbb	MAURY SILT LOAM	2 TO 5 PERCENT SLOPES
MbC2	MAURY SILT LOAM	5 TO 12 PERCENT SLOPES, ERODED

Slopes Table			
Number	Color	Minimum Slope	Maximum Slope
1	Yellow	14.00%	19.99%
2	Orange	20.00%	50.00%

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100; NAD 83 DATUM.



LEGEND	
	IRON ROD (OLD)
	IRON PIPE (OLD)
	FIRE HYDRANT
	WATER LINE
	GAS LINE
	FIBER OPTIC LINE
	WATER VALVE
	WATER METER
	IRRIGATION CONTROL VALVE
	SANITARY SEWER MANHOLE
	SEWER VALVE
	TOP OF CASTING
	INVERT
	FINISHED FLOOR ELEVATION
	TELEPHONE MANHOLE
	TELEPHONE RISER
	FIBER OPTIC BOX
	CABLE TV BOX
	ELECTRIC BOX
	ELECTRIC OUTLET
	DRIP LINE
	UTILITY POLE
	UTILITY POLE W/ ANCHOR
	UTILITY POLE W/ LIGHT
	GAS VALVE
	GAS METER
	AIR CONDITIONER
	HYDRACOWL
	SIGN
	PVC PLASTIC PIPE
	FENCE
	LOT NUMBER
	OVERHEAD POWER AND TELEPHONE LINE
	OVERHEAD CABLE TELEVISION LINE
	SANITARY SEWER LINE
	YARD LIGHT
	LIGHT STANDARD
	CONCRETE SURFACE
	ASPHALT SURFACE
R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE	



EXISTING CONDITIONS NOTES

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC INFORMATION WAS PROVIDED BY A BOUNDARY AND TOPOGRAPHIC SURVEY DATED MAY 4, 2020.

ZONING INFORMATION:
THIS PROPERTY IS CURRENTLY ZONED C1 - (CIVIL INSTITUTIONAL DISTRICT)

PLAT REFERENCE:
BEING LOTS 1, 2, 3, 4, 5 AND A PORTION OF LOT 6 AS SHOWN ON THE FINAL PLAT ENTITLED "BERRY HOME PLACE" OF RECORD IN PLAT BOOK 1, PAGE 46, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

BEING LOTS 1 AND 2 AS SHOWN ON THE FINAL PLAT ENTITLED "BERRY HOME PLACE SUBDIVISION, REVISED" OF RECORD IN PLAT BOOK 9, PAGE 33, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO HERITAGE FOUNDATION OF FRANKLIN & WILLIAMSON COUNTY, TENNESSEE FROM BELMONT UNIVERSITY BY QUITCLAIM DEED OF RECORD IN DEED BOOK 7566, PAGE 331, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C021G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0211, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

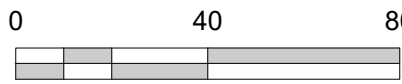
STATEMENT OF IMPACTS:
DRAINAGE FACILITIES: - CURRENTLY, ALL SITE STORMWATER FLOWS TO ADJACENT PARCELS AND RIGHT-OF-WAY. NO STORMWATER DETENTION OR QUALITY ARE LOCATED ON SITE. THE PROPOSED DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

SOIL SURVEY

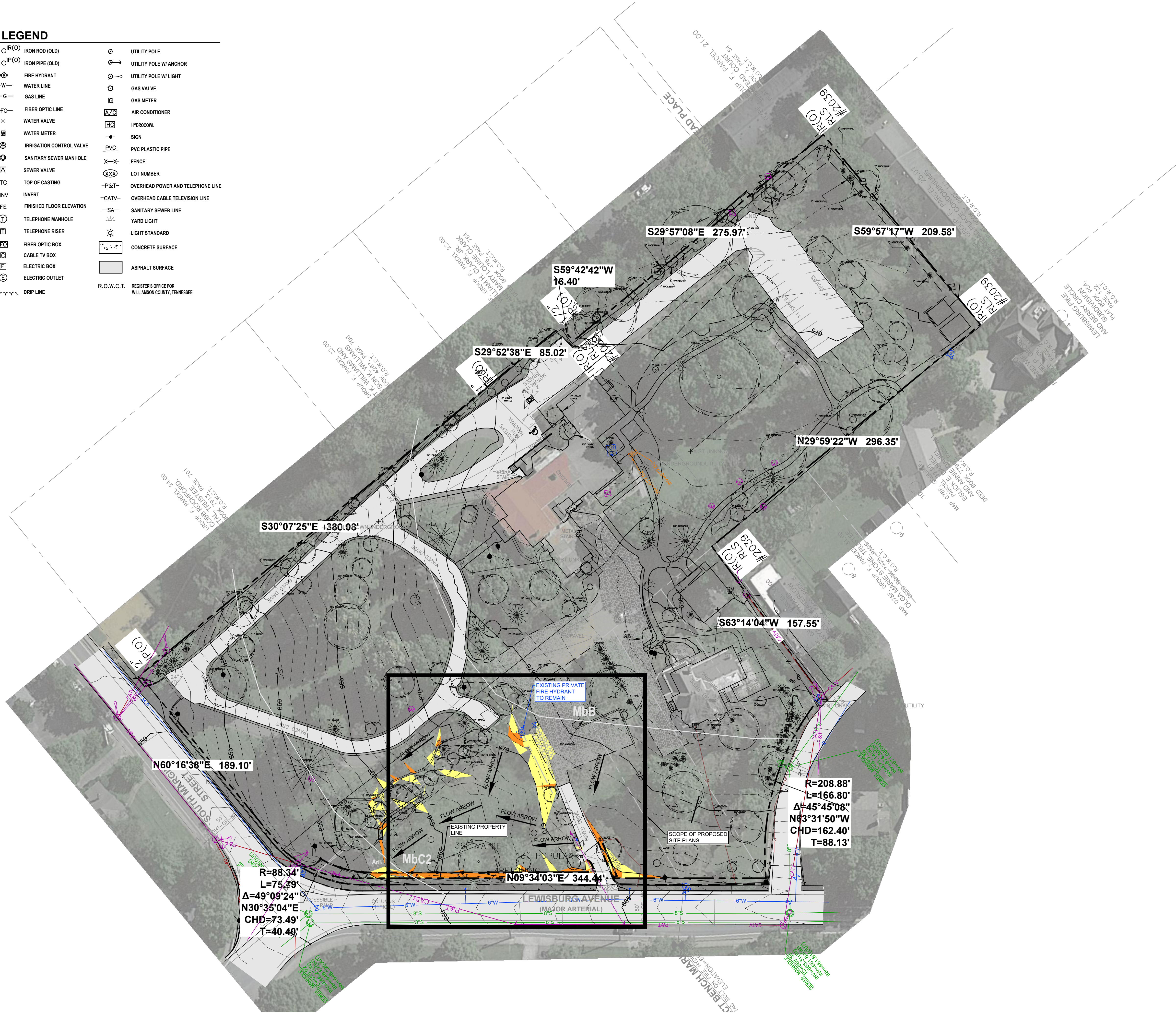
SOIL SYMBOL	SOIL NAME	DESCRIPTION
ArB	ARMOUR SILT LOAM	2 TO 5 PERCENT SLOPES
Mbb	MAURY SILT LOAM	2 TO 5 PERCENT SLOPES
MbC2	MAURY SILT LOAM	5 TO 12 PERCENT SLOPES, ERODED

Slopes Table			
Number	Color	Minimum Slope	Maximum Slope
1	Yellow	14.00%	19.99%
2	Orange	20.00%	50.00%

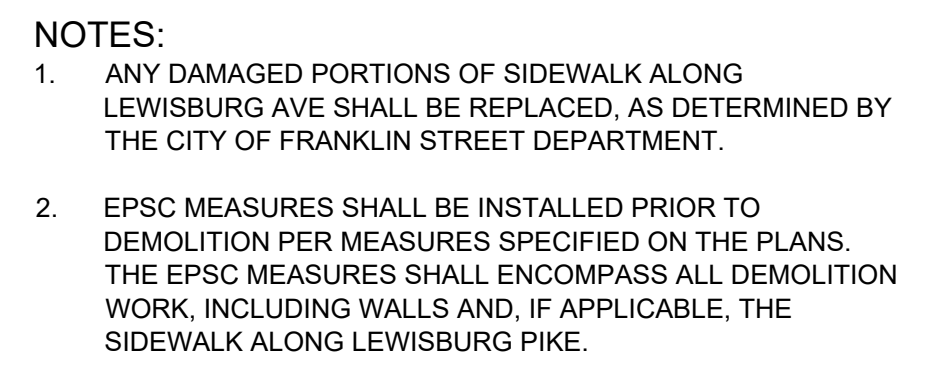
NOTE:
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LEGEND	
○ ^R (O)	IRON ROD (OLD)
○ ^P (O)	IRON PIPE (OLD)
⊕	FIRE HYDRANT
—W—	WATER LINE
—G—	GAS LINE
—FO—	FIBER OPTIC LINE
⊕	WATER VALVE
⊕	WATER METER
⊕	IRRIGATION CONTROL VALVE
⊕	SANITARY SEWER MANHOLE
⊕	SEWER VALVE
TC	TOP OF CASTING
INV	INVERT
FFE	FINISHED FLOOR ELEVATION
⊕	TELEPHONE MANHOLE
⊕	TELEPHONE RISER
⊕	FIBER OPTIC BOX
⊕	CABLE TV BOX
⊕	ELECTRIC BOX
⊕	ELECTRIC OUTLET
⊕	DRIP LINE
⊕	UTILITY POLE
⊕	UTILITY POLE W/ ANCHOR
⊕	UTILITY POLE W/ LIGHT
⊕	GAS VALVE
⊕	GAS METER
⊕	AIR CONDITIONER
⊕	HYDROCOL
⊕	SIGN
⊕	PVC PLASTIC PIPE
⊕	FENCE
⊕	LOT NUMBER
⊕	OVERHEAD POWER AND TELEPHONE LINE
⊕	OVERHEAD CABLE TELEVISION LINE
⊕	SANITARY SEWER LINE
⊕	YARD LIGHT
⊕	LIGHT STANDARD
⊕	CONCRETE SURFACE
⊕	ASPHALT SURFACE
R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE	



101 Ed Silva Way
Franklin, Tennessee



LEGEND

	IR(Ø)		UTILITY POLE
	IRON PIPE (OLD)		UTILITY POLE W ANCHOR
	FIRE HYDRANT		UTILITY POLE W LIGHT
—W—	WATER LINE		GAS VALVE
—G—	GAS LINE		GAS METER
—FO—	FIBER OPTIC LINE		AIR CONDITIONER
	WATER VALVE		HYDROCOLL
	WATER METER		SIGN
	IRRIGATION CONTROL VALVE		PVC PLASTIC PIPE
	SANITARY SEWER MANHOLE		FENCE
	SEWER VALVE		LOT NUMBER
TC	TOP OF CASTING		OVERHEAD POWER AND TELEPHONE LINE
INV	INVERT		OVERHEAD CABLE TELEVISION LINE
FFE	FINISHED FLOOR ELEVATION		SANITARY SEWER LINE
	TELEPHONE MANHOLE		YARD LIGHT
	TELEPHONE RISER		LIGHT STANDARD
	FIBER OPTIC BOX		CONCRETE SURFACE
	CABLE TV BOX		ASPHALT SURFACE
	ELECTRIC BOX		
	ELECTRIC OUTLET		



DRIP LINE

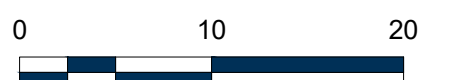
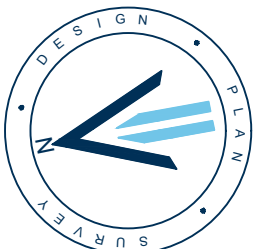
R.O.W.C.T.

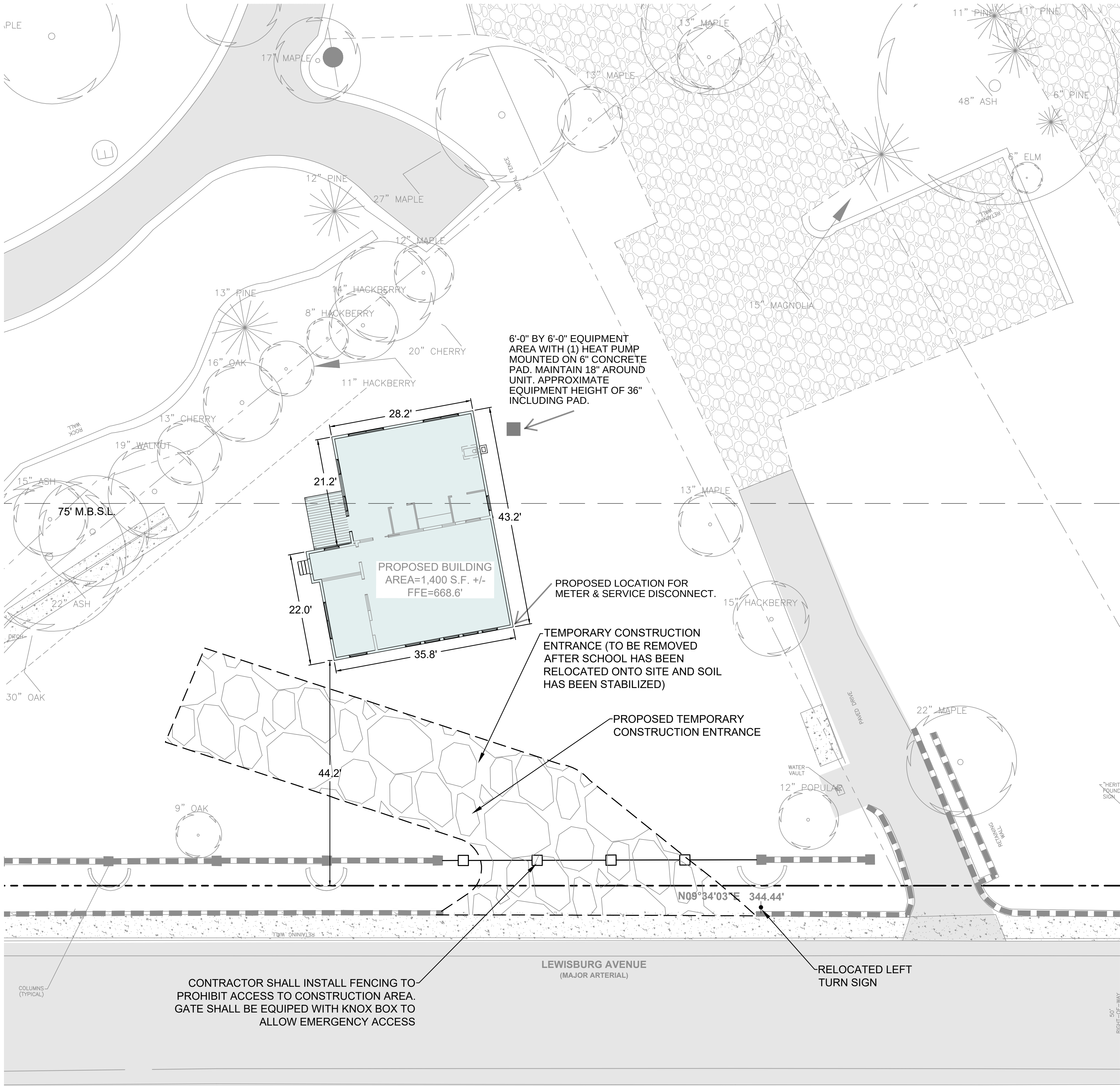
REGISTER'S OFFICE FOR
WILLIAMSON COUNTY, TENNESSEE

 EXISTING WALL TO BE REMOVED



Know what's below.
Call before you





SITE DATA CHART

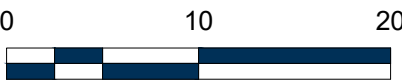
PROJECT NAME:	FRANKLIN GROVE ESTATES & GARDENS
PROJECT NUMBER:	8053
ADDRESS:	423 SOUTH MARGIN STREET
PARCEL(S):	MAP 078, PARCEL 25.00
ACREAGE / SF OF SITE:	5.19 AC / 226,088± SF
VESTING DATE:	
REGULATIONS:	
BASE ZONING:	CIVIC-INSTITUTIONAL (C1) ZONING (ALLOWS THE FOLLOWING USES: AGRICULTURAL USES; COMMUNITY GARDENS; ACTIVE RECREATION; PASSIVE PARKS AND OPEN SPACES; CEMETERIES; CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS; CLINICS; EDUCATIONAL FACILITIES; ENTREPRENEURSHIP/INNOVATION CENTERS; ESSENTIAL SERVICES; GROUP HOMES; HOSPITALS; MUSEUMS; PLACES OF PUBLIC ASSEMBLY; REHABILITATION CENTERS; AND FUNERAL HOMES. USES PERMITTED WITH ADDITIONAL USE REGULATIONS ARE: CONTINUUM OF CARE FACILITIES; AND TELECOMMUNICATION TOWERS AND ANTENNAS)
BUILDING TYPES APPLIED:	MUSEUM, MUSEUM SUPPORT, AND ENTREPRENEUR CENTER
YARD FRONTAGE APPLIED:	URBAN LANDSCAPE
EXISTING APPLICABLE OVERLAYS:	CENTRAL FRANKLIN OVERLAY DISTRICT
CHARACTER AREA OVERLAY:	HISTORIC PRESERVATION OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
PROPOSED DEVELOPMENT STANDARD:	TRADITIONAL
EXISTING LAND USE:	FORMER O'MORE COLLEGE OF DESIGN CAMPUS

SETBACKS	
LEWISBURG AVE:	75' (32' allowed*) (*NOTE: COF BZA approved Setback Variance on November 3, 2022 for a 32' setback from future Right-of-way. Note that this application complies, but as R.O.W. has not been dedicated, setback is shown from existing R.O.W.)
S. MARGIN ST:	25'
SIDE YARD:	25'
REAR YARD:	25'

- NOTE:
- ANY DAMAGED PORTIONS OF SIDEWALK ALONG LEWISBURG AVE SHALL BE REPLACED, AS DETERMINED BY THE CITY OF FRANKLIN STREET DEPARTMENT.
 - CONTRACTOR TO INSTALL FENCING TO PROHIBIT VEHICULAR ACCESS TO CONSTRUCTION AREA. GATE SHALL BE EQUIPPED WITH KNOX BOX TO ALLOW EMERGENCY ACCESS.
 - MULCH SHALL NOT BE WITHIN 18" OF BUILDINGS. THIS INCLUDES WOOD AND VINYL BUT NOT BRICK OR CONCRETE.

DEVELOPMENT	BREAK GROUND	OPEN	NONRESIDENTIAL USE	SQUARE FOOTAGE	MULTI-FAMILY UNITS
OVERALL	1ST QUARTER 2023	08/26/2022	EDUCATIONAL	1,400	0

NOTE:
BEARINGS SHOWN HEREON ARE BASED
ON THE TENNESSEE STATE PLANE
COORDINATE SYSTEM, ZONE 5301,
FIPSZONE 4100; NAD 83 DATUM.



CITY OF FRANKLIN
APPLICATION #586797
PROJECT# 8053

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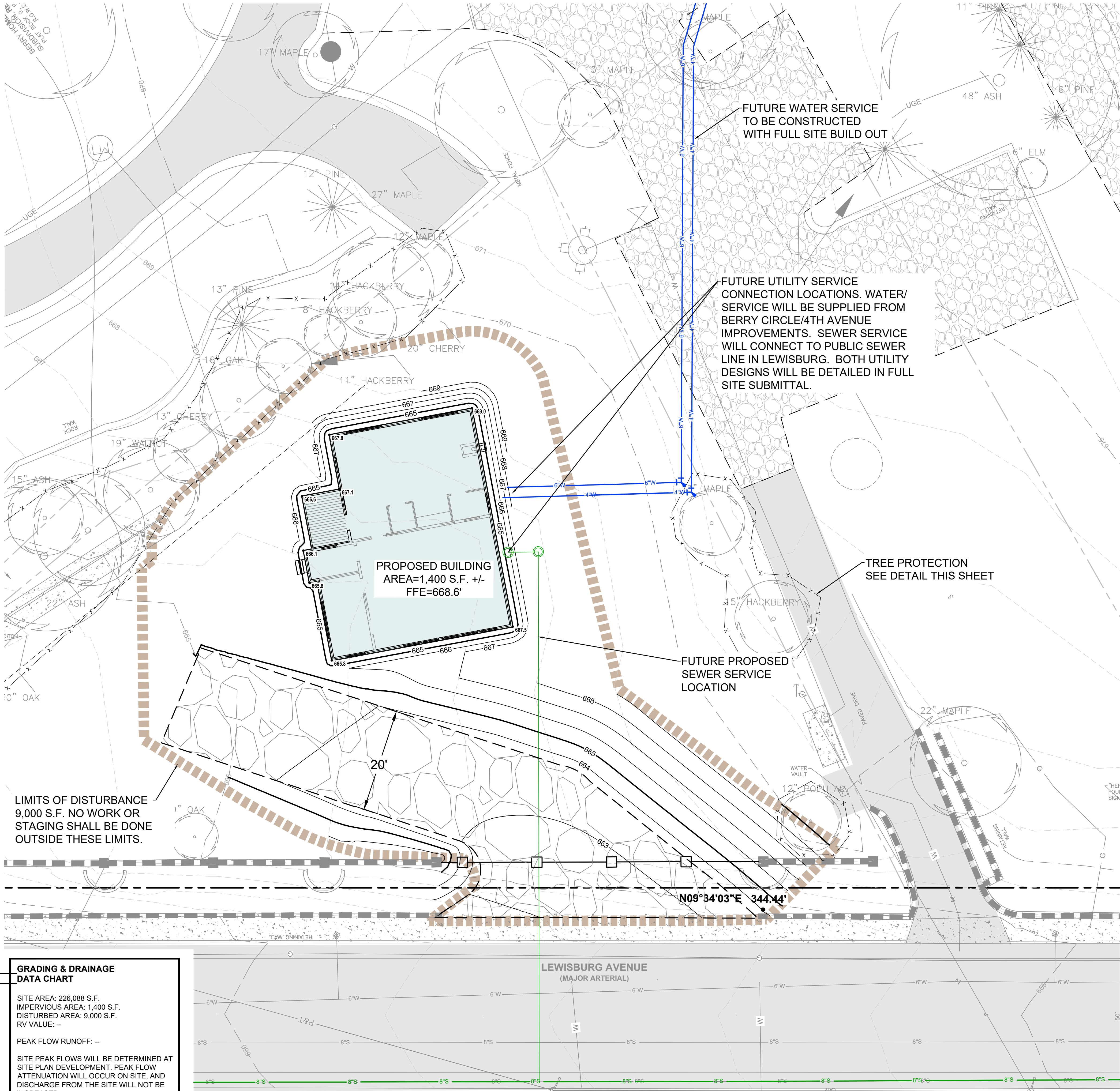
Rosenwald School Relocation, Site Plan

