



Meeting Agenda

Work Session

Tuesday, May 9, 2023

4:30 PM

Board Room

CALL TO ORDER

CITIZEN COMMENTS

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

WORK SESSION DISCUSSION ITEMS

1. Continued Discussion Of Alternative Site Analysis For The New City Hall
WS 4/11/23, deferred; 4/25/23
Sponsors: Vernon Gerth, Kelly Dannenfelser, Joe Marlo
2. Discussion Of Proposed Resolution 2023-25, A Resolution Adopting A Community Decency Policy And Other Options Available To Create A Code Of Conduct For Public Property
WS 3/28/23
BOMA 4/11/23, 7-1 to defer to 5/23/23
Sponsors: Alderman Beverly Burger
3. *Consideration Of Liquor License For Red Dog Wine And Spirits Inc, (Naranbhai S. Patel, Managing Agent) 1031 Riverside Dr #A, Franklin, TN 37064

Sponsors: Angie Johnson
4. *Consideration Of Ordinance 2023-10, An Ordinance To Rezone 21.24 Acres From Planned (PD 11.35/12,320) District To Planned (PD 11.35/17,320) District For The Property Located South Of Oak Meadow Drive And East Of South Royal Oaks Boulevard. (Vintage At Watson Glen PUD Subdivision) Establishing A Public Hearing On June 13, 2023
FMPC 4/27/23, 8-0
Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph
5. Consideration Of Resolution 2023-17, A Resolution Approving A Revision To A Development Plan For Vintage At Watson Glen PUD Subdivision, For The Property Located South Of Oak Meadow Drive And East Of South Royal Oaks Boulevard. Establishing A Public Hearing On June 13, 2023
FMPC 4/27/23, 7-1
Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph
6. Consideration Of Resolution 2023-23, A Resolution Amending The East Works District PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Located At 9009 Carothers Parkway. Establishing A Public Hearing On June 13, 2023
FMPC 4/27/23, 8-0
Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

7. Consideration Of Resolution 2023-29, A Resolution Providing A Cost Of Living Adjustment For Recipients Of The Closed Pension Plan, Effective July 2023

Sponsors: Eric Stuckey, Kristine Brock, Kevin Townsel

8. Consideration Of Resolution 2023-34, A Resolution Adjusting The City's Contribution To Health Care Coverage For Retirees Electing Coverage In Option II

Sponsors: Eric Stuckey, Kristine Brock, Kevin Townsel

9. Consideration Of DRAFT Amendment 2 To COF Contract No. 2013-0043, An Interlocal Agreement Between The City Of Franklin And Williamson County For The Collection Of Property Taxes

Sponsors: Kristine Brock

10. Consideration Of Resolution 2023-26, A Resolution Rejecting The Apparent Low Bid From Norris Brothers As A Responsive But Not Responsible Bid, And Awarding The Construction Contract (COF Contract No. 2022-0023) To SBW Constructors, LLC In The Amount Of \$3,592,727 For The Adams Street Water And Sewer Improvements Project

Sponsors: Michelle Hatcher, Brian Goodwin, Patricia McNeese

11. Williamson County Growth Plan And Franklin Urban Growth Boundary (UGB) Update
WS 8/10/21; 10/12/21; 11/9/21; 11/23/21; 4/12/22; 6/14/22
JCW 8/26/21; 9/23/21

Sponsors: Shauna Billingsley, Vernon Gerth, Emily Wright, Eric Conner

12. Discussion Of A Potential Zoning Ordinance Text Amendment To Remove Gas Stations As A Permitted Use In The Neighborhood Commercial (NC) District

Sponsors: Alderman Jason Potts, Emily Wright

OTHER BUSINESS

ADJOURN

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



File #: 21-04489

DATE: April 24, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Kelly Dannenfelser, Asst. Director of Planning
Joe Marlo

SUBJECT:

Continued Discussion Of Alternative Site Analysis For The New City Hall
WS 4/11/23, deferred; 4/25/23

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) regarding the potential cost savings and implications associated with building a new City Hall on a yet to be determined site within three-quarters of a mile of Franklin's Historic Square.

BACKGROUND/STAFF COMMENTS:

During a Special BOMA Work Session on January 4, 2023, the Franklin Board of Mayor and Aldermen requested staff evaluate the cost savings and implications of building a new City Hall on another site in or near downtown Franklin. In completing this analysis, staff made several assumptions in identifying potential sites, completing due diligence, the property procurement process, design, and construction scheduling, inflation, and development costs.

The information included in this file and that will appear in the Work Session presentation includes:

1. A cost comparison spreadsheet of four possible scenarios for City Hall:
 - a. Existing Site with 200 sub-surface parking garage (current design).
 - b. Existing Site with NO sub-surface parking garage.
 - c. Alternative Site with above-ground 300 space parking garage.
 - d. Alternative Site with a 300 space surface off-street parking lot.
2. Exhibit(s) that highlight potential property that might accommodate a new City Hall within a 3/4 mile radius of Franklin's Historic Square if it were available for purchase.
3. A revised Development Schedule that includes property procurement, design, and construction, if an alternative location is pursued.

FINANCIAL IMPACT:

The cost comparison spreadsheet provides a high-level comparison of the soft and hard cost estimates of the work done to date in designing City Hall on our current site and the three other

scenarios as described above. These scenarios do not include any revenue that may result from the purchase of an alternative site and future sale of our current property. Two of the scenarios, the "Existing Site with NO sub-surface parking garage", and the "Alternative Site with a 300-space surface off-street parking lot", reflect potential cost savings.

Additional Analysis Factors:

This analysis does not include or make any assumptions regarding the required alternative site specific on- and off-site infrastructure.

This analysis does not include the cost associated with incorporating a retail component on our current city hall site.

Our City Hall consultants' scope of services will include another development cost estimate at the 50% schematic design. The cost estimates included in the cost comparison spreadsheet are over a year old and were previously shared with the BOMA.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen provide guidance on how to proceed. The likely options would be to continue with redeveloping our current site with or without the sub-surface 200-space parking garage or, identifying an alternative site large enough to accommodate a 300 space surface parking lot. The alternative site process begins with staff preparing and issuing a request for Letters of Interest from property owners within a 3/4 mile radius of the Square requesting their interest and expectations in selling their property. Staff further recommends that if the BOMA decides to pursue an alternative site, the schematic design be placed on hold until staff has completed our evaluation and due diligence.

Initial Discussion of Alternative Site Analysis for the New City Hall

**BOMA Work Session
May 9, 2023**

What are Potential Scenarios for a New City Hall?

What are the Costs?

Where are Potential Alternative Sites?

Is the Current Design Transferable?

How Would the Timeline Change?

What is the Appraised Value of the Existing City Hall Site?

Where Do We Go From Here?

What are Potential Scenarios for a New City Hall?

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Description	Existing Site (Public Square) with Current Proposal and Subgrade Parking	Existing Site (Public Square) with Current Proposal but Remove Proposed Subgrade Parking	Alternative Site with Structured Parking	Alternative Site with Surface Parking
Acreage Needs	4 acres (existing)	4 acres (existing)	2+ acres (incl. 1+ acre for parking structure)	5+ acres (incl. 3+ acres for parking lot)
Total Parking Provided	514 spaces (net gain 130)	*314 spaces (net loss 70)	~300 spaces (needed)	~300 spaces (needed)

*Scenario 2 decouples CIP Projects for New Parking Garage and City Hall.

What are the Costs?

		Scenario 1		Scenario 2		Scenario 3		Scenario 4	
		Existing Site with Subgrade Parking		Existing Site with No Subgrade Parking	Difference from Scenario 1 (2023)	Alternative Site with Parking Structure	Difference from Scenario 1 (2023)	Alternative Site with Surface Parking	Difference from Scenario 1 (2023)
		Jan 2022 Cost	Apr 2023 Cost						
"Known" Project Costs									
Due Diligence (Geotech, Survey, Design, etc.)		\$ -	\$ -	\$ -	\$0	\$ 200,000	\$200,000	\$ 200,000	\$200,000
Demolition		\$ 500,000	\$ 500,000	\$ 500,000	\$0	\$ -	(\$500,000)	\$ -	(\$500,000)
Excavation and Site		\$ 7,100,000	\$ 9,500,000	\$ 6,700,000	(\$2,800,000)	\$ 6,700,000	(\$2,800,000)	\$ 6,700,000	(\$2,800,000)
Building		\$ 41,200,000	\$ 44,000,000	\$ 45,500,000	\$1,500,000	\$ 45,500,000	\$1,500,000	\$ 45,500,000	\$1,500,000
Parking		\$ 7,700,000	\$ 8,700,000	\$ -	(\$8,700,000)	\$ 9,900,000	\$1,200,000	\$ 2,900,000	(\$5,800,000)
Streetscape, Urban Parks, Green Roof		\$ -	\$ 3,000,000	\$ 3,000,000	\$0	\$ 3,000,000	\$0	\$ 3,000,000	\$0
Soft Costs (FFE, Tech, etc.)		\$ 5,600,000	\$ 8,000,000	\$ 8,000,000	\$0	\$ 8,000,000	\$0	\$ 8,000,000	\$0
Construction Contingency	5.0%	\$ 3,100,000	\$ 3,700,000	\$ 3,200,000	(\$500,000)	\$ 3,700,000	\$0	\$ 3,300,000	(\$400,000)
Inflation Contingency (*Jan 2022 Used 3%)	3.5%	\$ * 8,200,000	\$ 11,400,000	\$ 12,600,000	\$1,200,000	\$ 20,900,000	\$9,500,000	\$ 18,900,000	\$7,500,000
Design Fees		\$ 8,000,000	\$ 8,000,000	\$ 8,000,000	\$0	\$ 8,000,000	\$0	\$ 8,000,000	\$0
Temporary Relocation		\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$0	\$ -	(\$2,500,000)	\$ -	(\$2,500,000)
Total "Known" Costs		\$ 84,000,000	\$ 99,300,000	\$ 89,900,000	(\$9,400,000)	\$ 105,900,000	\$6,600,000	\$ 96,500,000	(\$2,800,000)
Unknown Project Costs									
Land Costs: Sale of Land						TBD	TBD	TBD	TBD
Land Costs: Purchase of Land						TBD	TBD	TBD	TBD
Onsite and Offsite Improvements **						TBD	TBD	TBD	TBD
Total Project Costs									
Overall Project Cost Estimate		\$ 84,000,000	\$ 99,300,000	\$ 89,900,000	(\$9,400,000)	TBD	TBD	TBD	TBD

Years of Inflationary Costs		4	5		7		7	
Constructed Parking Spaces		200	0		300		300	
Net Site Parking (incl. Existing to be Removed)		130	-70		TBD		TBD	

- ** Potential Onsite and Offsite Improvements:**
- Floodplain Development and Mitigation
 - Offsite Street Improvements (Traffic Impact Analysis)
 - Offsite Water and Sewer Improvements
 - Offsite (Downstream) Stormwater Improvements

- Other Cost Considerations:**
- Continued Maintenance on Existing Facility
 - Property Transaction and Closing Costs
 - Financing Costs

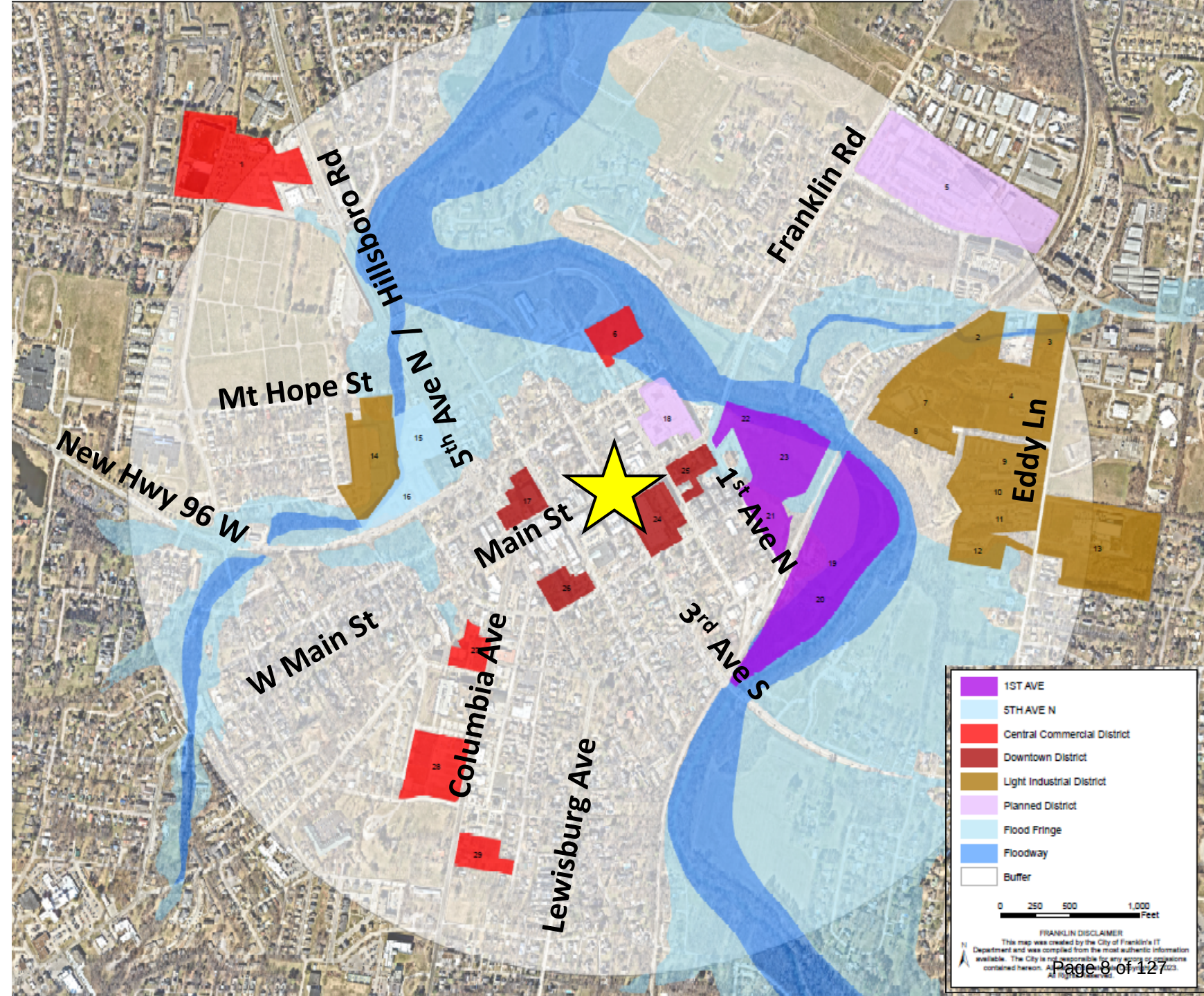
Where are Potential Alternative Sites?

Criteria:

1. Located in or near downtown (Within 0.75-mile radius from Public Square)
2. Lot size of 2 acres or more
3. Zoned for commercial and civic/institutional uses
4. Can accommodate ~100,000 SF building and ~300 parking spaces

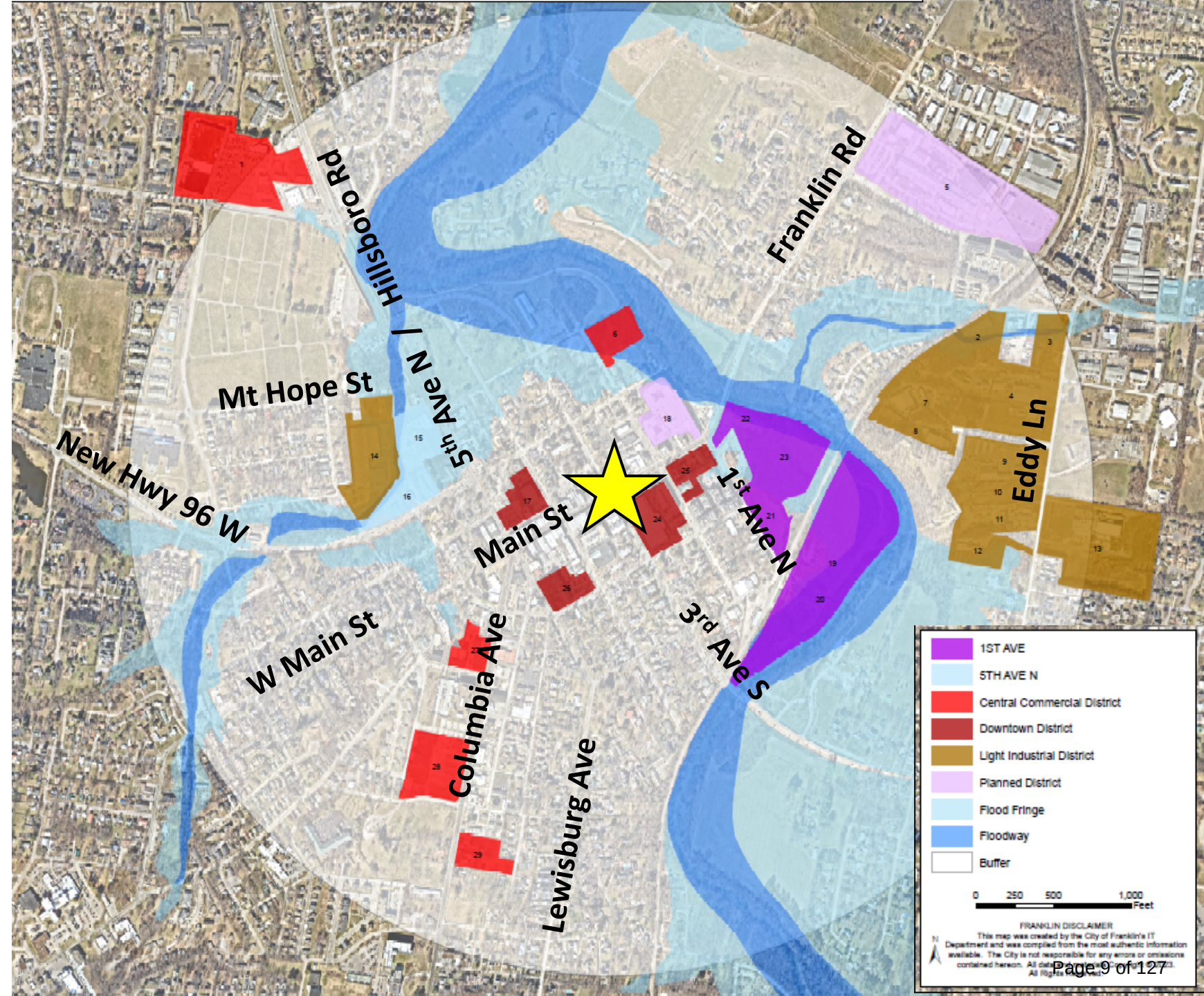
Considerations:

Parks, cemeteries, historic sites, city operations, utility sites, and County, State, or school related properties were excluded from the analysis



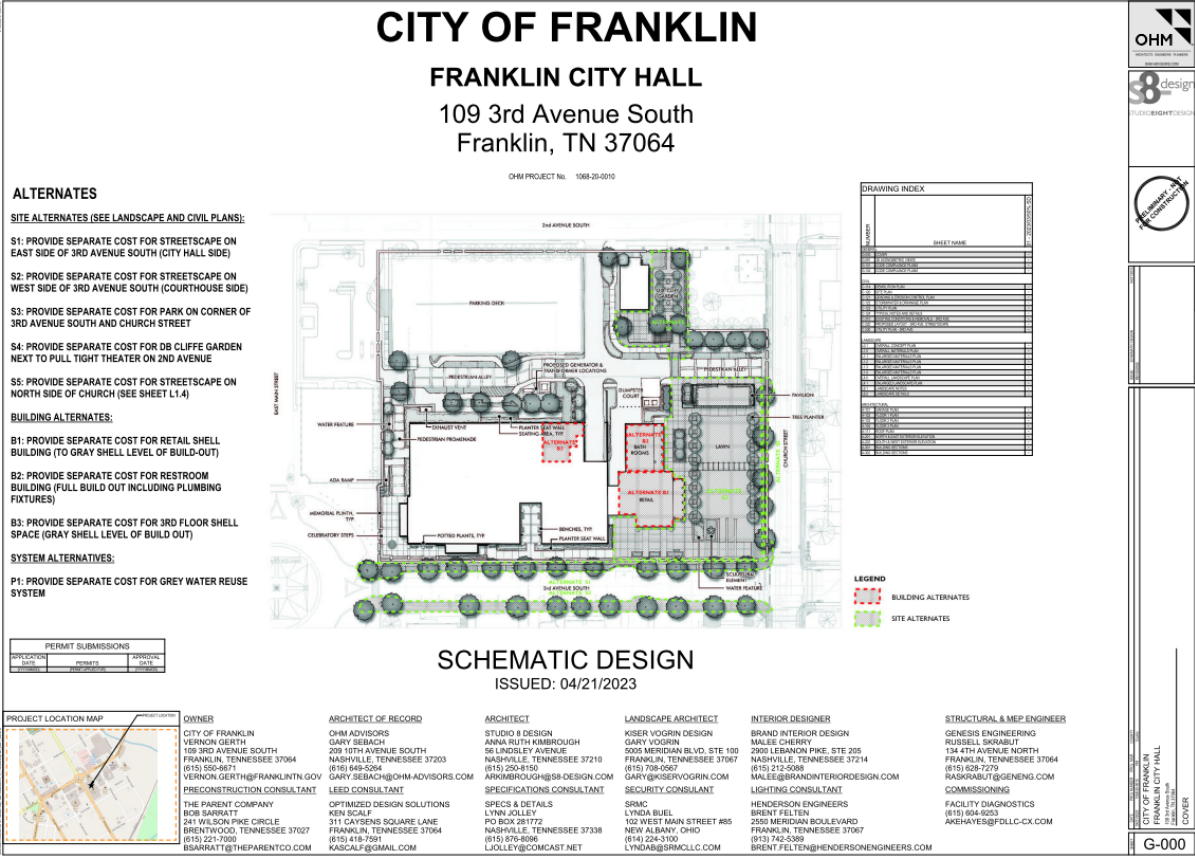
Potential Sites

- Some sites have development or redevelopment potential
- Other sites may be adaptively reused while others may not
- Zoning varies across geographic areas and determines building and site design
- Sites are not all equally viable
- Individual site analysis needed to determine whether programmatic needs “fit”
- Property owners would need to indicate interest in selling prior to further site evaluation



Is the Current Design Transferable?

Likely Can Be Transferred	Likely Must Be Redesigned
Space Needs	Massing and Elevations
Programming	Site Layout
Space Standards	Floor Plans



How Would the Timeline Change?	Existing Site Process	Existing Timeline	Alternative Site Process	Alternative Timeline
Letters of Interest Process to Solicit Property Owners Interested in Selling Their Property	N/A		6 months	TODAY
Pass Resolution to Study the Submittals for Alternative Site(s)	N/A		Concurrent +2 months	
Request for Qualifications to Select Consultant	Complete	Feb 2020	4 months	
Approve a Professional Services Agreement	Complete		6 months	
Complete Due Diligence and Evaluate Site(s) for Development incl. Land, Building(s), and Parking; Preliminary Programmatic Test Fits	Complete		12 months	
BOMA WS Evaluations + Site Visits; Community and Employee Engagement; and Vote Rescind Resolution of Master Plan for Existing Site and Pass Resolution to Acquire Alternative Site	N/A		Concurrent + 3 months	
Real Estate Contract and Closing	N/A		unknown	
Pass Resolution to Adopt Conceptual Master Plan for Selected Site and Final Test Fits	Complete		Concurrent + 2 months	
0-50% Schematic Design (Floor Plan and Building Systems, Exterior Design, Site Design)	~Complete	TODAY	6 months	
50-100% Schematic Design (Continue Design Work + BOMA WS and Vote)	6 months		6 months	
Design Development and Construction Drawings	18 months		18 months	
Project Bidding	3 months		3 months	
Construction	18 months		18 months	
Completion Date		2027		2030
Declare Existing Site Surplus	N/A		3 months	
Dispose of Existing Property	N/A		unknown	Page 11 of 127

What is the Appraised Value of the Existing City Hall Site?

Site	Acreage	Primary Appraisal Boozer & Company	Secondary Appraisal CBRE Valuation & Advisory Services
City Hall Site (land value only)	2.88 Acres	\$ 8,775,000	\$4,600,000
Garage Site 3-story, 4-level (121,500± SF and 303 spaces)	1.14 Acres	\$ 7,000,000	\$11,700,000
Theater Site 1-story (2,292± SF Repurposed Church)	0.26 Acre	\$ 725,000	\$650,000
TOTAL	4.27 Acres	\$16,500,000	\$16,950,000

Where Do We Go From Here?

OPTION 1: FOCUS ON EXISTING SITE (PUBLIC SQUARE)	OPTION 2: FURTHER EVALUATE ALTERNATIVE SITES
• Complete Schematic Design for the Public Square Site • Halt discussion of alternative sites • Decide to either keep or eliminate the proposed subgrade parking and adjust PSA accordingly	• Advertise for Letters of Interest from property owners interested in selling their property • Pause work on Schematic Design for the Public Square Site • Determine full picture of cost differences for alternative sites (incl. land pricing and improvement costs)

Closing Thoughts

		Scenario Comparison						
		Scenario 1	Scenario 2		Scenario 3		Scenario 4	
		Existing Site with Subgrade Parking	Existing Site with No Subgrade Parking	Difference from Scenario 1 (2023)	Alternative Site with Parking Structure	Difference from Scenario 1 (2023)	Alternative Site with Surface Parking	Difference from Scenario 1 (2023)
Apr 2023 Cost								
"Known" Project Costs								
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Soft Costs (FFE, Tech, etc.)		\$ 8,000,000	\$ 8,000,000	\$0	\$ 8,000,000	\$0	\$ 8,000,000	\$0
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Overall Project Cost Estimate		\$ 99,300,000	\$ 89,900,000	(\$9,400,000)	TBD	TBD	TBD	TBD
Years of Inflationary Costs		4	5		7		7	
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**** Potential Onsite and Offsite Improvements:**

- Floodplain Development and Mitigation
- Offsite Street Improvements (Traffic Impact Analysis)
- Offsite Water and Sewer Improvements
- Offsite (Downstream) Stormwater Improvements

Other Cost Considerations:

- Continued Maintenance on Existing Facility
- Property Transaction and Closing Costs
- Financing Costs

HG Hill Site Preliminary Analysis

Acreage	5.69 acres
Land Market Value (Williamson County Property Assessor)	\$3,698,500
Potential On-Site and Off-Site Improvements*	• E Fowlkes Street Improvements • W Fowlkes Street Improvements • Action Street Improvements • On-Site Sidewalks • Downstream Stormwater • Offsite Water • Offsite Sewer
Estimated On-Site and Off-Site Costs (2030)*	\$3.5M to \$5.0M



*Dependent on Final TIA results



File #: 21-04569

DATE: April 13, 2023
TO: Board of Mayor and Aldermen
FROM: Alderman Beverly Burger

SUBJECT:

Discussion Of Proposed Resolution 2023-25, A Resolution Adopting A Community Decency Policy And Other Options Available To Create A Code Of Conduct For Public Property
WS 3/28/23
BOMA 4/11/23, 7-1 to defer to 5/23/23

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning consideration of a resolution proposed by Alderman Burger to create a Community Decency Policy.

BACKGROUND/STAFF COMMENTS:

Alderman Burger has asked that the Board consider the proposed Resolution. After discussion at the April 11, 2023, BOMA meeting, the Board wanted to look at other options or language relating to this proposed Resolution request. For discussion, I propose the following options:

1. Do nothing. Most of what is being described is already a violation in state law and the City does not need to re-state them. The City, through the Special Event Municipal Code, requires Special Event organizers to follow state and local laws and the application restates this requirement. The proposed Resolution states that a violation of the Resolution itself is a blanket 2 year suspension. This requirement does not leave the BOMA with any authority to discuss the issues with the Event or to provide the event organizer to address the issues.

2. Consider Resolution 2023-25. I would suggest that if this Resolution is being considered the following changes be made:

- state that the organizer is not responsible for the actions of the attendees or event-goers
- state that the event could be subject to a suspension and allow the BOMA to consider each event and the possible issues from the prior year to make a decision on whether the event is approved or not
- delete "excessive and offense intimate public displays of affection" as this language is too broad.

I have attached a redline version of Resolution 2023-25 for your consideration.

3. Consider adding the language to the Special Event Permit Code. I have attached a draft of what that might look like. These requirements would apply to Special Events only.
4. Consider allowing the Parks Director and the City Administrator to incorporate language similar to option number 3 into a Parks and Facilities Rules Policy that would apply to all City-owned property and whether there is a Special Event or if it is being used by the public at large. These rules can be placed on signs inside the Park if desired.

FINANCIAL IMPACT:

There is no financial impact.

RECOMMENDATION:

The City Attorney recommends the Board consider either Option 1 (rely on existing State Law regarding public conduct and the existing references in the City's special events permitting process) or Option 4 (incorporate the decency/conduct policy through administrative action establishing rules/policy regarding conduct in public spaces including parks and public rights-of-way).

The City Administrator recommends Option 3, which incorporates decency standards into the existing Special Events Ordinance.

Regardless of the option selected, City staff recommends against a pre-determined penalty associated with a violation of the City's decency policy/ordinance to the extent it is adopted by the Board. The determination of issuing or not issuing a permit is the Board's responsibility and each permit application will likely have unique circumstances.

RESOLUTION NO. 2023-25
A RESOLUTION ADOPTING A COMMUNITY DECENCY POLICY

WHEREAS, in order to promote and uphold the health, safety, unalienable rights, prosperity, and general welfare of the people of Franklin, Tennessee, the Board of Mayor and Aldermen is authorized to prescribe regulations and standards within the City; and

WHEREAS, under Tennessee Law, cities in the state of Tennessee have the power and authority to define and write and enact, and establish penalties for community decency, provided that they are consistent with state law; and

WHEREAS, under Tennessee law, cities may enact policies that regulate activities and conduct in public places, including parks, streets, public squares, sidewalks, and other areas that are open to the public; and

WHEREAS, these policies can include provisions that define and restrict nudity, lewd or sexually suggestive acts or behavior, indecent exposure, excessive and / or sexually offensive intimate public displays of affection, etc. including any behavior that violates state regulations; and

WHEREAS, community decency refers to the generally accepted standards of behavior and conduct that are deemed appropriate and acceptable by a particular community, behavior that is respectful, considerate, and does not demean or harm others; and

WHEREAS, community decency is about promoting a harmonious and respectful environment where individuals can coexist peacefully and with mutual respect. It can be enforced through social norms, education initiatives to promote responsible and respectful behavior within a community and local ordinances; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to adopt a Community Decency Policy.

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

Section 1. Purpose: The purpose of this policy is to promote public decency and maintain a family-friendly environment in public places within the Franklin City limits.

Section 2. Definitions: For the purpose of this policy, the following terms shall have the meanings ascribed to them:

- a. Public Place: Any area within the city limits that is open to the general public, including but not limited to parks, streets, sidewalks, plazas, the public square, public transportation vehicles, and other areas open to the public.
- b. Indecent Behavior: Any act or conduct that does not align with generally accepted community standards of behavior and conduct, including but not limited to nudity, lewd or sexually suggestive behavior, indecent exposure, sexual acts,. Any behavior that violates state and local laws or regulations.

Section 3. Prohibited Conduct: It shall be an offense and unlawful for any person to engage in indecent behavior in any public place within the City limits and will be enforced to the fullest extent of State law.

Section 4. Exemptions: This policy shall not apply to breastfeeding mothers or to individuals who are changing clothes in designated areas.