101 Ed Silva Way
Franklin, Tennessee

PROJECT #: 8053
DATE: 2.2.2023
REVISION:
SHEET:

C2.0

SITE PLAN



GRADING & DRAINAGE GENERAL NOTES

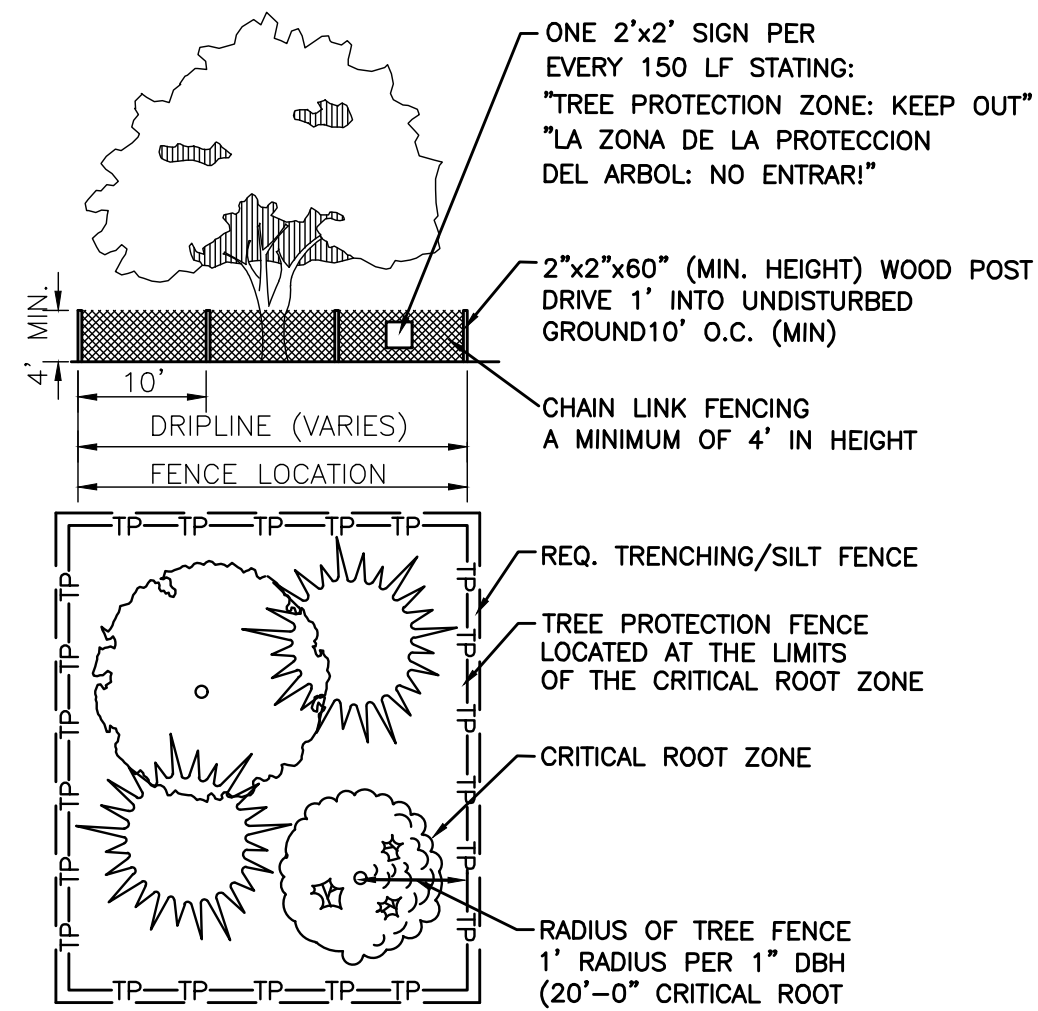
1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

STATEMENT OF IMPACTS:

CURRENTLY, ALL SITE STORMWATER SHEET FLOWS TO ADJACENT PARCELS AND RIGHTS-OF-WAY. NO STORMWATER DETENTION OR WATER QUALITY TREATMENT ARE LOCATED ON SITE. THE PROPOSED PD DEVELOPMENT WILL MEET THE CITY OF FRANKLIN SOTRMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

GRADING & DRAINAGE GENERAL NOTES

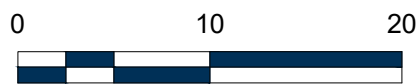
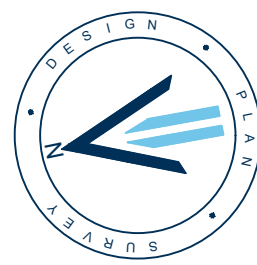
1. GRADING PERMIT IS NOT REQUIRED FOR ANY PROJECT DISTURBING LESS THAN 10,000 SF, ADDING LESS THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
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6. ENVIRONMENTAL PERMITTING PER JURISDICTIONAL DETERMINATION FROM TDEC/USACOE SHALL BE DONE WITH SITE PLANS.
7. EXISTING STORMWATER OUTFALLS ARE NOT CONCENTRATED FLOW. EFFORTS WILL BE MADE TO MAINTAIN THIS FLOW PATTERN AS WELL AS EXISTING DRAINAGE BASINS.



TREE PROTECTION FENCING
NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.



CITY OF FRANKLIN
APPLICATION #586797
PROJECT# 8053

Rosenwald School Relocation, Site Plan

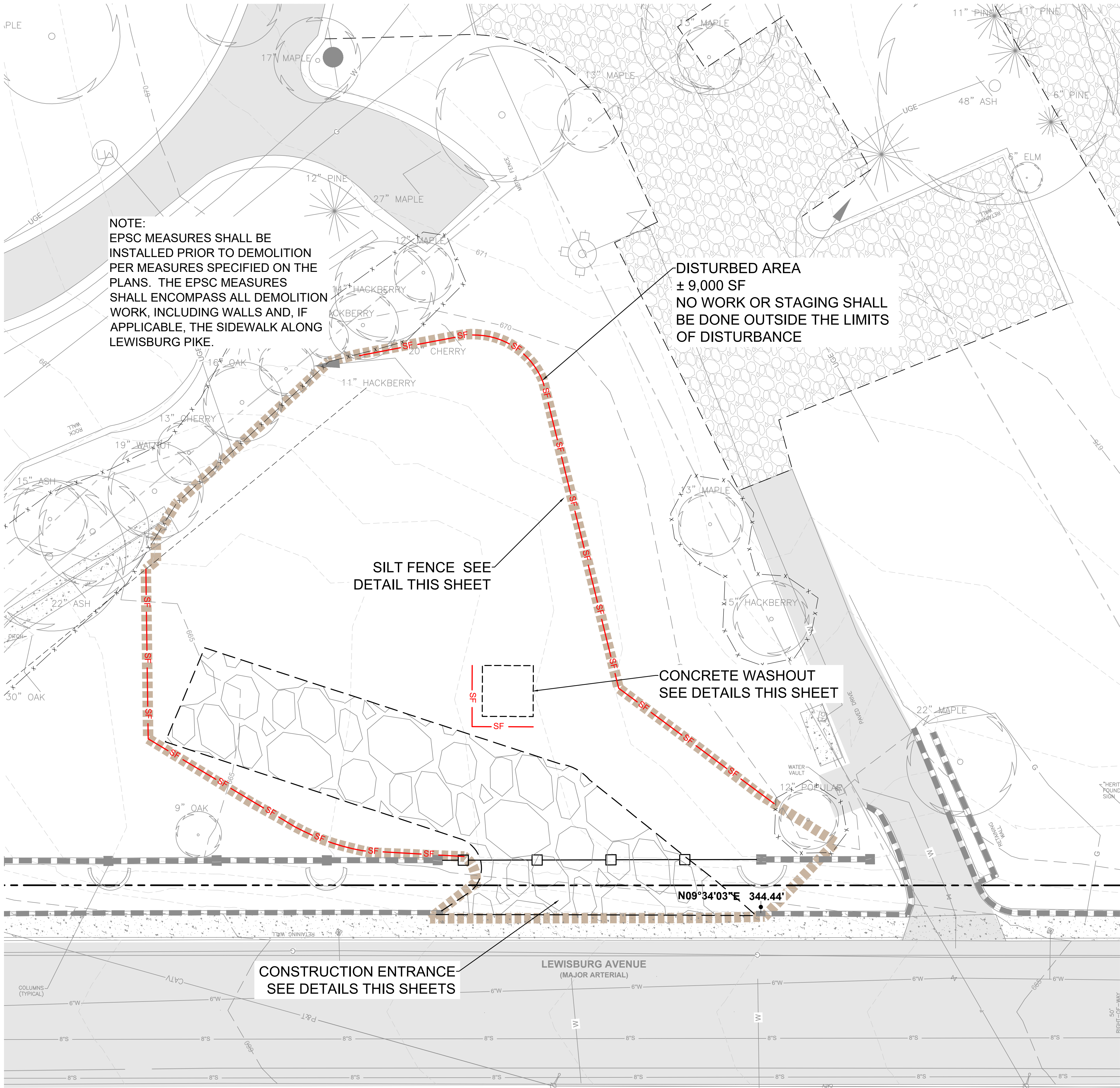
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PROJECT #: 8053
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C3.0
GRADING AND DRAINAGE PLAN

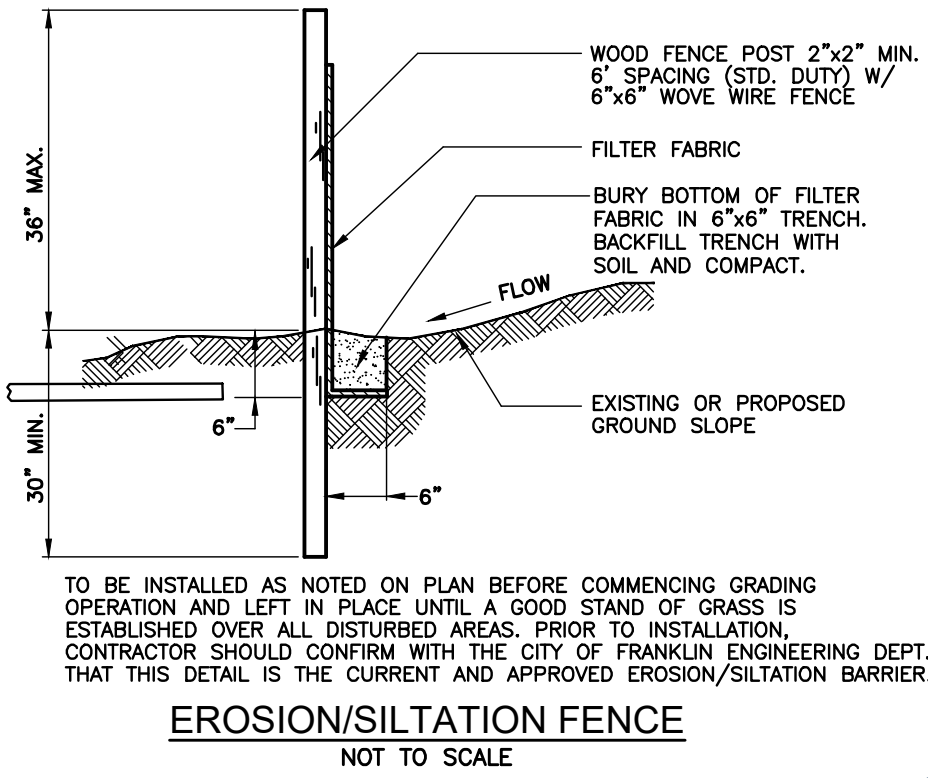
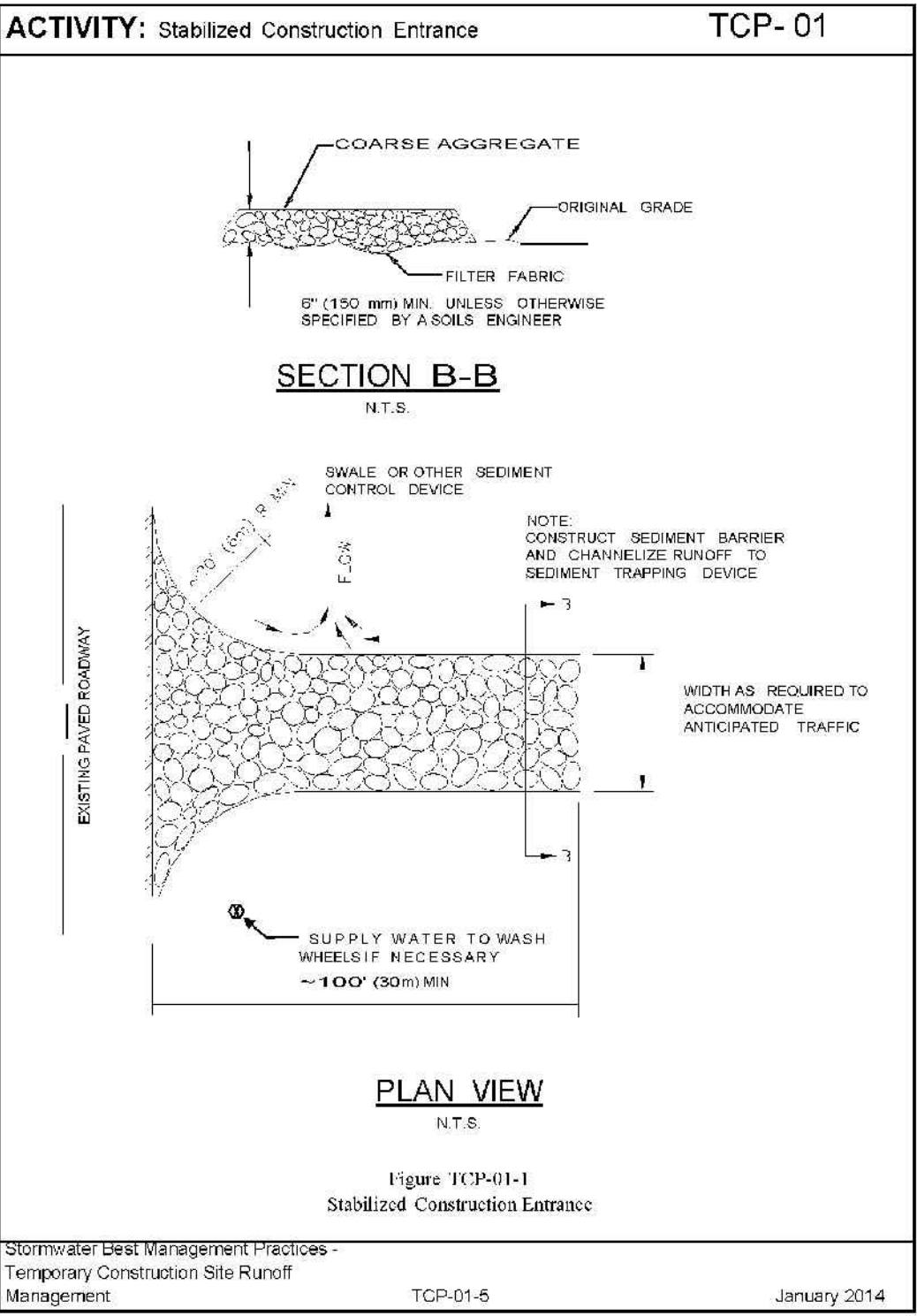


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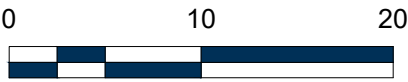
- EPSC GENERAL NOTES:**
1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
 2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
 3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES) AND AT LEAST 72 HOURS APART.
 4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
 5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
 6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB ≥50 ACRES.
 7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
 8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
 9. GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

TREE PROTECTION NOTE:
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.

- EROSION CONTROL SEQUENCING:**
1. PREAPPLICATION MEETING WITH STAFF
 2. SWPPP BOX INSTALLED
 3. INITIAL EPSC CONTROLS INCLUDING CONSTRUCTION ENTRANCE AND SEDIMENT BASIN INSTALLED
 4. CLEARING OF TREES



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.



Rosenwald School Relocation, Site Plan

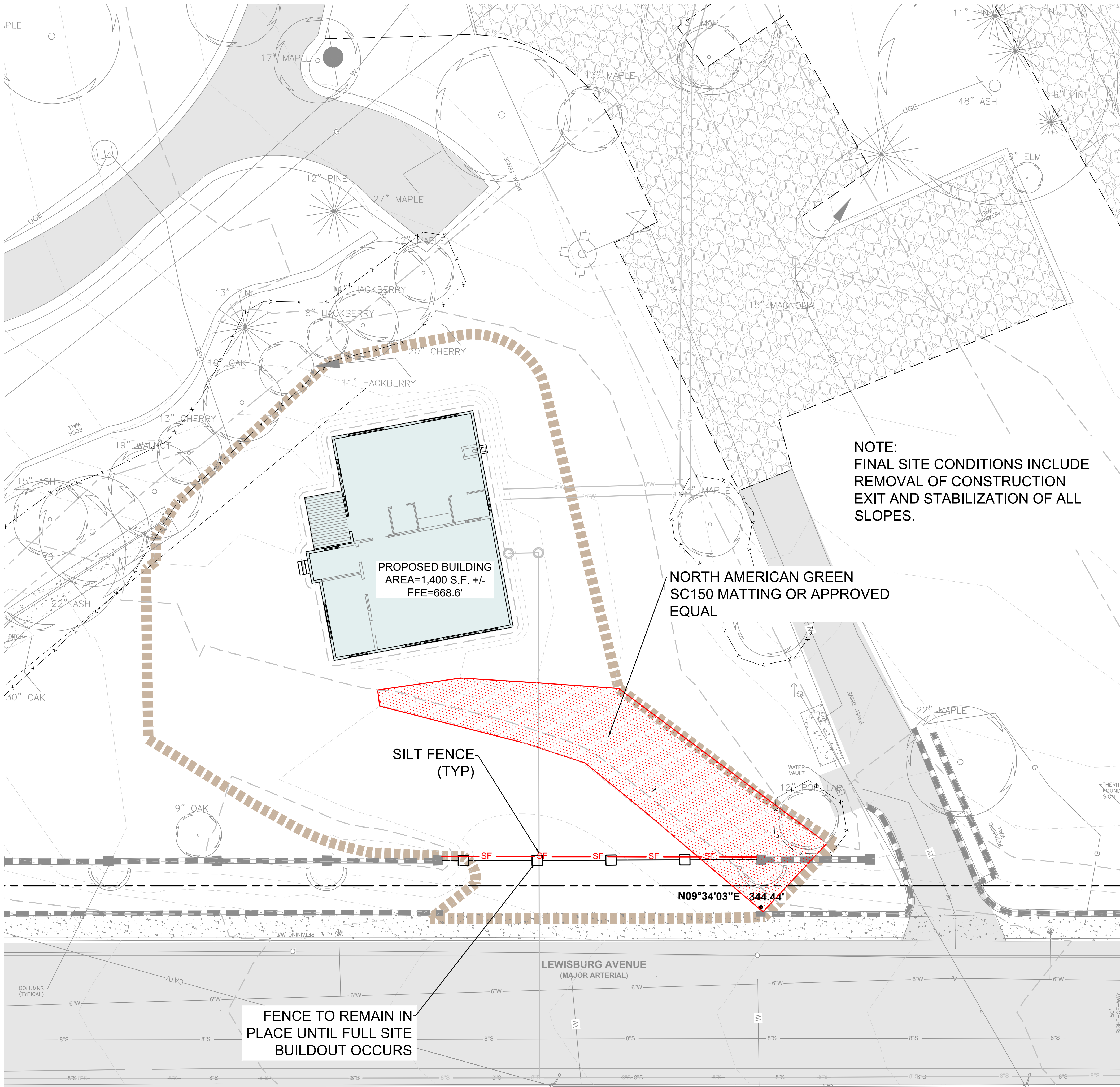
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PROJECT #: 8053
DATE: 2.2.2023
REVISION:
SHEET:

C3.1
INITIAL EPSC/
PRE-CONSTRUCTION
PLAN



CITY OF FRANKLIN
APPLICATION #586797
PROJECT# 8053

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Rosenwald School Relocation, Site Plan

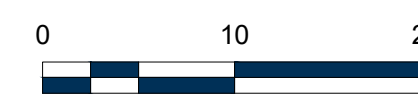
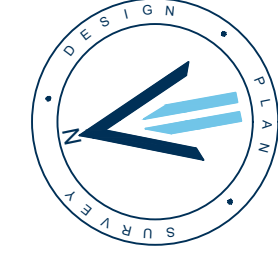
101 Ed Silva Way
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- FINAL STABILIZATION:**
UPON COMPLETION THE FOLLOWING METHODS SHALL BE USED AS FINAL STABILIZATION FOR EROSION CONTROL.
1. ALL TEMPORARY OR "DURING CONSTRUCTION" EROSION CONTROL MEASURES SHALL BE REMOVED, I.E. SILT FENCE, CONSTRUCTION ENTRANCE, INLET PROTECTION, EXCESSIVE RIPRAP, ECT.
 2. SEDIMENT ACCUMULATION SHALL BE REMOVED FROM SEDIMENT POND, SWALES, DITCHES, INLETS, AND OUTFALLS.
 3. SEDIMENT AND DEBRIS REMOVED SHALL BE DISPOSED OF PROPERLY. IF CONTAMINATION OF MATERIALS SUSPECTED, CONTACT TDEC OR LOCAL WASTE MANAGEMENT FOR PROPER DISPOSAL.
 4. ALL AREAS OF EXPOSED SOILS SHALL RECEIVE SEED/STRAW, SODDING, EROSION CONTROL MATTING, AND/OR MULCH.
 5. ALL SWALES AND DITCHES SHALL HAVE A HEALTHY STAND OF GRASS.
 6. THE SEDIMENT POND SHALL HAVE A HEALTHY STAND OF GRASS OR REMOVED IF APPROVED BY THE CITY.
 7. ALL OUTFALLS SHALL POSSESS AN APPROPRIATE AMOUNT OF RIPRAP OR OTHER APPROVE MEANS TO PREVENT SCOURING.

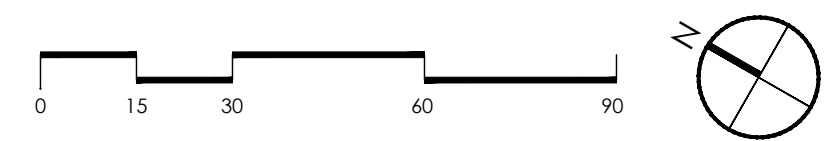
- NOTE:**
1. ALL SLOPES 3:1 OR GREATER TO RECIEVE NAG SC150 EROSION STABILIZATION (TYP.)
 2. THERE SHALL BE NO CLEARING, GRADING, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
 3. CONTRACTOR TO STABILIZE ALL GREEN OPEN SPACE WITH SEED AND MULCH PER PESC-01
 4. ANY DAMAGED PORTIONS OF SIDEWALK ALONG LEWISBURG AVE SHALL BE REPLACED, AS DETERMINED BY THE CITY OF FRANKLIN STREET DEPARTMENT.
 5. NO WORK OR STAGING SHALL BE DONE OUTSIDE THE LIMITS OF DISTURBANCE (LOD).

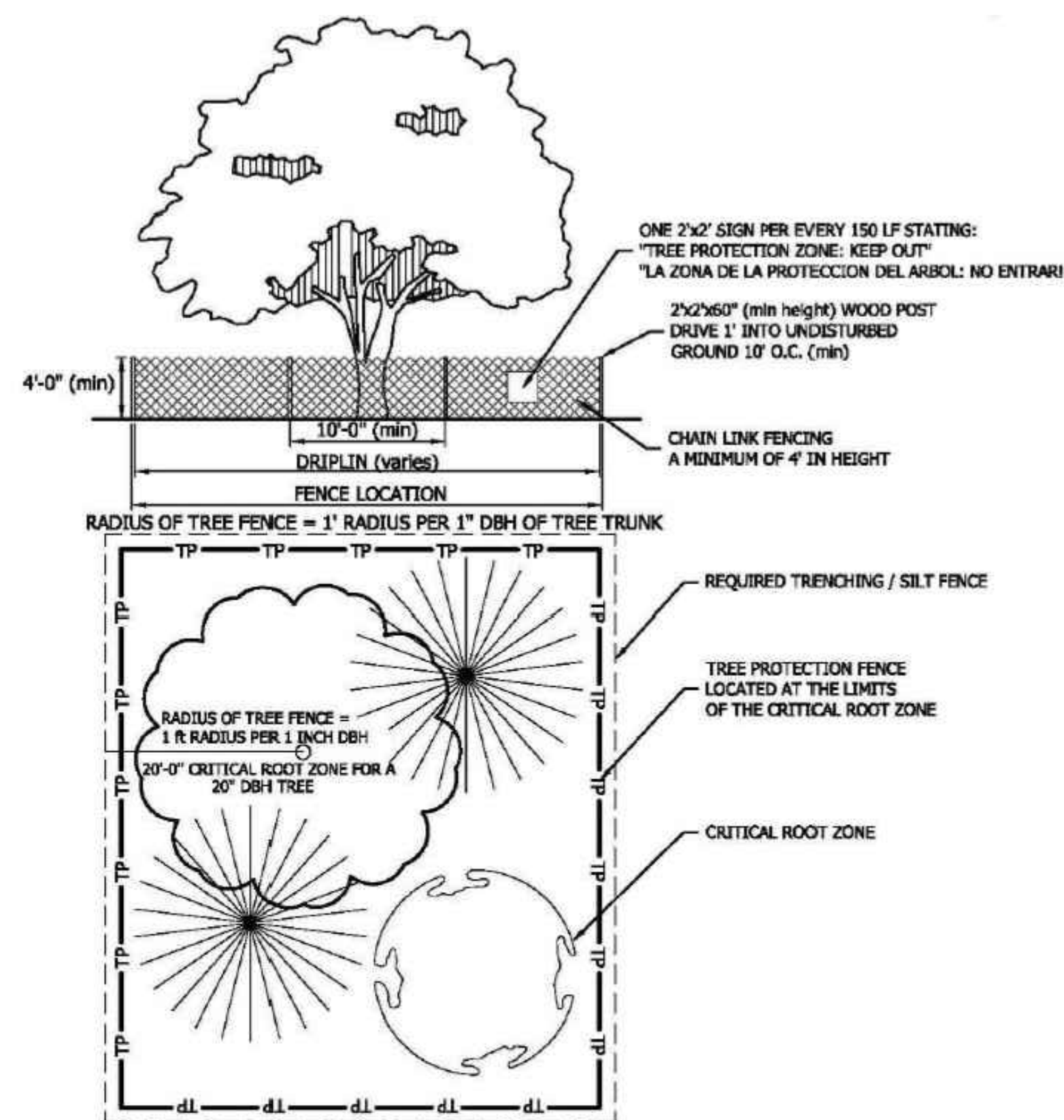
- EROSION CONTROL SEQUENCING:**
1. STABILIZATION OF SOILS
 2. INSTALLATION OF BIORETENTION MEDIA (ONLY AFTER UPSTREAM DRAINAGE AREA HAS BEEN STABILIZED)
 3. EROSION CONTROL MATTING AND SODDING PAGED AS SHOWN
 4. TEMPORARY EPSC CONTROLS REMOVED

NOTE:
BEARINGS SHOWN HEREON ARE BASED
ON THE TENNESSEE STATE PLANE
COORDINATE SYSTEM, ZONE 5301,
FIPSZONE 4100; NAD 83 DATUM.



PROJECT #: 8053
DATE: 2.2.2023
REVISION:
SHEET:
C3.2
FINAL EPSC PLAN





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Tree #	Specimen to be Replaced	Species	Decision*	DBH (in)	Action Period (Month)	Life Expectancy (yrs.)	Brief Comments	Height (ft)	Vigor Class	Comments
1		Loblolly Pine	Preserve	11	12	0	Remove to allow tree 2 to thrive	25	poor	
2		Loblolly Pine	Preserve	18.9		30	Remove vines	70	good	
3		Loblolly Pine	Preserve	21.5		20	Remove vines	70	good	
4		Loblolly Pine	Preserve	7.2	12	0	Poor	30	poor	
5		Black locust	Preserve	5	12	0	Remove all sprouts	15	poor	
6		Hackberry	Remove	36.5	12	0	Allow maples to grow	66	poor	Health Issues
7		Sugar maple	Remove	17.3		30	deadwood prune and balance live prune with tree 8;	65	good	Design Issues
8		Sugar maple	Remove	11.3		15		48	good	Design Issues
9		Hackberry	Preserve	11			live prune for balance	55	good	
10A		Black cherry	Preserve	8	12		Too crowded for good growth	remove	poor	
10B		Catalpa	Remove	18		15		60	good	Design Issues
11		Hackberry	Preserve	22	12	0	Deadwood prune if unable to remove tree this year	85	poor	
12		Hackberry	Preserve	10.5		10 to 15	May improve with removal of tree 11	45	moderate	
13		Elm	Preserve	12.1		10 to 15	Remove weight of live branches over neighbors; remove vines	65	moderate	
14		Hackberry	Preserve	10		10 to 15	Remove heavy vines	70	good	
15		Catalpa	Preserve	8.1	12	0	Remove tree; will not respond to treatment	20	poor	
16		Hackberry	Preserve	21		25	wounds	75	good	
17		Hackberry	Preserve	12	12	5	Remove tree; will not respond to treatment	38	poor	
TBD		Pine?					Addressed by HDLA team			
TBD		Pine?					Addressed by HDLA team			
18		Hackberry	Preserve	12.1		20		85	good	
19		Hackberry	Preserve	13.8		25	Fine specimen	80	good	
20		Elm	Preserve	9.3		10	Will not respond to pruning; consider removal	20	poor	Health Issues
21		Sugar maple	Preserve	22.1		20	Livewood prune	65	good	
22		Catalpa	Preserve		ASAP	0	Severe wounds in SE quadrant	remove	poor	Health Issues
23		Sugar maple	Preserve	23.1	12	20	deadwood prune and balance live prune	70	good	Health Issues
24		Catalpa	Preserve		ASAP	0	Severe structural unsoundness	remove	poor	Health Issues
25		Black walnut	Remove	28	12	20	Remove	65	good	Health Issues
26		Hackberry	Remove	14.5	ASAP	0	Surrounding trees are superior	60	poor	Health Issues
27		Elm	Remove	13		0	Surrounding trees are superior	remove	poor	Health Issues
27B		Hackberry	Remove	19		0	Too crowded for good growth	moderate	Health Issues	
27C	*	Hackberry	Remove	25		0	Too crowded for good growth	moderate	Health Issues	
28		Arborvitae	Preserve	6		20	Remove lower 3 ft of branches; is fence to be removed?	20	moderate	Health Issues
29		Arborvitae	Preserve	6		20	Remove lower 3 ft of branches; is fence to be removed?	20	moderate	Health Issues
30		Arborvitae	Preserve	6		20	Remove lower 3 ft of branches; is fence to be removed?	20	moderate	Health Issues
31		Arborvitae	Preserve	6		20	Remove lower 3 ft of branches; is fence to be removed?	20	moderate	Health Issues
32		Arborvitae	Preserve	6		20	Remove lower 3 ft of branches; is fence to be removed?	20	moderate	Health Issues
33		Malus sp.	Remove	22	ASAP	0	Severe structural unsoundness	25	poor	Health Issues
34		Black cherry	Remove	27	ASAP	5	Immediate deadwood pruning or removal	68	poor	Health Issues
35	*	Black walnut	Remove	35		20		70	good	Design Issues
36A		Ash	Remove	33	ASAP	5 to 10	Immediate deadwood pruning or removal	80	moderate	Design Issues
36B		Silver maple	Remove	28	ASAP		No future; subject to failure	76	moderate	Design Issues
37		Hackberry	Remove	remove	12	10	Remove minor stem within 12 months; consider total removal	remove	moderate	Health Issues
38		American wh oak	Preserve	48	12	20	Remove weak epicotoms and some live crown	78	good	
39		Persimmon	Preserve	5	12	0	Remove to benefit tree 40	40	good	
40		Persimmon	Preserve	2		10	Retain this tree and remove 39	8	poor	
41		Yoshino cherries	Preserve	various	12	0	Remove both specimens of cherry	remove	poor	
42		Catalpa	Remove	multistem	ASAP		Severe structural unsoundness	45	poor	Health Issues
43		Norway spruce	Remove	23	12	10	Lack of sun and poor drainage, undermined roots water feature	75	moderate	Health Issues
44		Shumard oak	Preserve	65		25	Magificent specimen	135	good	
45		Shumard oak	Remove	23	12	30	Constrained by future building	80	good	Health Issues
46		Saucer magnolia	Remove	multistem	12	5	Either remove tree or greatly reduce branch weight/spread	35	poor	Health Issues
47A		hackberry/sugar ma	Remove	5		12	Remove both trees	18	poor	Health Issues
47B		Spruce	Remove	8	12	0	Constrained by future building	26	moderate	Design Issues
47C		Crape	Remove	8	12	0	Constrained by future building	moderate	Design Issues	
47D		Crape	Remove	8	12	0	Constrained by future building	moderate	Design Issues	
48		Black cherry	Remove	16		5 to 10	Only retain if pruned; dead and live	78	moderate	Health Issues
49		Black walnut	Remove	13	12		Too much competition from other trees	poor	Health Issues	
50		Norway spruce	Remove	6		10	Decide if need to retain. Needs better site and enviro	25	moderate	Health Issues
51		Southern magnolia	Remove	14		15 to 20	Remove some weight on both stems	40	good	Health Issues
52		Red-cedar	Remove	21		15	In competition with other trees	42	moderate	Health Issues
53		Pecan	Remove	17		15 to 20	Remove twine at 18 ft main stem	70	good	Health Issues
54		3 Magnolias	Remove	4	12		Back of Perkins House	12 to 15	remove	Health Issues
55A		Flowering dogwood	Remove	14	12	20	Needs soil amendments; deadwood prune	28	moderate	Design Issues
55B		Red-cedar	Remove	6	12	20	Needs more sun	moderate	Design Issues	
56A		Flowering dogwood	Remove	12	12	20	Bark wounds will seal	57	good	Design Issues
56B		Crape myrtle	Remove	12	12	20	Needs more sun	moderate	Design Issues	
57		5 white pine	Remove	8 to 14	12	0	Trees have no useful life in this position	55	poor	Health Issues
58		American elm	Remove	36	12	5 to 10	Severe mower root wounds	85	moderate	Health Issues
59		Bradford Pear	Preserve	8	12	0	Remove tree; will not respond to treatment	35	poor	Health Issues
60A		Sugar maple	Preserve	24	12	5 to 10 max	Carefully inspect annually	92	moderate	Health Issues
60B		Ash	Remove	14				moderate	Health Issues	
60C	*	Crape myrtle	Remove						Design Issues	
61		Southern magnolia	Preserve	19		20 to 25	Improve soil resources	45	good	Reserve 15 ft around center
62		Sugar maple	Preserve	26		15	Stable	90	good	Annual wound inspections
63		Eastern white pine	Preserve	26	6	15 to 20	Fine specimen	110	good	Prune within 6 mo
64		Black cherry	Preserve	13		20	Excellent specimen	60	good	
65		Flowering dogwood	Remove	12	ASAP	0	Severe structural unsoundness	20	poor	Health Issues
66		Flowering dogwood	Preserve	13	ASAP	0	Severe structural unsoundness	20	poor	Health Issues
67		Eastern hemlock	Preserve	15	6	10	Treat all hemlocks for NWA	55	moderate	Prevent adelgid; consider removal
68	*	White ash	Remove	29	6	10 to 15	Treat all ash for Emerald Ash Borer	100	moderate	Health Issues
69		Sugar maple	Remove	14		0	Poor form and competing with tree 68	70	poor	Health Issues
70		Southern magnolia	Remove	remove	ASAP	0	Severe structural unsoundness	remove	poor	Health Issues
71		Jap. Maple	Remove	2		15	Consider transplanting	7	moderate	Design Issues
72		Golden raintree	Remove	6	6	0	In area of construction	27	poor	Design Issues
73		Flowering dogwood	Preserve	7	6	10 to 15		20	moderate	Design Issues
74		Southern magnolia	Preserve	6		15	Splendid but close to house	22	good	
75		Southern magnolia	Remove	6		15	Splendid but close to house	20		Design Issues
76		American elm	Preserve	38	ASAP	10	Incorrectly listed on map	98	moderate	Health Issues
77		Flowering dogwood	Preserve	10		15	Good specimen	18	moderate	remove branches over house
78		Sugar maple	Preserve	26		15	Good branching	85	moderate	
79		Black walnut	Preserve	17		10	Needs pruning	60	moderate	
80		Sugar maple	Preserve	25	ASAP	0	Severe structural rot	105	poor	Health Issues
81		Flowering dogwood	Preserve	4	6	15 to 20	Solid specimen but needs pruning	15	moderate	Design Issues
82A		Red maple	Remove	7	ASAP	0	Will not respond to treatment	poor	Health Issues	
82B		Yoshino cherry	Remove	4		0	Very poor condition. Will not respond to culture	15	poor	Health Issues
83	*	Sugar maple	Remove	24		15 to 20	Root wounds	74	good	Health Issues
84		Sugar maple	Preserve	30	ASAP	0		58		
85		Hemlocks	Preserve	remove	6	0	No useful life	remove	moderate	Health Issues
86		Red maple	Preserve	7		15	Good specimen	22	good	Health Issues
87		Sugar maple	Preserve	20	6	10	Has suffered from grade removal	58	moderate	Deadwood prune this season
88		Red maple	Remove	13		15	Retain if construction allows	50	moderate	Design Issues
89		Silver maple	Remove	remove	ASAP		No useful life	remove	moderate	Health Issues

Tree #	Specimen to be Replaced	Species	Decision*	DBH (in)	Action Period (Month)	Life Expectancy (yrs.)	Brief Comments	Height (ft)	Vigor Class	Comments
90		Hackberry	Remove	14	ASAP	0	Structural rot	44	poor	Health Issues
91		Red maple	Remove	12		20	Good specimen	36	good	Design Issues
92		Silver maple	Remove	28	6	0	No useful life	55	poor	Health Issues
93		Red maple	Remove	8		15	Retain if construction allows	28	good	Design Issues
94		Black cherry	Remove		6	0	Remove due to construction		moderate	Design Issues
95A		Hackberry	Remove		6	0	Remove due to construction		moderate	Design Issues
95B		Walnut	Remove	12		0	Remove due to construction		poor	Design Issues
95C		Hackberry	Remove	8		0	Remove due to construction		poor	Design Issues
95D		Hackberry	Remove	13		0	Remove due to construction		poor	Design Issues
95E		Oak	Remove	8		0	Remove due to construction		poor	Design Issues
95F		Oak	Remove	22		0	Remove due to construction		moderate	Design Issues
95G		Ash	Remove	13		0	Remove due to construction		moderate	Design Issues
95H		Walnut	Remove	15		0	Remove due to construction		poor	Design Issues
95I		Cherry	Preserve	11		0			poor	
95J		Hackberry	Remove	6		0	Remove due to construction		poor	Design Issues
95K		Hackberry	Remove	11		0	Remove due to construction		moderate	Design Issues
95I		Maple	Preserve	24		14	Remove due to construction			Design Issues
96		Black walnut	Preserve	18		10 to 15	Next to new school	80	moderate	
97		Sugar maple	Preserve	24		5 to 10	Moderate decay in truck	80	moderate	Inspect annually
98		Flowering dogwood	Preserve	6		15	Apply less mulch	20	good	
99		Eastern red-cedar	Preserve	19		30	Excellent specimen	32	good	Inspect annually
100		Southern magnolia	Preserve	33		30	Excellent specimen	60	good	
101		Southern magnolia	Preserve	38		25	Excellent specimen	49	good	
102A		American elm	Preserve	16		10 to 15	Remove nearby blackcherry		moderate	
102B		Black cherry	Preserve	18	6	0	attached near base to 102A	remove		
103 A		Yellow-poplar	Preserve	36	6	20	Excellent specimen	128	good	Deadwood prune
103B		Sugar Maple	Preserve	20			Severe root rot and decay conks in bole	88	poor	Health Issues
104A		Sugar maple	Preserve	19	6	20	Mower damage	80	good	Deadwood prune
104B		Sugar maple	Preserve	18		20		78	moderate	Deadwood prune
105A		Flowering dogwood	Preserve	4	6	10 to 15		18	good	Minor deadwood pruning; multiple stemmed
		White pine	Remove	12		0			moderate	Design Issues
		White pine	Remove	15		0			moderate	Design Issues
106		Sugar maple	Remove	27	6	5 max	Advanced rot; Should be removed		poor	Health Issues
107		Sugar maple	Remove	20	6	5 max	Crown decline and past damage; Should be removed		moderate	Health Issues
108		Sugar maple	Preserve	20		5 to 10	Crown decline and past damage; Consider removal		moderate	Protect 15 ft radius
109		Hemlock	Preserve	12	6	5 max			moderate	
110		Hemlock	Remove	16	6	5 max			moderate	
111		Sugar maple	Preserve	16	6	5 max			moderate	
112		Sugar maple	Preserve	12		5 to 10	Protect root zone to 15 ft in radius		moderate	Protect 15 ft radius
113		Black cherry	Remove	23		5 to 10	Declining health; especially the crown		poor	Design Issues
114		Hackberry	Preserve	16		5 to 10	Allow 15 ft of root protection of retaining tree		moderate	
115A		Elm	Preserve	14		10 to 15	Impacted by construction		moderate	
		Crape myrtle	Remove							Design Issues
		Crape myrtle	Remove							Design Issues
		Crape myrtle	Remove							Design Issues
116		Elm	Remove	22	6	0	Crown decline and damage by past construction		poor	Health Issues

LANDSCAPE DATA

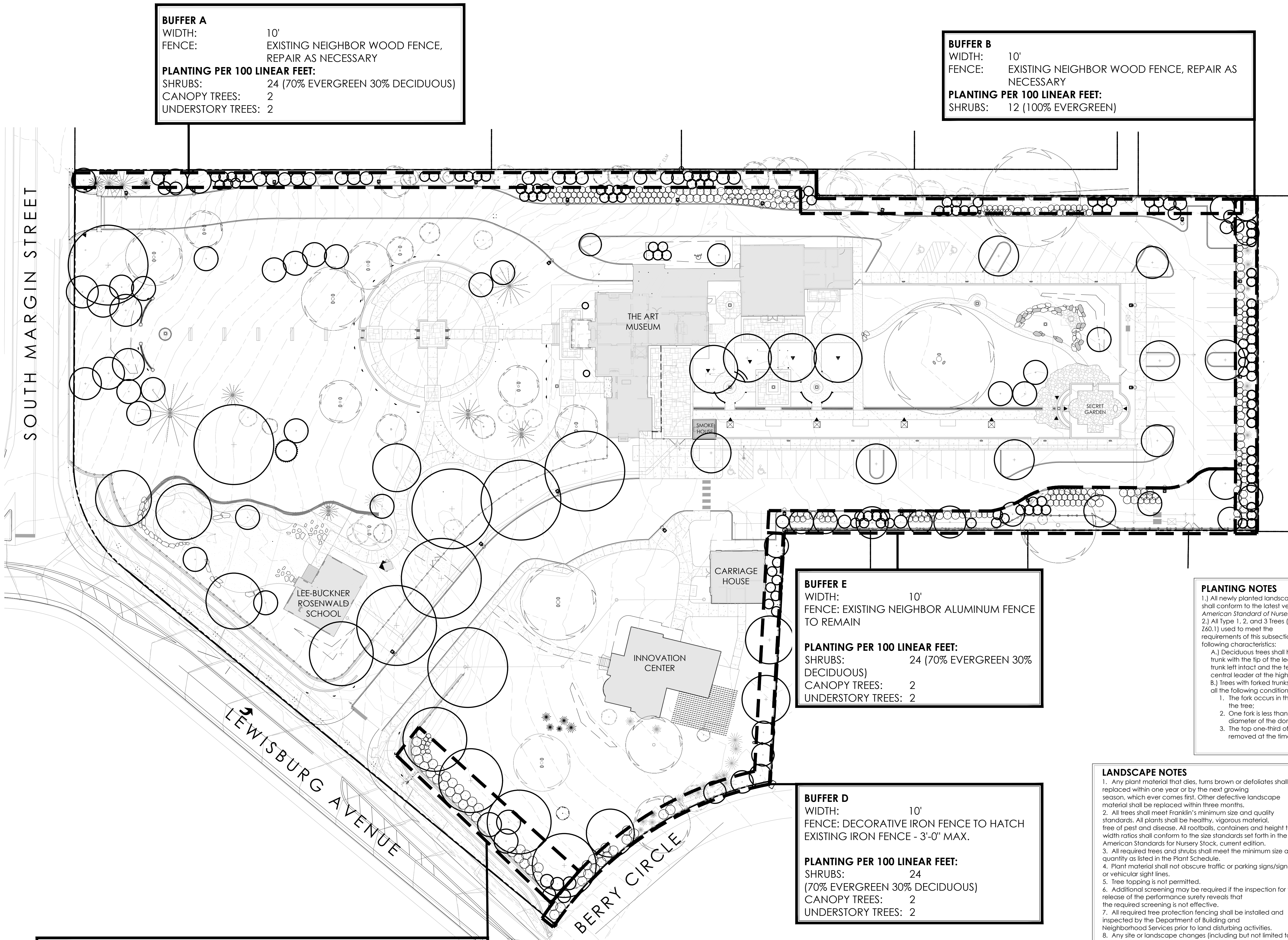
SITE ACREAGE: 5.19 AC
SITE ZONING CLASSIFICATION: CIVIC INSTITUTION (CI)
LANDSCAPE SURFACE AREA REQ'D (40%): 2.07 AC
LANDSCAPE SURFACE AREA PROVIDED: 2.80 AC

TREE PROTECTION ZONE

TOTAL SITE AREA: 5.19 AC
BUILDING AREA: 0.30 AC
SITE AREA: 4.73 AC

TREE CANOPY RETENTION

TOTAL SITE CANOPY COVERAGE: 2.90 AC
MINIMUM REQUIRED CANOPY RETENTION: 0.67 AC
(26% OF SITE CANOPY COVERAGE)
TOTAL SITE CANOPY TO REMAIN: 1.3 AC
NUMBER OF SPECIMEN TREES REMOVED: 4 TREES
TOTAL DBH OF SPECIMEN TREES REMOVED:



BUFFER A
WIDTH: 10'
FENCE: EXISTING NEIGHBOR WOOD FENCE, REPAIR AS NECESSARY
PLANTING PER 100 LINEAR FEET:
SHRUBS: 24 (70% EVERGREEN 30% DECIDUOUS)
CANOPY TREES: 2
UNDERSTORY TREES: 2

BUFFER B
WIDTH: 10'
FENCE: EXISTING NEIGHBOR WOOD FENCE, REPAIR AS NECESSARY
PLANTING PER 100 LINEAR FEET:
SHRUBS: 12 (100% EVERGREEN)

BUFFER E
WIDTH: 10'
FENCE: EXISTING NEIGHBOR ALUMINUM FENCE TO REMAIN
PLANTING PER 100 LINEAR FEET:
SHRUBS: 24 (70% EVERGREEN 30% DECIDUOUS)
CANOPY TREES: 2
UNDERSTORY TREES: 2

BUFFER D
WIDTH: 10'
FENCE: DECORATIVE IRON FENCE TO HATCH EXISTING IRON FENCE - 3'-0" MAX.
PLANTING PER 100 LINEAR FEET:
SHRUBS: 24 (70% EVERGREEN 30% DECIDUOUS)
CANOPY TREES: 2
UNDERSTORY TREES: 2

BUFFER C
WIDTH: 15'
WALLS & FENCING: DECORATIVE IRON FENCE TO MATCH EXISTING 3'-0" MAX HT., BRICK WALL 3'-0" MAX HT., AND STONE WALL 2'-0" MAX HT. (RELOCATED EXISTING)
PLANTING PER 100 LINEAR FEET:
SHRUBS: 50 (75% EVERGREEN 25% DECIDUOUS) (30" HT @ 3' O.C. DOUBLE STAGGERED)
CANOPY TREES: 3

REPLACEMENT TREE NOTE:
HERITAGE TREES REMOVED ON SITE WILL BE REPLACED AS PART OF THE OVERALL PROJECT. IF OVERALL PROJECT DOES NOT PROCEED, TREES WILL BE INSTALLED TO MEET THE HERITAGE TREE REPLACEMENT REQUIREMENTS.