Section 5. Penalties:

- a. Forfeit Use: Failure to comply with any of the terms may result in cancellation of the Special Event and suspension of receiving future Special Event Permits. So long as the applicant attempts to remedy or remove an attendee or event-goer from the Event, the applicant will not be held responsible for the acts of attendees or event-goers.
- b. Group Penalties: Any group, non-profit, organization, school, or organized group or gathering of a group of people using public spaces, free of charge or by paid use, who violate this policy will be cited and prosecuted to the fullest extent of the law.

Section 6. Enforcement: The City police department shall be responsible for the enforcement of this policy by citing violators pursuant to State law.

Section 7. Severability: If any provision of this policy or the application thereof to any person or circumstances is held invalid, the remainder of the policy and the application of such provisions to other persons or circumstances shall not be affected thereby.

Section 8. Effective Date: This policy shall become effective immediately after its passage and adoption by the Board of Mayor and Aldermen.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

ORDINANCE XXXX-XX

AN ORDINANCE TO AMEND FRANKLIN MUNICIPAL CODE TITLE 16, CHAPTER 5, SECTION 16-510 TO ADD CONDITIONS FOR SPECIAL EVENT PERMITS.

WHEREAS, in order to promote the health, safety, human rights, prosperity, and general welfare of the people of Franklin, Tennessee, the Board of Mayor and Aldermen is authorized to prescribe regulations and standards to special events that occur within the City; and

WHEREAS, under Tennessee Law, cities in the state of Tennessee have the power and authority to define and write and enact, and establish penalties for community decency, provided that they are consistent with state law; and

WHEREAS, under Tennessee law, cities may enact policies that regulate activities and conduct in public places, including parks, streets, public squares, sidewalks, and other areas that are open to the public; and

WHEREAS, these policies can include provisions that define and restrict nudity, lewd or sexually suggestive acts or behavior, indecent exposure, excessive and / or sexually offensive intimate public displays of affection, etc. including any behavior that violates state regulations; and

WHEREAS, community decency refers to the generally accepted standards of behavior and conduct that are deemed appropriate and acceptable by a particular community, behavior that is respectful, considerate, and does not demean or harm others; and

WHEREAS, community decency is about promoting a harmonious and respectful environment where individuals can coexist peacefully and with mutual respect. It can be enforced through social norms, education initiatives to promote responsible and respectful behavior within a community and local ordinances; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to add as a condition of approval that special event applicants follow state laws relative to decency.

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

SECTION I. Section 16-510 is amended by adding a new paragraph (2) and renumbering the current paragraph (2) to paragraph (3). The new paragraph (2) shall read as follows:

(2) . Conduct at Special Event on Public Property.

- a. Except as protected by the First Amendment, the use of profane, obscene, or vulgar language, gestures, decorations, accessories, and signs is prohibited.
- b. Indecent exposure, lewd behavior, sexually explicit nudity, and any material or performance that depicts sexually explicit nudity or sexual activity and that taken as a whole is patently offensive to prevailing standards in the adult community concerning what is suitable and lacks serious literary, artistic,

political, or scientific value is prohibited. This does not include breastfeeding mothers or to individuals who are changing clothes in designated areas.

c. Any activity, attire or conduct inappropriate to the peace and good order of the Special Event or which may adversely affect the safety of persons or property shall be prohibited.

d. There shall be no harassment or discrimination based on age, ancestry, color, gender identity or expression, national origin, physical or mental disability, religion, sexual orientation, or any other characteristic protected by applicable laws, regulations, and ordinances.

Failure to comply with any of the terms may result in cancellation of the Special Event and suspension of receiving future Special Event Permits. So long as the applicant attempts to remedy or remove an attendee or event-goer from the Event, the applicant will not be held responsible for the acts of attendees or event-goers.

SECTION II. 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 second and final reading, the health, safety, and welfare of the citizens of Franklin, Tennessee, requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PASSED FIRST READING

PASSED SECOND READING:



City of Franklin

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

File #: 21-04583

DATE: April 19, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Angie Johnson, City Recorder

SUBJECT:

*Consideration Of Liquor License For Red Dog Wine And Spirits Inc, (Naranbhai S. Patel, Managing Agent) 1031 Riverside Dr #A, Franklin, TN 37064

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the sale of a Retail License to Red Dog Wine & Spirits Inc for an existing liquor store.

BACKGROUND/STAFF COMMENTS:

A retail liquor license certificate request has been received for the location at 1031 Riverside Dr #A, Franklin, TN 37064, Red Dog Wine & Spirits Inc. A City of Franklin Retail Certificate is required for the new owners to obtain their Tennessee ABC license. This is a transfer of an existing liquor license at an existing location to a new owner.

In accordance with policy, a background record check has been performed by the Franklin Police Department. The applicants have successfully met all requirements for this certificate to be issued.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve the retail liquor license for Red Dog Wine & Spirits Inc.



HISTORIC
FRANKLIN
TENNESSEE

RETAILER'S CERTIFICATE

Pursuant to T.C.A. §57-3-208, the City of Franklin hereby certifies the following facts concerning application in the name of Red Dog Wine & Spirits, Inc, D/B/A Red Dog Wine & Spirits, owned by Naranbhai Patel (managing agent), who has made application for a retailer's license to handle alcoholic beverages at 1031 Riverside Dr #A, Franklin, TN 37064, which is within the corporate limits of the City of Franklin, Williamson County, Tennessee:

1. The owner(s) who are to be in actual charge of the business have not been convicted of any violation of the laws against possession, sale, manufacture, or transportation of beer or other alcoholic beverages, or of any felony, or of any crime involving moral turpitude, within the past ten (10) years immediately preceding the date of application, and will not violate any of the provisions of Tennessee Code Annotated, Title 57, Chapter 3;
2. The applicant(s) has secured a location for the business which complies with all restrictions of local law, ordinances, or resolutions, duly adopted by the local authorities as to location.
3. The applicant has complied with local laws, ordinances, and resolutions duly adopted by the local authority regulating the number of retail licenses to be issued within the jurisdiction.

This, the 9th Day of May, 2023.

Dr. Ken Moore
Mayor



City of Franklin

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

File #: 21-04401

DATE: April 19, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2023-10, An Ordinance To Rezone 21.24 Acres From Planned (PD 11.35/12,320) District To Planned (PD 11.35/17,320) District For The Property Located South Of Oak Meadow Drive And East Of South Royal Oaks Boulevard. (Vintage At Watson Glen PUD Subdivision) Establishing A Public Hearing On June 13, 2023
FMPC 4/27/23, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8101
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Robert Goodall, Franklin Capital Investment, LLC

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the property from Planned District (PD 11.35/12,320) to Planned District (PD 11.35/12,720) to accommodate the proposed development plan revision for Vintage at Watson Glen. The development plan has been submitted concurrently and the Planned Development district is an appropriate base zone. Envision Franklin places this property in the Neighborhood Mixed Use Design Concept. The Neighborhood Mixed-Use Design Concept allows for institutional uses (clinic and rehabilitation center) as well as local commercial uses (indoor animal services, personal service, restaurant, retail, day care, and showroom).

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Ordinance 2023-10 by a vote of 8-0.

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2023-10, an ordinance to rezone 21.24 acres from Planned (PD 11.35/12,320) District to Planned (PD 11.35/17,320) District (Vintage At Watson Glen PUD Subdivision).

ORDINANCE 2023-10

AN ORDINANCE TO REZONE 21.24 ACRES FROM PLANNED (PD 11.35/12,320) DISTRICT TO PLANNED (PD 11.35/17,320) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF OAK MEADOW DRIVE AND EAST OF SOUTH ROYAL OAKS BOULEVARD. (VINTAGE AT WATSON GLEN PUD SUBDIVISION).

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

WHEREAS, the Planned (PD 11.35/17,320) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2023-17, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Planned (PD 11.35/12,320)** District to **Planned (PD 11.35/17,320)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
079-08800	20.54
079-10120	.70
Total	21.24

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

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

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:

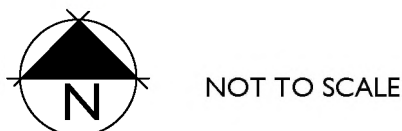
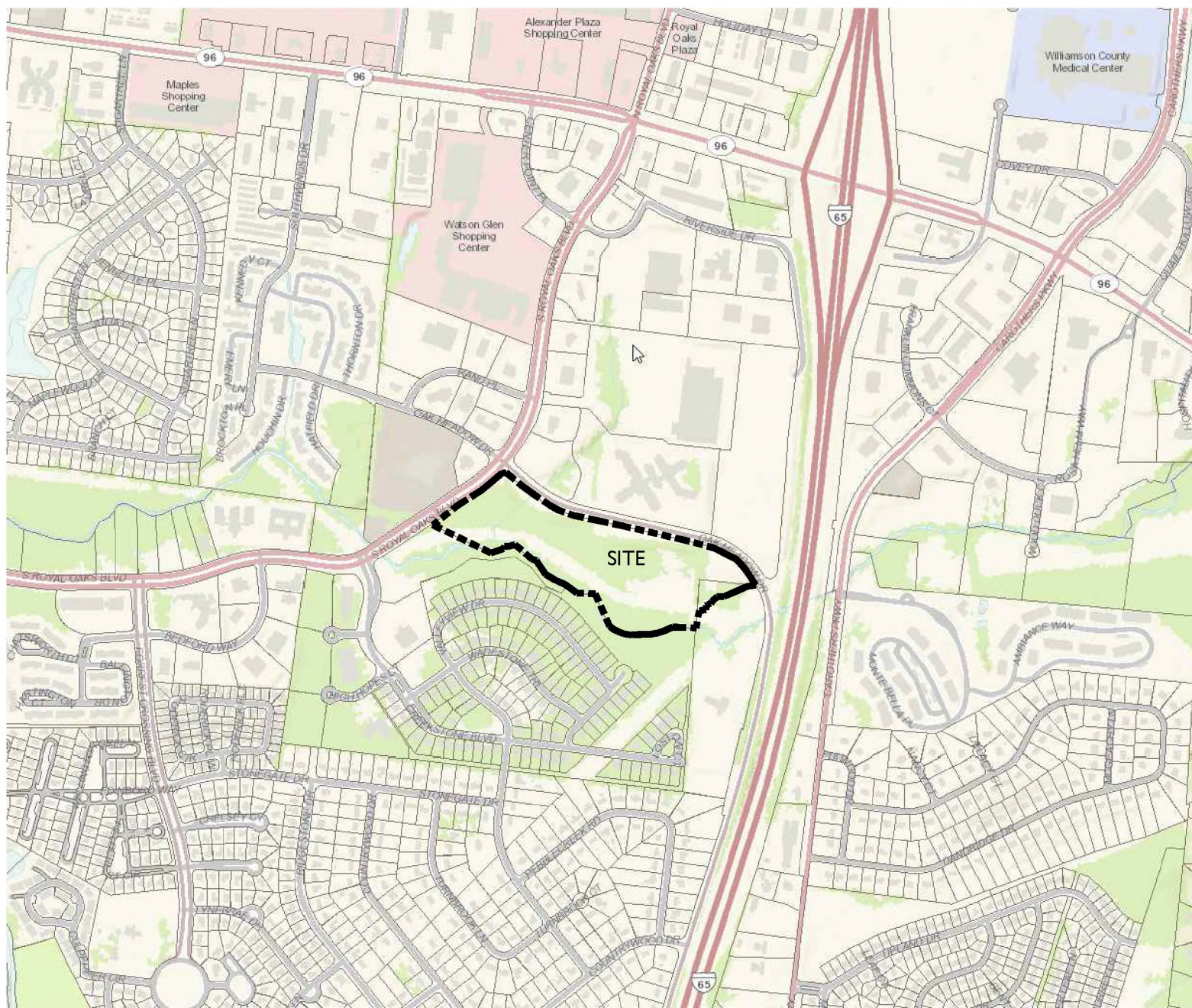
PASSED THIRD READING:

VINTAGE AT WATSON GLEN

PUD SUBDIVSION

REZONING REQUEST

PD (11.53, 17,320) - PLANNED DISTRICT
FRANKLIN, TENNESSEE



APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE
SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
RAGAN SMITH ASSOCIATES
CALEB THORNE
315 WOODLAND STREET
NASHVILLE, TN 37206
615-244-8591
cthorne@ragansmith.com

OWNER:
BOB GOODALL
393 MAPLE STREET
GALLATIN, TN 37066

THIS PURPOSE OF THIS DEVELOPMENT PLAN AMENDMENT IS TO ADD 5,000SF OF OFFICE SPACE, AS WELL AS THE ADDITION OF ALLOWABLE USES

CURRENTLY APPROVED USES
RESTAURANT
MULTI-FAMILY
OFFICE

ADDITIONAL USES BEING REQUESTED
CLINIC
GARDEN CENTER
GAS STATION
INDOOR ANIMAL SERVICES
PERSONAL SERVICE
RESTAURANT
RETAIL
DAY CARE
REHABILITATION CENTER
SHOWROOM

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN. THE WATER MAINS ARE LOCATED ALONG .
245 UNITS x 350 GPD = 85,750 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
245 x 0.64 = 157 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

SHEET INDEX

C1.0 OVERALL EXISTING CONDITIONS

VINTAGE AT WATSON GLEN

SITE DATA

SUBDIVISION/DEVELOPMENT:	VINTAGE AT WATSON GLEN
COF PROJECT NUMBER:	079---08800
TAX MAP & PARCELS:	079---10120
ADDRESS	OAK MEADOW DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
SITE ACREAGE:	21.24 AC
EXISTING ZONING:	PD (11.53, 12,320)
PROPOSED ZONING:	PD (11.53, 17,320)
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE
OTHER APPLICABLE OVERLAYS:	FFO, FWO



INITIAL SUBMITTAL: 02/06/2023
RESUBMITTAL:
ONE STOP:
COF #:

RAGAN•SMITH

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com

SITE DATA CHART

PROJECT NAME:	VINTAGE AT WATSON GLEN
PROJECT NUMBER:	xxxx
ADDRESS:	OAK MEADOW DRIVE
PARCEL(S):	MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:	21.24 AC / 925,109 SF
CURRENT ZONING:	PD (11.35, 12.320)
PROPOSED ZONING:	PD (11.35, 17.320)
ZONING OVERLAY:	FFO, FWO
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE
BUILDING TYPES APPLIED:	COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED:	URBAN LANDSCAPE, URBAN
SETBACKS:	
FRONT:	8'
REAR:	15'
REAR:	5'
DWELLING UNIT COUNT (BY TYPE):	MULTIFAMILY: 241
COMMERCIAL SF (BY USE):	OFFICE: 9,420 SF
RESTAURANT:	7,900 SF
TOTAL:	17,320 SF
BUILDING HEIGHT:	1-4 STORIES
MINIMUM REQUIRED LSA:	2
PROVIDED LSA:	65
OPEN SPACE REQUIRED:	5% (46,255 SF)
OPEN SPACE PROVIDED:	5.5% (50,803 SF)
NATURAL AREA REQUIRED:	0%
NATURAL AREA PROVIDED:	46% (427,660)
TREE CANOPY RETENTION ACREAGE:	6.39 AC (244% OF REQUIRED)
PARKLAND DEDICATION:	241 UNITS - \$1,037,264
	PARKLAND IMPACT FEES ARE BEING REQUESTED THROUGH PARKLAND IMPACT AGREEMENT.

PARKING REQUIRED (BY USE):	
MULTI-FAMILY:	1.5 / 1BR: 126 UNITS = 189
	2.5 / 2BR: 101 UNITS = 253
	3.0 / 3+BR: 14 UNITS = 42
	TOTAL MULTI-FAMILY: 464
RESTAURANT:	10 / 1,000 SF + 1/EMPLOYEE: 60
	52 / SEAT (DRIVE-THRU / QUICK SERVICE): 5,400 SF = 60
	RESTAURANT 1: 45 SEATS = 24
	RESTAURANT 2: 45 SEATS = 24
	TOTAL RESTAURANT: 94
OFFICE:	4 / 1,000 SF OFFICES: 9,420 SF = 38
	TOTAL PARKING REQUIRED: 606
PARKING PROVIDED (BY USE):	MULTI-FAMILY / OFFICE: 495
	RESTAURANT: 24
	TOTAL PARKING PROVIDED: 589
OWNER:	BOB GOODALL 383 MAPLE STREET GALLATIN, TN 37066
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5785 greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

EXISTING TREE SURVEY NOTE

ALL EXISTING VEGETATION SHOWN WAS LOCATED VIA AERIAL PHOTOGRAPHY AND/OR FIELD OBSERVATION.

UTILITY NOTE

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 SHOWN 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 PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

MINERAL RIGHTS INFORMATION

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

HYDROLOGIC SOIL GROUP

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AmC3	Humphreys gravelly silty clay loam, 5 to 12 percent slopes, severely eroded	A	0.1	0.7%
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	B	3.6	17.2%
CaC2	Capitina silt loam, phosphatic, 5 to 12 percent slopes, eroded	D	2.2	10.4%
Eg	Egans silt loam, phosphatic	C	2.8	13.7%
Hu	Huntington silt loam, phosphatic	B	7.9	38.1%
SiC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded	A	2.7	13.0%
SiD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded	A	1.4	6.8%
Totals for Area of Interest			20.8	100.0%

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 21.24 AC
IMPERVIOUS AREA: 0.0 AC
DISTURBED AREA: N/A
Existing Rv VALUE: 0.17 (PROJECT AREA)
PEAK FLOW RUNOFF: 20 CFS

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	100.00%	

LEGEND	
CM(O)	CONCRETE MONUMENT (OLD)
IR(O)	IRON ROD (OLD)
IR(N)	IRON ROD (NEW) (5/8" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
CB	CATCH BASIN/CURB INLET
RCP	REINFORCED CONCRETE PIPE
SM	SANITARY SEWER MANHOLE
EB	ELECTRIC BOX
TP	TRANSFORMER PAD
INV	INVERT
HW	HEADWALL
FD	FIRE HYDRANT
FO	FIBER OPTIC BOX
Ø	UTILITY POLE
-X-X-	FENCE
-UGE-	UNDERGROUND ELECTRIC LINE
ST	STORM STRUCTURE
AE	FEMA FLOODWAY AREA ZONE "AE"
⊗	LOT NUMBER
—●—	SIGN
W	WATER VALVE
*	LIGHT STANDARD
oe	ELECTRIC STUBOUT
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLAMSON COUNTY, TN

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY . THE WATER MAINS ARE LOCATED ALONG
241 UNITS x 350 GPD = 84,350 GPD

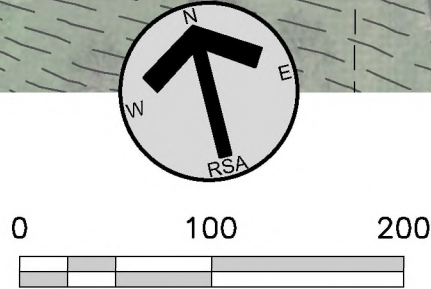
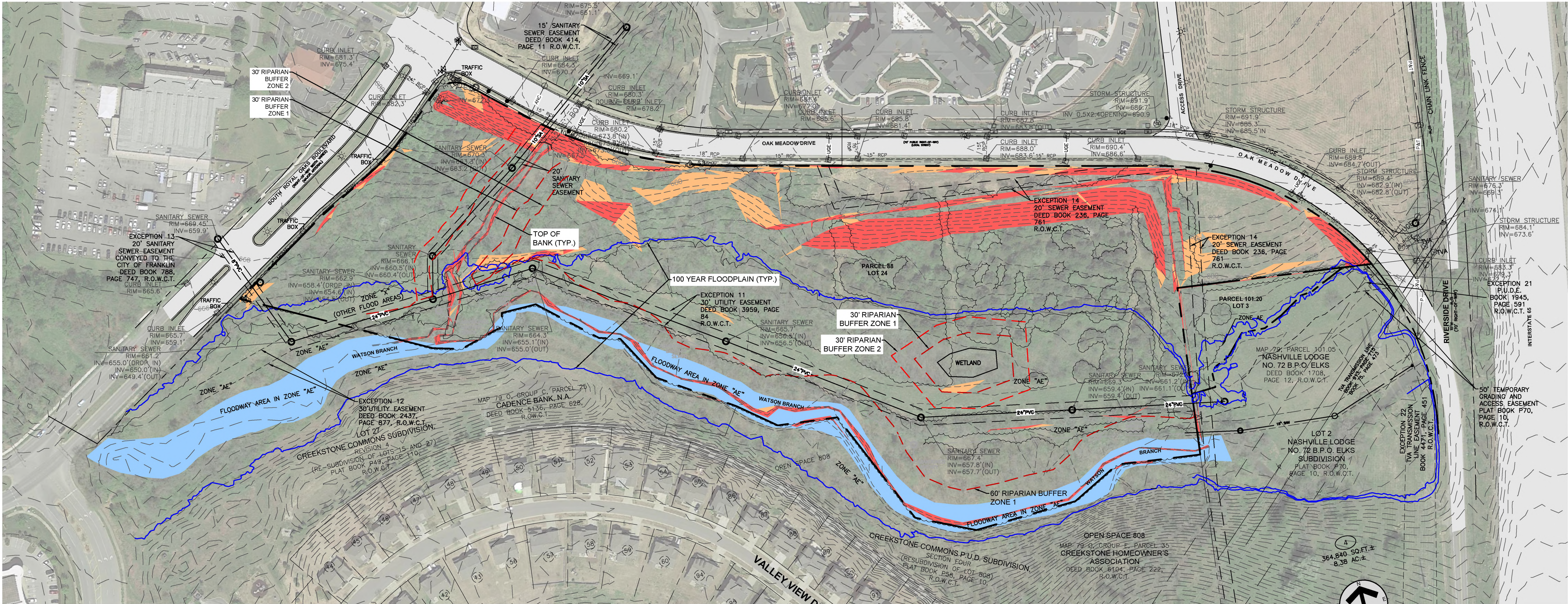
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POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
241 x 0.64 = 155 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY



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



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Nashville Murfreesboro
012-446-6881 012-546-6655
ragansmith.com

VINTAGE AT WATSON GLEN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

Issue Date	MARCH 30, 2020
Revision Date	
△ 5.7.20 City Comments	
△ 11.3.20 City Comments	
△ 12.14.20 City Comments	
△ 02.06.23 REVISION 1	

OVERALL EXISTING
CONDITIONS PLAN

C1.0

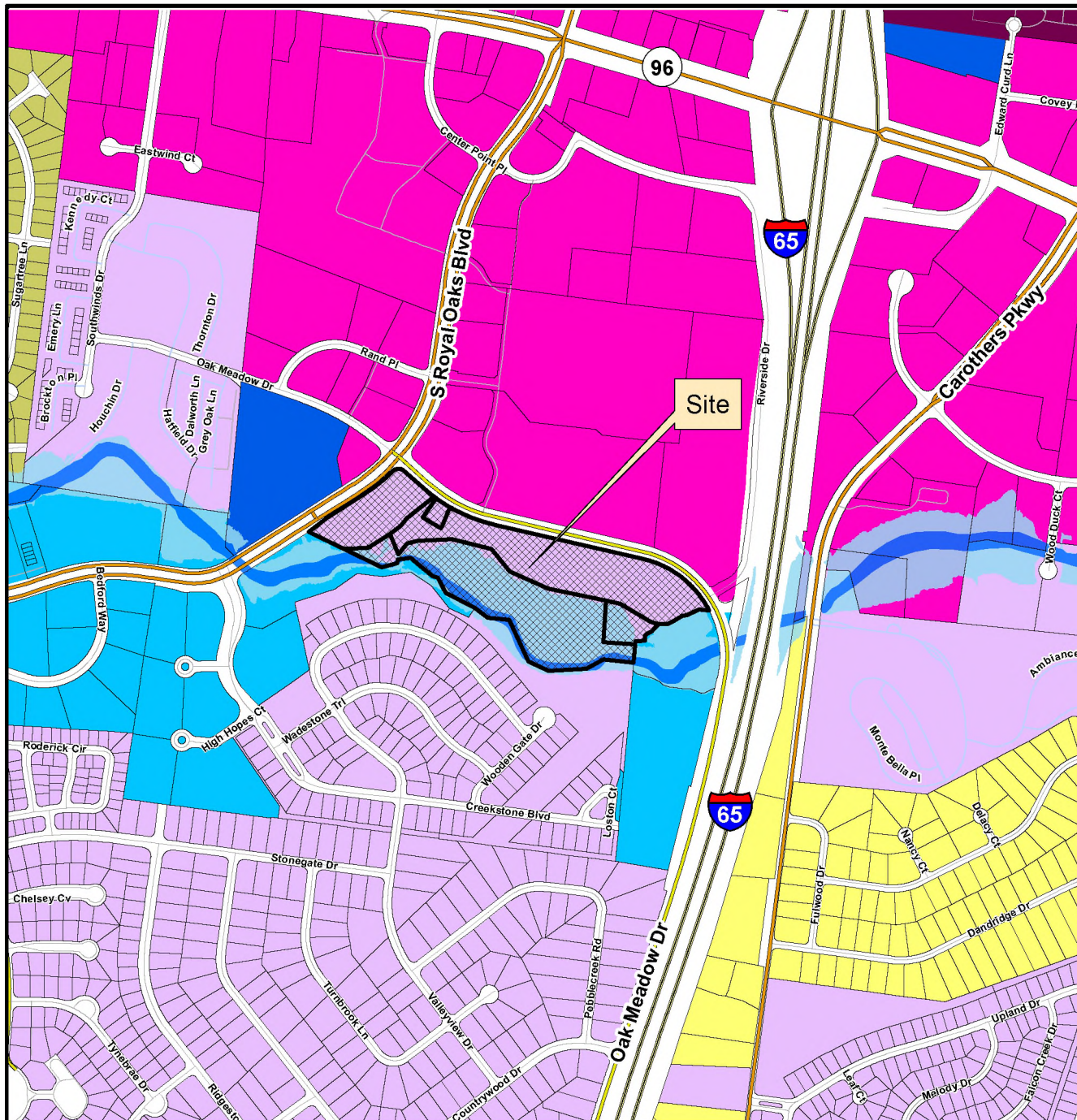
VINTAGE AT WATSON GLEN PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 1
RESOLUTION 2023-17
ORDINANCE 2023-10

Project Information

Existing Zoning: PD Planned District (11.35/12,320)
Proposed Zoning: PD Planned District (11.35/17,320)
Overlay Districts: FFO, FWO
Site Acreage: 21.24 acres
Number of Dwelling Units: 241
Proposed Additional Nonresidential SF: 5,000 SF

Legend

-  Vintage at Watson Glen PUD Subdivision
-  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



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

Law Dept approved (2) 04.18.23

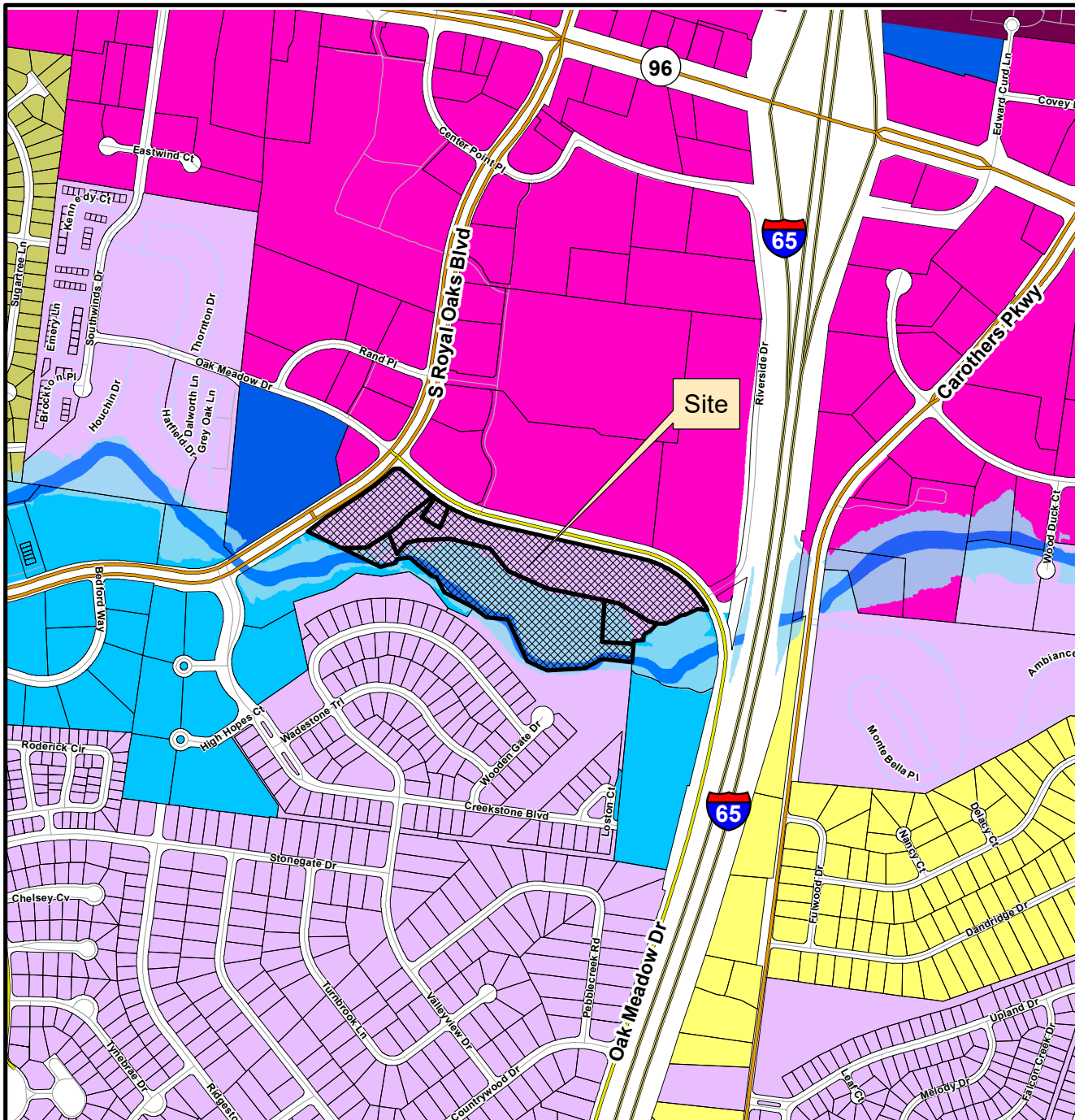
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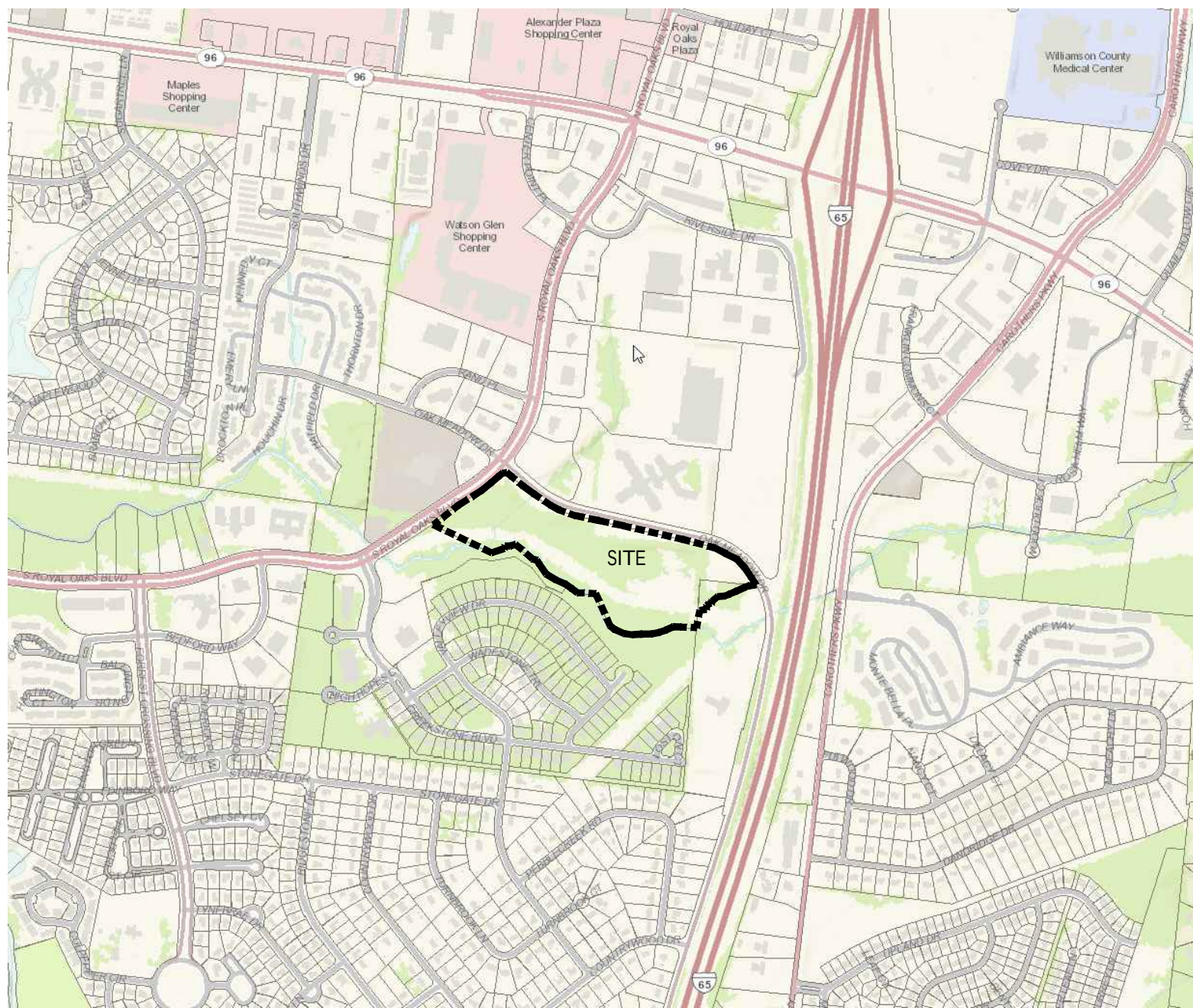
HISTORIC
FRANKLIN
TENNESSEE