BUFFER CALCULATION NOTE:
- PROPOSED BUFFER REQUIREMENTS BASED ON CITY TYPICAL BUFFER REQUIREMENTS FOR 25' BUFFER. BUFFER PLAN PROPOSES A 10' BUFFER WIDTH. A COEFFICIENT OF 0.4 (10 / 25 FEET) WAS UTILIZED AS A MULTIPLIER TO QUANTIFY TREE AND SHRUB BUFFER REQUIREMENTS

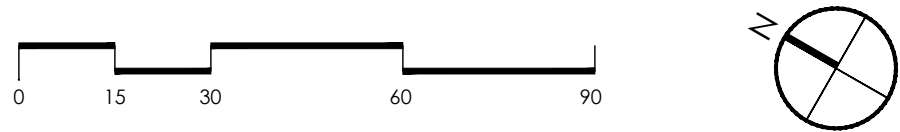
CITY OF FRANKLIN
APPLICATION #586797
PROJECT# 8053

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CONCEPT PLANT SCHEDULE		
	CANOPY TREE 3" CALIPER 25% EVERGREEN	50
	UNDERSTORY TREE 3" CALIPER 25% EVERGREEN	30
	PROPOSED SHRUBS	
	EXISTING TREE	84
NOTE: CONCEPTUAL DESIGN- SUBJECT TO CHANGE		

PLANTING NOTES
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; and
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; and
F.) Branches are evenly distributed around the trunk with no more than one major branch located directly above an

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 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 Department of Building and Neighborhood Services 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.
12. The proposed evergreen plant material shall be replaced if it is not of a height sufficient to screen the object. 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. Municipal Code 7-231 does not permit the installation of combustible mulch within inches of buildings of construction types III, IV, and V, and buildings with combustible exterior sheathing.



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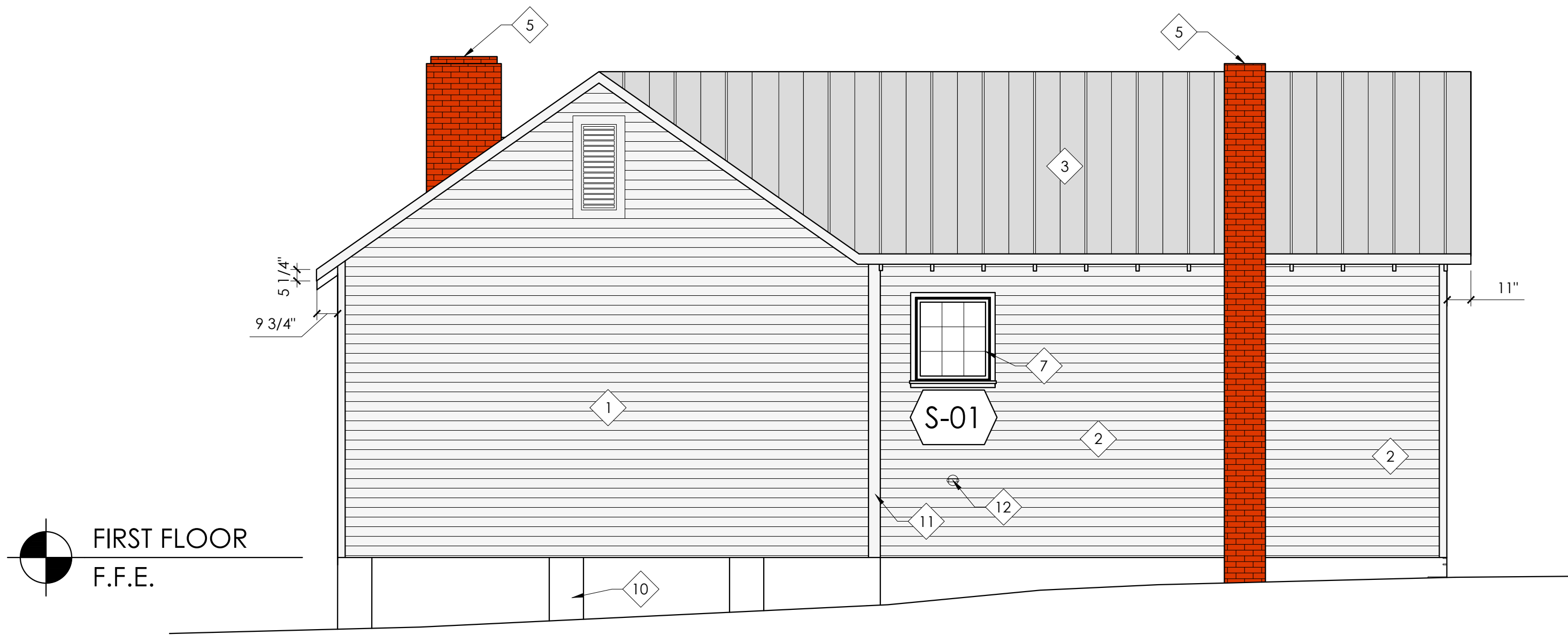
Rosenwald School Relocation, Site Plan
101 Ed Silva Way
Franklin, Tennessee

PROJECT #: 8053
DATE: 2.2.2023
REVISION:
SHEET:
BUFFER PLANTING PLAN

L4.0



1 NORTH ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

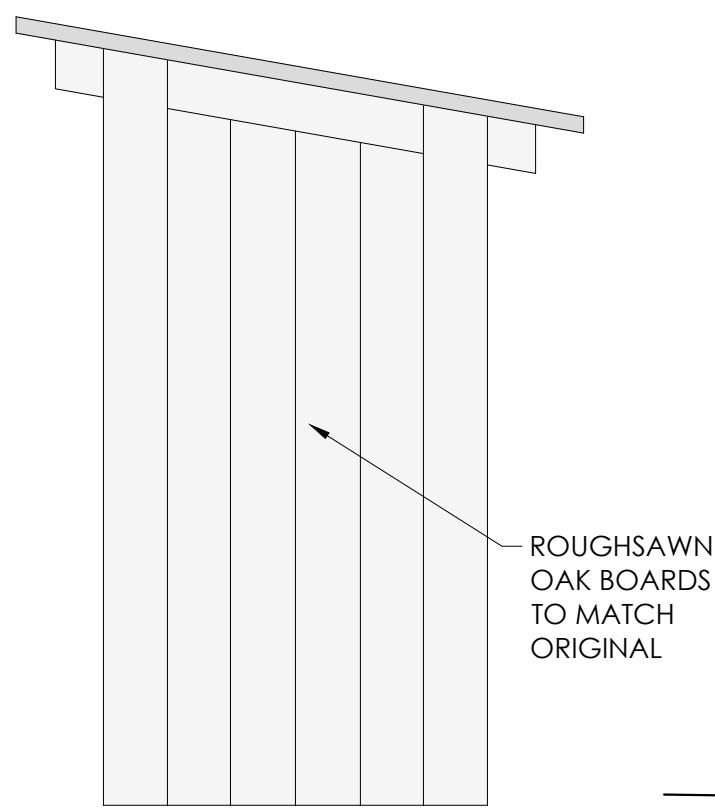


ELEVATION GENERAL NOTES:

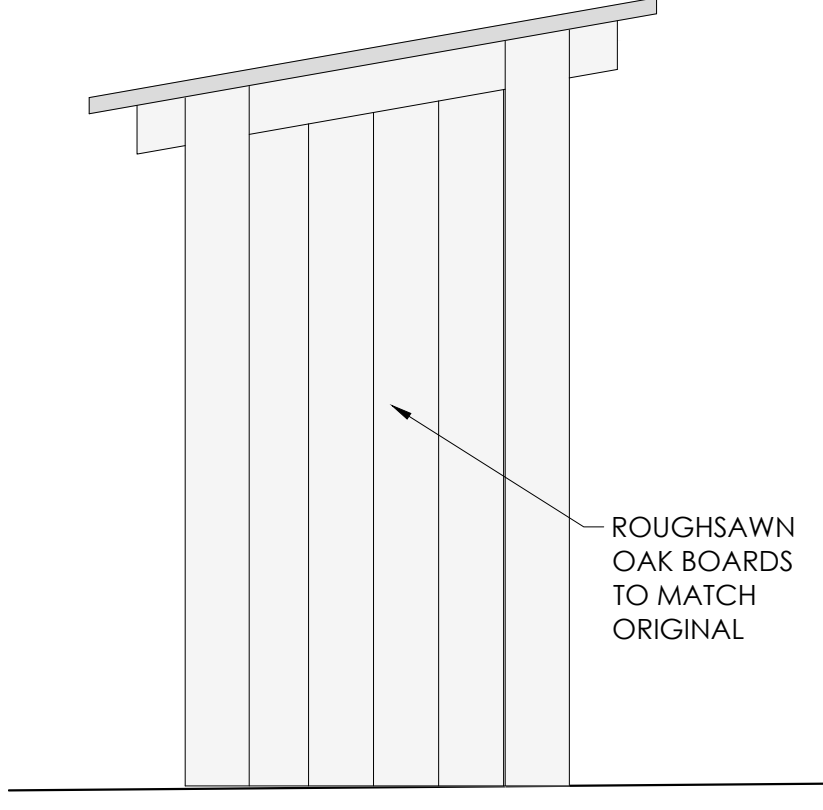
- A. MOST OF THE ORIGINAL SIDING IS COVERED WITH ALUMINUM. WHEN UNCOVERED THE APPLICANT WILL COORDINATE AREAS OF REPAIR/REPLACEMENT WITH FHZC STAFF.

ELEVATION KEY NOTES:

1. RESTORE THE EXISTING BEVEL LAP SIDING TO A WELL-MAINTAINED CONDITION. PAINT WHITE.
2. INSTALL NEW SMOOTH FINISH LAP SIDING TO MATCH EXISTING WOOD SPECIES, PROFILE, SURFACE, & DIMENSIONS. PAINT WHITE.
3. INSTALL NEW 5V TIN ROOF.
4. NOT USED.
5. RECONSTRUCT HISTORIC CHIMNEY USING BRICKS TO MATCH ORIGINAL. SEE FINISH PAGE.
6. RESTORE EXISTING WOOD WINDOWS. SEE SHEETS A4.1 & A4.2 FOR ADDITIONAL WINDOW RESTORATION INFORMATION.
7. RECONSTRUCT WINDOW TO MATCH HISTORIC DETAILS. SEE SHEETS A.4.1 &A.4.2.
8. INSTALL NEW DOOR. SEE FINISH PAGE.
9. RECONSTRUCT ORIGINAL PORCH.
10. NEW CONCRETE PIERS W/ NATIVE STONE EXTERIOR FINISH W/ RECESSED INSET PANELS. SEE PHOTO EXAMPLES.
11. INSTALL NEW TRIM BOARD BETWEEN ORIGINAL ONE ROOM SCHOOLHOUSE AND 1940'S ADDITION.
12. NEW FIRE DEPARTMENT CONNECTION.



3 NORTH OUTHOUSE ELEVATION (NON-FUNCTIONING)
A2.1 SCALE: 1/2" = 1'-0"



4 SOUTH OUTHOUSE ELEVATION (NON-FUNCTIONING)
A2.1 SCALE: 1/2" = 1'-0"

NORTH ELEVATION		
	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	563 SF	
NET* OF WALL	399 SF	100%
NET* BEVEL LAP SIDING	175 SF	44%
NET* COMPOSITE SIDING	224 SF	56%

* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

SOUTH ELEVATION		
	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	564 SF	
NET* OF WALL	514 SF	100%
NET* BEVEL LAP SIDING	265 SF	52%
NET* COMPOSITE SIDING	249 SF	48%

BUILDING TYPE: EDUCATIONAL				
* WE ARE REPLICATING THE ORIGINAL WINDOW CONFIGURATION WITH THE SAME PERCENTAGE OF GLASS AS ORIGINAL STRUCTURE.				
APPROXIMATED GLAZING PERCENTAGES				
NORTH FACADE	SOUTH FACADE	EAST FACADE	WEST FACADE	TOTAL
11%	2%	19%	37%	15.5%

"THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISSION.

WELL MAINTAINED CONDITION: ITEMS INDICATED TO BE RETURNED TO A WELL MAINTAINED CONDITION SHALL BE REPAIRED TO A FULLY FUNCTIONING CONDITION, WITH REPLACEMENT OF ANY DAMAGED OR DETERIORATED MATERIALS OR COMPONENTS THAT INTERFERE WITH THE FUNCTION OF THE ITEM BEING RESTORED - OR ELEMENTS THAT SHOW VISUAL SIGNS OF A LACK OF MAINTENANCE. ITEMS ARE TO APPEAR AS THOUGH THEY HAVE BEEN WELL MAINTAINED OVER THEIR LIFE, SHOWING MINOR IMPERFECTIONS, SCARS AND OTHER SIGNS OF WEAR THAT DO NOT INTERFERE WITH THE FUNCTION OF THE ITEM. ALL REPLACEMENT MATERIALS TO BE REVIEWED BY COF HISTORIC STAFF.

CITY OF FRANKLIN
APPLICATION #586797
PROJECT# 8053

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662.258.6405 & 662.258.6452
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Rosenwald School Relocation, Site Plan

101 Ed Silva Way
Franklin, Tennessee

PROJECT #: 8053
DATE: 2.2.2023
REVISION:
SHEET: NORTH & SOUTH ELEVATIONS

A2.1



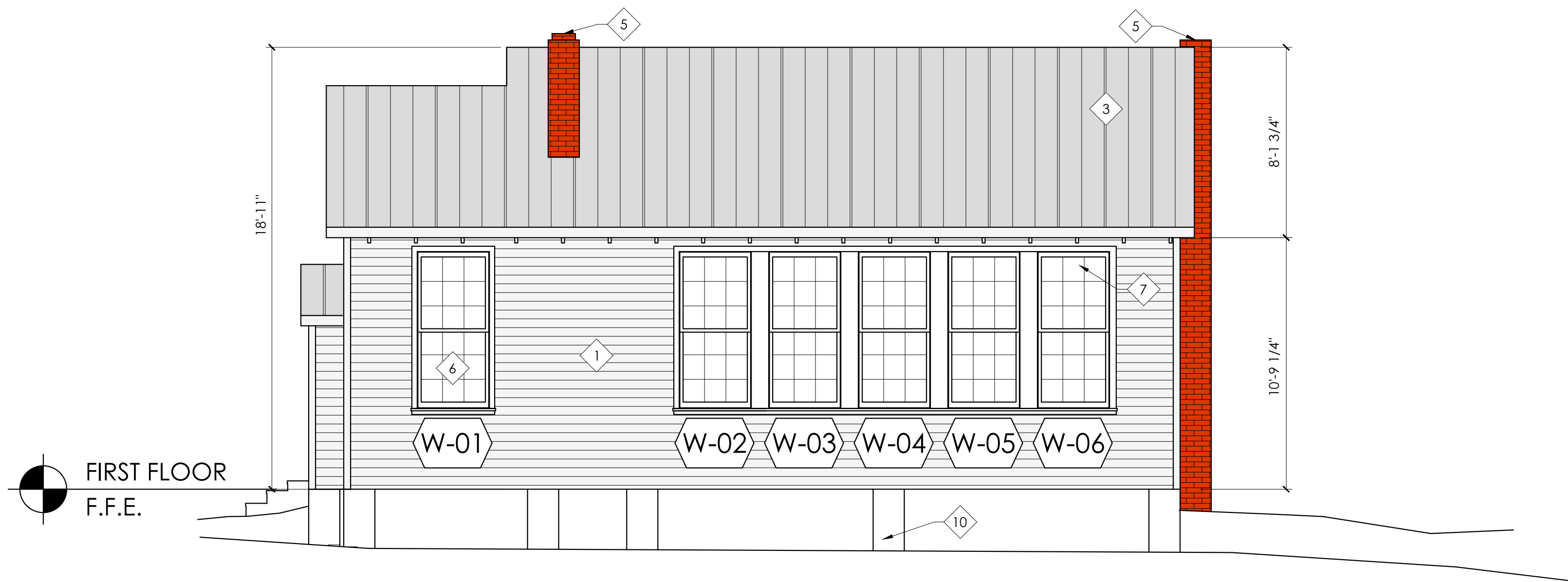
NATIVE STONE PIER



DRY STACK RECESSED INSET PANELS



1 EAST ELEVATION
A2.2 SCALE: 1/4" = 1'-0"



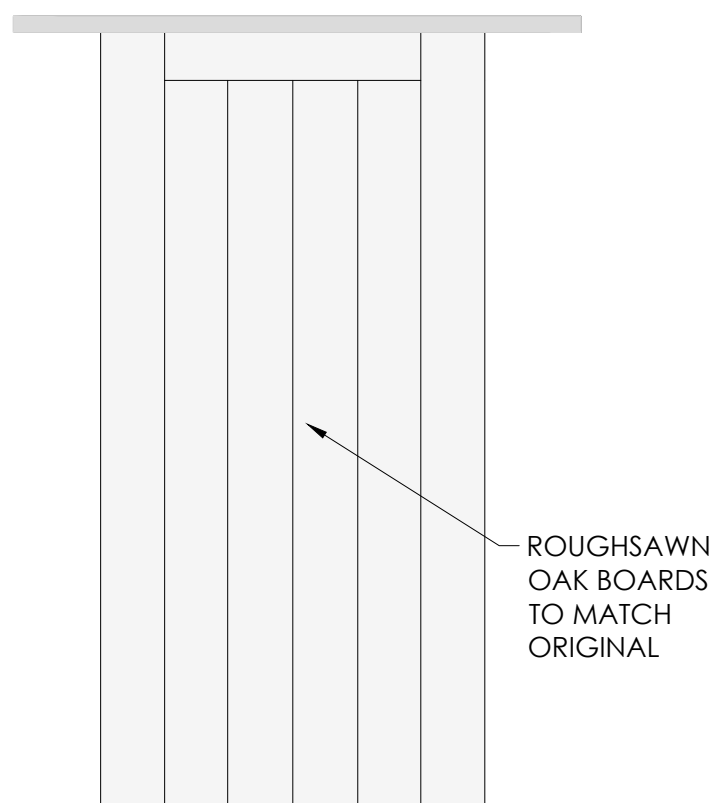
2 WEST ELEVATION
A2.2 SCALE: 1/4" = 1'-0"

ELEVATION GENERAL NOTES:

- A. MOST OF THE ORIGINAL SIDING IS COVERED WITH ALUMINUM. WHEN UNCOVERED THE APPLICANT WILL COORDINATE AREAS OF REPAIR/REPLACEMENT WITH FHZC STAFF.

ELEVATION KEY NOTES:

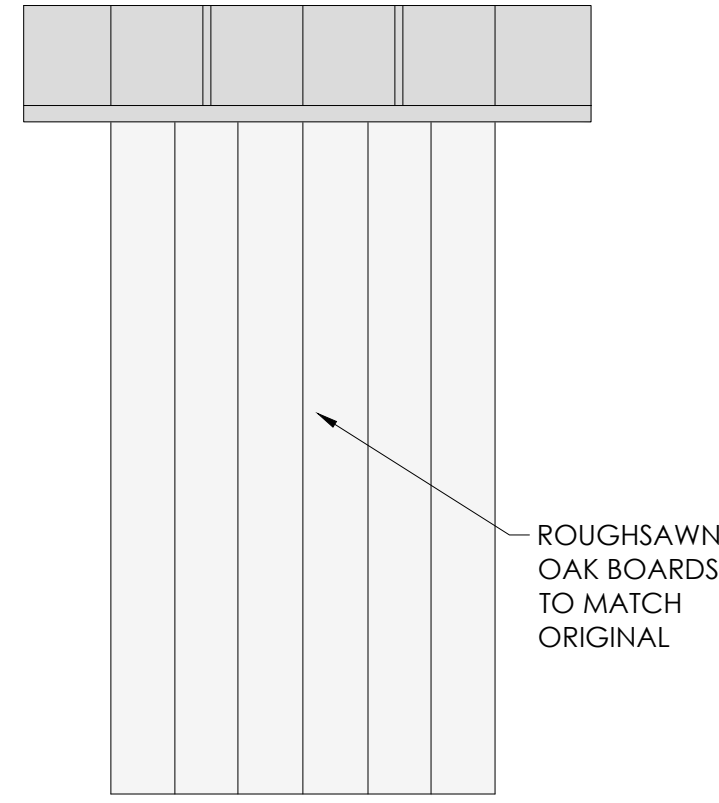
- #
- RESTORE THE EXISTING BEVEL LAP SIDING TO A WELL-MAINTAINED CONDITION. PAINT WHITE.
 - INSTALL NEW SMOOTH FINISH LAP SIDING TO MATCH EXISTING WOOD SPECIES, PROFILE, SURFACE, & DIMENSIONS. PAINT WHITE.
 - INSTALL NEW 5V TIN ROOF.
 - NOT USED.
 - RECONSTRUCT HISTORIC CHIMNEY USING BRICKS TO MATCH ORIGINAL. SEE FINISH PAGE.
 - RESTORE EXISTING WOOD WINDOWS. SEE SHEETS A4.1 & A4.2 FOR ADDITIONAL WINDOW RESTORATION INFORMATION.
 - RECONSTRUCT WINDOW TO MATCH HISTORIC DETAILS. SEE SHEETS A4.1 & A4.2.
 - INSTALL NEW DOOR. SEE FINISH PAGE.
 - RECONSTRUCT ORIGINAL PORCH.
 - NEW CONCRETE PIERS W/ NATIVE STONE EXTERIOR FINISH W/ RECESSED INSET PANELS. SEE PHOTO EXAMPLES.
 - INSTALL NEW TRIM BOARD BETWEEN ORIGINAL ONE ROOM SCHOOLHOUSE AND 1940'S ADDITION.
 - NEW FIRE DEPARTMENT CONNECTION.



3 EAST OUTHOUSE ELEVATION (NON-FUNCTIONING)
A2.2 SCALE: 1/2" = 1'-0"

EAST ELEVATION		
	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	479 SF	
NET* OF WALL	342 SF	100%
NET* BEVEL LAP SIDING	334 SF	98%
NET* COMPOSITE SIDING	8 SF	2%

* EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES



4 WEST OUTHOUSE ELEVATION (NON-FUNCTIONING)
A2.2 SCALE: 1/2" = 1'-0"

WEST ELEVATION		
	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	396 SF	
NET* OF WALL	225 SF	100%
NET* BEVEL LAP SIDING	35 SF	16%
NET* COMPOSITE SIDING	190 SF	84%

BUILDING TYPE: EDUCATIONAL
* WE ARE REPLICATING THE ORIGINAL WINDOW CONFIGURATION WITH THE SAME PERCENTAGE OF GLASS AS ORIGINAL STRUCTURE.

APPROXIMATED GLAZING PERCENTAGES				
NORTH FACADE	SOUTH FACADE	EAST FACADE	WEST FACADE	TOTAL
11%	2%	19%	37%	15.5%

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REVISION:
SHEET:

EAST & WEST
ELEVATIONS

A2.2

WINDOW SCHEDULE										
MARK /TAG	TYPE	EXISTING	NEW	APPROX. SIZE (WIDTH X HEIGHT)	OPERATION	MATERIAL		GLASS TYPE	RESTORATION LEVEL	REMARKS/NOTES
						SASH	FRAME			
N-01	A		X	2'11"X3'3"	SH	WD	WD	IN		
N-02	A		X	2'11"X3'3"	SH	WD	WD	IN		
N-03	B	X		3'4"X5'11"	DH	WD	WD			
N-04	B	X		3'4"X5'11"	DH	WD	WD			
S-01	A		X	2'11"X3'3"	SH	WD	WD	IN		
E-01	C	X		3'5"X6'0"	DH	WD	WD			
E-02	C	X		3'5"X6'0"	DH	WD	WD			
E-03	C	X		3'5"X6'0"	DH	WD	WD			
E-04	C	X		3'5"X6'0"	DH	WD	WD			
E-05	E	X		3'0"X3'0"	F	WD	WD			EXISTING FIXED SASH - RESTORE
W-01	D	X		3'1"X6'9"	DH	WD	WD			
W-02	D		X	3'1"X6'9"	DH	WD	WD	IN		
W-03	D		X	3'1"X6'9"	DH	WD	WD	IN		
W-04	D		X	3'1"X6'9"	DH	WD	WD	IN		
W-05	D		X	3'1"X6'9"	DH	WD	WD	IN		
W-06	D		X	3'1"X6'9"	DH	WD	WD	IN		

WINDOW RESTORATION LEVEL:

*SEE WINDOW SPECIFICATIONS FOR RESTORATION TECHNIQUES.

LEVEL 1 (PAINTED SHUT, NON-OPERABLE)

- FRAME & SASHES RESTORED TO A WELL MAINTAINED CONDITION.
- GLAZING PUTTY REPLACED. BROKEN/EXISTING GLASS REPLACED AS SCHEDULED/NEEDED.
- FRAME AND SASHES PAINTED. EXTERIOR PAINTED SHUT (WEATHERTIGHT).
- SASHES FIXED IN PLACE W/ 2 STAR BIT SCREWS. PAINT BUT DO NOT CAULK HEADS.
- HARDWARE RESTORED TO A WELL MAINTAINED CONDITION. ROPES REMOVED/CUT, WEIGHTS LEFT IN POCKET.

LEVEL 2 (PARTIALLY OPERABLE 1)

- FRAME & SASHES RESTORED TO A WELL MAINTAINED CONDITION.
- GLAZING PUTTY REPLACED. BROKEN/EXISTING GLASS REPLACED AS SCHEDULED/NEEDED.
- FRAME, TRIM, AND SASHES PAINTED. UPPER SASH EXTERIOR PAINTED SHUT (WEATHERTIGHT).
- UPPER SASH FIXED IN PLACE W/ 2 STAR BIT SCREWS. PAINT BUT DO NOT CAULK HEADS.
- HARDWARE RESTORED TO A WELL MAINTAINED CONDITION. ROPES REMOVED/CUT, WEIGHTS LEFT IN POCKET.
- SASH LOCKS OPERABLE WITH GOOD WEATHER SEAL AT MEETING RAIL.
- LOWER SASH WEATHERSTRIPPED AND SECURED WITH NEW SASH BOLT.

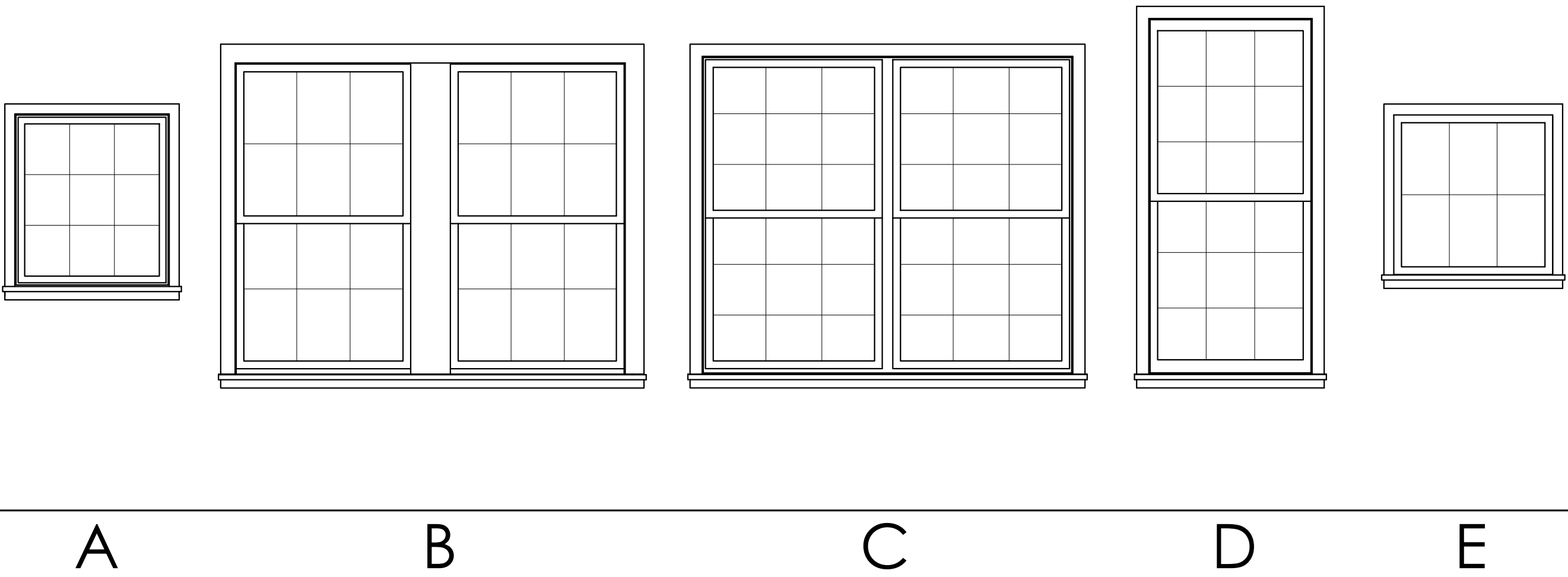
LEVEL 3 (PARTIALLY OPERABLE 2)

- FRAME & SASHES RESTORED TO A WELL MAINTAINED CONDITION.
- GLAZING PUTTY REPLACED. BROKEN/EXISTING GLASS REPLACED AS SCHEDULED/NEEDED.
- FRAME, TRIM, AND SASHES PAINTED. UPPER SASH EXTERIOR PAINTED SHUT (WEATHERTIGHT).
- UPPER SASH FIXED IN PLACE W/ 2 STAR BIT SCREWS. PAINT BUT DO NOT CAULK HEADS.
- HARDWARE RESTORED TO A WELL MAINTAINED CONDITION. UPPER SASH ROPES REMOVED/CUT, WEIGHTS LEFT IN POCKET.
- LOWER SASH OPERATION COMPONENTS FULLY RESTORED W/ NEW ROPES AND LUBRICATED PULLEYS. OPERATION TO BE SMOOTH & BALANCED.
- SASH LOCKS OPERABLE WITH GOOD WEATHER SEAL AT MEETING RAIL.
- LOWER SASH WEATHERSTRIPPED AND SECURED WITH NEW SASH BOLT @ MEETING RAIL.

LEVEL 4 (FULLY OPERABLE)

- FRAME & SASHES RESTORED TO A WELL MAINTAINED CONDITION.
- GLAZING PUTTY REPLACED. BROKEN/EXISTING GLASS REPLACED AS SCHEDULED/NEEDED.
- FRAME, TRIM, AND SASHES PAINTED.
- HARDWARE RESTORED TO A WELL MAINTAINED CONDITION.
- BOTH SASH OPERATION COMPONENTS FULLY RESTORED W/ NEW ROPES AND LUBRICATED PULLEYS. OPERATION TO BE SMOOTH & BALANCED.
- SASH LOCKS OPERABLE WITH GOOD WEATHER SEAL AT MEETING RAIL.
- BOTH SASHES WEATHERSTRIPPED AND SECURED WITH NEW SASH BOLT @ MEETING RAIL.

WINDOW TYPES LEGEND:



WINDOW SCHEDULE ABBREVIATIONS:

- MTL METAL
WD WOOD
- DH DOUBLE HUNG
SH SINGLE HUNG
F FIXED
- IN INSULATED GLASS
NSP NOT INSULATED SINGLE PANE GLASS

CITY OF FRANKLIN
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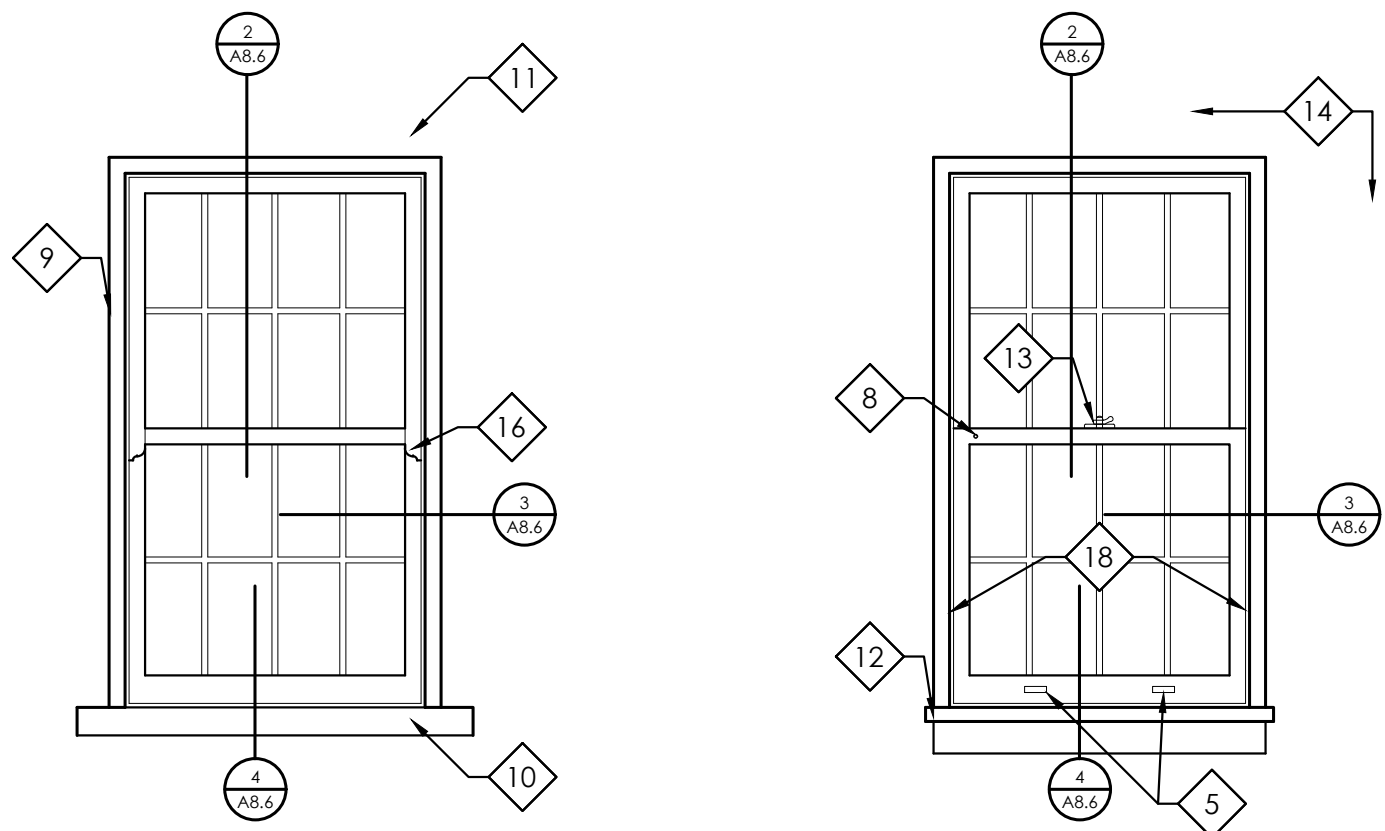
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SHEET:
LEE BUCKNER
WINDOW SCHED.

A4.1

WINDOW RESTORATION KEY NOTES (WOOD):

1. RESTORE EXISTING SASH. ENSURE TIGHT FIT AT MEETING RAILS. PAINT.
2. CAREFULLY REMOVE STOP & PARTING STRIP FOR SASH REMOVAL. RESTORE OR REPLACE W/ EXACT MATCH. PAINT.
3. REMOVE/REPLACE EXISTING SASH ROPES/CHAINS AS SCHEDULED W/ NEW COTTON ROPES.
4. RESTORE EXISTING FRAME. SEE SCHEDULE.
5. RESTORE WINDOW LIFT HANDLES OR PROVIDE NEW TO MATCH EXISTING.
6. RESTORE WINDOW PULLEYS OR PROVIDE NEW TO MATCH EXISTING. LUBRICATE.
7. INSPECT MEETING RAILS FOR WARPING/ DETERIORATION. REPLACE AS NEEDED. SEE SCHEDULE.
8. PROVIDE NEW LOCKING SASH BOLT.
9. PROVIDE BACKER ROD & SEALANT (TYPE 1) AT OUTER EDGE OF PERIMETER TRIM. COAT END GRAIN OF REPLACEMENT TRIM IN THIN BED OF SEALANT @ SILL.
10. PROVIDE DRIP EDGE @ BOTTOM OF SILL.
11. PROVIDE NEW 24 GA PREFINISHED GALV. FLASHING AT WINDOW HEAD W/ DRIP & HEMMED KICK. RESTORE DRIP CAP IF PRESENT.
12. RESTORE INTERIOR STOOL, APRON, CASING, AND ASSOCIATED INTERIOR TRIM.
13. RESTORE EXISTING SASH LOCK OR PROVIDE NEW REPLACEMENT TO MATCH EXISTING.
14. PROTECT EXISTING PLASTER OR INTERIOR FINISH FROM DAMAGE & REPAIR WHERE AFFECTED BY WINDOW RESTORATION TO WELL MAINTAINED CONDITION.
15. EXISTING WINDOW WEIGHTS TO BE REUSED OR REMAIN IN WEIGHT POCKET.
16. RESTORE SASH LUGS/HORNS IF PRESENT.
17. PROVIDE BACKER ROD & SEALANT @ SIDING GROOVE OR JOINT.
18. REMOVE/REINSTALL WEIGHT POCKET ACCESS PANEL AS NEEDED.
19. 1 1/8" SPRING BRONZE WEATHER STRIP NAILED AT 2" O.C. WITH SOLID BRONZE NAILS.

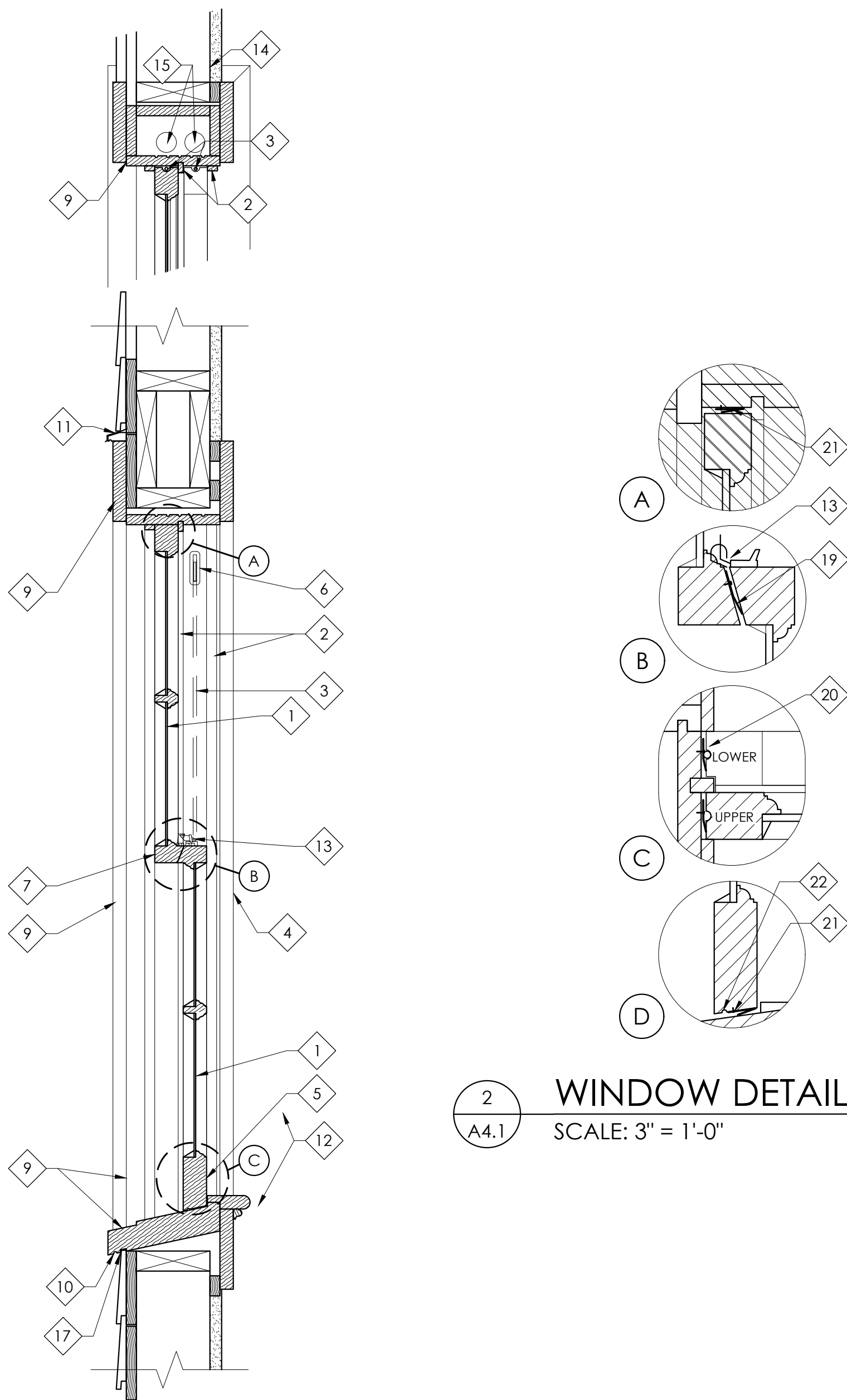
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PROJECT# 8053



1 WINDOW RESTORATION
A4.1 SCALE: 1/2" = 1'-0"

GENERAL WINDOW RESTORATION NOTES:

- A. LABEL WINDOW COMPONENTS REMOVED FOR RESTORATION IN AN INCONSPICUOUS LOCATION TO ENSURE THAT ELEMENTS ARE RESTORED TO THE ORIGINAL LOCATION. CONFER W/ ARCHITECT REGARDING ITEMS TO RECEIVE TRANSPARENT FINISH.
- B. RESTORE FRAME, SASHES, LINTELS, INTERIOR TRIM AND ASSOCIATED TRIM TO RESTORATION LEVEL SCHEDULED OR NOTED ON DRAWINGS. REMOVE SASHES WHERE REQUIRED TO PERFORM WORK & PROVIDE TEMPORARY WEATHER TIGHT BARRIER. REPAIR DAMAGED, ROTTEN, SPLIT, WARPED, OR OTHERWISE DAMAGED COMPONENTS TO A WELL MAINTAINED CONDITION.
- C. REMOVE FRAMES FROM WALL WHERE REQUIRED TO PERFORM DUTCHMAN & JOINT REPAIRS OR REPLACE FRAME COMPONENTS.
- D. INSPECT FRAMES FOR SECURE MOUNTING IN OPENING. RESECURE IF LOOSE.
- E. REFER TO WINDOW SPECIFICATIONS FOR SPECIFIC RESTORATION TECHNIQUES FOR EACH WINDOW COMPONENT INCLUDING WOOD CONSOLIDATION, EPOXY, DUTCHMAN, AND JOINERY REPAIRS.
- F. REMOVE & REPLACE BROKEN, CHIPPED, CRACKED, ABRADED, OR DAMAGED GLASS TO MATCH ORIGINAL UNLESS SCHEDULED OTHERWISE.
- G. WINDOW OPENING STRUCTURE / SUBSTRATES: REPAIR / REPLACE ANY INCIDENTAL DETERIORATED WOOD FRAMING OR BLOCKING ENCOUNTERED DURING WINDOW FRAME RESTORATION. NEW WOOD IN CONTACT WITH MASONRY TO BE PRESSURE TREATED. REPOINT DETERIORATED MASONRY WHERE IT PREVENTS WINDOW FRAME MOUNTING SECURELY.
- H. RESTORE SURROUNDING PLASTER OR OTHER WALL FINISHES ADJACENT TO WINDOW TO WELL MAINTAINED CONDITION WHERE DAMAGED DURING WORK OR WINDOW RELATED DETERIORATION. PAINT.
- I. REMOVE LOOSE FLAKING PAINT & EXCESSIVE PAINT LAYERS AS DESCRIBED IN SPECIFICATIONS AND LIGHTLY SAND AS NEEDED. PRIME & PAINT FRAME, TRIM, AND SASHES IN MANNER & LOCATIONS SPECIFIED. DO NOT PAINT HARDWARE. COMPLETELY PAINT GLAZING PUTTY.
- J. USE OF STEAMERS & INFRARED PAINT REMOVAL DEVICES IS PERMITTED UPON APPROVAL OF ARCHITECT. NO HEAT GUNS ALLOWED ON SITE.
- K. SALVAGE, RESTORE, AND REUSE ORIGINAL HARDWARE WHEREVER POSSIBLE.
- L. EXTERIOR SEALANT: INSTALL BACKER ROD & SEALANT AT OUTER EDGES OF FRAME USING POLYURETHANE SEALANT (TYPE 1). COLOR AS SELECTED BY ARCHITECT. DO NOT PAINT.
- M. WEATHER STRIPPING: REMOVE ANY EXISTING WEATHER STRIPPING. PROVIDE NEW WEATHER STRIPPING AT SILL, MEETING RAIL, & JAMB AS SPECIFIED & DETAILED.
- N. PROTECT ADJACENT SURFACES FROM DAMAGE. REPAIR INTERIOR FINISHES TO MATCH ADJACENT IF AFFECTED BY WINDOW RESTORATION WORK.