VINTAGE AT WATSON GLEN

PUD SUBDIVSION

REZONING (DEVELOPMENT PLAN, REVISION 1)

PD (11.53, 17,320) - PLANNED DISTRICT
FRANKLIN, TENNESSEE



NOT TO SCALE

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE
SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

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615-244-8591
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OWNER:
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GALLATIN, TN 37066

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OFFICE

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PERSONAL SERVICE
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DAY CARE
REHABILITATION CENTER
SHOWROOM

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SHEET INDEX

C1.0 OVERALL EXISTING CONDITIONS

VINTAGE AT WATSON GLEN

SITE DATA

SUBDIVISION/DEVELOPMENT:	VINTAGE AT WATSON GLEN
COF PROJECT NUMBER:	8101
TAX MAP & PARCELS:	079---08800 079---10120
ADDRESS:	OAK MEADOW DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
SITE ACREAGE:	21.24 AC
EXISTING ZONING:	PD (11.53, 12,320)
PROPOSED ZONING:	PD (11.53, 17,320)
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE
OTHER APPLICABLE OVERLAYS:	FFO, FWO

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	12/30/2019
SUBDIVISION REGULATIONS	2019
HISTORIC DISTRICT DESIGN GUIDELINES	N/A
TRANSPORTATION & STREET TECHNICAL STANDARDS	2019
STORMWATER BMP MANUAL	2016
TECHNICAL SPECIFICATION FOR UTILITY INSTALLATION	2019
MUNICIPAL CODE	03/14/2019



INITIAL SUBMITTAL: 02/06/2023
RESUBMITTAL: 03/02/2023
ONE STOP:

RAGAN SMITH

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com

SITE DATA CHART

PROJECT NAME:	VINTAGE AT WATSON GLEN
PROJECT NUMBER:	xxxx
ADDRESS:	OAK MEADOW DRIVE
PARCEL(S):	MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:	21.24 AC / 925,109 SF
CURRENT ZONING:	PD (11.35, 12,320)
PROPOSED ZONING:	PD (11.35, 17,320)
ZONING OVERLAY:	FFO, FWO
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE
BUILDING TYPES APPLIED:	COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED:	URBAN LANDSCAPE, URBAN
SETBACKS:	
FRONT:	8'
SIDE:	15'
REAR:	5'
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	241
COMMERCIAL SF (BY USE):	
OFFICE:	9,420 SF
RESTAURANT:	7,900 SF
TOTAL:	17,320 SF
BUILDING HEIGHT:	1-4 STORIES
MINIMUM REQUIRED LSA:	2
PROVIDED LSA:	.65
OPEN SPACE REQUIRED:	5% (46,255 SF)
OPEN SPACE PROVIDED:	5.5% (50,805 SF)
NATURAL AREA REQUIRED:	0%
NATURAL AREA PROVIDED:	46% (427,660)
TREE CANOPY RETENTION ACREAGE:	6.39 AC (244% OF REQUIRED)
PARKLAND DEDICATION:	241 UNITS - \$1,037,264 PARKLAND IMPACT FEES ARE BEING REQUESTED THROUGH PARKLAND IMPACT AGREEMENT.

PARKING REQUIRED (BY USE):	
MULTI-FAMILY:	1.5 / 1BR: 126 UNITS = 189 2.5 / 2BR: 101 UNITS = 253 3.0 / 3+BR: 14 UNITS = 42 TOTAL MULTI-FAMILY: 464
RESTAURANT:	10 / 1,000 SF + 1EMPLOYEE 52 / SEAT (DRIVE-THRU / QUICK SERVICE) RESTAURANT 1: 5,400 SF = 60 RESTAURANT 2: 45 SEATS = 24 TOTAL RESTAURANT: 84
OFFICE:	4 / 1,000 SF OFFICES: 9,420 SF = 38 TOTAL PARKING REQUIRED: 606
PARKING PROVIDED (BY USE):	MULTI-FAMILY / OFFICE: 495 RESTAURANT: 28 TOTAL PARKING PROVIDED: 588

OWNER:	BOB GOODALL 393 MAPLE STREET GALLATIN, TN 37066
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5785 greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

EXISTING TREE SURVEY NOTE

ALL EXISTING VEGETATION SHOWN WAS LOCATED VIA AERIAL PHOTOGRAPHY AND/OR FIELD OBSERVATION.

UTILITY NOTE

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 SHOWN 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 PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

MINERAL RIGHTS INFORMATION

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

HYDROLOGIC SOIL GROUP

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AmC3	Humphreys gravelly silty clay loam, 5 to 12 percent slopes, severely eroded	A	0.1	0.7%
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	B	3.6	17.2%
CaC2	Caplina silt loam, phosphatic, 5 to 12 percent slopes, eroded	D	2.2	10.4%
Eg	Egans silt loam, phosphatic	C	2.8	13.7%
Hu	Huntington silt loam, phosphatic	B	7.9	38.1%
SiC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded	A	2.7	13.0%
SiD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded	A	1.4	6.8%
Totals for Area of Interest			20.8	100.0%

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 21.24 AC
IMPERVIOUS AREA: 0.0 AC
DISTURBED AREA: N/A
Existing Rv VALUE: 0.17 (PROJECT AREA)
PEAK FLOW RUNOFF: 20 CFS

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	100.00%	

LEGEND	
CM(O)	CONCRETE MONUMENT (OLD)
IR(O)	IRON ROD (OLD)
IR(N)	IRON ROD (NEW) (5/8" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
CB	CATCH BASIN/CURB INLET
RCP	REINFORCED CONCRETE PIPE
SM	SANITARY SEWER MANHOLE
EB	ELECTRIC BOX
TP	TRANSFORMER PAD
INV	INVERT
HW	HEADWALL
FD	FIRE HYDRANT
FO	FIBER OPTIC BOX
Ø	UTILITY POLE
-X-X-	FENCE
-UGE-	UNDERGROUND ELECTRIC LINE
ST	STORM STRUCTURE
AE	FEMA FLOODWAY AREA ZONE "AE"
⊗	LOT NUMBER
—●—	SIGN
W	WATER VALVE
*	LIGHT STANDARD
oe	ELECTRIC STUBOUT
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLAMSON COUNTY, TN

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY . THE WATER MAINS ARE LOCATED ALONG
241 UNITS x 350 GPD = 84,350 GPD

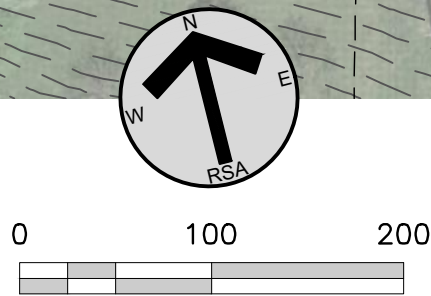
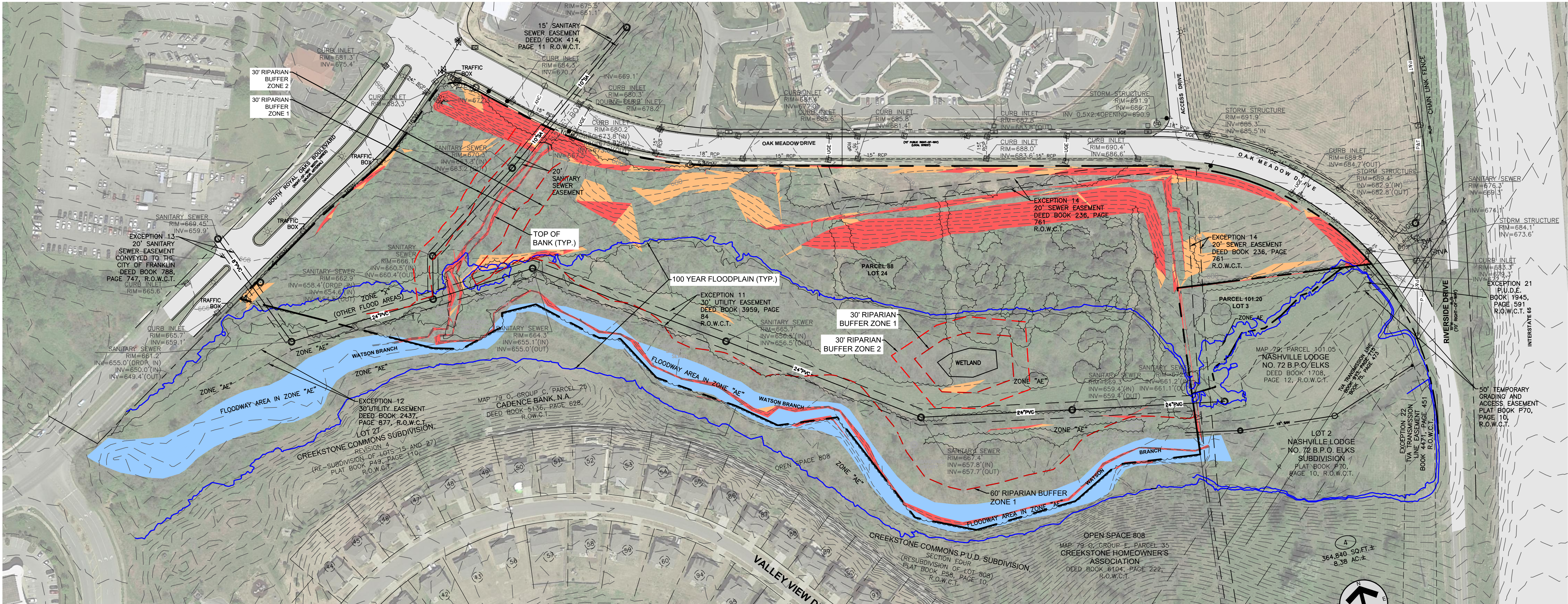
SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
241 x 0.64 = 155 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY



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



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Nashville Murfreesboro
615-247-6681 615-247-6685
ragansmith.com

VINTAGE AT WATSON GLEN PUD SUBDIVISION
REZONING REQUEST (DEVELOPMENT PLAN, REVISION I)
Franklin, Williamson County, Tennessee

Issue Date	MARCH 30, 2020
Revision Date	
△ 5.7.20 City Comments	
△ 11.3.20 City Comments	
△ 12.14.20 City Comments	
△ 02.06.23 REVISION 1	

OVERALL EXISTING
CONDITIONS PLAN

C1.0
COF # 8101



City of Franklin

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

File #: 21-04402

DATE: April 19, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2023-17, A Resolution Approving A Revision To A Development Plan For Vintage At Watson Glen PUD Subdivision, For The Property Located South Of Oak Meadow Drive and East Of South Royal Oaks Boulevard. Establishing A Public Hearing On June 13, 2023 FMPC 4/27/23, 7-1

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8101
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Robert Goodall, Franklin Capital Investment, LLC

BACKGROUND/STAFF COMMENTS:

Vintage at Watson Glen is approximately 21 acres in size and is located south of Oak Meadow Drive and east of South Royal Oaks Boulevard. The proposed revision consists of additional allowable uses (clinic, indoor animal services, personal service, restaurant, retail, day care, rehabilitation center, and show room) and an additional 5,000 square feet of office space as a second story to an existing approved building. Envision Franklin places this property within the Neighborhood Mixed-Use Design Concept. The Neighborhood Mixed-Use Design Concept allows for institutional uses (clinic and rehabilitation center) as well as local commercial uses (indoor animal services, personal service, restaurant, retail, day care, and showroom). Staff has received and reviewed the parking analysis and the applicant has addressed how the proposed additional 5,000 square feet would be adequately parked.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2023-17 by a vote of 7-1, **with an additional condition of approval that the list of newly proposed uses not be approved with this revision and that the previously approved uses apply to the development.** Staff recommends that the Board of Mayor and Aldermen approve Resolution 2023-17, a Resolution approving a revision to a development plan for Vintage At Watson Glen PUD Subdivision, with conditions.

RESOLUTION 2023-17

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR VINTAGE AT WATSON GLEN PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF OAK MEADOW DRIVE AND EAST OF SOUTH ROYAL OAKS BOULEVARD.

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); and

WHEREAS, the BOMA originally rezoned the subject Property, and originally approved a Concept Plan as part of Ordinance 2020-10 on September 22, 2020; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Concept Plan by the BOMA in RESOLUTION 2020-47, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

WHEREAS, the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 20.19.4; and

WHEREAS, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2023-10.

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
079-08800	20.54
079-10120	.70
Total	21.24

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

SECTION III: That the overall entitlements, as amended, for the Vintage at Watson Glen PUD Subdivision are as follows:

Entitlements	Vintage at Watson Glen PUD
Original Base Zone District	PD (11.35/12, 320)
Requested Base Zone District	PD (11.35/17,320
Other Zoning Overlays	FWO, FFO
Number of Dwelling Units	241
Number of Nonresidential Square Footage	17,320
Open Space Requirements	46,255 square feet
Number of Phases in Development	2
Original Development Plan Approval	Resolution No. 2020-47 Date of approval: September 22, 202
Development Plan Revision Number	1

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

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2023-10, 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 S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

January 23, 2023

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

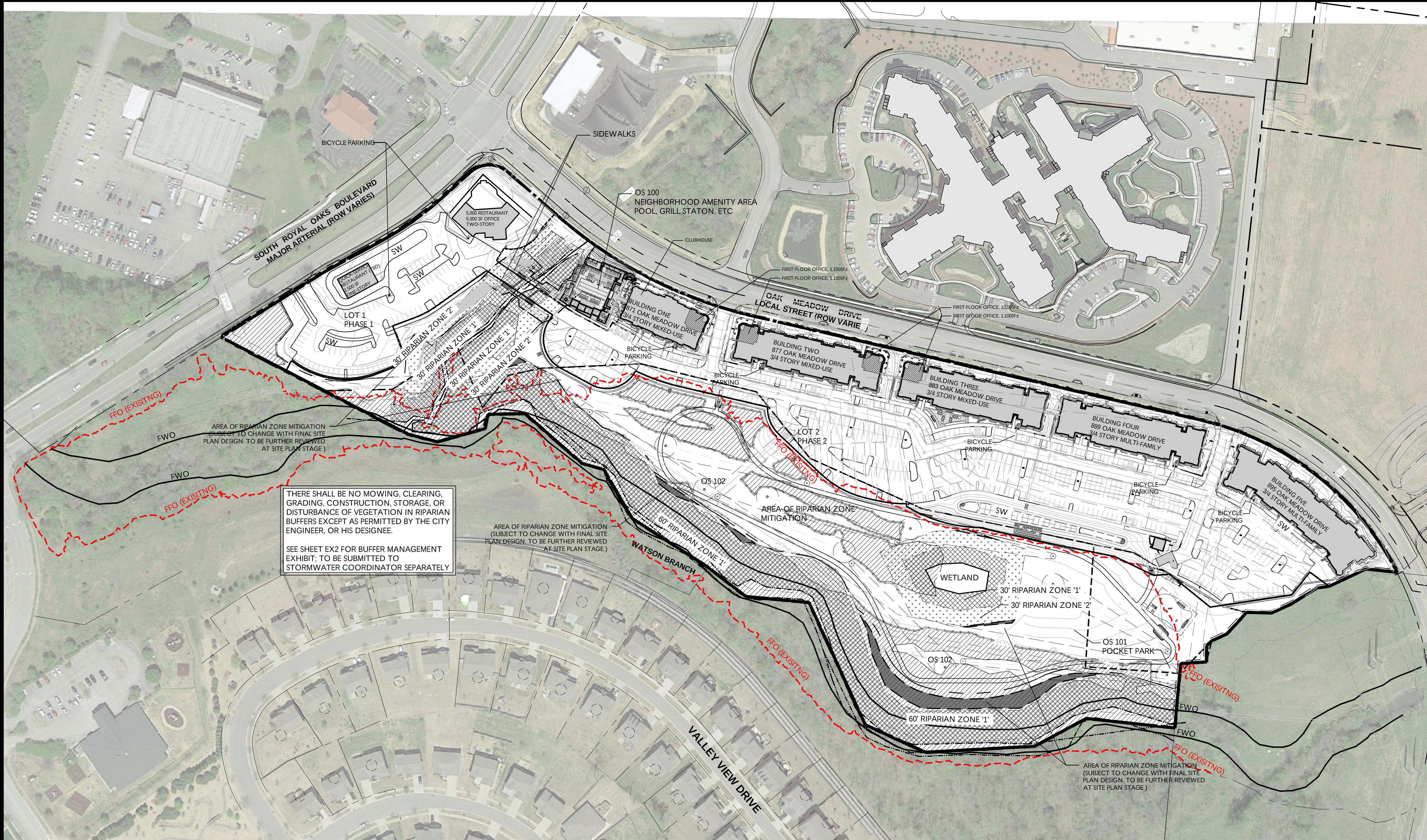
February 23, 2023

NEIGHBORHOOD MEETING:

February 1, 2023

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:



SITE DATA CHART

PROJECT NAME:	8102	VINTAGE AT WATSON GLEN
PROJECT NUMBER:	805 OAK MEADOW DRIVE	
ADDRESS:	MAP 078, PARCELS 88 & 101.20	
PARCELS:	21.24 AC / 925,109 SF	
ACREAGE / SF OF SITE:		
CURRENT ZONING:	PD (11.35, 12.320)	
PROPOSED ZONING:	PD (11.35, 17.320)	
ZONING OVERLAY:	FFO, FWO	
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE	
BUILDING TYPES APPLIED:	COMMERCIAL / MIXED-USE, MULTIFAMILY,	
FRONTAGE TYPES APPLIED:	URBAN LANDSCAPE, URBAN	
SETBACKS:		
FRONT:	8'	
SIDE:	5'	
REAR:	15'	
DWELLING UNIT COUNT (BY TYPE):	MULTIFAMILY:	241
COMMERCIAL SF (BY USE):		
OFFICE:	9,420 SF	
RESTAURANT:		7,900 SF
TOTAL:		17,320 SF
BUILDING HEIGHT:		1-4 STORIES
MINIMUM REQUIRED LSA:		2
PROVIDED LSA:		.65
OPEN SPACE REQUIRED:		5% (46,255 SF)
OPEN SPACE PROVIDED:		5.5% (50,803 SF)
NATURAL AREA REQUIRED:		0%
NATURAL AREA PROVIDED:		46% (427,660)
TREE CANOPY RETENTION ACREAGE:		6.39 AC (244% OF REQUIRED)
PARKLAND DEDICATION:		241 UNITS - \$1,037,264
		PARKLAND IMPACT FEES ARE BEING REQUESTED THROUGH PARKLAND IMPACT AGREEMENT.
PARKING REQUIRED (BY USE):		
MULTI-FAMILY:		
1.5 / 1BR:	126 UNITS =	189
2.5 / 2BR:	101 UNITS =	253
3.0 / 3+BR:	14 UNITS =	42
TOTAL MULTI-FAMILY:		484
RESTAURANT:		
10 / 1,000 SF = 1 EMPLOYEE		
52 / SEAT (DRIVE-THRU / QUICK SERVICE)	5,400 SF =	60
RESTAURANT 1:	45 SEATS =	24
RESTAURANT 2:		84
TOTAL RESTAURANT:		
OFFICE:		
4 / 1,000 SF		
OFFICES:	9,420 SF =	38
TOTAL PARKING REQUIRED:		606
PARKING PROVIDED (BY USE):		
MULTI-FAMILY / OFFICE:		495
RESTAURANT:		93
TOTAL PARKING PROVIDED:		588
OWNER:		BOB GOODALL
		983 MAPLE STREET
		GALLATIN, TN 37066
APPLICANT:		GAMBLE DESIGN COLLABORATIVE
ADDRESS:		324 LIBERTY PIKE
		SUITE 145
		(615) 975-5765
		greg.gamble@gdc-tn.com
		GREG GAMBLE
CONTACT:		

EXISTING PARKING ANALYSIS SUMMARY		OVERALL
EXISTING PARKING	588	588
REQUIRED PARKING	606	606
ADDITIONAL PARKING REQUIRED	118	118
TOTAL RECOMMENDED PARKING	706	706

TREE CANOPY RETENTION

OVERALL SITE AREA = 925,109 SF (21.24 AC)	
EXISTING TREE CANOPY	PRESERVED TREE CANOPY
633,789 SF (14.55 AC)	278,429 SF (6.39 AC)
TREE CANOPY DATA:	
TOTAL EXISTING TREE CANOPY:	633,789 SF, 14.55 AC (66% OF SITE)
REQUIRED CANOPY PRESERVATION:	18% (114,082 SF, 2.61 AC)
PROVIDED CANOPY PRESERVATION:	278,429 SF, 6.39 AC (244% OF REQUIRED)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAINS ARE LOCATED ALONG SOUTH ROYAL OAKS BLVD. 241 UNITS x 350 GPD = 84,350 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
241 x 0.64 = 155 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

PHASING

DEVELOPMENT	NON-RESIDENTIAL	SF	MULTIFAMILY
OVERALL	RESTAURANT, RETAIL, OFFICE, NON-RESIDENTIAL	17,320	245
PHASE 1	RESTAURANT	12,500	0
PHASE 2	OFFICE, RETAIL, ETC	9,920	245

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 46,255 SF

PROVIDED: 50,803 SF TOTAL (5.5%)
ADDITIONAL NATURAL AREA: 317,172 SF

TOTAL OPEN SPACE PROVIDED: 367,975 SF

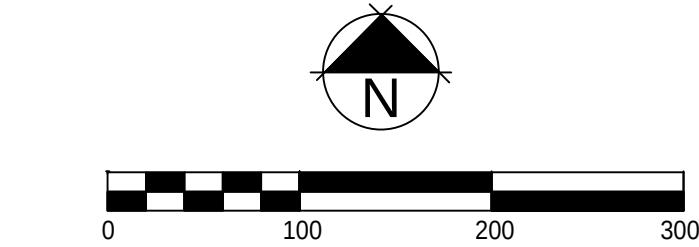
LOT	TYPE	AREA (SF)
100	NEIGHBORHOOD AMENITY	10,059
101	POCKET PARK	40,744

ADDITIONAL OPEN SPACE	AREA (SF)	
102	NATURAL AREA	317,172

CURRENTLY APPROVED USES
RESTAURANT
MULTI-FAMILY
OFFICE

ADDITIONAL USES BEING REQUESTED
CLINIC
INDOOR ANIMAL SERVICES
PERSONAL SERVICE
RESTAURANT
RETAIL
DAY CARE
REHABILITATION CENTER
SHOWROOM

*NOTE: THE ALLOWABLE USES LISTED ON THE DEVELOPMENT PLAN, IF UTILIZED IN THE FUTURE, MAY REQUIRE ADDITIONAL REVIEWS/APPROVALS TO ENSURE PARKING AND CIRCULATION NEEDS ARE MET.



KEY	
	PRESERVED CANOPY
	30' RIPARIAN ZONE 1
	30' RIPARIAN ZONE 2
	AREA OF RIPARIAN ZONE ENCROACHMENT
	AREA OF RIPARIAN ZONE MITIGATION
	SLOPES - 14 - 20%
	SLOPES - 20% +
	OPEN SPACE



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
Franklin, Williamson County, Tennessee



Revision Date	
△	
△	
△	
△	

OVERALL
DEVELOPMENT
PLAN
SHEET
C2.0

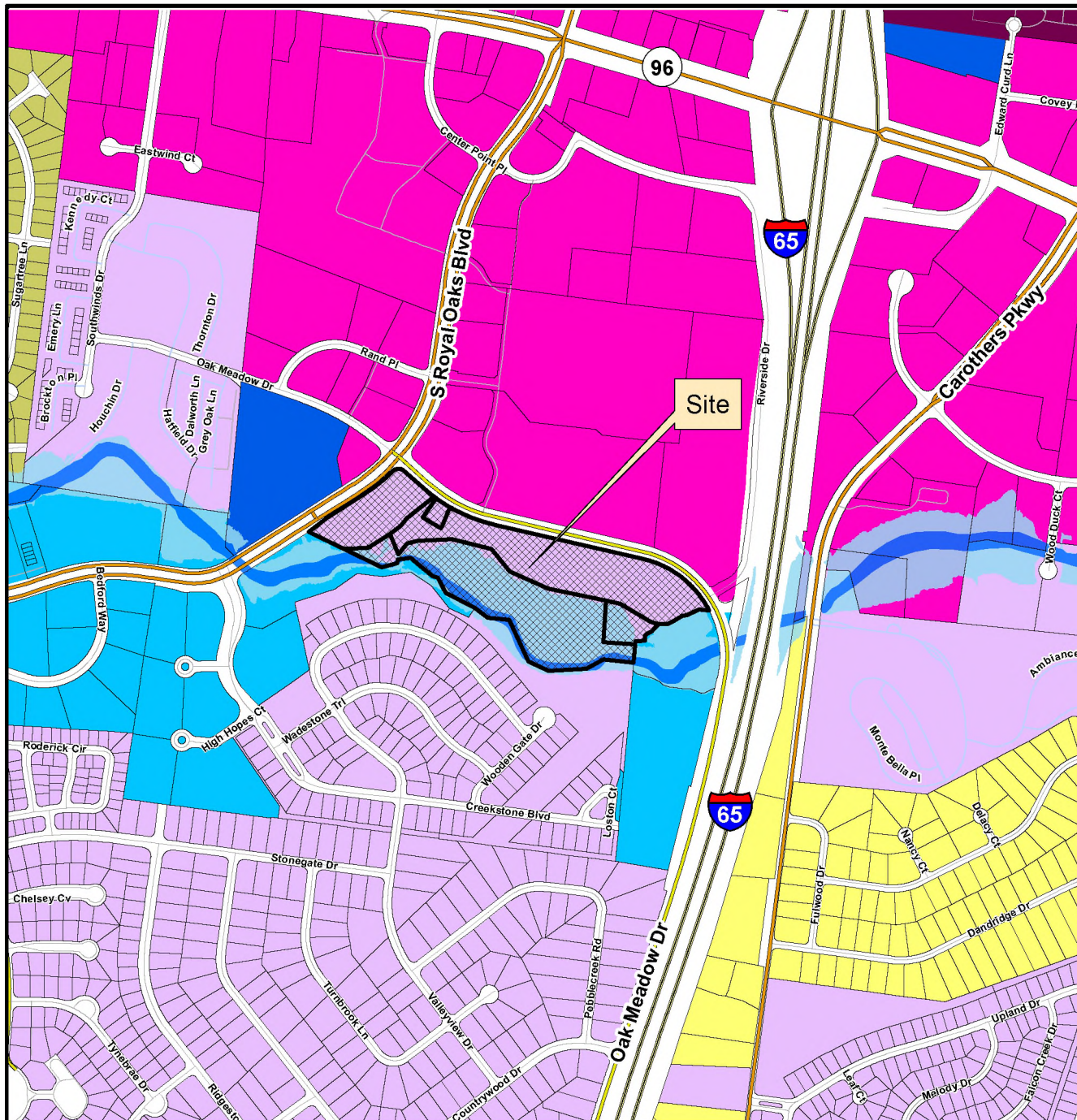
VINTAGE AT WATSON GLEN PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 1
RESOLUTION 2023-17
ORDINANCE 2023-10

Project Information

Existing Zoning: PD Planned District (11.35/12,320)
Proposed Zoning: PD Planned District (11.35/17,320)
Overlay Districts: FFO, FWO
Site Acreage: 21.24 acres
Number of Dwelling Units: 241
Proposed Additional Nonresidential SF: 5,000 SF

Legend

-  Vintage at Watson Glen PUD Subdivision
-  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



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

Law Dept approved (2) 04.18.23

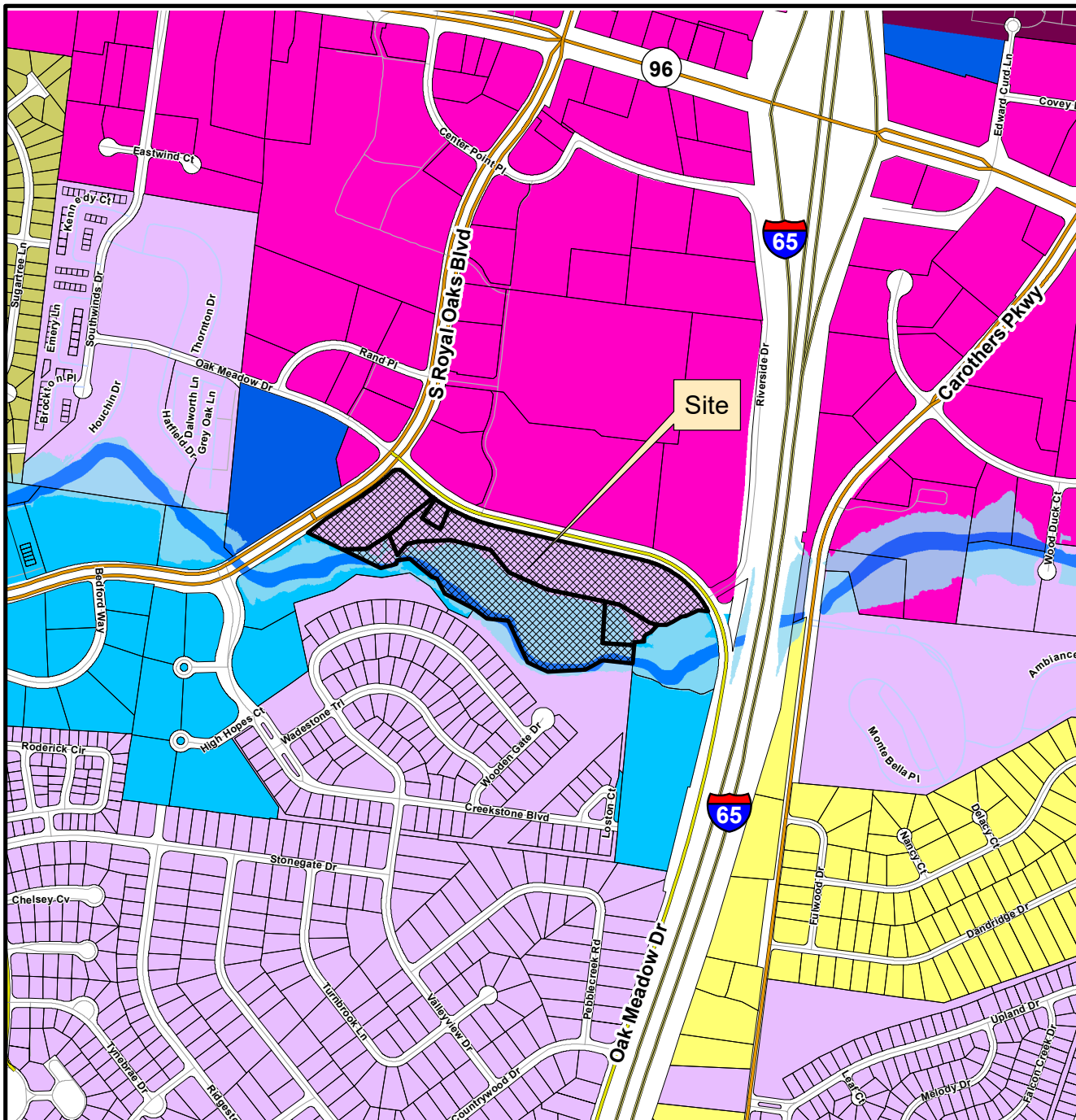
**VINTAGE AT WATSON GLEN PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 1
RESOLUTION 2023-17
ORDINANCE 2023-10**

Project Information

Existing Zoning: PD Planned District (11.35/12,320)
Proposed Zoning: PD Planned District (11.35/17,320)
Overlay Districts: FFO, FWO
Site Acreage: 21.24 acres
Number of Dwelling Units: 241
Proposed Additional Nonresidential SF: 5,000 SF

Legend

-  Vintage at Watson Glen PUD Subdivision
-  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



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: 3 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

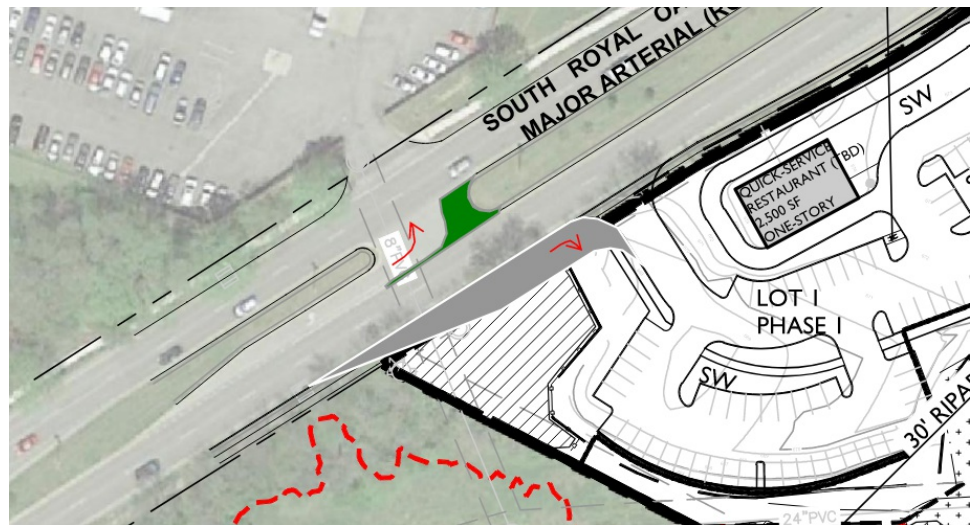
28. Traffic Impact Analysis (TIA)

jimmy.wiseman@franklintn.gov This will remain open as a condition of approval.