2 WINDOW DETAILS
A4.1 SCALE: 3" = 1'-0"

2 WINDOW SECTION
A4.1 SCALE: 1-1/2" = 1'-0"

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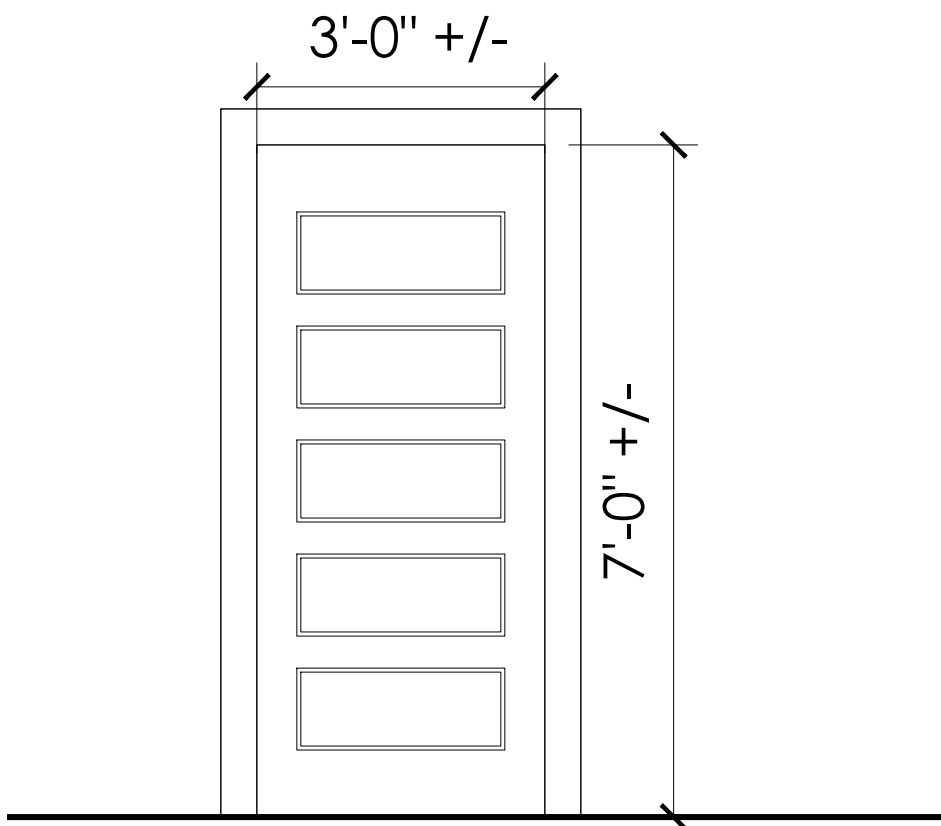
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SHEET:
LEE BUCKNER
WINDOW RESTOR.

A4.2

DOOR SCHEDULE								
MARK	TYPE	FRAME MTRL.	NEW	EXISTING	DOOR MTRL.	DOOR WIDTH x HEIGHT	HARDWARE	REMARKS
101	A	WD	X		WD	3'0" X 7'0"	2	VERIFY EXISTING DOOR OPENING SIZE.
102	A	WD	X		WD	3'0" X 7'0"	1	VERIFY EXISTING DOOR OPENING SIZE.
103	A	WD	X		WD	3'0" X 7'0"	4	VERIFY EXISTING DOOR OPENING SIZE.
104	A	WD	X		WD	3'0" X 7'0"	1	VERIFY EXISTING DOOR OPENING SIZE.
105	A	WD	X		WD	3'0" X 7'0"	2	VERIFY EXISTING DOOR OPENING SIZE.
106	A	WD	X		WD	3'0" X 7'0"	3	VERIFY EXISTING DOOR OPENING SIZE.

DOOR HARDWARE SETS:

- SET ONE - 1 PASSAGE KNOB SET, 3 FOUR-INCH RESIDENTIAL HINGE (FINISH - ANTIQUE BRASS)
- SET TWO - 1 KEYED PASSAGE KNOB SET, 3 FOUR-INCH RESIDENTIAL HINGE (FINISH - ANTIQUE BRASS)
- SET THREE - 1 PRIVACY PASSAGE KNOB SET, 3 FOUR-INCH RESIDENTIAL HINGE (FINISH - ANTIQUE BRASS)
- SET FOUR - 1 PASSAGE POCKET DOOR PULL (FINISH - ANTIQUE BRASS)



A

1
A4.3

DOOR TYPES

SCALE: 1/2" = 1'-0"

ROOM FINISH SCHEDULE LEGEND:

- | | |
|---------|-----------------|
| BD | BOARD |
| E | EXISTING |
| GYP.BD. | GYPSUM BOARD |
| PTD | PAINTED |
| WD | WOOD |
| RM | ROOM |
| CLRM | CLASSROOM |
| BDBD | BEADED BOARD |
| WB | WOOD BATTENS |
| HM | HOMASOTE |
| TG | TONGUE & GROOVE |

ROOM FINISH SCHEDULE					
ROOM NAME	RM #	WALLS	FLOORING	CEILING	REMARKS
CLOAK RM	101	BDBD (E)	WD TG (E)	BDBD (E)	FINISH REPAIRS REQUIRED. MATCH EXISTING FINISH DETAILS EXACTLY.
INDUSTRIAL RM	102	BDBD (E)	WD TG (E)	BDBD (E)	FINISH REPAIRS REQUIRED. MATCH EXISTING FINISH DETAILS EXACTLY.
1927 ERA CLRM	103	BDBD (E)	WD TG (E)	BDBD (E)	FINISH REPAIRS REQUIRED. MATCH EXISTING FINISH DETAILS EXACTLY.
1940S ERA CLRM	104	BDBD	WD TG (E)	HM WB	FINISH REPAIRS REQUIRED. MATCH EXISTING FINISH DETAILS EXACTLY.
STORAGE	105	BDBD	WD TG (E)	HM WB	FINISH REPAIRS REQUIRED. MATCH EXISTING FINISH DETAILS EXACTLY.
RESTROOM	106	BDBD	WD TG (E)	HM WB	FINISH REPAIRS REQUIRED. MATCH EXISTING FINISH DETAILS EXACTLY.

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DOOR SCHEDULE

A4.3

ROOM FINISH SCHEDULE					
ROOM NAME	RM #	WALLS	FLOORING	CEILING	REMARKS
CLOAK RM	101	BDBD (E)	WD TG (E)	BDBD (E)	FINISH REPAIRS REQUIRED. MATCH EXISTING FINISH DETAILS EXACTLY.
INDUSTRIAL RM	102	BDBD (E)	WD TG (E)	BDBD (E)	FINISH REPAIRS REQUIRED. MATCH EXISTING FINISH DETAILS EXACTLY.
1927 ERA CLRM	103	BDBD (E)	WD TG (E)	BDBD (E)	FINISH REPAIRS REQUIRED. MATCH EXISTING FINISH DETAILS EXACTLY.
1940S ERA CLRM	104	BDBD	WD TG (E)	HM WB	FINISH REPAIRS REQUIRED. MATCH EXISTING FINISH DETAILS EXACTLY.
STORAGE	105	BDBD	WD TG (E)	HM WB	FINISH REPAIRS REQUIRED. MATCH EXISTING FINISH DETAILS EXACTLY.
RESTROOM	106	BDBD	WD TG (E)	HM WB	FINISH REPAIRS REQUIRED. MATCH EXISTING FINISH DETAILS EXACTLY.

ROOM FINISH SCHEDULE LEGEND:

BD	BOARD
E	EXISTING
GYP.BD.	GYPSUM BOARD
PTD	PAINTED
WD	WOOD
RM	ROOM
CLRM	CLASSROOM
BDBD	BEADED BOARD
WB	WOOD BATTENS
HM	HOMASOTE
TG	TONGUE & GROOVE

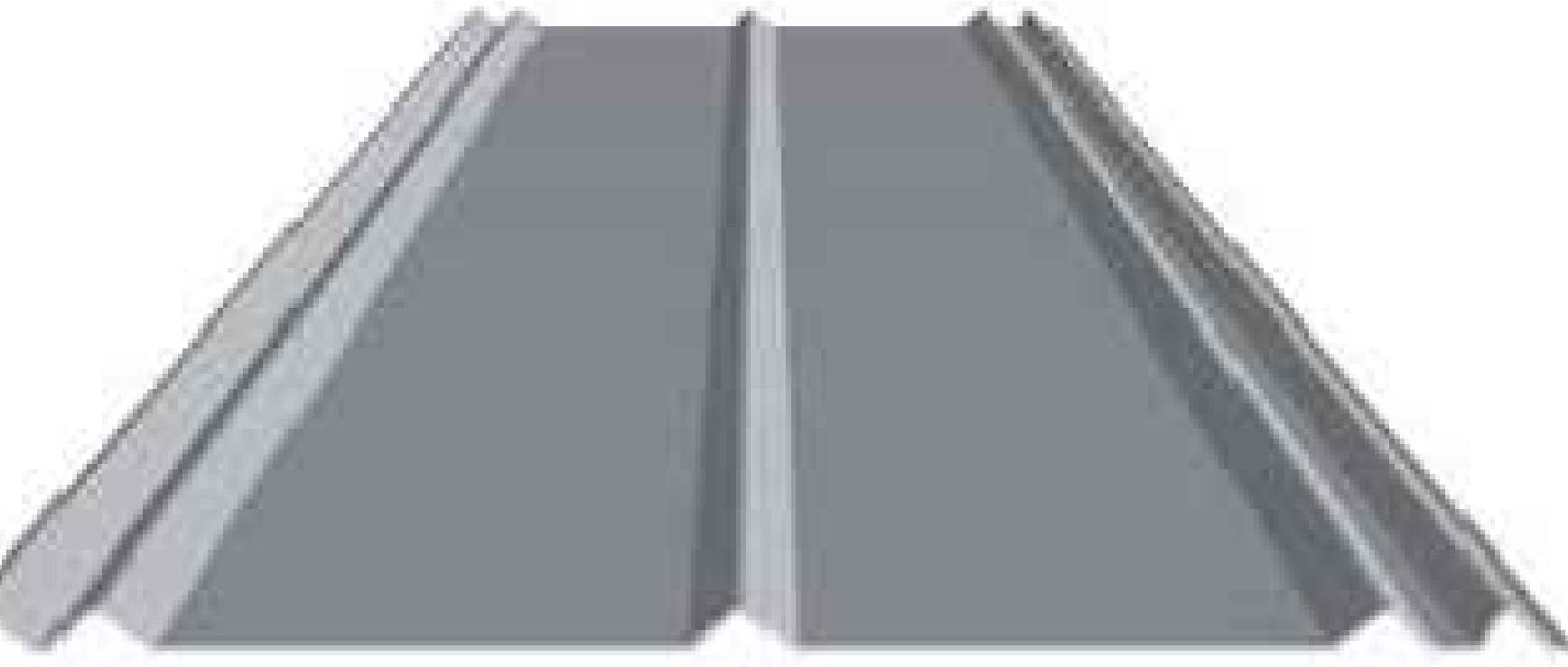
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SMOOTH FINISH. MATCH EXISTING LAP AND WOOD SPECIES

1 BEVEL LAP SIDING
(PAINTED WHITE)
A4.5 SCALE: NTS



2 5V TIN ROOFING
A4.5 SCALE: NTS



3 CHIMNEY BRICK
(TO MATCH HISTORIC BRICK SHOWN)
A4.5 SCALE: NTS



4 FIVE PANEL
WOOD DOOR
A4.5 SCALE: NTS



5 HISTORIC
WOOD WINDOW (TO MATCH HISTORIC EXAMPLES)
A4.5 SCALE: NTS



File #: 21-04261

DATE: February 6, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

Shawnee PUD Subdivision, Final Plat (Formerly Chickasaw PUD Subdivision, Part of Lot 2), Creating One Residential Lot For Proposed Multifamily And Townhome Development, And Creating, Modifying, And Abandoning Easements, On 2.24 Acres, Located South Of The Intersection Of Shawnee Drive And Culberson Boulevard. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8001
Applicant: Jamie Gillespie, James + Associates Engineers and Planners, Inc.
Owner: Derwin Jackson, Franklin Housing Authority

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create one lot for multifamily and townhome residential use, as well as to create, modify, and abandon easements as necessary for the proposed development of the site. This plat is for the Shawnee PUD development. The Development Plan for Shawnee PUD was approved in December 2021 and the Site Plan was approved in September 2022.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above)

in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve, with conditions, the Shawnee PUD Subdivision, Final Plat. The conditions of approval are attached.

SHAWNEE PUD SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: Planned District

Overlay Districts: CFO

Site Acreage: 2.24 acres

Proposed Number of Dwelling Units: 26

Proposed Nonresidential Square Footage: 0 SF

Legend

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

Site

Culbreth Blvd

Chickasaw Pl

Cherokee Pl

Edgewood Blvd

Sherwood Ter

Windor Dr

Shawnee Dr

Ing Dr

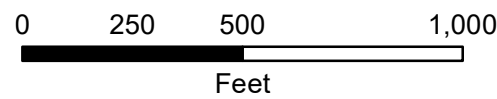
West End Cir

Dwer Ct

Brookwood Ave

N Petway St

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 5

Addressing

General Issues

9. Addressing

lori.jarosz@franklintn.gov All addresses are required to be on site plans and final plats.

file@jamesplus.net Addresses have been added to Sheet 1 of the Plat.

Engineering - Final Plat Checklist

General Issues

14. C. Final Plat

lance.fittro@franklintn.gov Applicant shall show the ROW width and the functional street classification per the City of Franklin Major Thoroughfare Plan of all public streets (local, major/minor collector, major/minor arterial) on the plat.

file@jamesplus.net This information has been added to the Plat.
[Edited By Darrell James]

lance.fittro@franklintn.gov The previous comment, "Applicant shall show the ROW width and the functional street classification per the City of Franklin Major Thoroughfare Plan of all public streets (local, major/minor collector, major/minor arterial) on the plat." has not been addressed.

Applicant shall indicate Cherokee Place, Edgewood Boulevard, Shawnee Drive, Culberson Boulevard, North Petway Street, and West End Circle as "Local" streets on the plat and provide ROW width for each.

15. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan COF #7916 are reflected on the final plat. The final plat shall match the site plan.

file@jamesplus.net The Plat matches the Site Plan.

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan COF #7916 are reflected on the final plat. The final plat shall match the site plan.

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan:
[COF #7916 \(Shawnee PUD Subdivision, Site Plan\)](#)
shall be transferred to this final plat as a condition of approval.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

file@jamesplus.net Noted.

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan:

[COF #7916 \(Shawnee PUD Subdivision, Site Plan\)](#)

shall be transferred to this final plat as a condition of approval.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

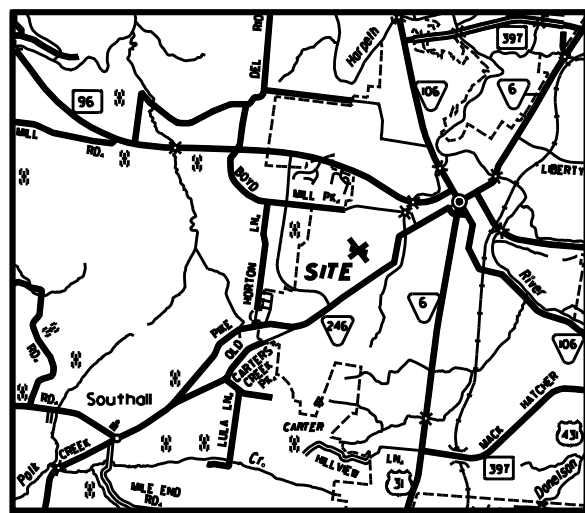
Planning

General Issues

18. Purpose statement

ariella.stanford@franklin.tn.gov Applicant shall revise the purpose statement to reflect the following:

"The purpose of this plat is to create one lot, as well as to create, modify, and abandon easements as necessary for proposed development of site."



VICINITY MAP
NOT TO SCALE

SURVEYOR

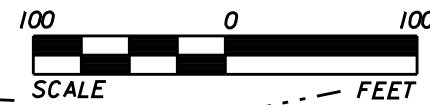
JAMES + ASSOCIATES
ONE VANTAGE WAY
SUITE E220
NASHVILLE, TN. 37228
PHONE: (615) 726-4848
CONTACT: JOHN DUFFER
EMAIL: john.duffer@jamesplus.net

PROPERTY ADDRESS

1101 SHAWNEE DRIVE
FRANKLIN, TN 37064

OWNER AND DEVELOPER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN. 37064
PHONE: (615) 794-1247
CONTACT: DOUG JOHNS
EMAIL: djohns@franklinhousingauthority.com



TENNESSEE GRID
ZONING 4100
FIPS ZONE 4100
NAD 83 DATUM

THE RECORDING OF THIS PLAT VOIDS, VACATES
AND SUPERSEDES THE PREVIOUS RECORDING OF
THAT PORTION OF LOT 2 LYING EAST OF SHAWNEE
DRIVE AS SHOWN ON THE FINAL PLAT ENTITLED
"CHICKASAW PUD SUBDIVISION" AS RECORDED IN PLAT
BOOK P69, PAGE 40, R.O.W.C.

78H - "A" - (4.02)
FRANKLIN HOUSING AUTHORITY
D.B. 166, PG. 332, R.O.W.C.

CHICKASAW PUD SUBDIVISION
P.B. P69, PG. 40, R.O.W.C.

TAX REFERENCE

MAP 78H
GROUP "A"
PARCEL No. 4

PARKLAND IMPACT FEE:
26 UNITS PURPOSED
16 EXISTING WITH AN INCREASE OF 10 UNITS
10 UNITS x \$4,304 = \$43,040

LOT NO.	AREA S.F.	AREA AC.
1	97,532	2.24
RD.-RW	0	0
TOTAL	97,532	2.24

CERTIFICATE OF OWNERSHIP

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

Owner _____ Date _____
Owner _____ Date _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

A. The water and sewer systems designated in Subdivision have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of \$ _____ for the water system and \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department
City of Franklin, Tennessee

*** Deed Book 127 , Page 33
Deed Book 130 , Page 161

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 20th day of December, 2021.

John M. Duffer 09/12/22
Surveyor Tenn. License No. 1431 Date: 09/12/2022

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE

I hereby certify that:

A. The streets, drainage, sidewalks, and green infrastructure designated in _____ Subdivision have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, \$ _____ for sidewalks, and \$ _____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

OWNER AND DEVELOPER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN. 37064
PHONE: (615) 794-1247
CONTACT: DOUG JOHNS
EMAIL: djohns@franklinhousingauthority.com

CHICKASAW PL.

ALL STREETS SHOWN HEREON
ARE PUBLIC "LOCAL"

CHEROKEE PL.

CONCRETE
MONUMENT

WEST MEADE - SECTION 2
P.B. 3, PG. 11, R.O.W.C.

EDGEWOOD

MTEMC CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to 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.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency Management Agency

City of Franklin

SHEET 1 NOTES, SHEET INDEX
SHEET 2 EASEMENTS & PROPERTY DATA
SHEET 3 PUBLIC ACCESS PLAN

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary
Franklin Municipal Planning Commission

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE, MODIFY AND ABANDON EASEMENTS AS NECESSARY FOR PROPOSED DEVELOPMENT OF SITE.
2. OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY, NO ASSIGNMENT OF MINERAL RIGHTS TO OTHERS FOUND BY THIS SURVEYOR.
3. SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 47187C0192G DATED DECEMBER 22, 2006.
4. CURRENT ZONING IS PD 1161, PLANNED DISTRICT FRONT YARD SETBACK 5' FROM BACK OF CURB SIDE & REAR YARD SETBACKS 10'
5. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR THE HOA.
6. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THE HOA.
7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
8. 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.
9. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
10. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR THE HOA.
11. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE 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 RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
12. CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNERS SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
13. ALL WATER AND SEWER EASEMENTS SHOWN HEREON SHALL BE EXCLUSIVE.
14. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
15. 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 AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
16. THERE SHALL BE NO DIRECT ACCESS TO LOT 1 FROM NORTH PETWAY STREET OR CULBERSON BOULEVARD. ACCESS TO LOT 1 SHALL BE PROVIDED FROM SHAWNEE DRIVE ONLY AT THE LOCATION OF THE ACCESS EASEMENTS SHOWN HEREON.

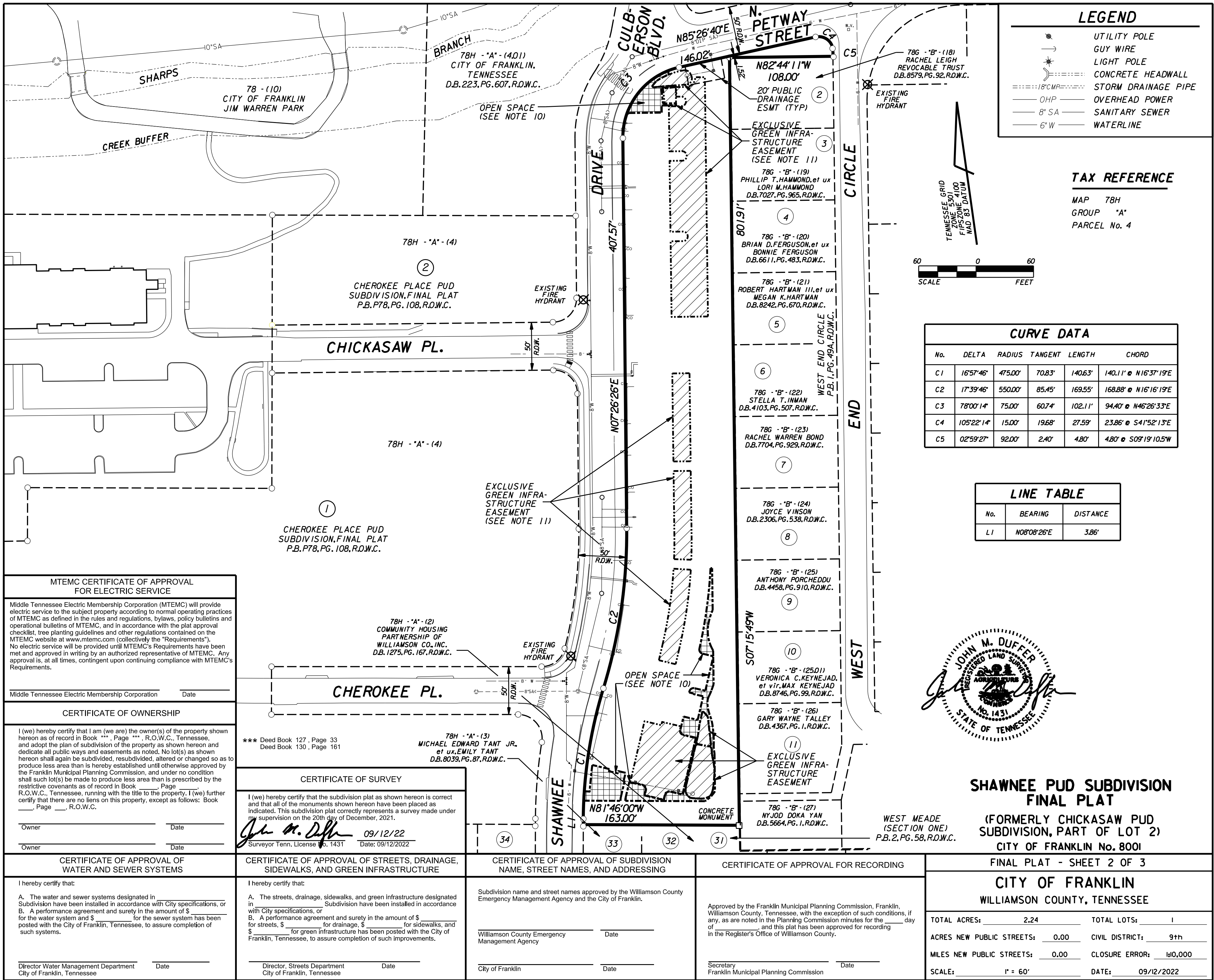
SHAWNEE PUD SUBDIVISION FINAL PLAT

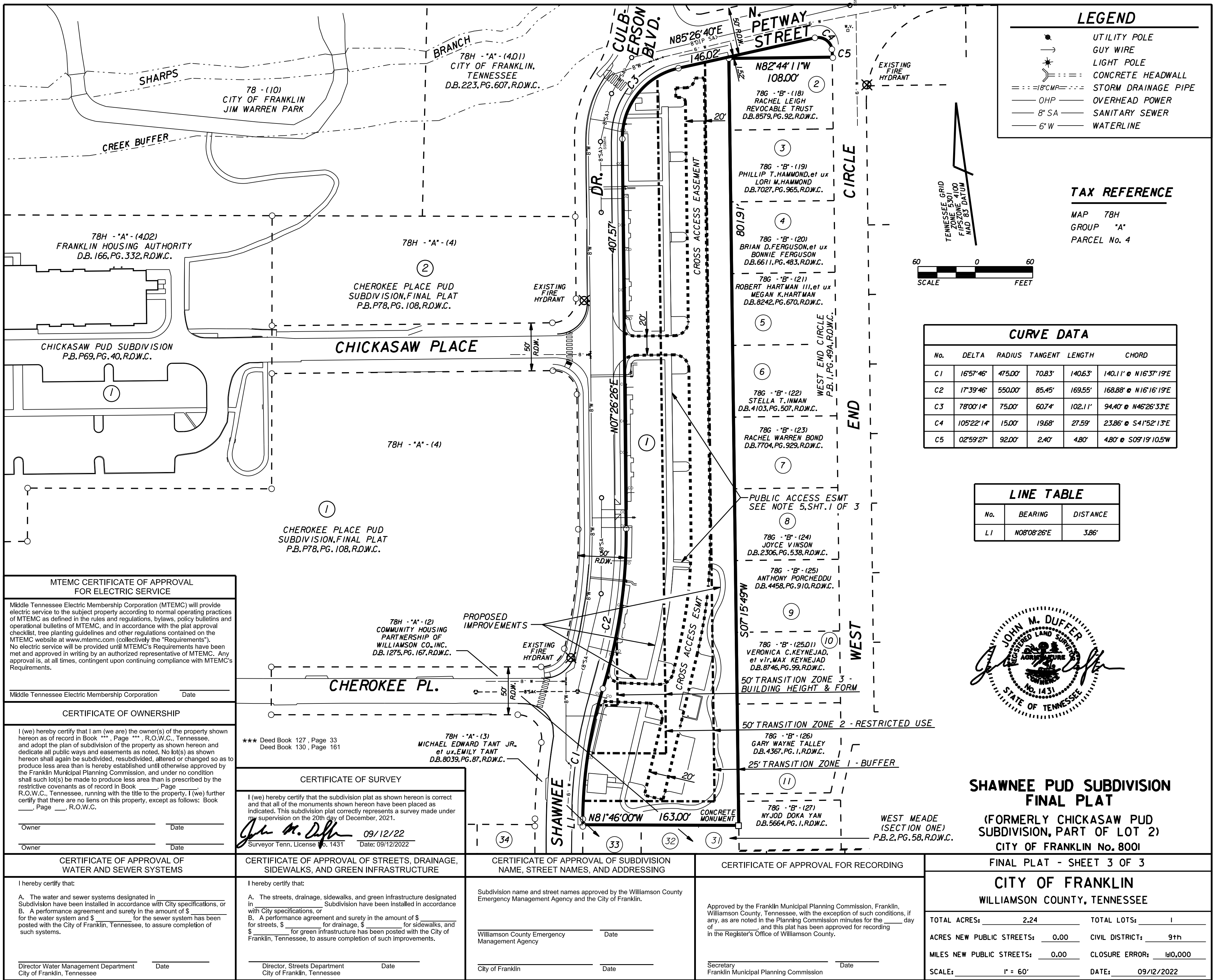
(FORMERLY CHICKASAW PUD SUBDIVISION, PART OF LOT 2)
CITY OF FRANKLIN No. 8001

FINAL PLAT - SHEET 1 OF 3

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	2.24	TOTAL LOTS:	1
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	1/10,000
SCALE:	1" = 100'	DATE:	09/12/2022







File #: 21-04262

DATE: February 6, 2023
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Wood Duck Court PUD Subdivision, Final Plat (Formerly Wild Duck Realty Subdivision, Lot 5 And Franklin Commons South Subdivision, Section 4, Lots 14 And 15), Creating One Multi-Family Residential Lot And Two Open Space Lots, On 21.05 Acres, Located South Of The Intersection Of Rosa Helm Way And Wood Duck Court. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8039
Applicant: James Cooley, Civil & Environmental Consultants, Inc.
Owner: Walt Burton, FPB Wood Duck Property, LLC

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create 1 multi-family residential lot and two open space lots. This plat is for the Wood Duck Court PUD complex. The Development Plan for Wood Duck Court PUD was approved in September 2019 and the Site Plan was approved in April 2020.

PROCEDURAL REQUIREMENTS:

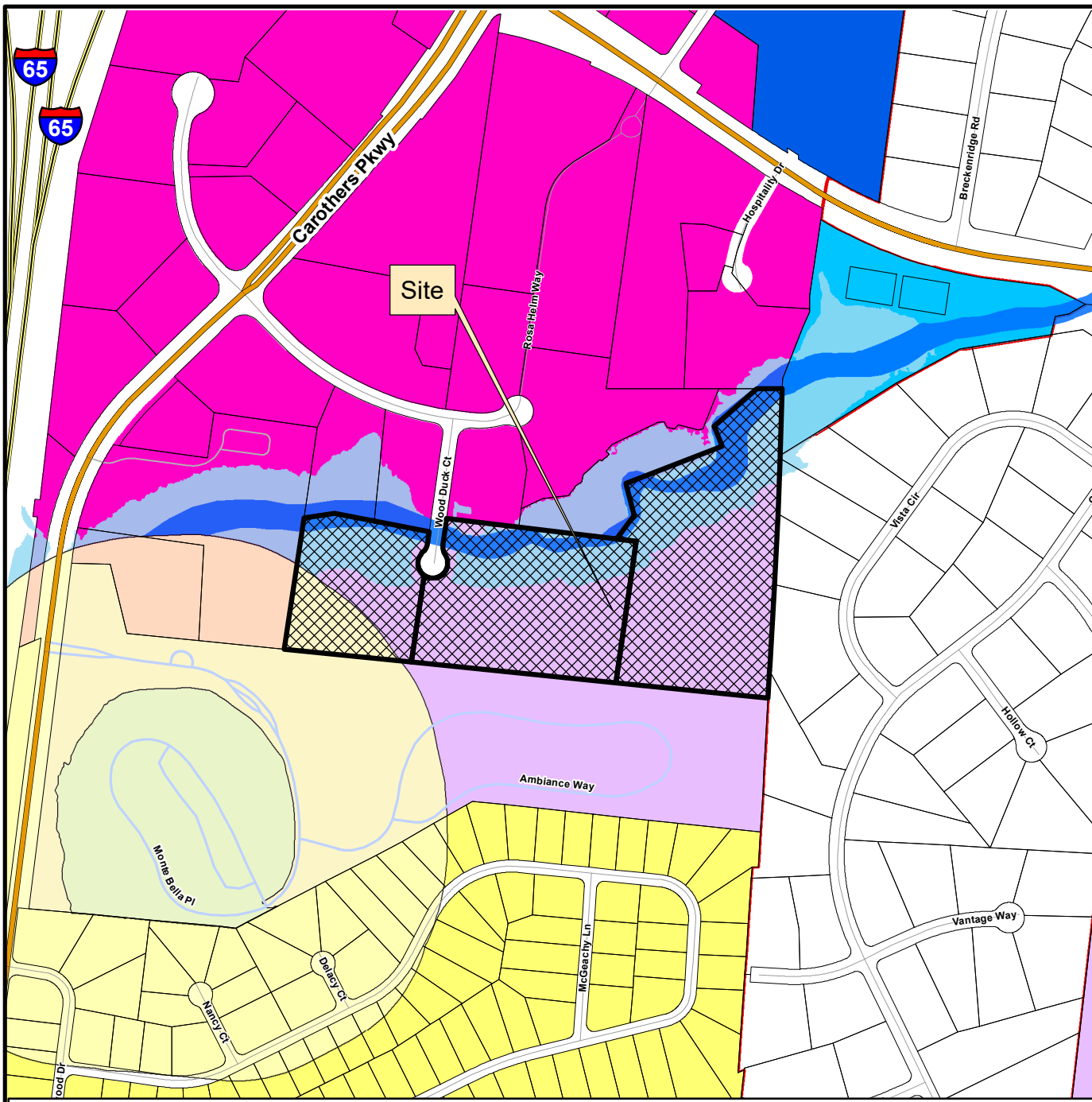
1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve, with conditions, Wood Duck Court PUD Subdivision, Final Plat. The conditions of approval are attached.



WOOD DUCK COURT PUD SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: Planned District
 Overlay Districts: FFO, FWO, 500' HHO Buffer
 Site Acreage: 21.05 acres
 Proposed Number of Dwelling Units: 233
 Proposed Nonresidential Square Footage: 0 SF

Legend

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

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 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.



0 250 500 1,000
 Feet



HISTORIC
 FRANKLIN
 TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

18. C. Final Plat

lance.fittro@franklin.tn.gov Applicant shall ensure that any changes to Site Plan COF #7887 which is being reviewed concurrently with this Final Plat, are reflected on the Final Plat. The Plat shall match the Site Plan.
[Edited By Lance Fittro]

19. 0. General Information

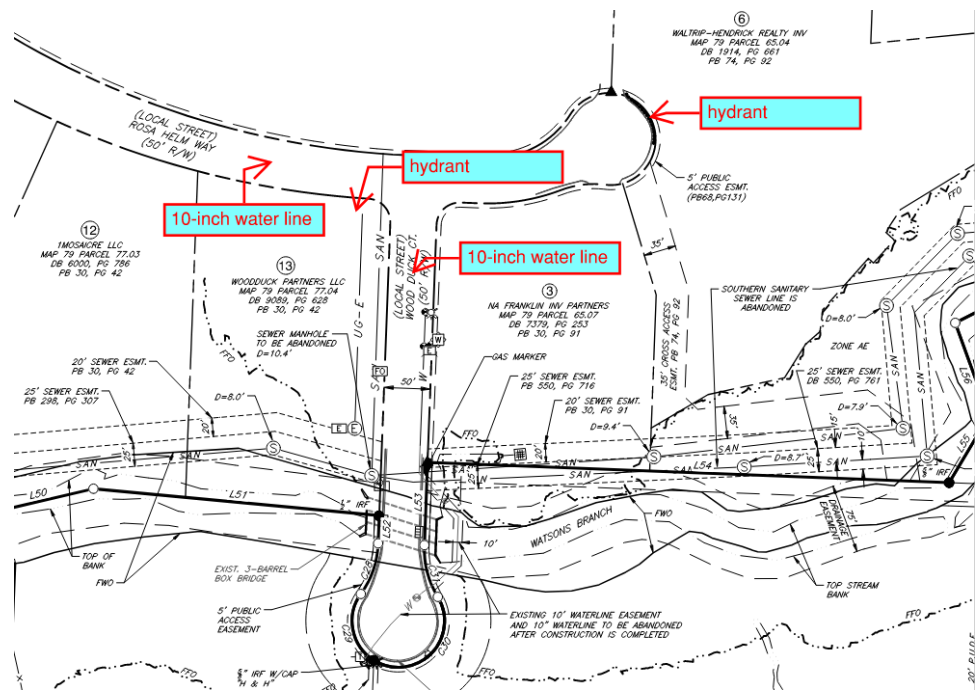
lance.fittro@franklin.tn.gov **Project Advisory (does not affect approval of the final plat):**
As a reminder, upon completion of the grading for the approved CLOMR for the development and finalized LOMR, a revised final plat shall be required to reflect the changes to the floodway and floodplain boundaries across the platted property. Following completion of the LOMR process, a submission to the Board of Zoning Appeals is required to make the corresponding changes to the FFO and FWO overlay boundaries. The revised FFO and FWO boundaries are likewise to be reflected on the revised plat.

FIRE--Planning--DRT

General Issues

17. Utilities

curt.edelmann@franklin.tn.gov All water lines and hydrants must be shown to the extents of the plat.



Parks

General Issues

2. Parkland Impact Fee

kevinl@franklintn.gov

The Parkland Fees are due at the final plat.

Until these fees are collected "Failed" will be comment and the plat cannot be recorded. It will be held at onestop until fees are present.

Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.

***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall alex.bearden@franklintn.gov 615-721-9103**

The invoice has been uploaded in IDT for reveiw.

Performance Agreement and Surety

General Issues

20. Engineering Sureties

kevin.long@franklintn.gov

Any unposted sureties associated with this development from site plan:

[COF #7887 \(Wood Duck Court PUD Subdivision, Site Plan \(Walker Place\)\)](#)

shall be transferred to this final plat as a condition of approval.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Planning

General Issues

1. Project name

chelsea.randolph@franklintn.gov

Applicant shall revise all sheets to reflect the revised name below:

Wood Duck Court PUD Subdivision, Final Plat (Formerly Wild Duck Realty Subdivision, Lot 5 & Franklin Commons South Subdivision, Section 4, Lots 14 &15)

I'm sorry for the typo on the lot number. Please update with lot 5.

Stormwater

General Issues

13. Riparian Buffer

jeff.willoughby@franklintn.gov

This comment shall remain open but doesn not hinder plat approval.

The riparian buffer mitigation areas are missing. After further review it was discovered these were missing from the latest revision submittal site plan as well, plus sheets EX1.0-1.2 have been omitted.

The plat shall reflect all buffer mitigation areas as well as the site plan. A site plan revision shall be submitted to ensure both site plan and plat reflect what is shown in the latest variance approval. Stormwater and Grading permits shall not be issued until this has been submitted and approved.

Water/Sewer

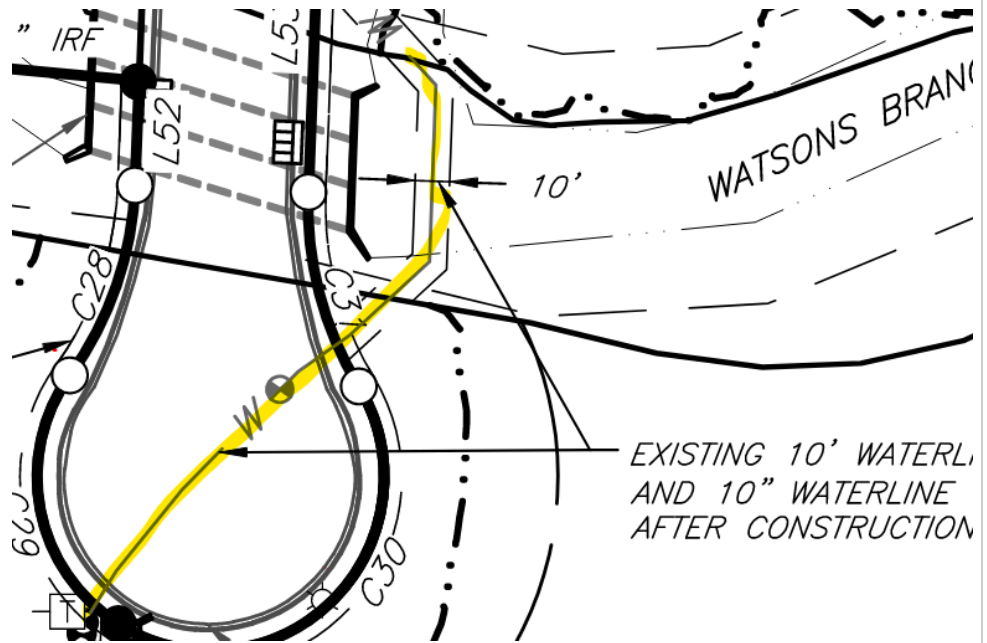
General Issues

12. Sanitary sewer

scott.andrews@franklin.tn.gov Applicant has failed to fully address the issue. Applicant shall show the sizes of the existing and abandoned interceptors.

15. Water

scott.andrews@franklin.tn.gov Applicant has failed to fully address the issue. Applicant shall show the vault at the end of the public portion of water. It shall be clear what portion of the existing waterline will be abandoned, labeling the beginning and end of the abandonment.

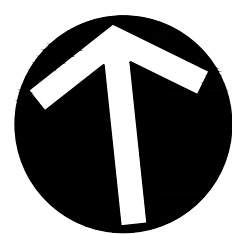


16. Existing utilities

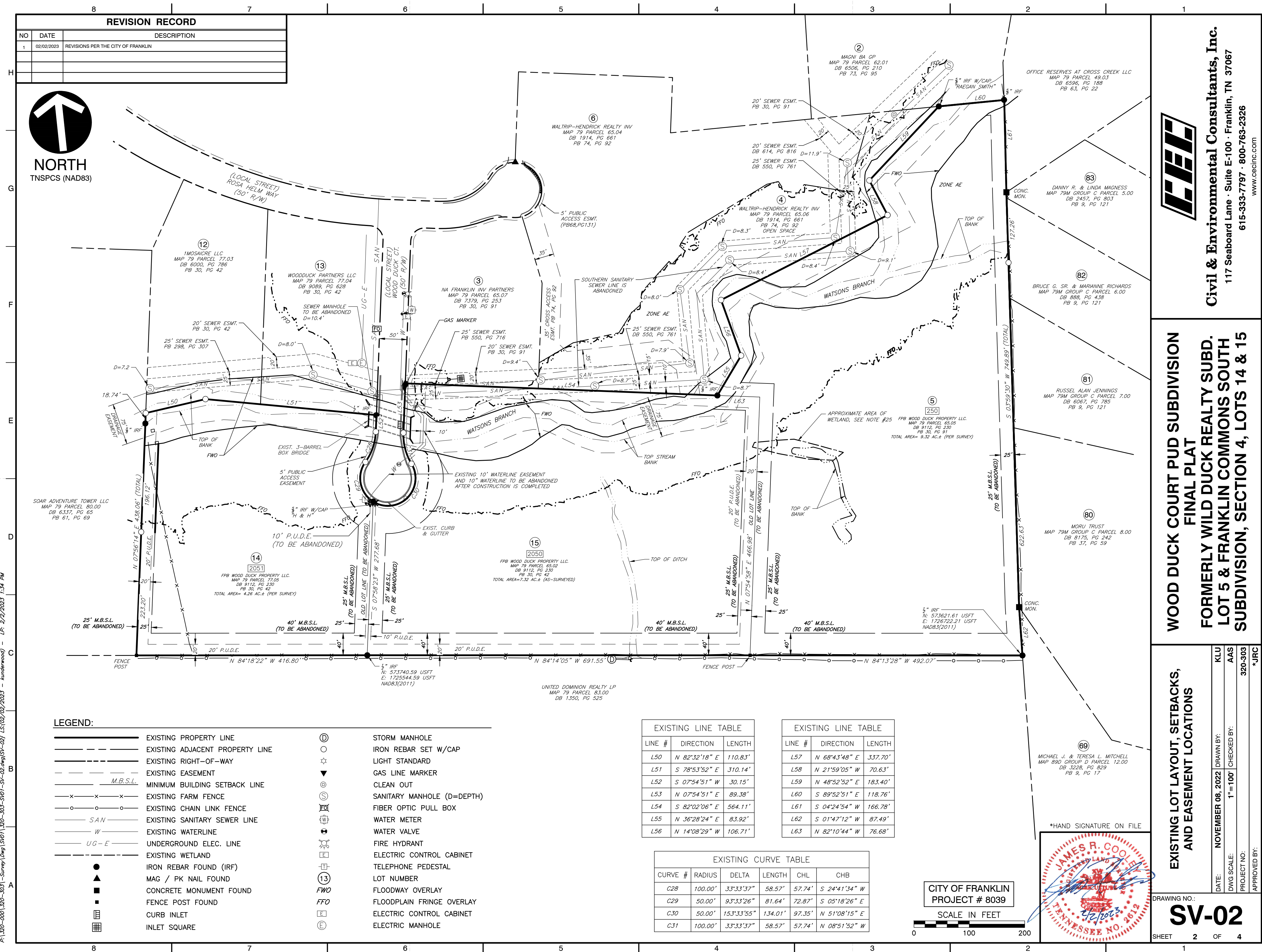
ben.mcneil@franklin.tn.gov The applicant shall revise the water alignment to match site plan, the water segment to be abandoned cannot be platted until the water has been revised. The vaults must be shown as to where the easement would end public responsibility.