Based on the high turnover drive thru restaurant being added to the development plan the following offsite improvements are required to be installed and accepted by the City of Franklin prior to the CO of the restaurant.

- Modify the median cut to provide a left in only to the Post Office property
- Install a right turn lane with a minimum of 50' of storage and taper.

All improvements shall meet AASHTO Standards.



FIRE--Planning--DRT

General Issues

14. Auto-turn

curt.edelmann@franklintn.gov Applicant shall provide an auto-turn drawing at the site plan stage.

The fire department will keep this comment open to remind future plan reviewers that an auto-turn drawing is required at the site plan stage.

Keeping this comment open does not affect fire department approval of the development plan.

[Edited By Curt Edelmann]

17. Loading zones

curt.edelmann@franklintn.gov The applicant shall show a loading zone at the site plan stage.

This comment will remain open to remind future reviewers of this requirement.

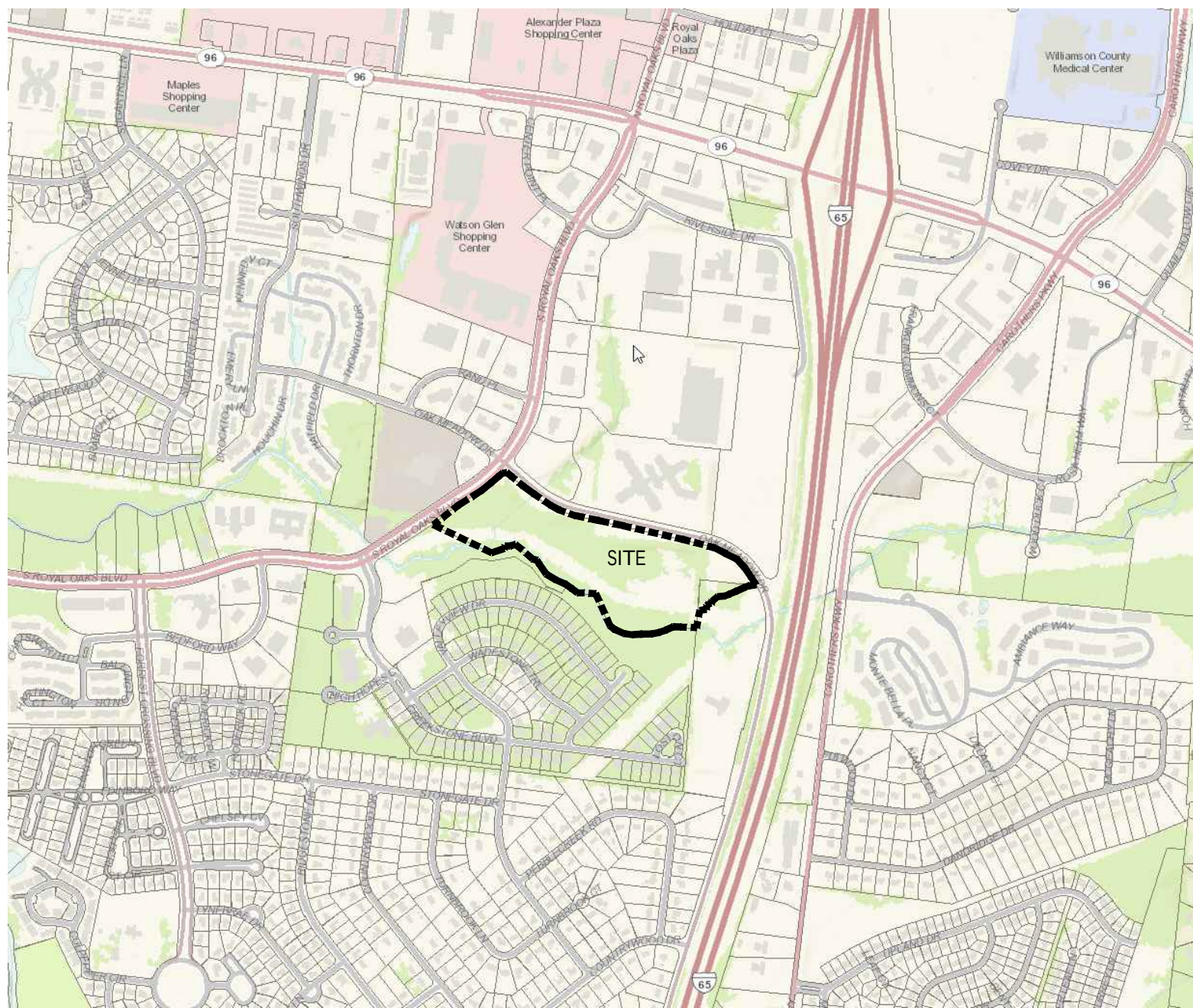
This comment does not affect fire department approval of this development plan.

VINTAGE AT WATSON GLEN

PUD SUBDIVSION

DEVELOPMENT PLAN, REVISION 1

PD (11.35, 17,320) - PLANNED DISTRICT
FRANKLIN, TENNESSEE



APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
RAGAN SMITH ASSOCIATES
CALEB THORNE
315 WOODLAND STREET
NASHVILLE, TN 37206
615-244-8591
cthorne@ragansmith.com

ARCHITECT:
TBD

OWNER:
BOB GOODALL
393 MAPLE STREET
GALLATIN, TN 37066

THIS PURPOSE OF THIS DEVELOPMENT PLAN AMENDMENT IS TO ADD 5,000SF OF OFFICE SPACE, AS WELL AS THE ADDITION OF ALLOWABLE USES

CURRENTLY APPROVED USES
RESTAURANT
MULTI-FAMILY
OFFICE

ADDITIONAL USES BEING REQUESTED
CLINIC
INDOOR ANIMAL SERVICES
PERSONAL SERVICE
RESTAURANT
RETAIL
DAY CARE
REHABILITATION CENTER
SHOWROOM

*NOTE: THE ALLOWABLE USES LISTED ON THE DEVELOPMENT PLAN, IF UTILIZED IN THE FUTURE, MAY REQUIRE ADDITIONAL REVIEWS/APPROVALS TO ENSURE PARKING AND CIRCULATION NEEDS ARE MET.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN. THE WATER MAINS ARE LOCATED ALONG .
241 UNITS x 350 GPD = 84,350 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
241 x 0.64 = 155 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

SHEET INDEX

C1.0 OVERALL EXISTING CONDITIONS

C2.0 DEVELOPMENT PLAN
EX1 OPEN SPACE EXHIBIT

C3.0 OVERALL GRADING AND DRAINAGE PLAN

C4.0 OVERALL ROW AND ACCESS PLAN

C5.0 OVERALL UTILITY PLAN

A1.0 MULTI-FAMILY TYPICAL ARCHITECTURE
A1.1 RESTAURANT TYPICAL ARCHITECTURE

VINTAGE AT WATSON GLEN

SITE DATA

SUBDVISON/DEVELOPMENT:	VINTAGE AT WATSON GLEN
COF PROJECT NUMBER:	8102
TAX MAP & PARCELS:	079---08800 079---10120
ADDRESS	865 OAK MEADOW DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
SITE ACREAGE:	21.24 AC
APPROVED ZONING:	PD (11.35, 12,320)
PROPOSED ZONING:	PD (11.35, 17,320)
OTHER APPLICABLE OVERLAYS:	FFO, FWO
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE
DWELLING UNITS:	241
COMMERCIAL SF (BY USE):	
OFFICE	9,420 SF
RESTAURANT:	7,900 SF

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	12/30/2019
SUBDIVISION REGULATIONS	2019
HISTORIC DISTRICT DESIGN GUIDELINES	N/A
TRANSPORTATION & STREET TECHNICAL STANDARDS	2019
STORMWATER BMP MANUAL	2016
TECHNICAL SPECIFICATION FOR UTILITY INSTALLATION	2019
MUNICIPAL CODE	03/14/2019



PRE-APP SUBMITTAL: 01-23-2023
INITIAL SUBMITTAL: 02-06-2023
RESUBMITTAL: 03-02-2023

RAGAN•SMITH

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
Franklin, Williamson County, Tennessee



Revision Date _____

APPROVED
DEVELOPMENT
PLAN
SHEET
C0.1
COF 8102



VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date _____

OVERALL
DEVELOPMENT
PLAN
SHEET
C2.0
COF 7247

SITE DATA CHART

PROJECT NAME:	VINTAGE AT WATSON GLEN
PROJECT NUMBER:	7247
ADDRESS:	OAK MEADOW DRIVE
PARCEL(S):	MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:	21.24 AC / 925,109 SF
BASE ZONING:	RC-6, GO
PROPOSED ZONING:	PD (11.35, 12.320)
ZONING OVERLAY:	FPO, FWO
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE
BUILDING TYPES APPLIED:	COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED:	URBAN LANDSCAPE, URBAN
SETBACKS:	
FRONT:	8'
SIDE:	5'
REAR:	15'
DWELLING UNIT COUNT (BY TYPE):	
MULTIFAMILY:	241
COMMERCIAL SF (BY USE):	
OFFICE:	4,420 SF
RESTAURANT:	7,200 SF
TOTAL:	12,320 SF
BUILDING HEIGHT:	1-4 STORIES
MINIMUM REQUIRED LSA:	2
PROVIDED LSA:	65
OPEN SPACE REQUIRED:	5% (46,255 SF)
OPEN SPACE PROVIDED:	5.5% (50,803 SF)
NATURAL AREA REQUIRED:	0%
NATURAL AREA PROVIDED:	46% (427,660)
TREE CANOPY RETENTION ACREAGE:	6.39 AC (244% OF REQUIRED)
PARKLAND DEDICATION:	241 UNITS - \$1,037,264
	PARKLAND IMPACT FEES ARE BEING REQUESTED THROUGH PARKLAND IMPACT AGREEMENT.
PARKING REQUIRED (BY USE):	
MULTIFAMILY:	
1.5 / 1BR:	126 UNITS = 189
2.5 / 2BR:	101 UNITS = 253
3.0 / 3+BR:	14 UNITS = 42
TOTAL MULTIFAMILY:	484
RESTAURANT:	
10 / 1,000 SF + 1/EMPLOYEE:	60
32 / SEAT (DRIVE-THRU / QUICK SERVICE):	40
RESTAURANT 1:	5,400 SF =
RESTAURANT 2:	45 SEATS = 24
TOTAL RESTAURANT:	84
OFFICE:	
4 / 1,000 SF:	18
OFFICES:	4,420 SF =
TOTAL PARKING REQUIRED:	586
PARKING PROVIDED (BY USE):	
MULTIFAMILY / OFFICE:	495
RESTAURANT:	93
TOTAL PARKING PROVIDED:	588
OWNER:	BOB GOODALL 393 MAPLE STREET GALLATIN, TN 37066
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 gdc@gambledesign.com GREG GAMBLE
CONTACT:	

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%		
REQUIRED: 46,255 SF		
PROVIDED: 50,803 SF TOTAL (5.5%)		
ADDITIONAL NATURAL AREA: 317,172 SF		
TOTAL OPEN SPACE PROVIDED: 367,975 SF		
LOT	TYPE	AREA (SF)
100	NEIGHBORHOOD AMENITY	10,095
101	POCKET PARK	40,744
ADDITIONAL OPEN SPACE		
102	NATURAL AREA	317,172

TREE CANOPY RETENTION

OVERALL SITE AREA = 925,109 SF (21.24 AC)	
EXISTING TREE CANOPY	PRESERVED TREE CANOPY
633,789 SF (14.55 AC)	278,429 SF (6.39 AC)
TREE CANOPY DATA:	
TOTAL EXISTING TREE CANOPY:	633,789 SF; 14.55 AC (69% OF SITE)
REQUIRED CANOPY PRESERVATION:	18% (114,082 SF; 2.61 AC)
PROVIDED CANOPY PRESERVATION:	278,429 SF; 6.39 AC (244% OF REQUIRED)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAINS ARE LOCATED ALONG SOUTH ROYAL OAKS BLVD. 241 UNITS x 350 GPD = 84,350 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

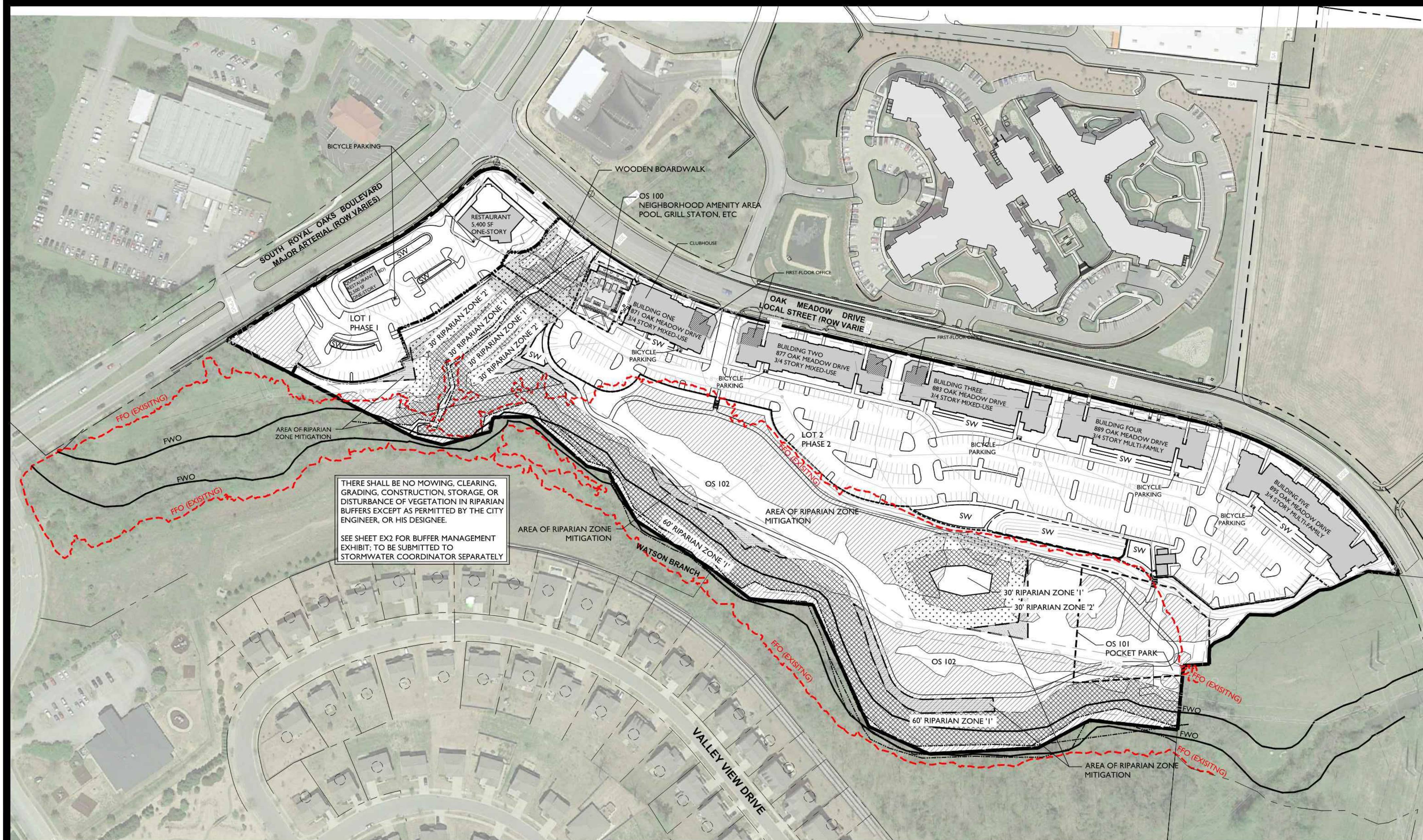
POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
241 x 0.64 = 155 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

PHASING

DEVELOPMENT	NON-RESIDENTIAL	SF	MULTIFAMILY
OVERALL	RESTAURANT, RETAIL, OFFICE, NON-RESIDENTIAL	17,820	245
PHASE 1	RESTAURANT	7,200	0
PHASE 2	OFFICE, RETAIL, ETC	9,920	245



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.
SEE SHEET EX2 FOR BUFFER MANAGEMENT EXHIBIT, TO BE SUBMITTED TO STORMWATER COORDINATOR SEPARATELY

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- AREA OF RIPARIAN ZONE ENCROACHMENT
- AREA OF RIPARIAN ZONE MITIGATION
- SLOPES - 14 - 20%
- SLOPES - 20% +
- OPEN SPACE

SITE DATA CHART

PROJECT NAME:	VINTAGE AT WATSON GLEN PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
PROJECT NUMBER:	8102
ADDRESS:	865 OAK MEADOW DRIVE
PARCEL(S):	MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:	21.24 AC / 925,109 SF
CURRENT ZONING:	PD (11.35, 12,320)
PROPOSED ZONING:	PD (11.35, 17,320)
ZONING OVERLAY:	FPO, FWO
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE
BUILDING TYPES APPLIED:	COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED:	URBAN LANDSCAPE, URBAN
SETBACKS:	
FRONT:	8'
SIDE:	5'
REAR:	15'
DWELLING UNIT COUNT (BY TYPE):	MULTIFAMILY: 241
COMMERCIAL SF (BY USE):	
OFFICE:	9,420 SF
RESTAURANT:	7,900 SF
TOTAL:	17,320 SF
BUILDING HEIGHT:	1-4 STORIES
MINIMUM REQUIRED LSA:	2
PROVIDED LSA:	66
OPEN SPACE REQUIRED:	5% (46,255 SF)
OPEN SPACE PROVIDED:	5.5% (50,803 SF)
NATURAL AREA REQUIRED:	0%
NATURAL AREA PROVIDED:	46% (427,660)
TREE CANOPY RETENTION ACREAGE:	6.39 AC (244% OF REQUIRED)
PARKLAND DEDICATION:	241 UNITS - \$1,037,264
	PARKLAND IMPACT FEES ARE BEING REQUESTED THROUGH PARKLAND IMPACT AGREEMENT.

PARKING REQUIRED (BY USE):	
MULTI-FAMILY:	
1.5 / 1BR:	128 UNITS = 189
2.5 / 2BR:	101 UNITS = 253
3.0 / 3+BR:	14 UNITS = 42
TOTAL MULTI-FAMILY:	464
RESTAURANT:	
10 / 1,000 SF + 1EMPLOYEE:	
52 / SEAT (DRIVE-THRU / QUICK SERVICE):	60
RESTAURANT 1:	5,000 SF =
RESTAURANT 2:	45 SEATS = 24
TOTAL RESTAURANT:	84
OFFICE:	
4 / 1,000 SF:	
OFFICES:	9,420 SF = 38
TOTAL PARKING REQUIRED:	606
PARKING PROVIDED (BY USE):	
MULTI-FAMILY / OFFICE:	495
RESTAURANT:	28
TOTAL PARKING PROVIDED:	588
FRONT:	BOB GOODALL 393 MAPLE STREET GALLATIN, TN 37066
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-6765 greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

EXISTING TREE SURVEY NOTE

ALL EXISTING VEGETATION SHOWN WAS LOCATED VIA AERIAL PHOTOGRAPHY AND/OR FIELD OBSERVATION.

UTILITY NOTE

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 SHOWN 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 PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

MINERAL RIGHTS INFORMATION

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

HYDROLOGIC SOIL GROUP

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AmC3	Humphreys gravelly silty clay loam, 5 to 12 percent slopes, severely eroded	A	0.1	0.7%
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	B	3.6	17.2%
CaC2	Caplina silt loam, phosphatic, 5 to 12 percent slopes, eroded	D	2.2	10.4%
Eg	Egans silt loam, phosphatic	C	2.8	13.7%
Hu	Huntington silt loam, phosphatic	B	7.9	38.1%
SiC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded	A	2.7	13.0%
SiD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded	A	1.4	6.8%
Totals for Area of Interest			20.8	100.0%

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 21.24 AC
IMPERVIOUS AREA: 0.0 AC
DISTURBED AREA: N/A
Existing Rv VALUE: 0.17 (PROJECT AREA)
PEAK FLOW RUNOFF: 20 CFS

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	100.00%	

LEGEND	
CM(O)	CONCRETE MONUMENT (OLD)
IR(O)	IRON ROD (OLD)
IR(N)	IRON ROD (NEW) (5/8" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
CATCH BASIN/CURB INLET	
RCB	REINFORCED CONCRETE PIPE
SANITARY SEWER MANHOLE	
ELECTRIC BOX	
TRANSFORMER PAD	
INVERT	
HEADWALL	
FIRE HYDRANT	
FIBER OPTIC BOX	
UTILITY POLE	
FENCE	
UNDERGROUND ELECTRIC LINE	
STORM STRUCTURE	
FEMA FLOODWAY AREA ZONE "AE"	
LOT NUMBER	
SIGN	
WATER VALVE	
LIGHT STANDARD	
ELECTRIC STUBOUT	
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLAMSON COUNTY, TN

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY . THE WATER MAINS ARE LOCATED ALONG
241 UNITS x 350 GPD = 84,350 GPD

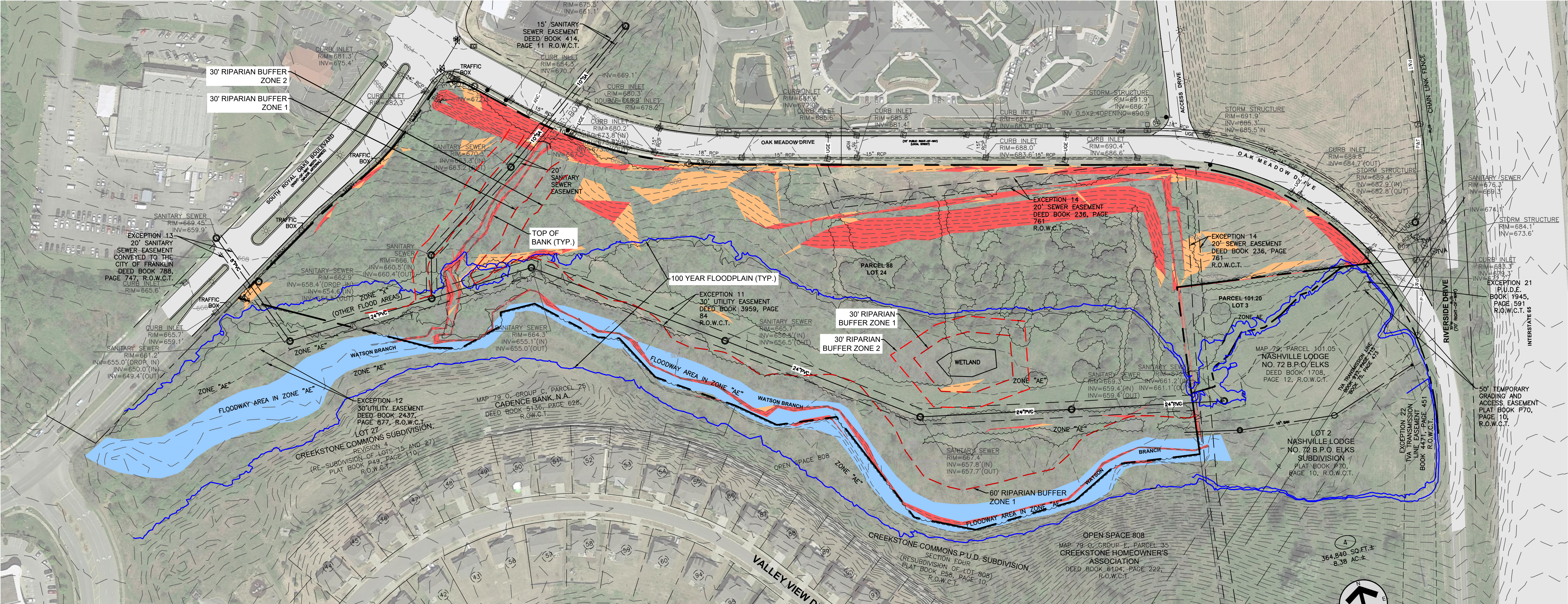
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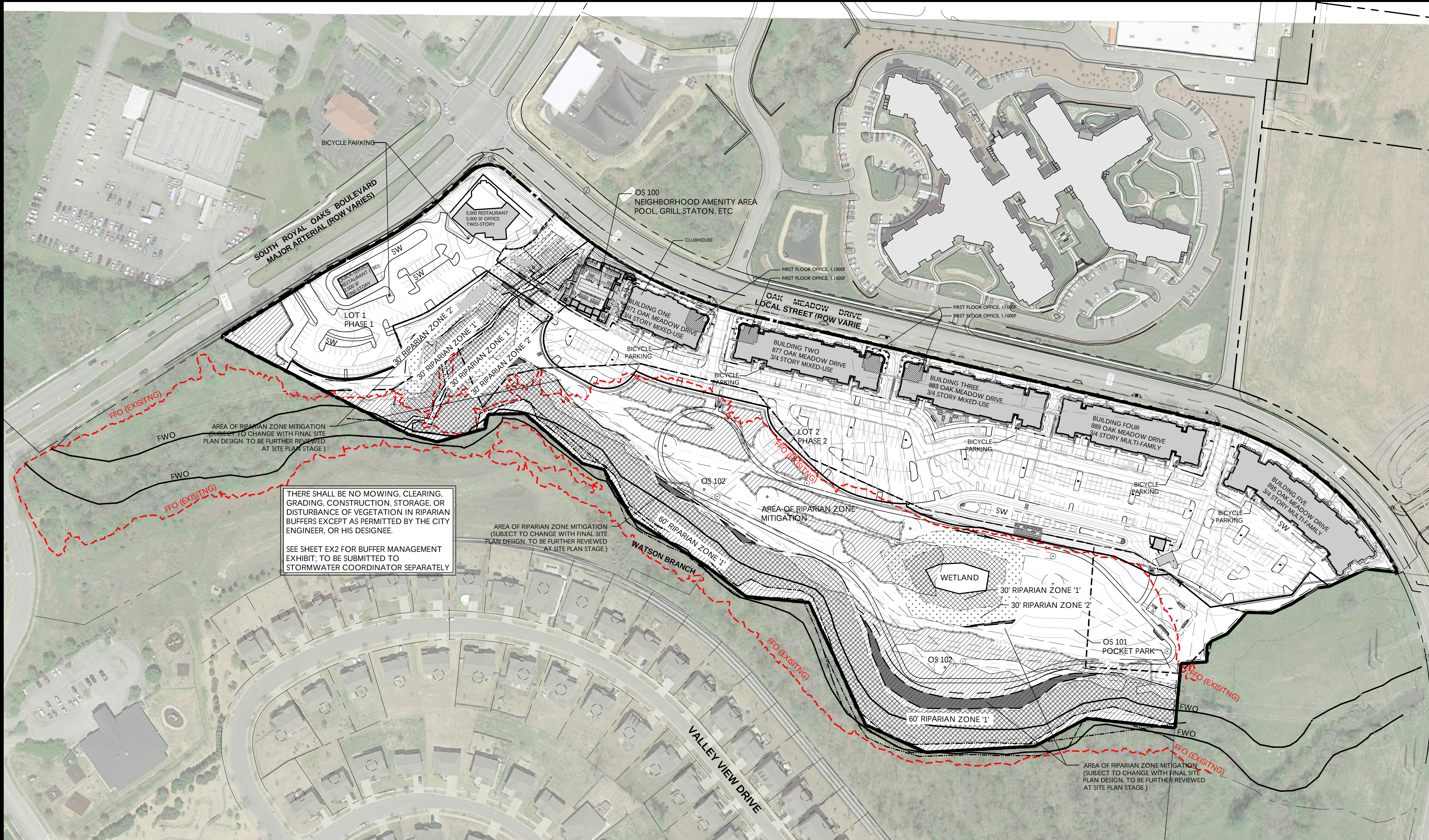
REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
241 x 0.64 = 155 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY





SITE DATA CHART

PROJECT NAME:	VINTAGE AT WATSON GLEN	
PROJECT NUMBER:	8102	
ADDRESS:	865 OAK MEADOW DRIVE	
PARCELS:	MAP 078, PARCELS 88 & 101.20	
ACREAGE / SF OF SITE:	21.24 AC / 925,109 SF	
CURRENT ZONING:	PD (11.35, 12.320)	
PROPOSED ZONING:	PD (11.35, 17.320)	
ZONING OVERLAY:	FFO, FWO	
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE	
BUILDING TYPES APPLIED:	COMMERCIAL / MIXED-USE, MULTIFAMILY,	
FRONTAGE TYPES APPLIED:	URBAN LANDSCAPE, URBAN	
SETBACKS:		
FRONT:	8'	
SIDE:	5'	
REAR:	15'	
DWELLING UNIT COUNT (BY TYPE):	MULTIFAMILY: 241	
COMMERCIAL SF (BY USE):	9,420 SF	
OFFICE:	7,900 SF	
RESTAURANT:	17,320 SF	
TOTAL:		
BUILDING HEIGHT:	1-4 STORIES	
MINIMUM REQUIRED LSA:	2	
PROVIDED LSA:	.65	
OPEN SPACE REQUIRED:	5% (46,255 SF)	
OPEN SPACE PROVIDED:	5.5% (50,803 SF)	
NATURAL AREA REQUIRED:	0%	
NATURAL AREA PROVIDED:	.46% (427,660)	
TREE CANOPY RETENTION ACREAGE:	6.39 AC (244% OF REQUIRED)	
PARKLAND DEDICATION:	241 UNITS - \$1,037,264	
	PARKLAND IMPACT FEES ARE BEING REQUESTED THROUGH PARKLAND IMPACT AGREEMENT.	
PARKING REQUIRED (BY USE):		
MULTI-FAMILY:		
1.5 / 1BR:	126 UNITS =	189
2.5 / 2BR:	101 UNITS =	253
3.0 / 3+BR:	14 UNITS =	42
TOTAL MULTI-FAMILY:	484	
RESTAURANT:		
10 / 1,000 SF = 1 EMPLOYEE		
52 / SEAT (DRIVE-THRU / QUICK SERVICE)	5,400 SF =	60
RESTAURANT 1:	45 SEATS =	24
RESTAURANT 2:	84	
TOTAL RESTAURANT:		
OFFICE:		
4 / 1,000 SF OFFICES:	9,420 SF =	38
TOTAL PARKING REQUIRED:	606	
PARKING PROVIDED (BY USE):		
MULTI-FAMILY / OFFICE:	495	
RESTAURANT:	93	
TOTAL PARKING PROVIDED:	588	
OWNER:	BOB GOODALL 893 MAPLE STREET GALLATIN, TN 37066	
APPLICANT:	GAMBLE DESIGN COLLABORATIVE	
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com	
CONTACT:	GREG GAMBLE	

EXISTING PARKING ANALYSIS SUMMARY		OVERALL
EXISTING PARKING	588	588
REQUIRED PARKING	606	606
ADDITIONAL PARKING REQUIRED	118	118
TOTAL RECOMMENDED PARKING	706	706

TREE CANOPY RETENTION

OVERALL SITE AREA = 925,109 SF (21.24 AC)	
EXISTING TREE CANOPY	PRESERVED TREE CANOPY
633,789 SF (14.55 AC)	278,429 SF (6.39 AC)
TREE CANOPY DATA:	
TOTAL EXISTING TREE CANOPY:	633,789 SF, 14.55 AC (66% OF SITE)
REQUIRED CANOPY PRESERVATION:	18% (114,082 SF, 2.61 AC)
PROVIDED CANOPY PRESERVATION:	278,429 SF, 6.39 AC (244% OF REQUIRED)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAINS ARE LOCATED ALONG SOUTH ROYAL OAKS BLVD. 241 UNITS x 350 GPD = 84,350 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
241 x 0.64 = 155 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

PHASING

DEVELOPMENT	NON-RESIDENTIAL	SF	MULTIFAMILY
OVERALL	RESTAURANT, RETAIL, OFFICE, NON-RESIDENTIAL	17,320	245
PHASE 1	RESTAURANT	12,500	0
PHASE 2	OFFICE, RETAIL, ETC	4,820	245

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 46,255 SF

PROVIDED: 50,803 SF TOTAL (5.5%)
ADDITIONAL NATURAL AREA: 317,172 SF

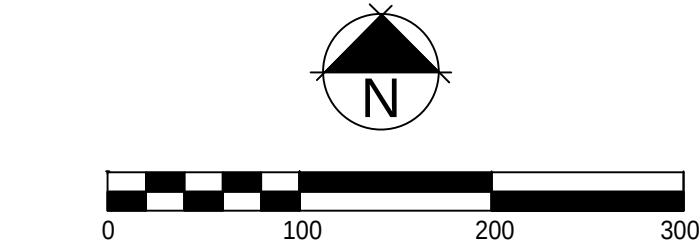
TOTAL OPEN SPACE PROVIDED: 367,975 SF

LOT	TYPE	AREA (SF)
100	NEIGHBORHOOD AMENITY	10,059
101	POCKET PARK	40,744
ADDITIONAL OPEN SPACE		
102	NATURAL AREA	317,172

CURRENTLY APPROVED USES
RESTAURANT
MULTI-FAMILY
OFFICE

ADDITIONAL USES BEING REQUESTED
CLINIC
INDOOR ANIMAL SERVICES
PERSONAL SERVICE
RESTAURANT
RETAIL
DAY CARE
REHABILITATION CENTER
SHOWROOM

*NOTE: THE ALLOWABLE USES LISTED ON THE DEVELOPMENT PLAN, IF UTILIZED IN THE FUTURE, MAY REQUIRE ADDITIONAL REVIEWS/APPROVALS TO ENSURE PARKING AND CIRCULATION NEEDS ARE MET.



KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- AREA OF RIPARIAN ZONE ENCROACHMENT
- AREA OF RIPARIAN ZONE MITIGATION
- SLOPES - 14 - 20%
- SLOPES - 20% +
- OPEN SPACE



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
Franklin, Williamson County, Tennessee



Revision Date	
△	
△	
△	
△	

OVERALL
DEVELOPMENT
PLAN
SHEET
C2.0
COF 8102

STORMWATER NARRATIVE

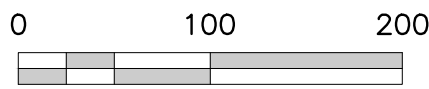
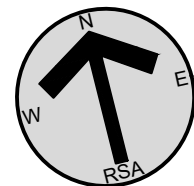
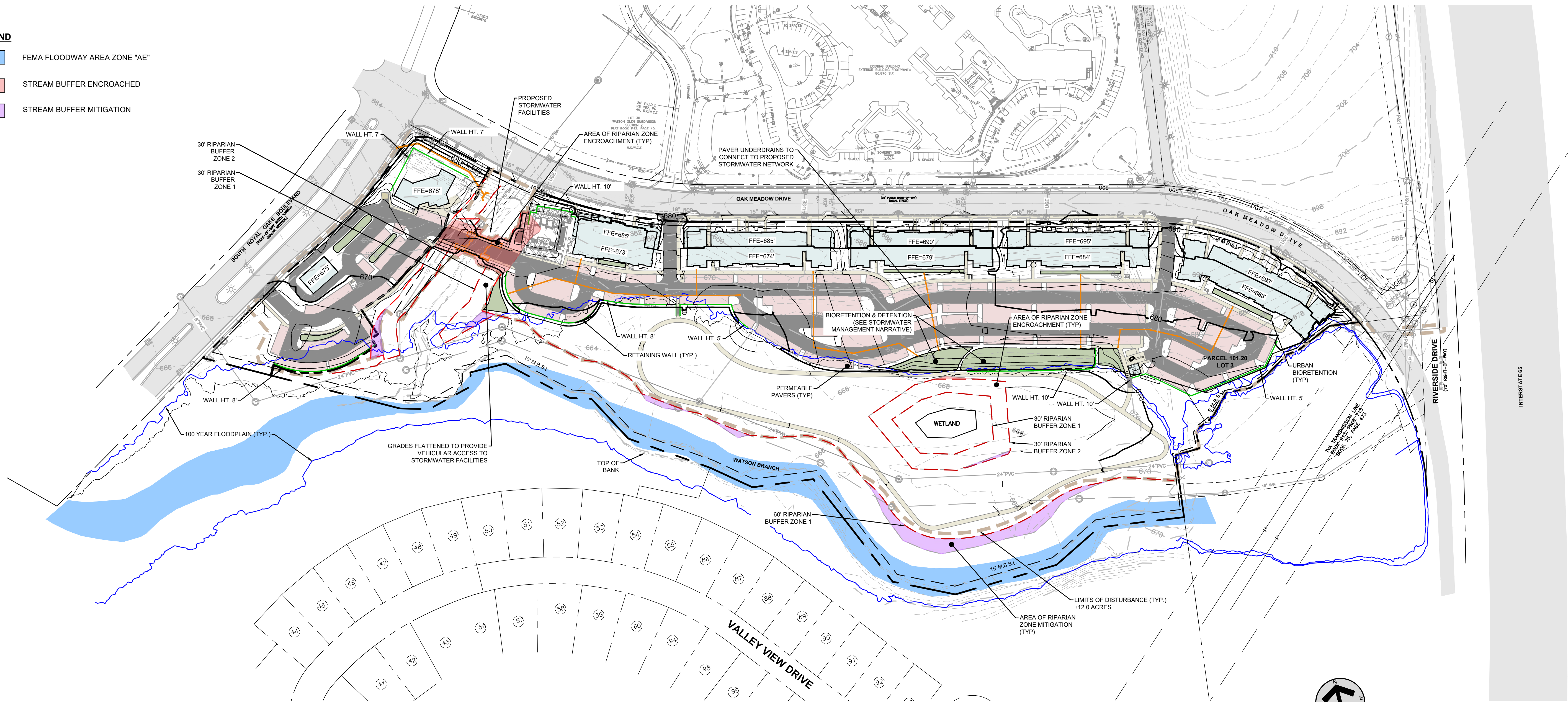
GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. IT IS ANTICIPATED THAT A WIDE VARIETY OF PRACTICES WILL BE USED FOR THIS DEVELOPMENT INCLUDING ALL GREEN INFRASTRUCTURE PRACTICES LISTED IN TABLE 5 OF SECTION 1, 3.1 OF THE CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL.

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.
6. ENVIRONMENTAL PERMITTING PER JURISDICTIONAL DETERMINATION FROM TDEC/USACOE SHALL BE DONE WITH SITE PLANS.

LEGEND

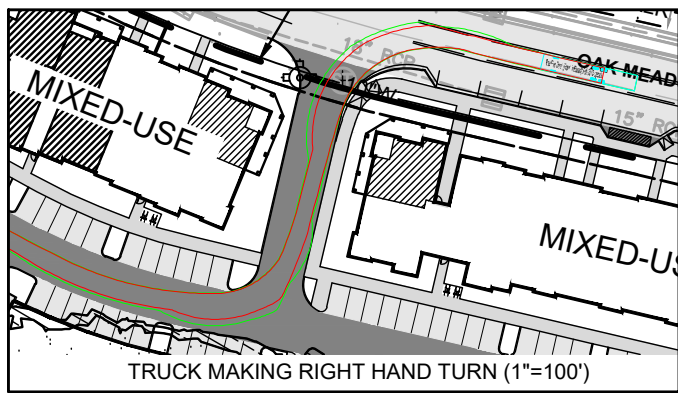
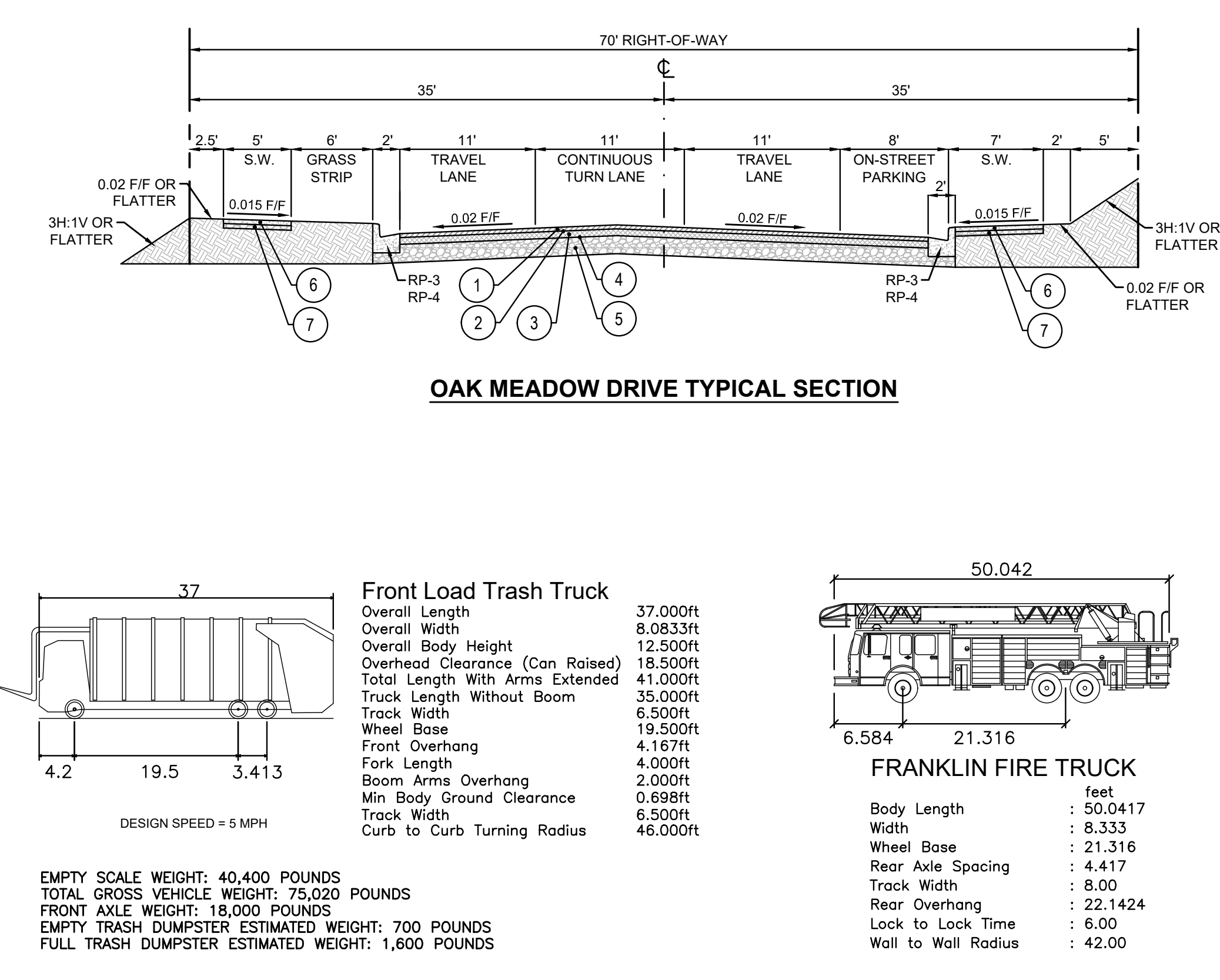
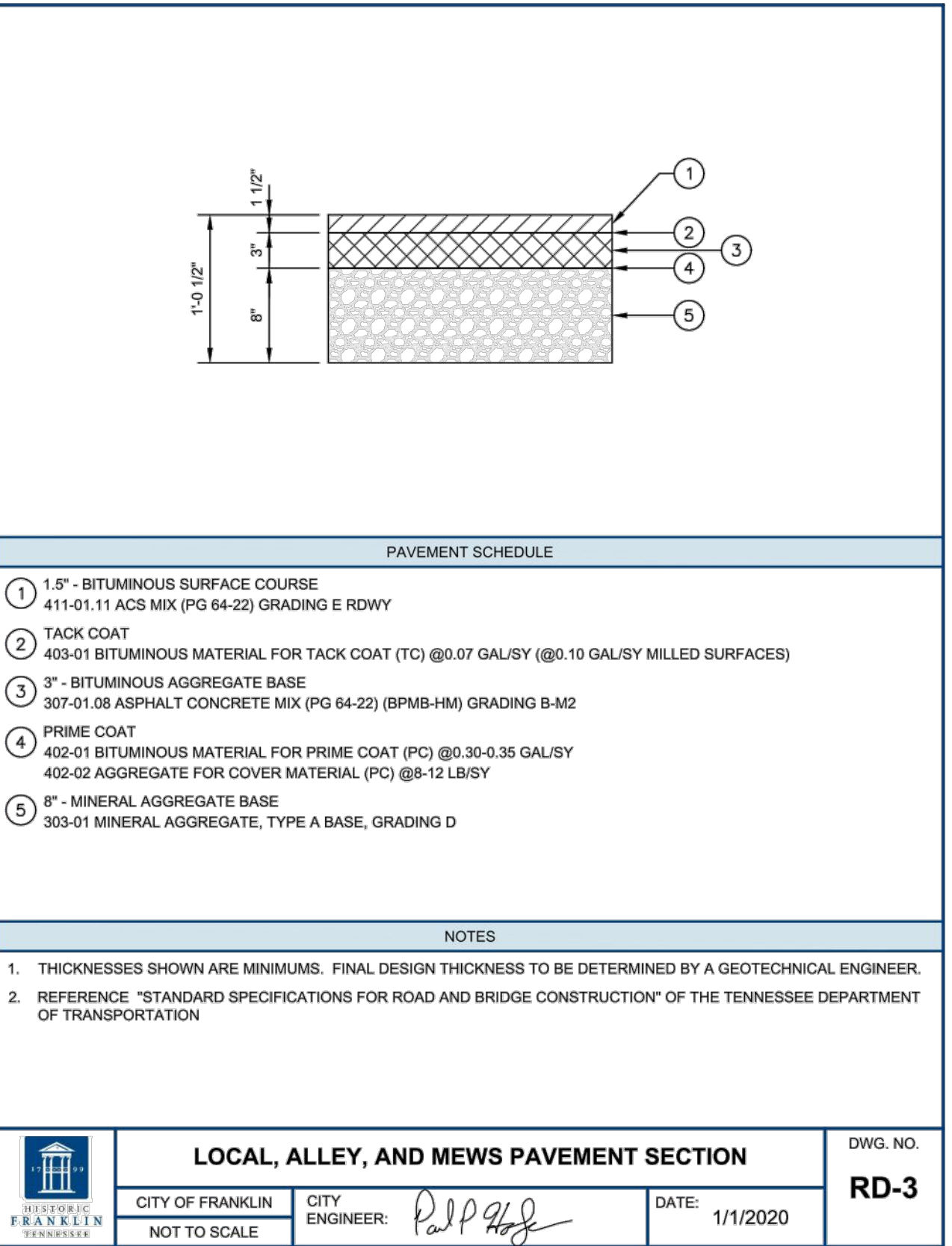
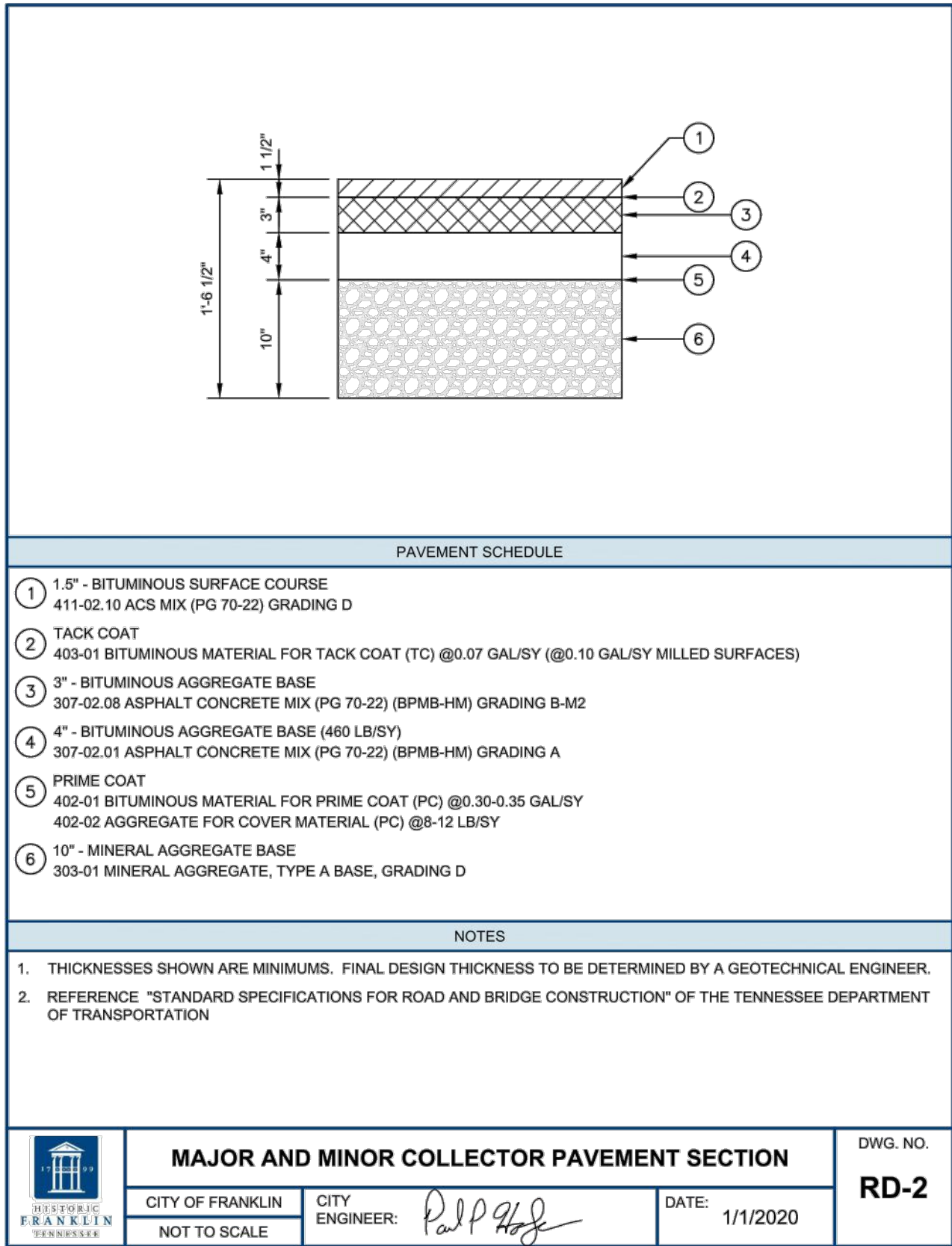
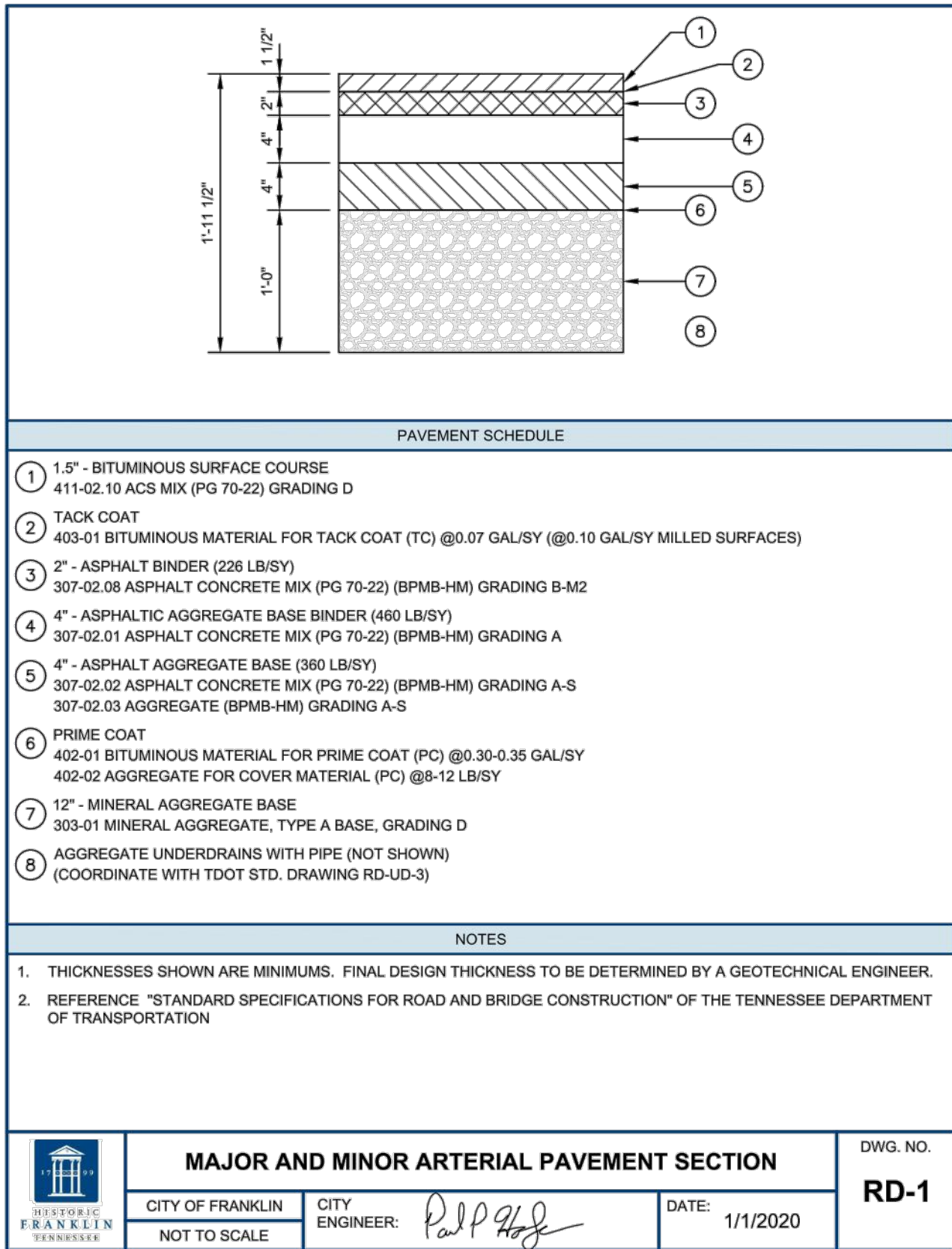
- FEMA FLOODWAY AREA ZONE "AE"
- STREAM BUFFER ENCROACHED
- STREAM BUFFER MITIGATION



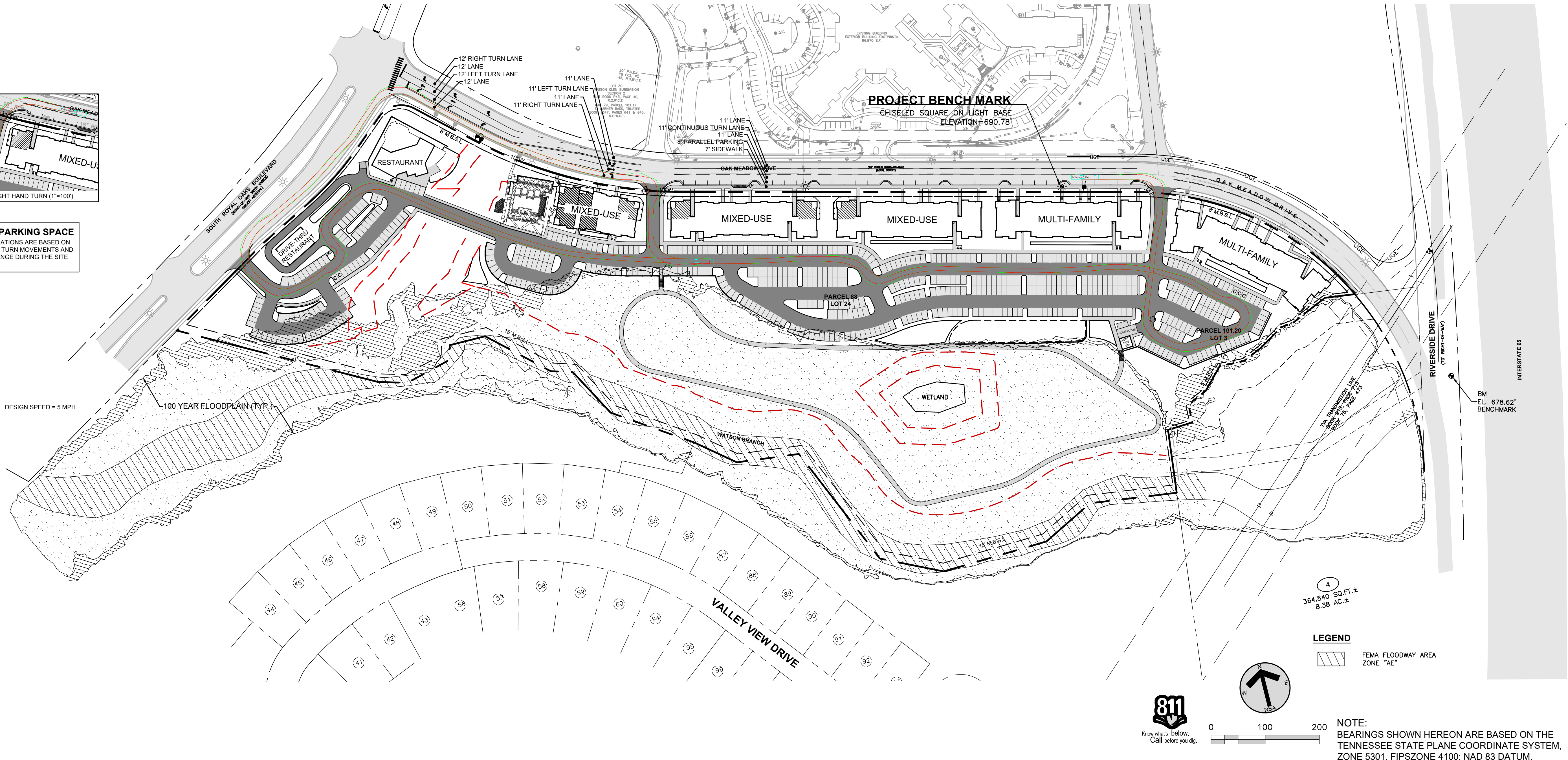
NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

Issue Date	MARCH 30, 2020
Revision Date	
△ 5.7.20 City Comments	
△ 11.3.20 City Comments	
△ 12.14.20 City Comments	
△ 02.06.23 REVISION 1	

OVERALL GRADING
AND DRAINAGE
PLAN



C = COMPACT PARKING SPACE
COMPACT SPACE LOCATIONS ARE BASED ON PROXIMITY TO TRUCK TURN MOVEMENTS AND ARE SUBJECT TO CHANGE DURING THE SITE PLAN DESIGN PHASE.



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Nashville
Chattanooga
Memphis
800-444-4444
ragsmith.com

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
Franklin, Williamson County, Tennessee

Issue Date
MARCH 30, 2020

Revision Date

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△ 02.06.23 REVISION 1

OVERALL R.O.W.
AND ACCESS PLAN

C4.0
COF #8102

UTILITY NARRATIVE:

THE DEVELOPMENT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, UNDERGROUND ELECTRIC, AND GAS THROUGHOUT. CURRENTLY, AUTHORITIES THAT WILL BE ASSISTING IN THE DETAILS OF THESE SERVICES ARE MALLORY VALLEY UTILITY DISTRICT, CITY OF FRANKLIN SEWER, MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, ATMOS ENERGY.