The applicant may wish to discuss the water abandonment with staff. The water revision and plat must match timelines to ensure public water main can be maintained until relocation.

REVISION RECORD		
NO	DATE	DESCRIPTION
1	02/02/2023	REVISIONS PER THE CITY OF FRANKLIN



NORTH
TNSPCS (NAD83)



LEGEND:

	EXISTING PROPERTY LINE		STORM MANHOLE
	EXISTING ADJACENT PROPERTY LINE		IRON REBAR SET W/CAP
	EXISTING RIGHT-OF-WAY		LIGHT STANDARD
	EXISTING EASEMENT		GAS LINE MARKER
	MINIMUM BUILDING SETBACK LINE		CLEAN OUT
	EXISTING FARM FENCE		SANITARY MANHOLE (D=DEPTH)
	EXISTING CHAIN LINK FENCE		FIBER OPTIC PULL BOX
	EXISTING SANITARY SEWER LINE		WATER METER
	EXISTING WATERLINE		WATER VALVE
	UNDERGROUND ELEC. LINE		FIRE HYDRANT
	EXISTING WETLAND		ELECTRIC CONTROL CABINET
	IRON REBAR FOUND (IRF)		TELEPHONE PEDESTAL
	MAG / PK NAIL FOUND		LOT NUMBER
	CONCRETE MONUMENT FOUND	<i>FWO</i>	FLOODWAY OVERLAY
	FENCE POST FOUND	<i>FFO</i>	FLOODPLAIN FRINGE OVERLAY
	CURB INLET		ELECTRIC CONTROL CABINET
	INLET SQUARE		ELECTRIC MANHOLE

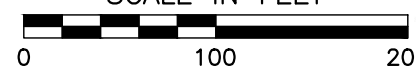
EXISTING LINE TABLE		
LINE #	DIRECTION	LENGTH
L50	N 82°32'18" E	110.83'
L51	S 78°53'52" E	310.14'
L52	S 07°54'51" W	30.15'
L53	N 07°54'51" E	89.38'
L54	S 82°02'06" E	564.11'
L55	N 36°28'24" E	83.92'
L56	N 14°08'29" W	106.71'

EXISTING LINE TABLE		
LINE #	DIRECTION	LENGTH
L57	N 68°43'48" E	337.70'
L58	N 21°59'05" W	70.63'
L59	N 48°52'52" E	183.40'
L60	S 89°52'51" E	118.76'
L61	S 04°24'54" W	166.78'
L62	S 01°47'12" W	87.49'
L63	N 82°10'44" W	76.68'

EXISTING CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C28	100.00'	33°33'37"	58.57'	57.74'	S 24°41'34" W
C29	50.00'	93°33'26"	81.64'	72.87'	S 05°18'26" E
C30	50.00'	153°33'55"	134.01'	97.35'	N 51°08'15" E
C31	100.00'	33°33'37"	58.57'	57.73'	N 08°51'52" W

CITY OF FRANKLIN
PROJECT # 8039

SCALE IN FEET



*HAND SIGNATURE ON FILE



EXISTING LOT LAYOUT, SETBACKS, AND EASEMENT LOCATIONS

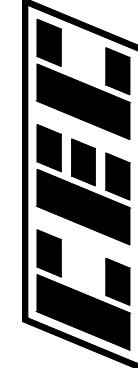
DATE:	NOVEMBER 08, 2022	DRAWN BY:	KLU
DWG SCALE:	1"= 100'	CHECKED BY:	AAS
PROJECT NO:	320-303		
APPROVED BY:	*JRC		

DRAWING NO.

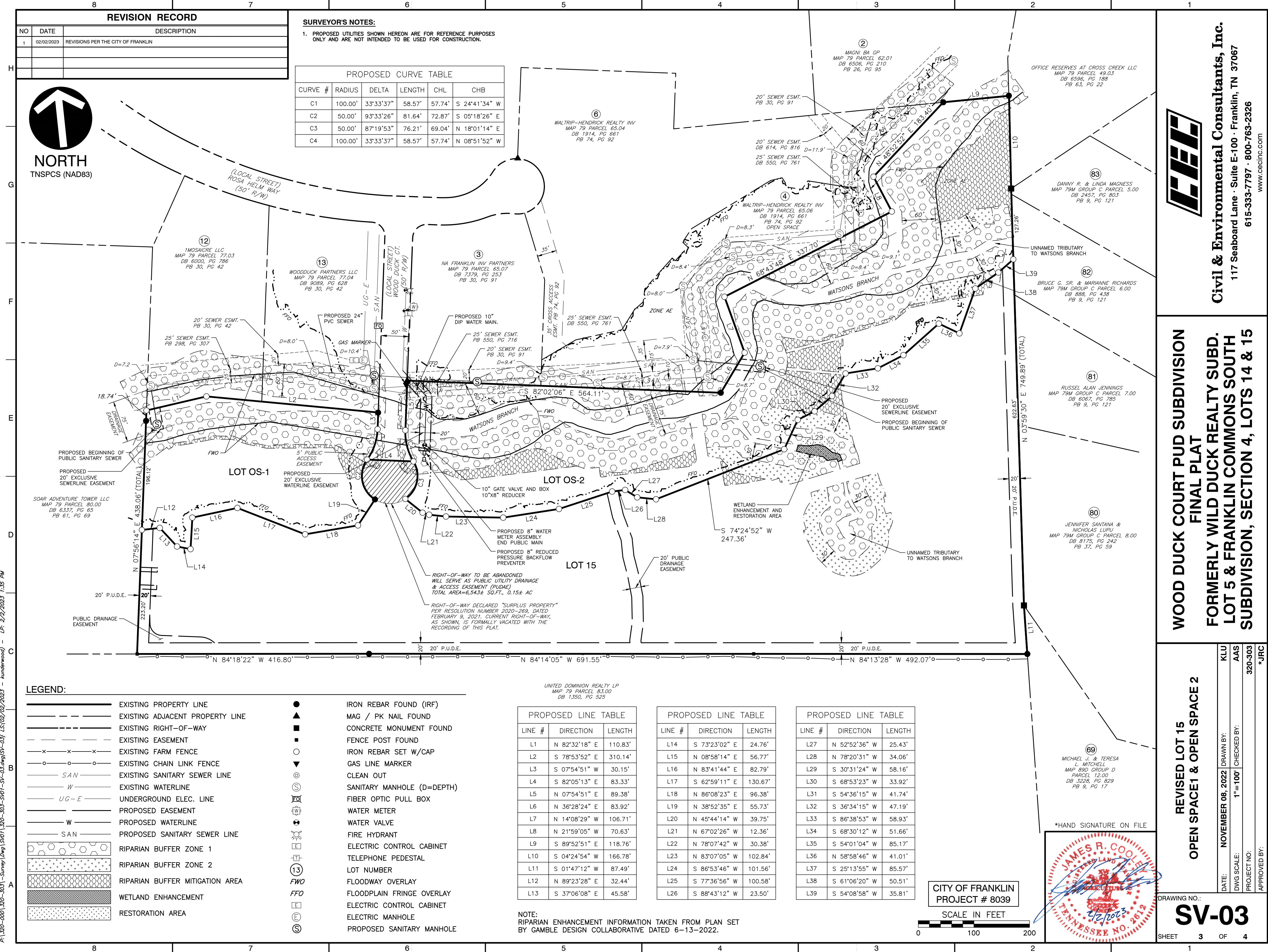
SV-02

SHEET 2 OF 4

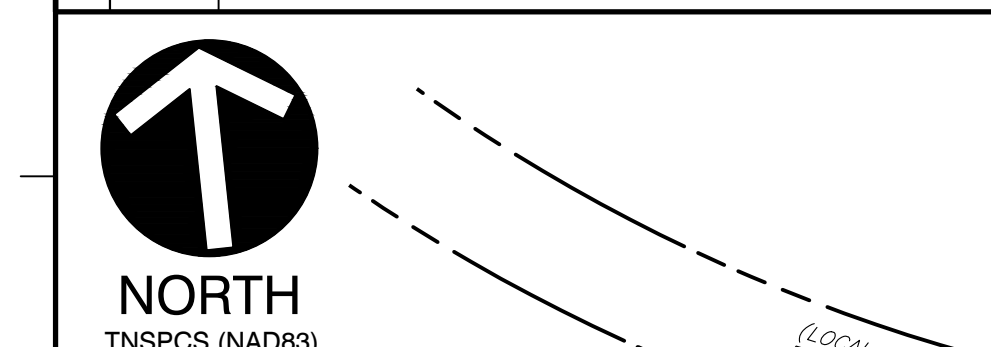
**WOOD DUCK COURT PUD SUBDIVISION
FINAL PLAT
FORMERLY WILD DUCK REALTY SUBD.
LOT 5 & FRANKLIN COMMONS SOUTH
SUBDIVISION, SECTION 4, LOTS 14 & 15**



Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326



REVISION RECORD		
NO	DATE	DESCRIPTION
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LEGEND:	
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING FARM FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING SANITARY SEWER LINE
	EXISTING WATERLINE
	UNDERGROUND ELEC. LINE
	PROPOSED EASEMENT
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER LINE
	RIPARIAN BUFFER ZONE 1
	RIPARIAN BUFFER ZONE 2
	RIPARIAN BUFFER MITIGATION AREA
	WETLAND ENHANCEMENT
	RESTORATION AREA
	IRON REBAR FOUND (IRF)
	MAG / PK NAIL FOUND
	CONCRETE MONUMENT FOUND
	FENCE POST FOUND
	IRON REBAR SET W/CAP
	GAS LINE MARKER
	CLEAN OUT
	SANITARY MANHOLE (D=DEPTH)
	FIBER OPTIC PULL BOX
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	ELECTRIC CONTROL CABINET
	TELEPHONE PEDESTAL
	LOT NUMBER
	FLOODWAY OVERLAY
	FLOODPLAIN FRINGE OVERLAY
	ELECTRIC CONTROL CABINET
	ELECTRIC MANHOLE
	PROPOSED SANITARY MANHOLE

PROPOSED LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 82°32'18" E	110.83'
L2	S 78°53'52" E	310.14'
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L12	N 89°23'28" E	32.44'
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PROPOSED LINE TABLE		
LINE #	DIRECTION	LENGTH
L14	S 73°23'02" E	24.76'
L15	N 08°58'14" E	56.77'
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L21	N 67°02'26" W	12.36'
L22	N 78°07'42" W	30.38'
L23	N 83°07'05" W	102.84'
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L25	S 77°36'56" W	100.58'
L26	S 88°43'12" W	23.50'

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LINE #	DIRECTION	LENGTH
L27	N 52°52'36" W	25.43'
L28	N 78°20'31" W	34.06'
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WOOD DUCK COURT PUD SUBDIVISION
FINAL PLAT

FORMERLY WILD DUCK REALTY SUBD.
LOT 5 & FRANKLIN COMMONS SOUTH
SUBDIVISION, SECTION 4, LOTS 14 & 15

REVISION RECORD

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	RESTORATION AREA

PROPOSED CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	100.00'	33°33'37"	58.57'	57.74'	S 24°41'34" W
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CITY OF FRANKLIN
PROJECT # 8039

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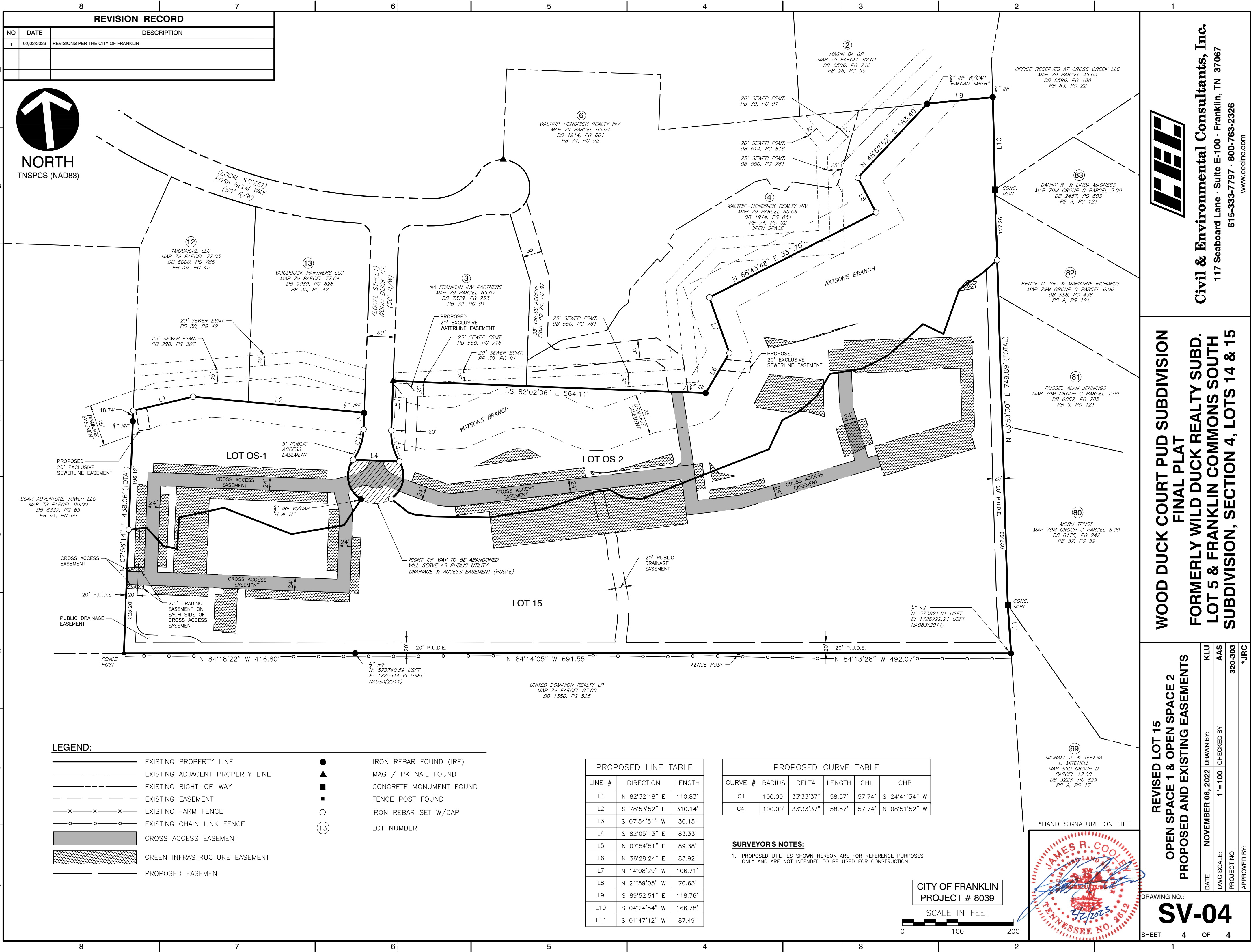
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Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com



File #: 21-04248

DATE: February 10, 2023
TO: Franklin Municipal Planning Commission
FROM: Shauna Billingsley, City Attorney
Emily Wright, Director of Planning and Sustainability

SUBJECT:

Consideration Of COF Contract No. 2022-0029, A Memorandum Of Understanding Between The City Of Franklin, Tennessee And Williamson County, Tennessee Concerning Application Of Building And Code Requirements For The Properties Located At 420 and 408 Century Court.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a Memorandum of Understanding between the County, the City, and the Franklin Municipal Planning Commission.

BACKGROUND/STAFF COMMENTS:

The County is currently progressing through multiple capital improvement projects for the construction and expansion of a new Juvenile Services Facility, Sheriff's Office, Special Operations Facility, and new adult Jail in the vicinity of Beasley Drive in Franklin, Tennessee. The County intends to construct a new Special Operations Facility ("Project") at the previous location of the Williamson County Material Recovery Facility to be located at 420 Century Court, Franklin, Tennessee ("Property"). The City's boundary dissects a small portion of the Property which the County intends to construct the new Special Operations Facility ("Facility"), resulting in a portion of the Facility being located in the City and the remaining portion in the unincorporated county. An Exhibit is attached to this item illustrating the Facility and the property line. Because the proposed public Facility will be located in both the City and the unincorporated county at the time of preconstruction and construction, the parties propose to enter into this MOU which shall set forth the parties' responsibilities concerning the application of the City's building codes and permitting approval process to be applicable through the construction of the Project. Specifically, the parties would agree that County will take action to opt out of the City's formal site plan approval process. County further agrees to meet City's standards on both sides of the Property by participating in the City's internal "DRT plan review" to the extent required by state and federal agencies, except in the event, County exercises its authority under Tenn. Code Ann. § 13-4-104. The County agrees to submit and City agrees to review with its Department Review Team, the plans and will provide comment and suggestion. County will submit the information and documentation typically requested by City for projects similar in size and nature as this Project. The parties agree that this process will not involve Franklin Municipal Planning Commission or Board of Mayor and Alderman formal approval or disapproval except in the event County exercise its authority under Tenn. Code Ann. § 13-4-104.

FINANCIAL IMPACT:

There is no fiscal impact to the City.

RECOMMENDATION:

Staff recommends approval of COF Contract No. 2022-0029.

**MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF FRANKLIN, TENNESSEE AND
WILLIAMSON COUNTY, TENNESSEE CONCERNING APPLICATION OF
BUILDING AND CODE REQUIREMENTS
COF Contract No. 2022-0029**

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is entered into by and between WILLIAMSON COUNTY, TENNESSEE ("County"), a political subdivision of the State of Tennessee located at 1320 West Main Street, Franklin, Tennessee 37064, the CITY OF FRANKLIN, TENNESSEE ("City"), a municipal government located at 109 3rd Avenue South, Franklin, Tennessee 37064, and the FRANKLIN MUNICIPAL PLANNING COMMISSION ("FMPC"), a municipal planning commission located at 109 3rd Avenue South, Franklin, Tennessee 37064.

NOW THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

I. Background and Purpose. County, through The Public Building Authority of Williamson County, Tennessee, is currently progressing through multiple capital improvement projects for the construction and expansion of a new Juvenile Services Facility, Sheriff's Office, Special Operations Facility, and new adult Jail in the vicinity of Beasley Drive in Franklin, Tennessee. County intends to construct a new Special Operations Facility ("Project") at the previous location of the Williamson County Material Recovery Facility to be located at 420 Century Court, Franklin, Tennessee ("Property"). The City's boundary dissects a small portion of the Property which County intends to construct the new Special Operations Facility ("Facility"), resulting in a portion of the Facility to be located in the City and the remaining portion in the unincorporated county. Because the proposed public Facility will be located in both the City and the unincorporated county at the time of preconstruction and construction, the parties have agreed to the terms of this MOU which shall set forth the parties' responsibilities concerning the application of the City's building codes and permitting approval process to be applicable through the construction of the Project. The responsibilities of this MOU shall be effective during the construction of the Project and related building requirements.

II. Authority to Regulate. The parties agree that County will take action to opt out of the City's formal site plan approval process. County further agrees to meet City's standards on both sides of the Property by participating in the City's internal "DRT plan review" to the extent required by state and federal agencies, except in the event, County exercises its authority under Tenn. Code Ann. § 13-4-104. The County agrees to submit, and City agrees to review with its Department Review Team, the plans and will provide comment and suggestion. County will submit the information and documentation typically requested by City for projects similar in size and nature as this Project. The parties agree that this process will not involve Franklin Municipal Planning Commission or Board of Mayor and Alderman formal approval or disapproval except in the event County exercise its authority under Tenn. Code Ann. § 13-4-104.

III. Term. The term of this MOU shall be effective on the day this MOU is fully executed and shall continue until the Project has been fully completed and accepted by County as complete.

IV. Termination. The parties may terminate this MOU upon written agreement of the parties.

V. Cost. Each party shall be responsible for its own costs for the satisfaction of the obligations set forth herein.

VI. Cooperation. The parties agree to cooperate fully in order to successfully execute the terms and conditions of this MOU recognizing that the intent of each party to the other is to serve the individual interests of each party while respecting the conditions and obligations of this MOU.

VII. Limitation on Liability. Each party shall be responsible for its own actions and the actions of their employees, contractors, subcontractors, and agents, conducted pursuant to this MOU. Neither party shall be liable for claims against the other party unless liability is imposed under the Tennessee Governmental Tort Liability Act.

VIII. General Terms.

a. **Choice of Law and Forum.** This MOU shall be exclusively governed by the laws of the State of Tennessee. In the event that any section and/or term of this MOU, or any exhibits hereto, becomes subject to litigation, the venue for such action will be exclusively maintained in a court of competent jurisdiction sitting in Williamson County, Tennessee.

b. **Notices.** All notices, demands and requests to be given hereunder by either party shall be in writing and must be sent by certified or registered mail and shall be deemed properly given if tendered at the address below or at such other address as either party shall designate by written notice to the other.

If to County: **WILLIAMSON COUNTY, TENNESSEE**
County Administrative Complex
1320 West Main Street, Suite 125
Franklin, TN 37064
Attn: County Mayor

If to City: **CITY OF FRANKLIN, TENNESSEE**
Franklin City Hall
109 Third Ave. South
Franklin, TN 37064
Attn: City Mayor

c. **Specific Performance.** The parties recognize that the rights afforded to each under this MOU are unique and, accordingly, County shall, in addition to such other remedies as may be available to them in equity, have the right to enforce their respective rights hereunder by an action for injunctive relief and/or specific performance to the extent permitted by law.

d. **Compliance with Laws.** The parties shall comply with all laws of the United States of America, the State of Tennessee, and local laws and shall secure all necessary permits and licenses and keep the same in force during the term of this MOU.

County, City, and FMPC have executed this MOU effective as of the date and year written below.

ATTEST:

WILLIAMSON COUNTY, TENNESSEE

BY:

BY: Rogers Anderson, Mayor

DATE: _____

DATE: _____

APPROVED AS TO FORM AND LEGALITY:

Robert Cook, Williamson County Attorney

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: Eric S. Stuckey, City Administrator

BY: Dr. Ken Moore, Mayor

DATE: _____

DATE: _____

APPROVED AS TO FORM AND LEGALITY:

Shauna R. Billingsley, City Attorney

ATTEST:

FRANKLIN MUNICIPAL PLANNING COMMISSION

BY: Emily Wright, Planning Director

BY: Roger Lindsay, FMPC Chair

DATE: _____

DATE: _____

APPROVED AS TO FORM AND LEGALITY:

Shauna R. Billingsley, City Attorney

Williamson County/Agreements/Misc/City of Franklin/2022.10.25 MOU Franklin Special Ops -K22-313.docx