WATER & SEWER NOTES

- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
- ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.

- PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
- ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

LIGHTING NOTE

ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

UTILITY NOTES

- UTILITY PHASING & LOCATIONS SHOWN ARE CONCEPTUAL. SPECIFIC ALIGNMENT & PHASING TO BE COORDINATED AND APPROVED WITH THE UTILITY PROVIDERS.
- ALL BUILDING BORDERING RIGHT-OF-WAY TO BE SERVICED WITH WATER AND ELECTRIC FROM THE RIGHT OF WAY.

UTILITY CONTACTS

GAS: ATMOS ENERGY: 615-566-3073
ELECTRIC: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION: 1-877-777-9020

WATER & SEWER CONTACT

CITY OF FRANKLIN WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
ATTN: BEN MCNEIL 615-794-4554

FIRE HYDRANT FLOW TEST DATA

HYDRANT LOCATION: OAK MEADOW DR BY INTERSTATE 65
GPS COORDINATES: 35.905080, -86.526276
STATIC PRESSURE: 68 PSI
PRESSURE FLOWING: 66 PSI

HYDRANT LOCATION: OAK MEADOW DR BY SITE ENTRANCE
GPS COORDINATES: 35.908273, -86.830554
FLOW: 1250 GPM

HYDRANT LOCATION: S ROYAL OAKS BLVD AT RAND PL
GPS COORDINATES: 35.910226, -86.831064
STATIC PRESSURE: 69 PSI
PRESSURE FLOWING: 68 PSI

HYDRANT LOCATION: S ROYAL OAKS BLVD BY SITE ENTRANCE
GPS COORDINATES: 35.908152, -86.833466
FLOW: 1300 GPM

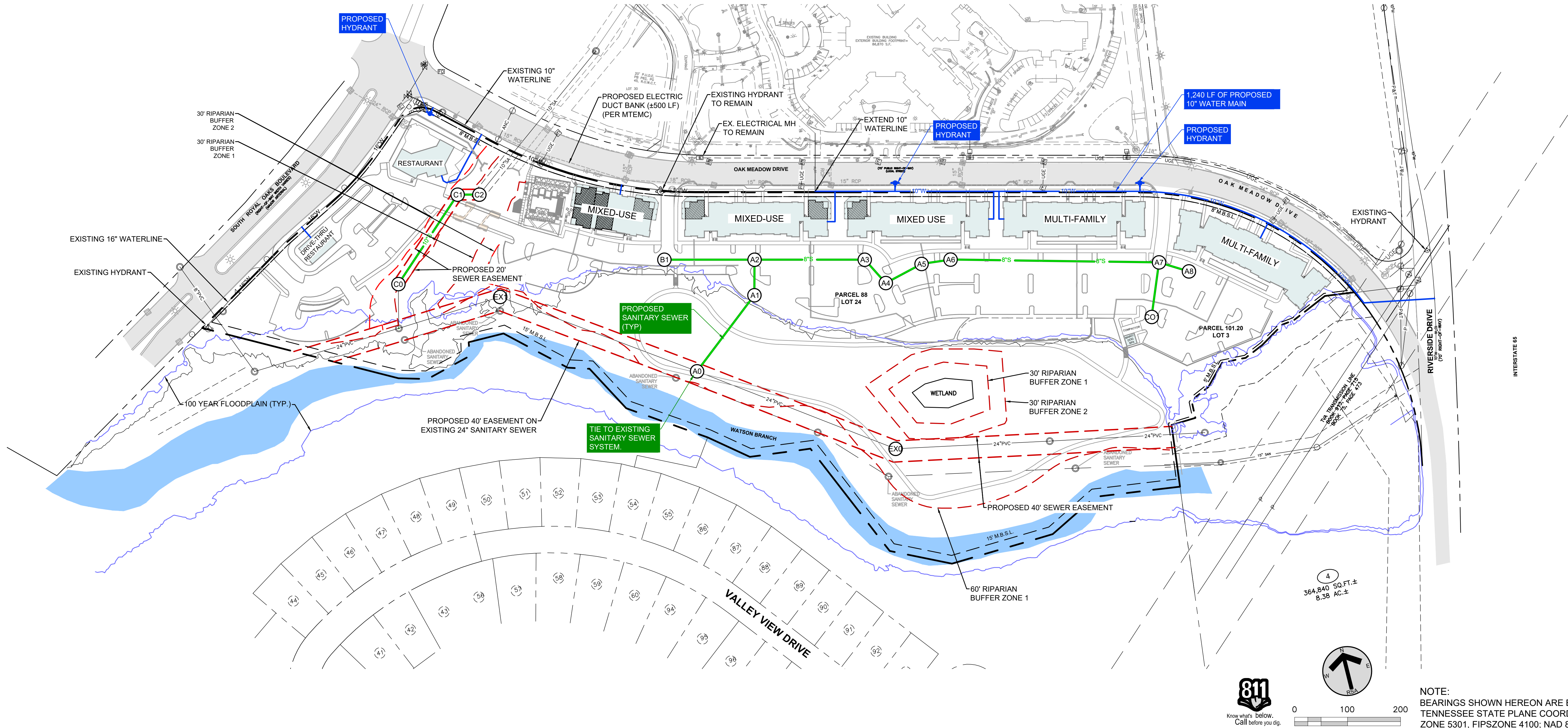
SANITARY SEWER SCHEDULE

NO.	TYPE*	RIM	INVERTS
A0	MANHOLE	664.72	657.30 (A1)
A1	MANHOLE	669.12	661.20 (A0) 661.40 (A2)
A2	MANHOLE	672.05	666.10 (B1) 665.90 (A1) 666.10 (A3)
A3	MANHOLE	676.74	668.42 (A4) 668.22 (A2)
A4	MANHOLE	676.73	669.48 (A3) 669.68 (A5)
A5	48 INCH CYLINDRICAL STRUCTURE	677.17	671.32 (A4) 671.52 (A6)
A6	MANHOLE	677.43	671.75 (A5) 671.95 (A7)
A7	MANHOLE	681.98	673.52 (A6) 673.72 (A8) 673.72 (C01)
A8	MANHOLE	680.79	674.80 (A7)
B1	MANHOLE	672.63	666.97 (A2)
C0	MANHOLE	665.79	660.60 (C1)
C1	MANHOLE	674.77	662.55 (C0) 662.75 (C2)
C2	MANHOLE	669.74	663.10 (C1)
C01	SANITARY CLEANOUT	678.29	674.14 (A7)
EX0	48 INCH CYLINDRICAL STRUCTURE	667.06	
EX1	48 INCH CYLINDRICAL STRUCTURE	663.54	

LEGEND

— GAS — GAS
— S — SANITARY SEWER (20' EASEMENT)
— W — WATER (10' EASEMENT)
— UGE — ELECTRIC (20' EASEMENT)
— ST — ST — STORM SEWER
FEMA FLOODWAY AREA ZONE "AE"

NOTE:
ALL BUILDING BORDERING RIGHT-OF-WAY TO BE SERVICED WITH WATER AND ELECTRIC FROM THE RIGHT OF WAY.



GAMBLE
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DEVELOPMENT PLANNING AND
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ragsmith.com

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
Franklin, Williamson County, Tennessee

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OVERALL UTILITY
PLAN

C5.0
COF #8102

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



1 BUILDING 1
A1.0 ELEVATIONS N.T.S.



2 BUILDING 2
A1.0 ELEVATIONS N.T.S.



3 BUILDING 3
A1.0 ELEVATIONS N.T.S.



4 BUILDING 4
A1.0 ELEVATIONS N.T.S.



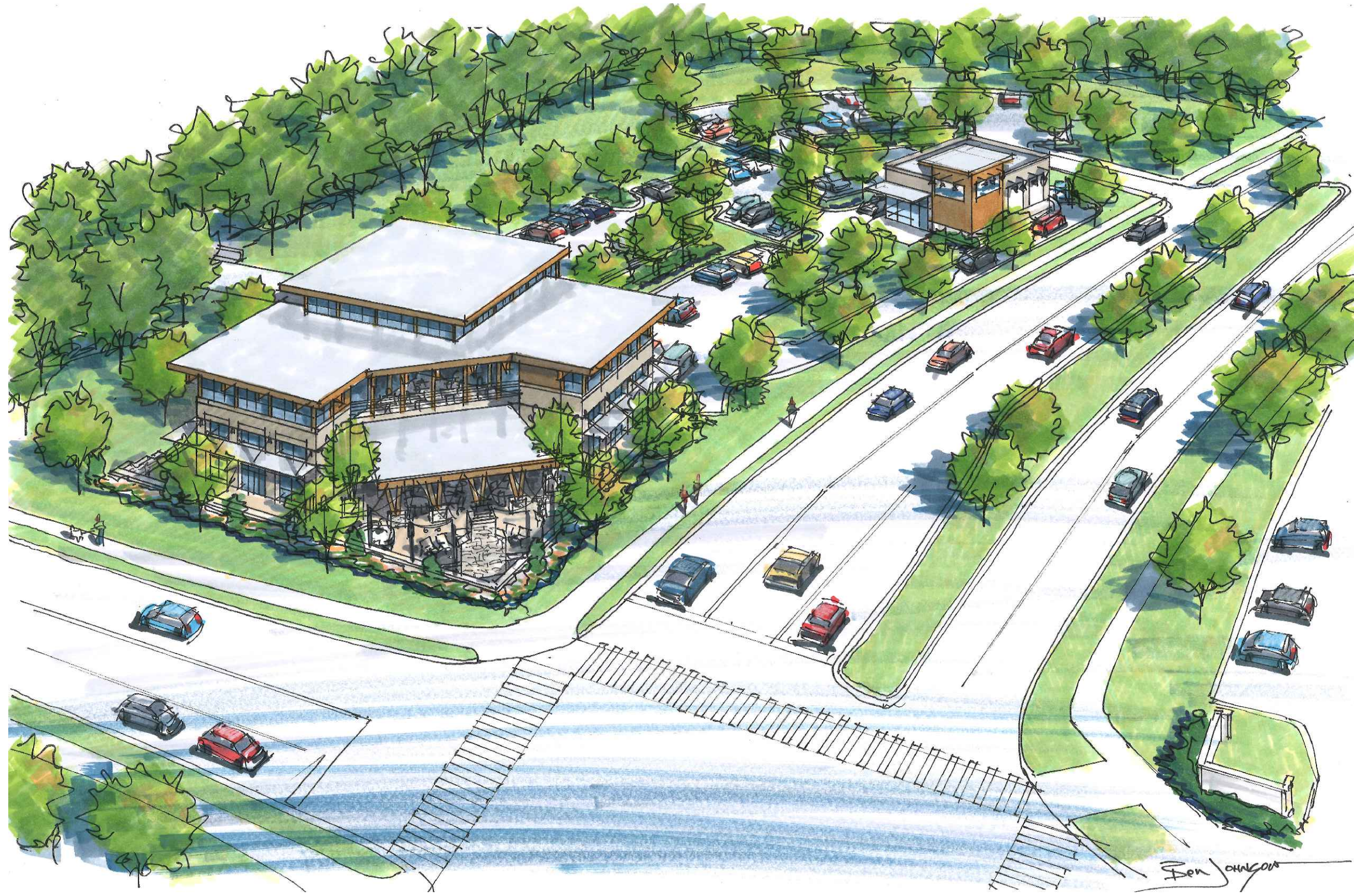
6 BUILDING 5
A1.0 ELEVATIONS N.T.S.



5 MULTI-FAMILY / MIXED-USE
A1.0 PERSPECTIVE N.T.S.

The home elevations shown here are representative of the mixed-use/multifamily homes planned for Vintage at Watson Glen. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.



The elevations provided for the development plan are conceptual in nature but all elevations will be review for compliance at the site plan stage and they must meet all requirements of the zoning ordinance.

N.T.S.

1

A1.1

RESTAURANT CONCEPT

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

Architecture is intended to resonate throughout the development. Corner restaurant architecture is representative is also representative of drive-through restaurant architecture. At site plan, all architecture will comply with City of Franklin standards for residential or non-residential buildings as appropriate.

Greg Gamble, Registered Landscape Architect



File #: 21-02524

DATE: April 19, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2023-23, A Resolution Amending The East Works District PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Located At 9009 Carothers Parkway. Establishing A Public Hearing On June 13, 2023
FMPC 4/27/23, 8-0

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

VESTED PROPERTY RIGHTS INFORMATION

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

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

THE REQUEST

The request is to extend the vesting period for two years, from July 14, 2023 until July 14, 2025, to allow the applicant to secure any necessary permits and commence site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION

The development plan for the East Works District PUD was approved by BOMA on July 14, 2020. The plans included a mix of hotel, restaurant, retail, office, and multifamily uses. Overall, it was approved for 1,615 units, 9 Townhomes, 1,000,000 square feet of existing and proposed nonresidential space, including 605 hotel keys. The project had seven Modifications of Standards, detailed below. Buildings ranged from one to twelve stories, and a communal gathering space further emphasized the pedestrian-oriented design. In addition to the smaller pockets of green space to the interior and around the perimeter of the property. Staff recommended approval, with conditions, of the Development Plan.

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

MOS #1: Requesting to allow consolidated entrances for ground floor multifamily residential units. Approved by BOMA with an 8-0 vote.

MOS #2: Requesting the use of irregular shapes for hanging wall signs. The applicant is requesting to allow irregular shapes to represent items that identify the subject business for hanging and wall signs. Approved by BOMA with a 6-2 vote.

MOS #3: Request to allow additional band signs, in addition to wall signs. The applicant is requesting to allow additional band signs, one band sign per tenant, in addition to any allowed wall signage. Approved by BOMA with an 8-0 vote.

MOS #4: Request for internally illuminated canopy lighting. The applicant is requesting to use internal illumination for canopy signage. Approved by BOMA with a 6-2 vote.

MOS #5: Request to increase the maximum size of hanging sign to 6 square feet per side and allow internal illumination. As a consideration, BOMA approved increasing the size to 4.5 sq. ft. per side (9 sq. ft. total) as that is the current maximum for hanging signs in the local historic districts as recommended by the Franklin Historic District Design Guidelines. Approved by BOMA with an 8-0 vote.

MOS #6: Request to allow one vertical blade sign per frontage in addition to allowed hanging signs for ground floor tenants. Approved by BOMA with an 8-0 vote.

MOS #7: Request to allow two wall signs per building in addition to allowed band signs. The applicant is requesting to allow two wall signs, located at the roofline of the building, in addition to the allowed band signs with only one wall sign allowed per frontage. As a condition of approval, the applicant shall include in the final language that this MOS is limited to buildings of 6 stories or higher. Approved by BOMA with an 8-0 vote.

CURRENT STATUS

This plan is within the first three-year period and is vested until July 14, 2023. The applicant has recently submitted a site plan for the first section of the development, which was approved on the March 2023 Administrative Agenda. In addition, two site plans have been submitted to conduct offsite roadway improvements on Carothers Parkway at Mayfield Drive, which are currently under review by staff.

VESTING IMPACTS

If the vesting period is not extended, the project entitlements would cease to exist, stop work orders

would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards.

In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (12/30/2019) are minor, and could be incorporated into the design without major changes to the plan. A new parkland agreement would need to be approved for any new plan, as well as a new traffic impact offset agreement. In the case of the latter, the traffic capacity in the area could have changed, impacting the level of service on adjacent roadways and consequently, the required offsite improvements.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2023-23 by a vote of 8-0.

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2023-23 if they determine that the continuation of vested rights is in the best interest of the community.

RESOLUTION 2023-23

A RESOLUTION AMENDING THE EAST WORKS DISTRICT PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED NORTH OF MERIDIAN BOULEVARD AND WEST OF CAROTHERS PARKWAY, LOCATED AT 9009 CAROTHERS PARKWAY.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2020-11; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the Planned Unit Development for the property as part of Resolution 2020-61; and

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

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

WHEREAS, the East Works District PUD vesting period began on July 14, 2020 and is set to expire on July 14, 2023, and the applicant has not secured any permits or commenced site preparation; and

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

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

WHEREAS, the applicant has requested an extension of the vesting period for two years, until July 14, 2025.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
53-142.00	49.93
Total	49.93

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

SECTION III. That the overall entitlements for the East Works District PUD Subdivision, as outlined below and through Exhibit A, are as follows:

Entitlements	East Works District PUD
Base Zone District	PD (32.5/1,110,300/605)
Other Zoning Overlays	N/A
Number of Dwelling Units	1,624
Number of Nonresidential Square Footage	1,110,300 SF
Number of Hotel Rooms	605
Open Space Requirements	108,745 SF
Number of Phases in Development	4

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

MOS 1: Multifamily building types to have consolidated entrances. Approved: __X__ Denied: _____	6.7 – Multifamily Building Type Facades along a street or internal drive shall have individual entrances to... all ground floor dwelling units. <i>Staff recommended disapproval.</i>
MOS 2: Allow signs to be irregularly shaped of the items that is representative of the business. Approved: __X__ Denied: _____	15.1.3 - Sign Shape Signs shall not be irregularly shaped. <i>Staff recommended disapproval.</i>

MOS 3: Allow one band sign per tenant in addition to allowed wall signs. Approved: __X__ Denied: _____	15.4 – Band Signs Maximum of one per storefront, if no additional wall signage. <i>Staff recommended approval.</i>
MOS 4: Allow canopy signage to be illuminated internally. Approved: __X__ Denied: _____	15.5. – Canopy Signs External Illumination only. <i>Staff recommended disapproval.</i>
MOS 5: Revise maximum size per side for hanging signs to 6 sq. ft. and allow internal illumination. Approved: __X__ Denied: _____	15.10 – Hanging Signs Maximum of 3 sq. ft. per side and only externally illuminated <i>Staff recommended disapproval.</i>
MOS 6: Allow 1 Vertical blade signs per frontage in addition to additional hanging signs. Approved: __X__, with conditions. Denied: _____	15.14 – Vertical Blade Sign Maximum of one per building and only if no other hanging signs exist. <i>Staff recommended approval with conditions.</i>
MOS 7: Allow two roofline wall signs, one wall sign per frontage, in addition to band signs. Approved: __X__ with conditions. Denied: _____	15.15 – Wall Sign Maximum of one per building if no band sign exists on the building. <i>Staff recommended approval with conditions.</i>

SECTION V. That the original vesting period was initiated on July 14, 2020 and was set to expire on July 14, 2023. The amended development plan will now have until July 14, 2025 to secure any necessary permits, and commence site preparation. If these requirements are met, then the vesting period shall be extended an additional two (2) years to commence construction and maintain any necessary permits to remain vested.

SECTION VI. That the total vesting period of fifteen (15) years shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten (10) years from the date of the original approval of the preliminary development plan July 14, 2020 and shall remain at July 14, 2035.

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

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PUBLIC HEARING HELD:

OPEN SPACE REQUIREMENT

SITE INFORMATION

Acreage / Square Footage of Site: 49.929 Ac. / 2,174,907± S.F.
Minimum Open Space Acreage Required: 108.745± S.F. (5% or 2.5 Ac.)
If Residential, Natural Area Required: N/A

OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? (Y/N)
1	Neighborhood Amenity	16,830± S.F.	--	--	N
2	Pocket Park	3,320± S.F.	--	--	N
3	Pocket Park	1,460± S.F.	--	--	N
4	Outdoor Dining Area/Plaza	2,440± S.F.	--	--	N
5	Plaza	2,560± S.F.	--	--	N
6	Greenway	12,100± S.F.	--	--	N
7	Greenway	7,950± S.F.	--	--	N
8	Greenway	6,010± S.F.	--	--	N
9	Outdoor Dining Area/Plaza	19,915± S.F.	--	--	N
10	Outdoor Dining Area/Plaza	27,640± S.F.	--	--	N
11	Outdoor Dining Area/Plaza	2,075± S.F.	--	--	N
12	Plaza	5,600± S.F.	--	--	N
13	Green	890± S.F.	--	--	N
Total Provided:		108,790± S.F.			

OPEN SPACE TYPES NOTE:

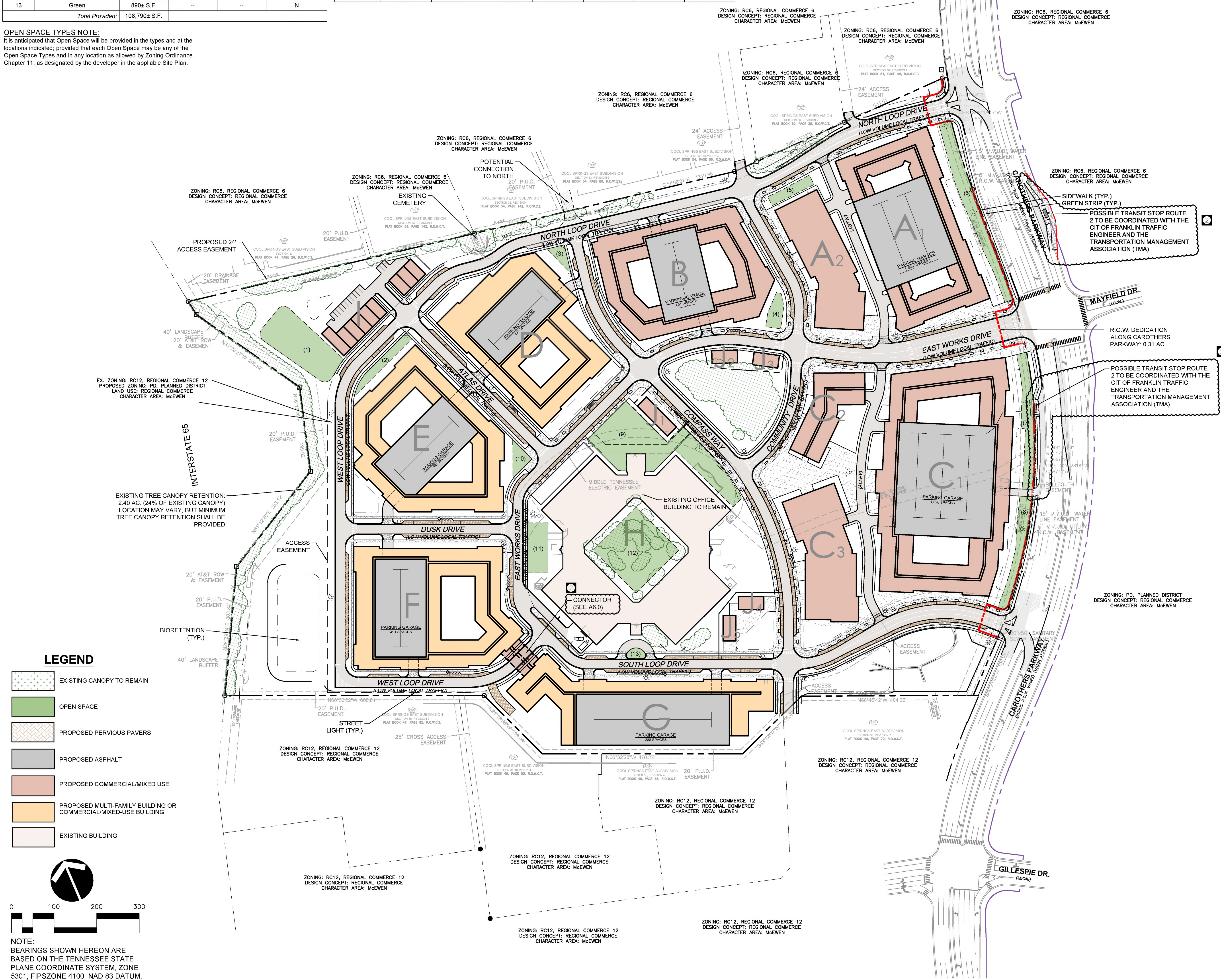
It is anticipated that Open Space will be provided in the types and at the locations indicated; provided that each Open Space may be any of the Open Space Types and in any location as allowed by Zoning Ordinance Chapter 11, as designated by the developer in the applicable Site Plan.

TAKE-DOWN SCHEDULE FOR MULTI-SECTION DEVELOPMENT

Development	Nonresidential Use	Square Footage	Single-Family Units	Multi-Family Units	Townhouse	Hotel Keys	Garage
Overall Entitlements	Restaurant, Retail, Hotel, Office	1,525,084± S.F.	N/A	1,615 Units	9 Units	605 Keys	4,864 Spaces
Pad A	Restaurant, Retail, Hotel	514,140± S.F.	N/A	0 Units	0 Units	381 Keys	986 Spaces
Pad B	Restaurant, Retail, Office	16,300± S.F.	N/A	243 Units	0 Units	0 Keys	491 Spaces
Pad C	Restaurant, Retail, Hotel, Office	464,644± S.F.	N/A	284 Units	0 Units	224 Keys	1,626 Spaces
Pad D	N/A	0± S.F.	N/A	292 Units	0 Units	0 Keys	491 Spaces
Pad E	N/A	0± S.F.	N/A	291 Units	0 Units	0 Keys	491 Spaces
Pad F	N/A	0± S.F.	N/A	337 Units	0 Units	0 Keys	491 Spaces
Pad G	N/A	0± S.F.	N/A	168 Units	0 Units	0 Keys	288 Spaces
Pad H	Existing Office	530,000± S.F.	N/A	0 Units	0 Units	0 Keys	0 Spaces
Pad I	N/A	0± S.F.	N/A	0 Units	9 Units	0 Keys	0 Spaces
Pad J	N/A	0± S.F.	N/A	0 Units	0 Units	0 Keys	0 Spaces

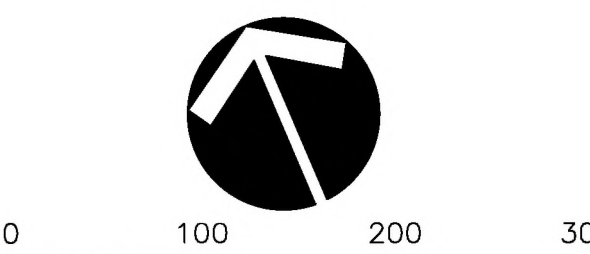
LEGEND
Consolidated Entrances
Individual Entrances

DIAGRAM #1: PERMITTED CONSOLIDATED ENTRANCE LOCATIONS



LEGEND

- EXISTING CANOPY TO REMAIN
- OPEN SPACE
- PROPOSED PERVIOUS PAVERS
- PROPOSED ASPHALT
- PROPOSED COMMERCIAL/MIXED USE
- PROPOSED MULTI-FAMILY BUILDING OR COMMERCIAL/MIXED-USE BUILDING
- EXISTING BUILDING



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

SITE DATA

SITE INFORMATION

Project Name: East Works District
Project #: ---
Address: 9009 Carothers Parkway
Franklin, Williamson County
Map / Parcel: 053 / 142.00
Acreage / Square Footage of Site: 49.929 Ac. / 2,174,907± S.F.
Vesting Date: N/A

REGULATIONS

Base Zoning: RC12 (Regional Commerce 12)
Proposed Zoning: PD (Planned District)
Overlay Zoning: N/A
Proposed Principle Use: All principle uses permitted or permitted with additional use regulations for Planned Districts under Section 5.1 of the Zoning Ordinance
Proposed Accessory Use: All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance
Building Types Applied: Commercial / Mixed-Use Building, Multifamily Building, & Townhouse
Frontage Types Applied: Urban Landscape Frontage (Carothers Pkwy) Urban Frontage (All Other Streets)
Lot Width (Residential): Townhouse (Min. 18')
Lot Size (Residential): N/A

Setbacks

Front Yard (Carothers Parkway): 40' (Prior to any R.O.W. Dedications/50' Stubs)
Front Yard (Internal): 10' Min (From Face of Curb) & 30' Max (Unless otherwise shown on plan)***
Side Yard (External): 5' Min
Side Yard (Internal): 0' Min (Subject to buildings maintaining a minimum spacing of 10' feet)
Rear Yard (I-65): 25' Min
Rear Yard (Internal): 10' Min

Dwelling Unit Count, By Type:

Multi-Family: 1,615 Units
Townhouse: 9 Units

Commercial S.F., By Use:

Offices: 1,048,000 S.F. (Total)
530,000 S.F. (Existing)
518,000 S.F. (New)
Restaurants: 34,550 S.F.
Retail: 27,750 S.F.
Hotel Keys: 414,784 S.F. (605 Keys)

Building Height:

Multi-Family (D,E,F,G): 4 - 6 Floors; Type 3A
Townhouse (I): 3 - 4 Floors; Type 3A
Commercial/Mixed-Use Building (A₁, A₂, B, C₁, C₂, C₃): 6 - 12 Floors; Type 1A or 1B
Commercial/Mixed-Use Building (J): 1 - 2 Floors; Type 1A or 1B

Min. Landscape Surface Area: 20%

Open Space S.F. Required: 108,745± S.F. (5% or 2.5 Ac.)
Natural Area S.F. Required: N/A- Mixed Use
Tree Canopy Retention Acreage: 2.39± Ac. (24% of Existing Canopy Retention Req.)
Parking Required, By Use: See Parking Supply Analysis conducted by Nelson\Nygaard on March 27, 2020
Parking Provided, By Use: See Parking Supply Analysis conducted by Nelson\Nygaard on March 27, 2020
Historic Resource Treatment (Y/N): No

BUILDING TYPES NOTE

Buildings A1, A2, B, C1, C2, C3, and J1, J2, J3, J4 and J5 are the Commercial / Mixed Use Building Type. It is presently anticipated that each of Buildings D, E, F, and G will be either the Multifamily Building Type or the Commercial / Mixed Use Building Type, as designated by the developer in the applicable Site Plan. Building Construction Type designations are for information only. Appropriate Building Construction Types will be determined at Site Plan and will meet all applicable requirements at such time.

STATEMENT OF IMPACTS

Police, Fire & Recreation Facilities: - The site is located 5.5 miles from the new downtown Franklin Police headquarters and approximately 2 miles from Fire Station 6 located at 1061 Cool Springs Boulevard. Currently, the site has a large open space for passive play. The site is 2.1 miles from Liberty Park and associated dog park; 5.4 miles to Pinkerton Park.

COMPLIANCE WITH ENVISION FRANKLIN

Consistent with the Major Objectives and Guiding Principles of Envision Franklin, East Works District is intended to be an exceptional place for residents, employees and visitors through its thoughtful and unprecedented site design, building forms, architecture, pedestrian environment, and activated streets. A first-of-its-kind redevelopment unlike anything Franklin has seen before, East Works District will attract a variety of businesses and commercial tenants by providing a unique and high-quality mixed-use environment for residents, employees, patrons and visitors to enjoy.

The location of East Works District along Carothers Parkway and the I-65 corridor is ideally suited for higher intensity development, taller buildings, and a mix of uses. The Envision Franklin "Design Concepts Map" identifies this area as "Regional Commerce." The proposed development is in keeping with the description of this area as "high intensity activity centers that attract large numbers of people and employers from both within and outside the City." With prominent visibility from both I-65 and Carothers Parkway, East Works District will set the standard for corridor redevelopment, integrated design and innovative architecture (Envision Franklin Guiding Principle: Exceptional Design).

The existing Carothers Building site is currently underutilized and dominated by surface parking. The proposed East Works District development will convert an under-utilized single-use commercial parcel into a dynamic mixed-use environment that maximizes the land use potential of the site through the development of multi-story mixed-use buildings with carefully integrated parking and activated, walkable streets. A pedestrian-friendly environment will be achieved through the design of internal parking structures, shallow building setbacks, generous sidewalks, main entrances oriented to the street, pedestrian-scale signage and lighting, and street-level shopfront windows. East Works District will include a variety of public spaces, each easily accessible from an interconnected network of sidewalks and paths. The plan will help the City achieve its goal of "inviting neighborhoods with memorable character through a balanced mix of dwellings, parks and open spaces, civic buildings, shops and workplaces" (Envision Franklin Guiding Principle: Vibrant Neighborhoods). East Works District will set the bar for "high quality design of buildings, public spaces, streets, pedestrian facilities and landscaping [that works] together to enhance the public realm and create exceptional places for people (Envision Franklin Guiding Principle: Exceptional Design).

The City of Franklin seeks "responsible and purposeful growth that enhances quality of life [and] provides a dynamic mix of land uses" (Envision Franklin Guiding Principle: Managed Growth). East Works District is situated in an existing commercial and mixed-use corridor with existing infrastructure and services. The plan reflects a compact land-use pattern that supports the City's goals of efficient resource utilization and transportation alternatives. The new development will be complementary to its surroundings and will "enhance the quality of life and the economic health of the community" (Envision Franklin Guiding Principle: Context-Responsive Infill).

Envision Franklin also aims to "attract new businesses, and to stimulate a climate for entrepreneurial ventures and investment" (Envision Franklin Guiding Principle: Economic Vitality). East Works District will feature new medium- to high-density residential housing and attached single-family housing in the form of urban rowhouses. Incorporating additional residential uses west of Carothers Parkway will enhance the economic vitality of both this project and the adjacent Meridian Cool Springs). The single- and multi-family neighborhoods in the surrounding Carothers Parkway area, as well as the numerous existing office buildings and hotels, will benefit from a variety of new restaurants, shops, and employment opportunities within East Works District.

East Works District will provide both on- and off-street parking, in numbers that capitalize on the efficiency of shared parking. Additionally, the project will be the first in the region to contemplate a future that includes advances in motorized transportation including self-parking, autonomous vehicles. The project will have a "well-designed, effective, convenient, and active transportation network" that is "achieved through a complete system of streets, bicycle and pedestrian routes" (Envision Franklin Guiding Principle: Connected Community).

CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

FOR
MarketStreet™
ENTERPRISES

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UNIVERSITY
DISTRICT
COUNCIL

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ARCHITECT
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DENVER, CO 80202
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OVERALL
DEVELOPMENT
PLAN
C2.0

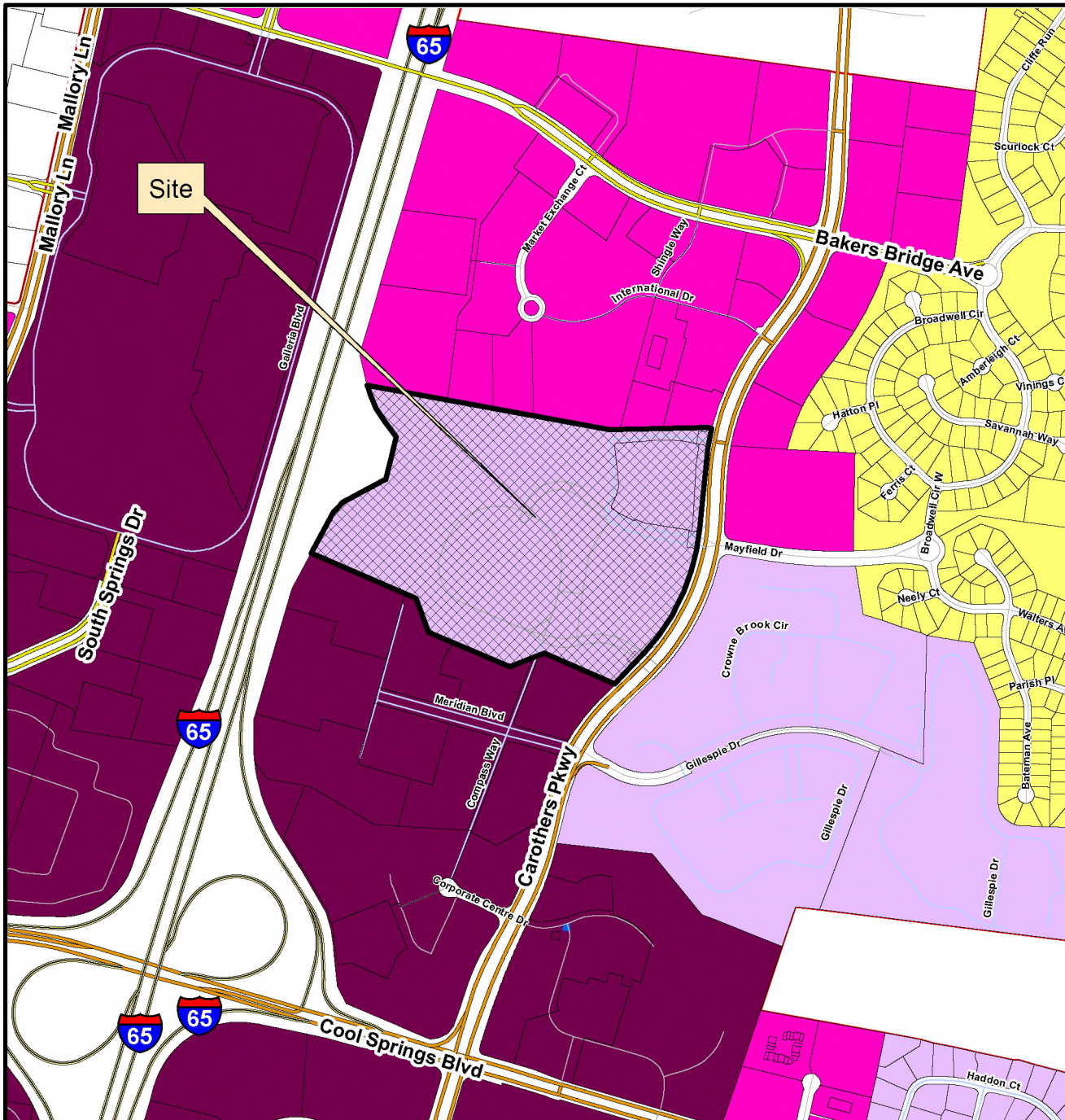
EAST WORKS DISTRICT PUD SUBDIVISION RESOLUTION 2023-23

Project Information

Vested Zoning: PD, Planned Development
Overlay Districts: None
Site Acreage: 49.93 acres
Number of Dwelling Units: 1,624
Nonresidential Square Footage: 995,084 SF
Hotel Keys: 605

Legend

-  East Works District 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



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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

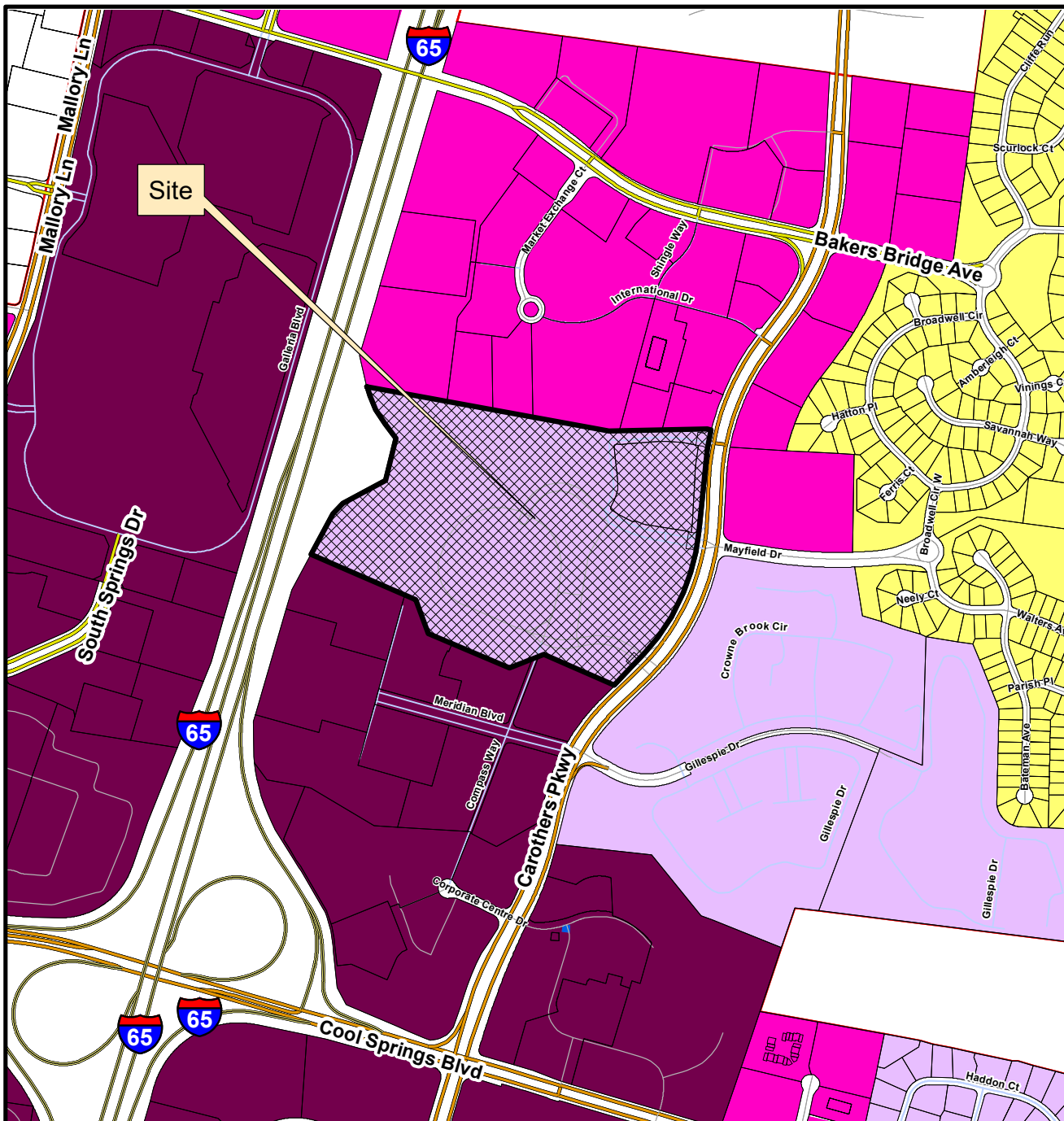
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Feet



HISTORIC
FRANKLIN
TENNESSEE

OPEN SPACE REQUIREMENT

SITE INFORMATION

Acreage / Square Footage of Site: 49.929 Ac. / 2,174,907± S.F.
Minimum Open Space Acreage Required: 108,745± S.F. (5% or 2.5 Ac.)
If Residential, Natural Area Required: N/A

OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? (Y/N)
1	Neighborhood Amenity	16,830± S.F.	--	--	N
2	Pocket Park	3,320± S.F.	--	--	N
3	Pocket Park	1,460± S.F.	--	--	N
4	Outdoor Dining Area/Plaza	2,440± S.F.	--	--	N
5	Plaza	2,560± S.F.	--	--	N
6	Greenway	12,100± S.F.	--	--	N
7	Greenway	7,950± S.F.	--	--	N
8	Greenway	6,010± S.F.	--	--	N
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13	Green	890± S.F.	--	--	N
Total Provided:		108,790± S.F.			

OPEN SPACE TYPES NOTE:

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TAKE-DOWN SCHEDULE FOR MULTI-SECTION DEVELOPMENT

Development	Nonresidential Use	Square Footage	Single-Family Units	Multi-Family Units	Townhouse	Hotel Keys	Garage
Overall Entitlements	Restaurant, Retail, Hotel, Office	1,525,084± S.F.	N/A	1,615 Units	9 Units	605 Keys	4,864 Spaces
Pad A	Restaurant, Retail, Hotel	514,140± S.F.	N/A	0 Units	0 Units	381 Keys	986 Spaces
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Pad F	N/A	0± S.F.	N/A	337 Units	0 Units	0 Keys	491 Spaces
Pad G	N/A	0± S.F.	N/A	168 Units	0 Units	0 Keys	288 Spaces
Pad H	Existing Office	530,000± S.F.	N/A	0 Units	0 Units	0 Keys	0 Spaces
Pad I	N/A	0± S.F.	N/A	0 Units	9 Units	0 Keys	0 Spaces
Pad J	N/A	0± S.F.	N/A	0 Units	0 Units	0 Keys	0 Spaces

LEGEND
Consolidated Entrances
Individual Entrances

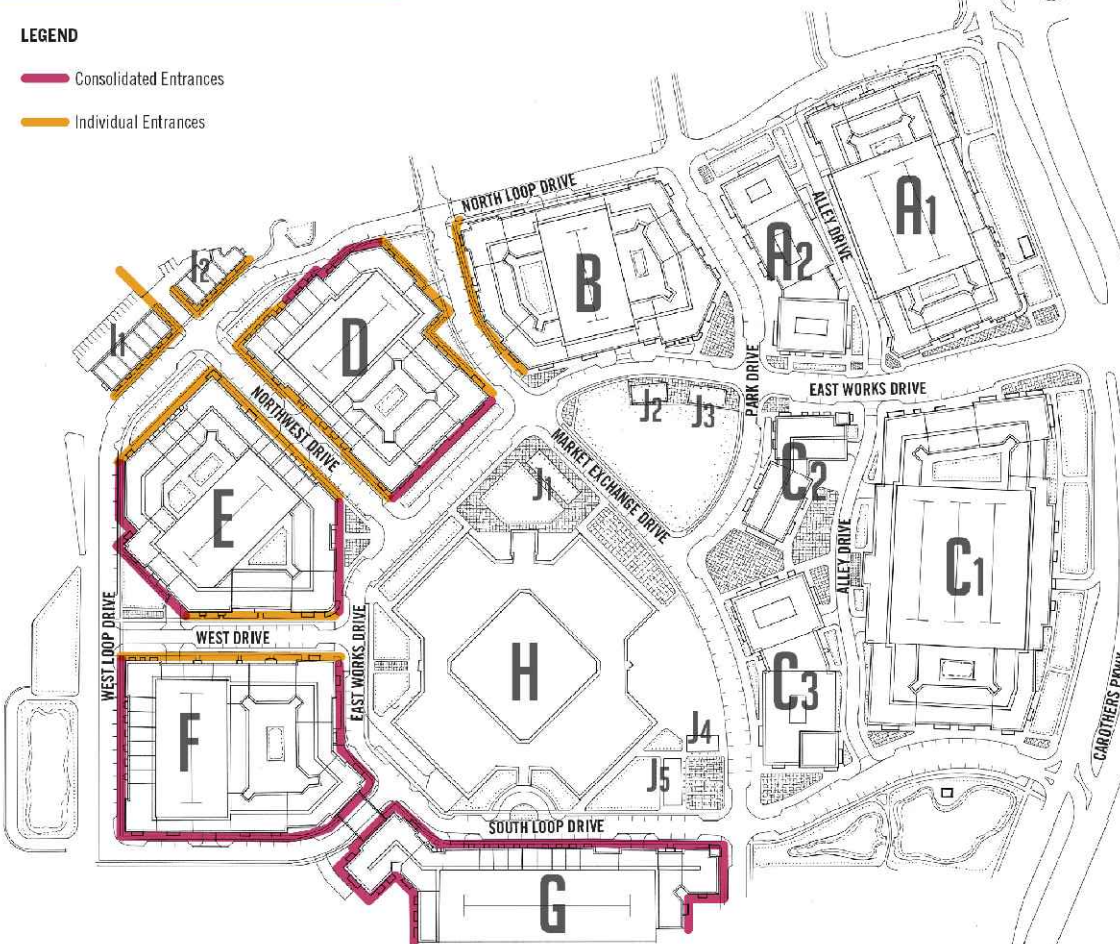
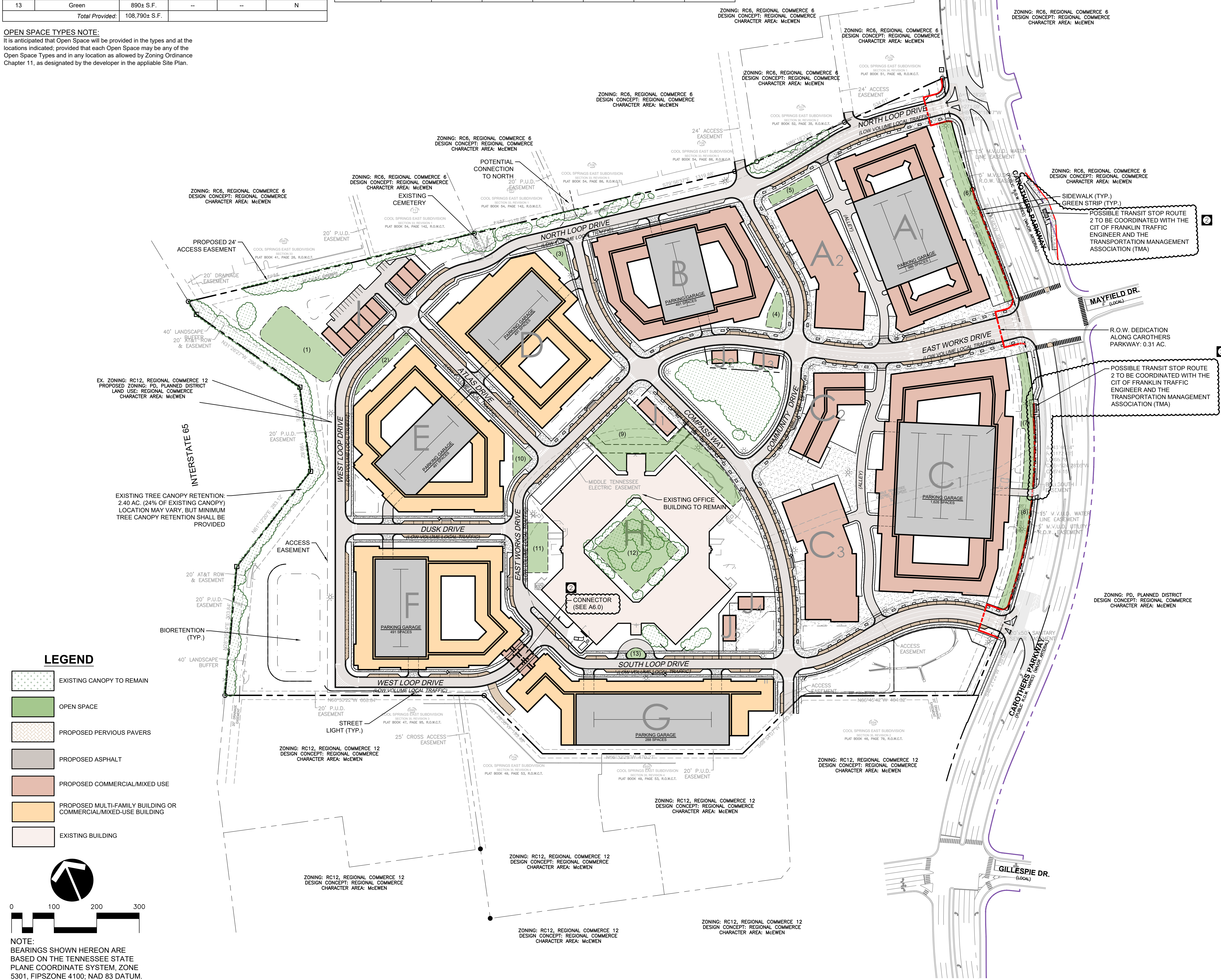


DIAGRAM #1: PERMITTED CONSOLIDATED ENTRANCE LOCATIONS



SITE DATA

SITE INFORMATION

Project Name: East Works District
Project #: ---
Address: 9009 Carothers Parkway
Franklin, Williamson County
Map / Parcel: 053 / 142.00
Acreage / Square Footage of Site: 49.929 Ac. / 2,174,907± S.F.
Vesting Date: N/A

REGULATIONS

Base Zoning: RC12 (Regional Commerce 12)
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Overlay Zoning: N/A
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Frontage Types Applied: Urban Landscape Frontage (Carothers Pkwy) Urban Frontage (All Other Streets)
Lot Width (Residential): Townhouse (Min. 18')
Lot Size (Residential): N/A
Setbacks
Front Yard (Carothers Parkway): 40' (Prior to any R.O.W. Dedication/50' Stub)
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Side Yard (External): 5' Min
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Rear Yard (I-65): 25' Min
Rear Yard (Internal): 10' Min
Dwelling Unit Count, By Type:
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Townhouse: 9 Units
Commercial S.F., By Use:
Offices: 1,048,000 S.F. (Total)
530,000 S.F. (Existing)
518,000 S.F. (New)
Restaurants: 34,550 S.F.
Retail: 27,750 S.F.
Hotel Keys: 414,784 S.F. (605 Keys)
Building Height:
Multi-Family (D,E,F,G): 4 - 6 Floors; Type 3A
Townhouse (I): 3 - 4 Floors; Type 3A
Commercial/Mixed-Use Building (A₁, A₂, B, C₁, C₂, C₃): 6 - 12 Floors; Type 1A or 1B
Commercial/Mixed-Use Building (J): 1 - 2 Floors; Type 1A or 1B
Min. Landscape Surface Area: 20%
Open Space S.F. Required: 108,745± S.F. (5% or 2.5 Ac.)
Natural Area S.F. Required: N/A- Mixed Use
Tree Canopy Retention Acreage: 2.39± Ac. (24% of Existing Canopy Retention Req.)
Parking Required, By Use: See Parking Supply Analysis conducted by Nelson\Nygaard on March 27, 2020
Parking Provided, By Use: See Parking Supply Analysis conducted by Nelson\Nygaard on March 27, 2020
Historic Resource Treatment (Y/N): No

BUILDING TYPES NOTE

Buildings A1, A2, B, C1, C2, C3, and J1, J2, J3, J4 and J5 are the Commercial / Mixed Use Building Type. It is presently anticipated that each of Buildings D, E, F, and G will be either the Multifamily Building Type or the Commercial / Mixed Use Building Type, as designated by the developer in the applicable Site Plan. Building Construction Type designations are for information only. Appropriate Building Construction Types will be determined at Site Plan and will meet all applicable requirements at such time.

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The City of Franklin seeks "responsible and purposeful growth that enhances quality of life [and] provides a dynamic mix of land uses" (Envision Franklin Guiding Principle: Managed Growth). East Works District is situated in an existing commercial and mixed-use corridor with existing infrastructure and services. The plan reflects a compact land-use pattern that supports the City's goals of efficient resource utilization and transportation alternatives. The new development will be complementary to its surroundings and will "enhance the quality of life and the economic health of the community" (Envision Franklin Guiding Principle: Context-Responsive Infill).

Envision Franklin also aims to "attract new businesses, and to stimulate a climate for entrepreneurial ventures and investment" (Envision Franklin Guiding Principle: Economic Vitality). East Works District will feature new medium- to high-density residential housing and attached single-family housing in the form of urban rowhouses, incorporating additional residential uses west of Carothers Parkway will enhance the economic vitality of both this project and the adjacent Meridian Cool Springs). The single- and multi-family neighborhoods in the surrounding Carothers Parkway area, as well as the numerous existing office buildings and hotels, will benefit from a variety of new restaurants, shops, and employment opportunities within East Works District.

East Works District will provide both on- and off-street parking, in numbers that capitalize on the efficiency of shared parking. Additionally, the project will be the first in the region to contemplate a future that includes advances in motorized transportation including self-parking, autonomous vehicles. The project will have a "well-designed, effective, convenient, and active transportation network" that is "achieved through a complete system of streets, bicycle and pedestrian routes" (Envision Franklin Guiding Principle: Connected Community).

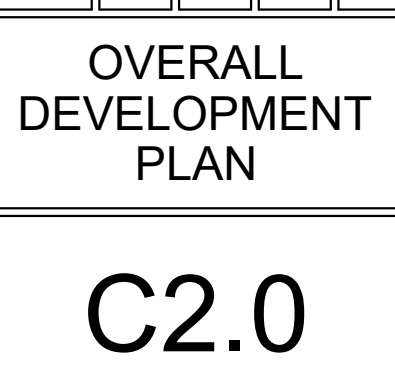
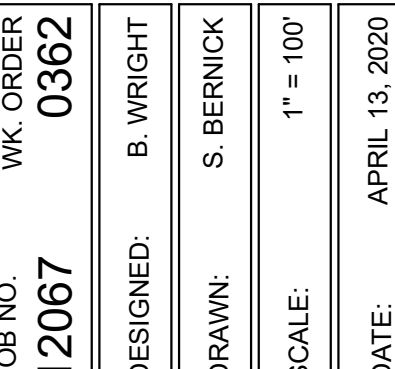
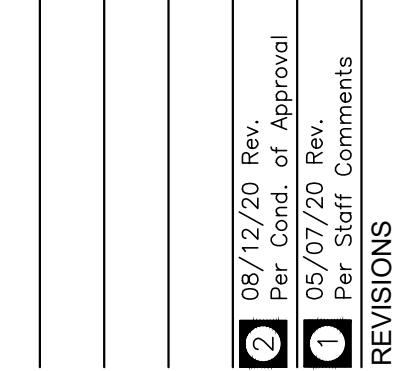
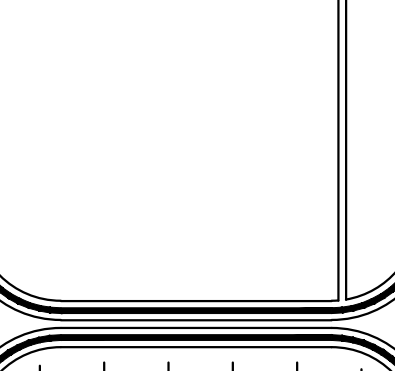
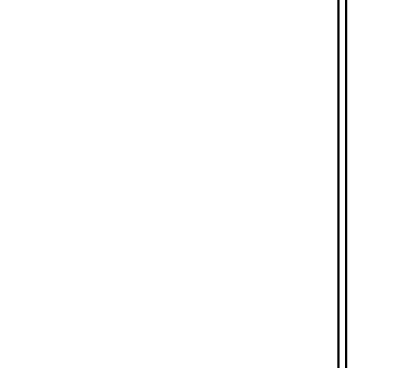
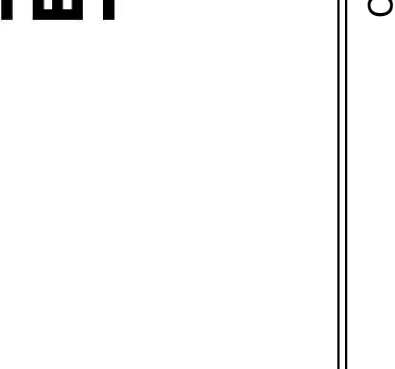
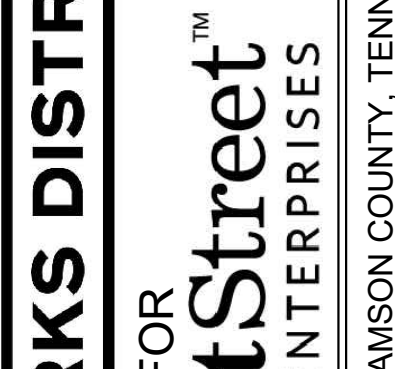
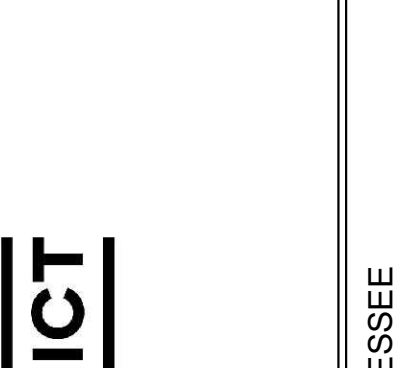
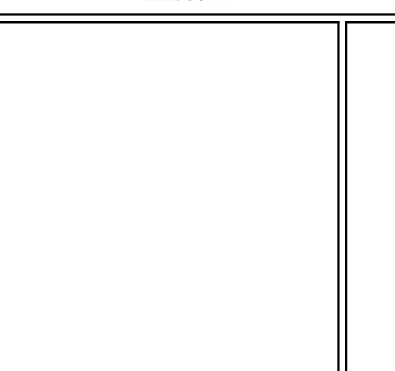
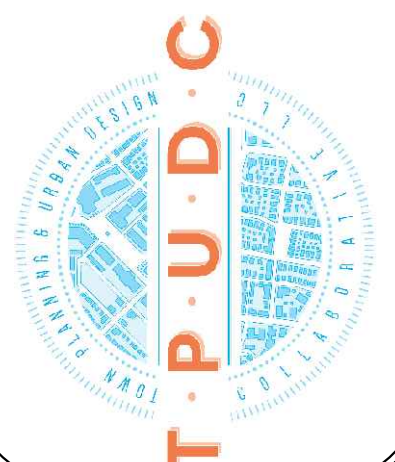
CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

FOR
MarketStreet™
ENTERPRISES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RAGAN SMITH
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File #: 20-0660

DATE: April 28, 2020

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 2020-61, A Resolution Approving A Development Plan For The East Works District PUD Subdivision With 7 Modifications Of Development Standards, Relative To Multifamily Building Entrances And Signage Standards, For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Located At 9009 Carothers Parkway.

PURPOSE:

Project Information

COF Project Number: 7239

Applicant: Scotty Bernick, Ragan Smith

Owner: LCFRE Nashville Carothers LP

BACKGROUND/STAFF COMMENTS:

The applicant has submitted a development plan for the construction of the East Works District PUD Subdivision, a multi-phase, mixed-use development located at 9009 Carothers Parkway. The applicant is proposing approximately 1,600 dwelling units consisting of multifamily and attached residential units, approximately 1,000,000 square feet of existing and proposed commercial space, and 605 hotel keys for site that is comprised of 49.96 acres. The parcel is located within the Regional Commercial Design Concept as outlined in the Envision Franklin Land Use Plan.

For the Regional Commerce Design Concept, Envision Franklin states, "Higher-intensity uses should be located closer to major thoroughfares," the proposed location between Carothers Parkway and Interstate-65 is appropriate for vehicular access to the site. The applicants are keenly aware of the potential for transit capabilities and a formal transit stop will be incorporated into the development at the site plan level.

Envision Franklin states, "Buildings should be arranged on sites so that they help to frame and define the streets, giving deliberate form to streets and sidewalk areas. Building setbacks should be minimal to create an active street environment that encourages pedestrian activity. Where internal drives are used to organize buildings and pedestrian movement, setbacks to internal drives should be minimized wherever possible."

The plan as proposed meets many of the recommendations and guiding principles of Envision

Franklin. It eliminates existing surface area parking lots by constructing new buildings with internal parking garages. The layout of the site allows for full frontage activation for most of the buildings. The proposed setbacks and street network promotes ground level activity and walkability for the entirety of the site.

"New multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. First floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street. Multifamily buildings are encouraged to have urban form and be part of a connected and master-planned site."

Multifamily buildings are a major component of the East Works District PUD with approximately 1,600 dwelling units. The plan proposes a cohesive development of urban living with a variety of ground floor retail and eatery options and office space that could serve as potential work spaces for residents. The plan does incorporate some individual ground floor entrances for ground floor dwelling units as required by the Zoning Ordinance, however they have submitted a Modification of Standards request for consolidated entrances at some locations.

A parking study has been submitted with the development plan that analyzes needed parking for peak hours. The applicant has incorporated shared parking that will be phased throughout the construction of the site. The parking study calls for an approximate 40% reduction in what is required by the Zoning Ordinance.

For new development in Regional Commerce, Envision Franklin recommends, "Formal, usable open spaces, such as plazas, courtyards, and outdoor seating areas, that serve as gathering areas. These open spaces should be highly accessible and in a prominent location that encourages continued active use." The plan proposes keeping a green space with mature shade trees near the existing office building. This area serves as a communal gathering space further emphasizing the pedestrian-oriented design and in addition to the smaller pockets of green space to the interior and around the perimeter of the property.

MODIFICATION OF STANDARDS:

There are seven Modification of Standards requests with this plan.

MOS #1: Requesting to allow consolidated entrances for ground floor multifamily residential units.

The applicant is requesting to allow consolidated entrances for ground floor multifamily dwelling units, citing topographical constraints, context, and market demand. Section 6.7 of the Zoning Ordinance states, "Facades along a street or internal drive shall have individual entrances to... all ground floor dwelling units." The goal of individual ground floor entrances is have activated streets. Limiting them to the degree as this MOS states does meet the standards and does not achieve the pedestrian-oriented principle of Regional Commerce as outlined in the Envision Franklin Land Use Plan.

Staff recommends **disapproval** of MOS #1.

MOS #2: Requesting the use of irregular shapes for hanging wall signs.

The applicant is requesting to allow irregular shapes to represent items that identify the subject business for hanging and wall signs. Section 15.1.3 of the Zoning Ordinance states, "Signs shall not be irregularly shaped." Staff believes that allowing irregularly shaped hanging and wall signs would go directly against the intent of the recently updated sign regulations of the Zoning Ordinance. Additionally, it could set a precedent for other requests outside of the East Works District development.

Staff recommends **disapproval** of MOS #2.

If it is the desire of BOMA to approve this MOS request, Staff advises that the MOS be limited to hanging signs only.

MOS #3: Request to allow additional band signs, in addition to wall signs.

The applicant is requesting to allow additional band signs, one band sign per tenant, in addition to any allowed wall signage. Section 15.4 of the Zoning Ordinance limits the number of wall signs to one per main entrance per storefront on the ground floor, if no other wall sign is present on the building. Due to the urban context of this development, Staff can support the request of additional band signs of one per ground floor tenant in addition to allowed wall signs.

Staff recommends **approval** of MOS #3.

MOS #4: Request for internally illuminated canopy lighting.

The applicant is requesting to use internally illumination for canopy signage. Section 15.5 of the Zoning Ordinance allows for external illumination of canopy signage only. Staff believes that allowing internal illumination would go directly against the intent of the recently updated sign regulations of the Zoning Ordinance. Additionally, it could set a precedent for other requests outside of the East Works District development.

Staff recommends **disapproval** of MOS #4.

MOS #5: Request to increase maximum size of hanging sign to 6 square feet per side and allow internal illumination.

Section 15.10 of the Zoning Ordinance limits the size of hanging signs to three square feet per side and allows for external illumination only. The proposed sign size of 6 sq. ft. per side (12 sq. ft. total) seems too large and does not meet the intent of the signage regulations of Zoning Ordinance. Internally illuminated signage is not supported in any capacity within the Zoning Ordinance.

Staff recommends **disapproval** of MOS #5.

As a consideration, Staff could support increasing the size to 4.5 sq. ft. per side (9 sq. ft. total) as that is the current maximum for hanging signs in the local historic districts as recommended by the

MOS #6: Request to allow one vertical blade sign per frontage in addition to allowed hanging signs for ground floor tenants.

Section 15.14 of the Zoning Ordinance limits the number of vertical blade signs to 1 per building if no other hanging signs exist. With the size and scale of the proposed development, one vertical blade sign per frontage in addition to the allowed hanging signs for other tenants would be appropriate. As a condition of approval, the applicant shall provide more specific language to the MOS about allowed locations for vertical blade signs only at intersection corners and building massing changes.

Staff recommends **approval, with conditions** of MOS #6.

MOS #7: Request to allow two wall signs per building in addition to allowed band signs.

The applicant is requesting to allow two wall signs, located at the roofline of the building, in addition to the allowed band signs with only one wall sign allowed per frontage. Section 15.15 of the Zoning Ordinance limits wall sign per building facade only if no band sign exists on the building. Two wall signs located at the roofline of a mixed-use/commercial building, limit one per frontage, in addition to the wall signs could be supported given the size and scale of the proposed development. As a condition of approval, the applicant shall include in the final language that this MOS is limited to buildings of 6 stories or higher.

Staff recommends **approval, with conditions** of MOS #7.

PROJECT CONSIDERATIONS:

For building height for the subject property, Appendix G of Envision Franklin places the portion of this parcel that fronts Carothers Parkway into a recommended maximum height of 6 stories. When the Zoning Map was updated in 2019, however, it placed the entirety of this parcel into Regional Commerce base district, which allows up to 12 stories by right. Additionally, Appendix G shows the parcels to the South of the subject property within the 12 story max along Carothers Parkway. For these reasons, staff can support the proposed height range of 6 to 12 stories for the buildings that front Carothers despite the recommendations of Envision Franklin. If possible, taller buildings should be designed internal to the site.

For signage MOS requests, the visuals included with the MOS packet show examples that are representative of each specific request being made. Take into consideration that if multiple MOS requests are granted, especially with signage shape and illumination, the final approved sign may appear different than those that have been presented in the packet.

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Resolution 2020-61 to the Board of Mayor and Aldermen.

See attached sheets for Conditions of Approval.

VIA EMAIL - amy.diaz-barriga@franklintn.gov

March 10, 2023

Ms. Amy Diaz-Barriga
Assistant Director of Planning and Development
Planning and Sustainability Department, City of Franklin
109 3rd Avenue South
Franklin, TN 37064

RE: City of Franklin – PUD extension request for East Works District (COF #7239)

Dear Ms. Diaz-Barriga:

The purpose of this letter is to respectfully request an extension for the East Works District PUD (COF #7239) for a period of two years. The approval date of the Preliminary Development Plan occurred on July 14, 2020. The requested extension, if approved, would extend the expiration date to July 14, 2025.

We are making this request because our ability to commence with the development has been impacted by shifting market dynamics due to the COVID-19 Pandemic. Phase 1 of the East Works District PUD, as approved, consisted of a commercial office building and hotel. The demand for those two assets classes was sharply reduced during and following the Pandemic. As a result, we redesigned Phase 1 such that it features a mixed-use residential building as well as infrastructure for a future office building. This redesign is compatible with the PUD and complies with all approved land uses and density statistics.

We have undertaken significant effort and expense on this work and are pleased to report that the working drawing and specifications for the project are now complete. As such, we intend to make our One Stop Site Plan submittal to the City for consideration on March 15, 2023. In addition to Site Plan approval, we must still obtain permit approvals, finalize contractor pricing and contract negotiations, secure project financing, and mobilize the contractor for site preparation. It is our intention to perform these activities and break ground this summer, however certain matters outside of our control, particularly the current uncertainty in the commercial real estate capital markets, makes it prudent to request this extension.

If you agree that our request has merit, we would respectfully request that a Resolution be prepared for consideration by the Municipal Planning Commission and the Board of Mayor and Aldermen. We are grateful for your assistance and I would be happy to answer any questions you may have.

Sincerely,

MarketStreet Enterprises



Kyle McGavin

cc: Alan Thompson, Caleb Thorne, Scott Bernick, Lee Horn



File #: 21-04585

DATE: April 19, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Kristine Brock, Asst. City Administrator/CFO
Kevin Townsel, Director of Human Resources

SUBJECT:

Consideration Of Resolution 2023-29, A Resolution Providing A Cost Of Living Adjustment For Recipients Of The Closed Pension Plan, Effective July 2023

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) Resolution 2023-29, providing a cost of living adjustment to the monthly benefit for retired recipients, effective July 2023.

BACKGROUND/STAFF COMMENTS:

BOMA approved a cost of living policy for the closed pension plan in Resolution 2022-79, which is a framework for determining a rate of increase based upon the factors of 1) change in the CPI as a year over year percentage, 2) the most recent funded ratio as calculated by a licensed actuary and 3) a maximum and minimum cost of living percentage in line with other well funded pension plans, including the Tennessee Consolidated Retirement System and in accordance with the State of Tennessee Public Employee Defined Benefit Security Act of 2014 (TCA Title 9 Chapter 3 Part 5).

FINANCIAL IMPACT:

The change in CPI for the period of March 2022-March 2023 was 5.59% and the funded rate of the closed plan as of 12/31/2022 was 78%. In accordance with Section 1 of Resolution 2022-79, the resulting cost of living increase effective July 2023 is 2.5%. Approval of Resolution 2023-29 directs Human Resources staff and the administrator of the closed pension plan (TCRS) to implement the cost of living increase.

As a point of comparison, the average annual cost of living increase for the closed plan from 1991-2022 was 2.32%.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2023-29.

RESOLUTION 2023-29

**A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN FOR THE
CITY OF FRANKLIN EMPLOYEES' PENSION PLAN, PROVIDING A COST OF
LIVING ADJUSTMENT TO THE MONTHLY BENEFIT FOR RETIRED
RECIPIENTS, EFFECTIVE JULY 2023.**

WHEREAS, the City of Franklin periodically adopts a cost-of-living adjustment for recipients of benefits from the single employer closed City of Franklin Employees' Pension Plan ("Plan"), and

WHEREAS, the Board of Mayor and Aldermen wishes to approve a cost of living increase to maintain the purchasing power of retiree benefit payments,

WHEREAS, the Board of Mayor and Aldermen approved a Cost of Living Policy for the Plan by Resolution 2022-79, which establishes a framework for determining a rate of increase based upon the factors of 1) change in the Consumer Price Index ("CPI") as a percentage year over year, 2) the most recent funded ratio as calculated by a licensed actuary in accordance with the City's Funding Policy and actuarial best practices and 3) a maximum and minimum cost of living percentage in line with other well funded pension plans including the Tennessee Consolidated Retirement System ("TCRS") and in accordance with the State of Tennessee Public Employee Defined Benefit Financial Security Act of 2014 as codified in TCA Title 9, Chapter 3, Part 5, and

WHEREAS, the change in CPI for the period of March 2022 to March 2023 was 5.59% and the funded rate of the Plan as of 12/31/2022 was 78%, which in accordance with Section 1 of Resolution 2022-79 results in a cost of living increase of 2.5%.

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

Section 1. That the paying agent, which is currently the Tennessee Consolidated Retirement System, for the single employer closed City of Franklin Employees' Pension Plan be instructed to make effective the month of July 2023 a cost-of-living adjustment at a rate of 2.5%.

Section 2. That this Resolution shall be effective on July 1, 2023.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley
City Attorney

FY 2024 Cost of Living Adjustment for Closed Pension Plan

May 9, 2023

Cost of Living Policy for Closed Pension Plan

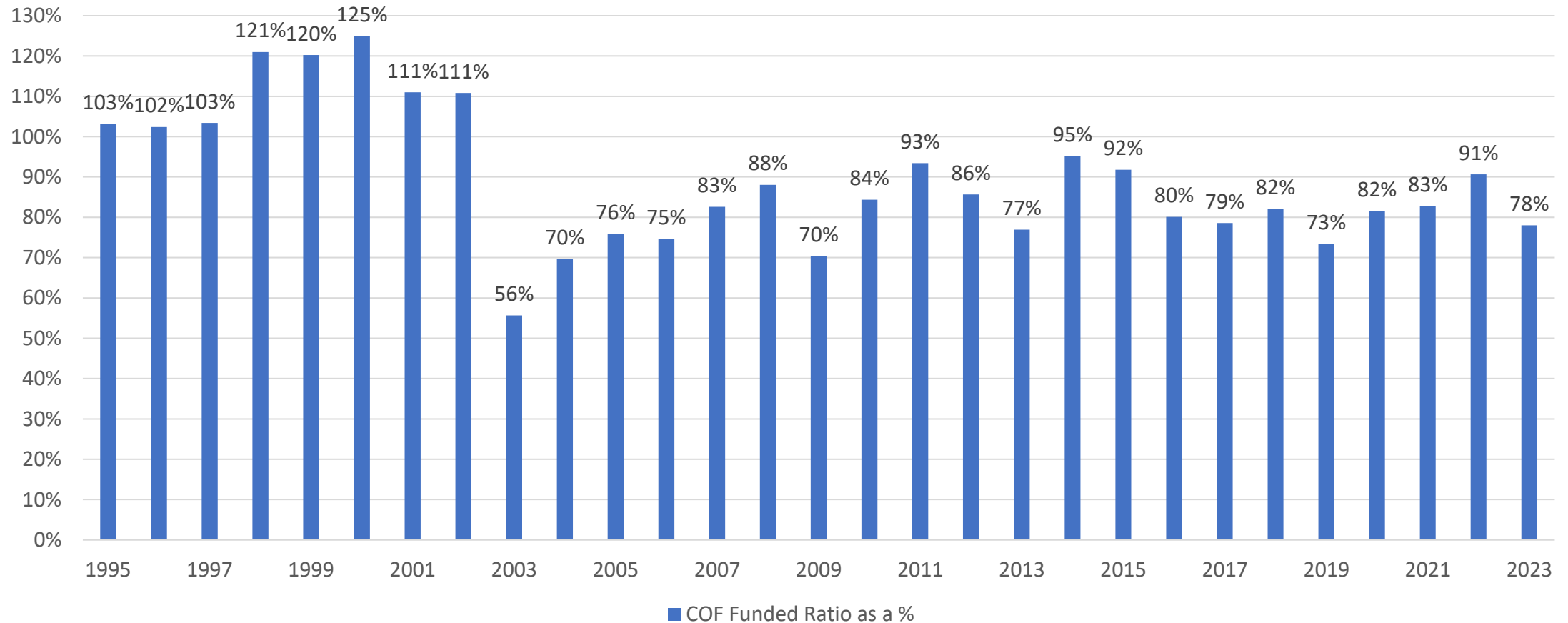
- Resolution 2022-79, adopted January 10, 2023, provides a policy for determining an annual cost of living increase for the single employer closed defined benefit pension plan.
- The change in the Consumer Price Index from the period of March 2022 to March 2023 is 5.59%.
- The Funded Ratio as of January 1, 2023 is 77.76%.

Cost of Living Increase for Fiscal Year 2024, effective July 2023

Section 1. If as of the Plan Year immediately preceding the effective date for any proposed cost of living increase for retirees' pensions the ratio of the market value of Plan assets to the actuarial accrued liability ("AAL) of the Plan (based on the assumptions and methods selected by the City in determining the Actuarial Determined Contribution ("ADC") and consistent with Tenn. Code Ann. 9-3-504 and reported in the Actuary Valuation Report by the actuary providing services to the Plan (the 'Funded Ratio")), equals or exceeds the amounts set forth in the table below, the Board will consider increasing the monthly retirement benefits of Retired Participants or other Participants or Beneficiaries receiving monthly benefits under the Plan by the applicable twelve (12) month percentage change in the Consumer Price Index (U.S. city average for all urban consumers (CPI-U)), excluding food and energy, published by the U.S. Department of Labor, Bureau of Labor Statistics for the March immediately preceding the effective date for any such proposed increase but subject to the following maximum and minimum limits in the table below:

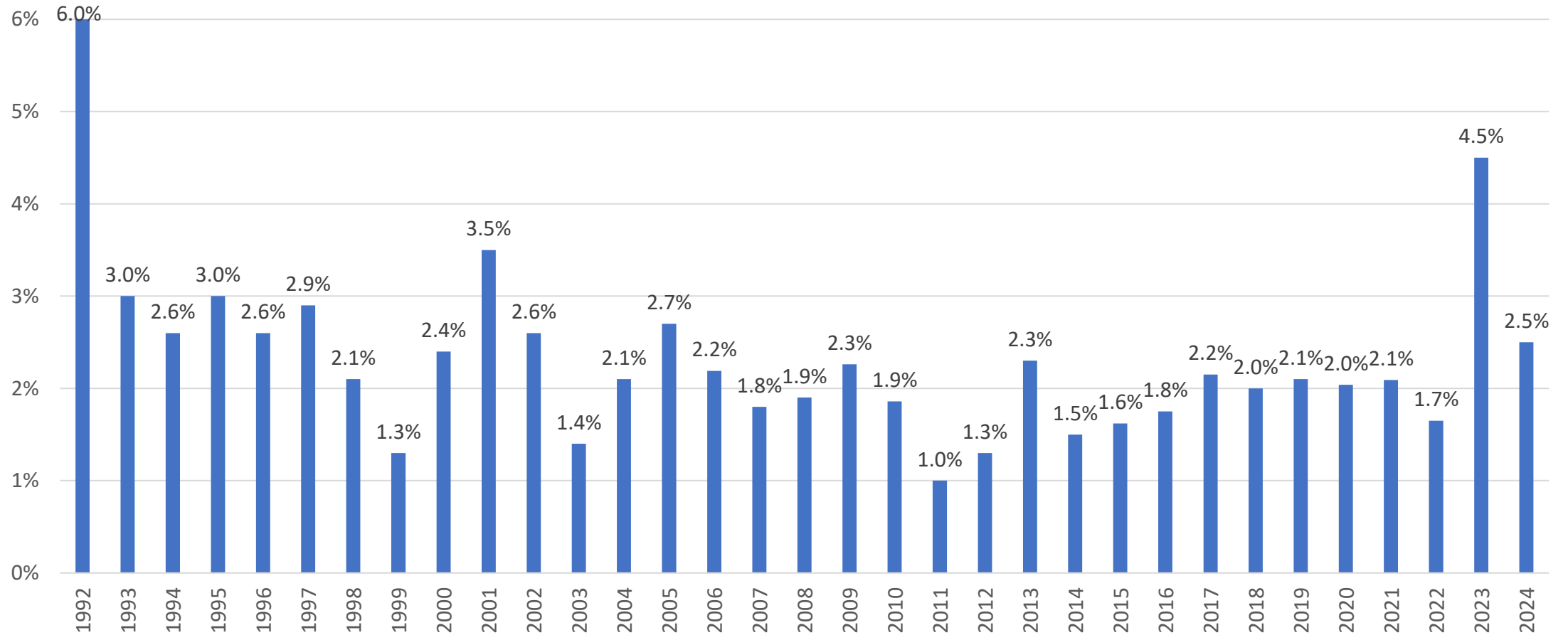
Funded Ratio of the Closed Plan	Maximum Cost of Living Percentage Increase	Minimum Cost of Living Percentage Increase
≥80%	3.5%	1%
60%≥79% 77.76%	2.5%	1%
≤59%	0%	0%

Funded Ratio of Closed Plan Fiscal Years 1995-2023



The highest funded ratio in the modern era was 125% in FY 2000, which was prior to the increase in the benefit multiplier from 1% to 2%. There have been 8 years in the period when the ratio was higher than 60% but less than 80%. A Funded Ratio of 80% or higher is recognized as the benchmark of well funded pension plans.

Cost of Living Adjustments FY 1992-2024



Numbers shown above are rounded to the nearest tenth of a percent. The average annual increase over this period has been 2.32%.

Next Steps

- May 23rd, 2023- Consideration of Resolution 2023-29 to provide for a cost of living increase for the closed pension plan at the rate of 2.5%.
- June 2023- HR Department notifies recipients and prepares file for paying agent.
- July 2023- COLA is effective with July disbursement.



S. Kevin Sullivan, FSA
USI Consulting Group
5301 Virginia Way, Suite 400
Brentwood, TN 37027
629.895.7855

April 27, 2023

Kristine Brock, CPFO
City of Franklin
Assistant City Administrator/CFO
109 Third Avenue South
Franklin, TN 37064

Kristine,

The purpose of this letter is to provide the funded ratio of the City of Franklin Employees' Pension Plan as of January 1, 2023. Below are the key measures of assets and liabilities and the resulting funding ratio.

Measured as of January 1, 2023

<i>Entry Age Normal Past Service Liability</i>	\$	195,578,819
<i>Actuarial Value of Assets</i>		152,073,912
<i>Funded Ratio of the Plan</i>		77.76%

We hope this information is helpful. Please let me know if you have any questions or need additional information.

Sincerely,

S. Kevin Sullivan, F.S.A.
Vice President & Senior Consulting Actuary

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CPI for All Urban Consumers (CPI-U)

Series Id: CUUR0000SA0L1E

Not Seasonally Adjusted

Series Title: All items less food and energy in U.S. city average, all urban consumers, not seasonally adjusted

Area: U.S. city average

Item: All items less food and energy

Base Period: 1982-84=100

Download:



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	231.6	232.4	233.1	233.2	233.5	233.6	233.8	234.3	234.8	235.2	235.2	235.0
2014	235.4	236.1	236.9	237.5	238.0	238.2	238.1	238.3	238.8	239.4	239.2	238.8
2015	239.2	240.1	241.1	241.8	242.1	242.4	242.4	242.7	243.4	244.0	244.1	243.8
2016	244.5	245.7	246.4	247.0	247.5	247.8	247.7	248.3	248.7	249.2	249.2	249.1
2017	250.1	251.1	251.3	251.6	251.8	252.0	251.9	252.5	252.9	253.6	253.5	253.6
2018	254.6	255.8	256.6	257.0	257.5	257.7	257.9	258.0	258.4	259.1	259.1	259.1
2019	260.1	261.1	261.8	262.3	262.6	263.2	263.6	264.2	264.5	265.1	265.1	264.9
2020	266.0	267.3	267.3	266.1	265.8	266.3	267.7	268.8	269.1	269.3	269.5	269.2
2021	269.8	270.7	271.7	274.0	275.9	278.2	279.1	279.5	279.9	281.6	282.8	283.9
2022	286.0	288.1	289.3	290.8	292.5	294.7	295.6	297.2	298.4	299.3	299.6	300.1
2023	302.0	304.0	305.5									

Change Y/Y

5.59%

RESOLUTION 2022-79

A RESOLUTION TO ADOPT A POLICY FOR THE AMENDED AND RESTATED EMPLOYEES' PENSION PLAN DATED EFFECTIVE AS OF JANUARY 1, 2018 FOR POST-RETIREMENT BENEFIT INCREASES OR COST OF LIVING ADJUSTMENTS

WHEREAS, the City of Franklin (the "City") has previously established and currently maintains the City of Franklin Employees' Pension Plan (the "Plan"); and

WHEREAS, the City has amended and restated the plan effective as of January 1, 2018; and

WHEREAS, the City approved that certain First Amendment to the Plan by Resolution dated the 14th day of August, 2018; and

WHEREAS, the City approved that certain Second Amendment to the Plan by Resolution dated the 14th day of December, 2021; and

WHEREAS, while the City, by and through its elected Board of Mayor and Aldermen (the "Board"), retains the right to amend the Plan, there are times when a policy is in the best interest of the Plan and employees; and

WHEREAS, the Plan provides that the Board can on an annual basis consider a cost of living increase for retirees and beneficiaries receiving monthly retirement benefits from the Plan. The amount of such increase, if any, is recorded in City's Board of Aldermen Minutes Book; and

WHEREAS, without binding the Plan to a Plan Amendment mandating a cost of living increase in any specific year, or any years, the Board of Mayor and Aldermen wish to adopt guidelines which they can use in consideration of any such cost of living increase. The Board intends these guidelines to provide some uniformity in how the Board can determine an appropriate amount of any such increase. The Board also intends these guidelines to provide a method by which the Board can determine increases for retirees while at the same time protecting the funding status and funding requirements for the Plan. These guidelines then set parameters within which the Board, with the recommendation of the City Administrator, can propose cost of living increases without adverse impact on the Plan; and

WHEREAS, these guidelines are intended for use by the Board, these guidelines are not a Plan Amendment or a promise of any cost of living increase or any specific amount of cost of living in any specific Plan Year. The Board retains its discretion under the current provisions of the Plan to determine on an annual basis whether or not to provide a cost of living increase and the amount of any such increase; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to adopt a policy that sets forth a framework for post-retirement benefit increases or cost of living adjustments.

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

Section 1. If as of the Plan Year immediately preceding the effective date for any proposed cost of living increase for retirees' pensions the ratio of the market value of Plan assets to the actuarial accrued liability ("AAL") of the Plan (based on the assumptions and methods selected by the City in determining the Actuarial Determined Contribution ("ADC") and consistent with Tenn. Code Ann. 9-3-504 and reported in the Actuary Valuation Report by the actuary providing services to the Plan (the 'Funded Ratio')), equals or exceeds the amounts set forth in the table below, the Board will consider increasing the monthly retirement benefits of Retired Participants or other Participants or Beneficiaries receiving monthly benefits under the Plan by the applicable twelve (12) month percentage change in the Consumer Price Index (U.S. city average for all urban consumers (CPI-U)), excluding food and energy, published by the U.S. Department of Labor, Bureau of Labor Statistics for the March immediately preceding the effective date for any such proposed increase but subject to the following maximum and minimum limits in the table below:

Funded Ratio of the Closed Plan	Maximum Cost of Living Percentage Increase	Minimum Cost of Living Percentage Increase
≥80%	3.5%	1%
60%≥79%	2.5%	1%
≤59%	0%	0%

Any approved increase shall be effective for the first monthly payment in the July following the determination of such increase as provided above and shall be recorded in City's Board of Aldermen Minutes Book.

Section 2. Defined words in Section 1 above shall have the same meaning as set forth in the Plan. No terms of the Plan are amended by this resolution.

IT IS SO RESOLVED AND DONE on this 10th day of January, 2023

ATTEST:

By: Eric S. Stuckey
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: Dr. Ken Moore
Dr. Ken Moore
Mayor

Approved as to Form:

By: Shauna R. Billingsley
Shauna R. Billingsley
City Attorney



File #: 21-04597

DATE: April 24, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Kristine Brock, Asst. City Administrator/CFO
Kevin Townsel, Director of Human Resources

SUBJECT:

Consideration Of Resolution 2023-34, A Resolution Adjusting The City's Contribution To Health Care Coverage For Retirees Electing Coverage In Option II

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2023-34, adjusting the City's contribution to health care coverage for retirees electing coverage in Option II.

BACKGROUND/STAFF COMMENTS:

In 2019, the Board of Mayor and Aldermen adopted Resolution 2019-54, through which the City adjusted its contribution to retiree health care premiums in Option II from a fixed dollar amount to 40% of the premium. After a plan review during the last year, the City Administrator, Assistant City Administrator/CFO and Human Resources Director agreed to recommend an increase in the employer contribution to 50%.

FINANCIAL IMPACT:

After a plan review during the last year, the City Administrator, Assistant City Administrator/CFO and Human Resources Director agreed to recommend an increase in the employer contribution to 50%. There are currently 30 persons enrolled on the Retiree Health Plan Option II. Staff believes the additional employer contribution is accommodated within the existing appropriation for retiree health expenses.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2023-34.

RESOLUTION 2023-34

A RESOLUTION ADJUSTING THE CITY'S CONTRIBUTION TO HEALTH CARE COVERAGE FOR RETIREES ELECTING COVERAGE IN OPTION II

WHEREAS, the City of Franklin ("City") offers an Option II Health Care Plan for its retirees, of which 30 retirees are currently enrolled; and

WHEREAS, the City currently contributes 40% of the monthly premium for retirees enrolled in Option II, and the contribution percentage has remained unchanged since 2019; and

WHEREAS, the City Administrator, Human Resources Director, Assistant City Administrator/CFO and key staff have reviewed the existing terms of Option II and recommend to the Board of Mayor and Aldermen a proposal by which the City contributes 50% of the monthly premium for retirees enrolled in Option II, which may be adjusted annually by the Human Resources Director upon this calculation; and

WHEREAS, the Board of Mayor and Aldermen wish to acknowledge modifications to the Option II Retiree Health Plan as proposed and believe this to be in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the calculation of the monthly premium for Option II Retiree Health Care include a 50% City (employer) contribution, with the remaining 50% to be borne by the retiree; and

RESOLVED FURTHER, that the officers and agents of the Board are hereby directed to take all such steps as may be necessary to accomplish the foregoing; and

RESOLVED FURTHER, that the officers of the Municipality are hereby authorized and directed to take all such steps as may be necessary to accomplish the foregoing.

IT IS SO RESOLVED and approved this ____ day of _____, 2023.

CITY OF FRANKLIN, TENNESSEE

Dr. Ken Moore
Mayor

ATTEST:

Eric S. Stuckey
City Administrator

Approved as to form by:

Sauna R. Billingsley
City Attorney

Summary of Proposed Adjustment to Retiree Medical Plan Option II for FY 2024

May 9, 2023

Description of Retiree Medical Plan Option II

- Who are eligible?-
 - Retirees hired before July 1, 2006, with at least 25 years of service .
 - Retirees hired after July 1, 2006, with at least 25 years of service and at least age 55.
 - Benefits end at age 65.
- History of Cost Sharing Formula
 - Until June 30, 2019, retirees paid the premium less a \$200 City contribution for single coverage or less a \$500 City contribution for family coverage.
 - Beginning July 1, 2019, retirees paid 60% of the premium, with the remaining 40% paid by the City.
 - Proposed for July 2023, retirees pay 50% of the premium, with the same amount paid by the City.
 - Resolution 2023-34 to be considered at 5/23 BOMA voting meeting.

Current and Proposed Retiree Health Plan Option II Monthly Premiums

	FY 2023 Monthly Premium for Retiree	FY 2024 Monthly Premium for Retiree	Difference
Retiree- Single	\$430.30	\$358.59	(\$71.71)
Retiree + Spouse	\$915.59	\$763.00	(\$152.59)
Retiree + Child(ren)	\$804.38	\$670.32	(\$134.06)
Family Coverage	\$1,300.69	\$1,083.91	(\$216.78)

Of the Plan's enrollees in May 2023, 53% have Single coverage and 40% have Retiree + Spouse coverage. These categories make up 93% of all retirees selecting coverage.

Current and Proposed Retiree Health Plan Option II Deductible and Out of Pocket Max

	FY 2023	FY 2024	Difference
Per Person- Deductible	\$1,000	\$750	(\$250)
Per Family- Deductible	\$3,000	\$2,750	(\$250)
Per Person- Out of Pocket Maximum	\$3,000	\$2,750	(\$250)
Per Family- Out of Pocket Maximum	\$6,000	\$5,750	(\$250)

Categories shown above are for use of the Preferred Provider network.



City of Franklin

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

File #: 21-04629

DATE: May 1, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Kristine Brock, Asst. City Administrator/CFO

SUBJECT:

Consideration Of DRAFT Amendment 2 To COF Contract No. 2013-0043, An Interlocal Agreement Between The City Of Franklin And Williamson County For The Collection Of Property Taxes

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning DRAFT Amendment 2 to COF Contract No. 2013-0043, An Inter-local Agreement Between The City Of Franklin And Williamson County For The Collection Of Property Taxes.

BACKGROUND/STAFF COMMENTS:

Since 2013, the Williamson County Trustee's Office has provided billing and collection of City of Franklin property taxes for a fee of \$4 per parcel. Funds and reports are remitted on a monthly basis by the Trustee to the City Revenue Management Office. City property owners benefit from this arrangement by receiving one property tax bill (County, City, Franklin Special School District, if applicable). Property taxes are collected by one official and due on the same date of February 28th. The Williamson County Trustee is highly successful at collecting city property taxes. In Fiscal Year 2022 (tax year 2021), the Trustee collected 99.1% of billed property taxes on or before the due date. A delinquency rate of less than 1% is high performing. The proposed contract amendment would extend the property tax collection partnership with the Williamson County Trustee's Office for 10 years.

FINANCIAL IMPACT:

Assuming the City of Franklin has 32,000 parcels for tax year 2023 (FY 2024), the annual fee for this service would be \$160,000. The \$1 increase per parcel is reasonable given the increases in postage, printing, technology and salaries since the rate of \$4 was established in 2013. The estimated cost has been included in the Proposed FY 2024 Budget for the Revenue Management Office.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Amendment 2 to COF Contract No. 2013-0043.

**INTERLOCAL AGREEMENT BETWEEN WILLIAMSON COUNTY, TENNESSEE AND
THE CITY OF FRANKLIN, TENNESSEE FOR THE COLLECTION OF PROPERTY TAXES
COF Contract No. 2023-0112**

THIS INTERLOCAL AGREEMENT ("Agreement") 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, and the CITY OF FRANKLIN, TENNESSEE ("Franklin"), a municipal government located at 109 Third Avenue South, Franklin, Tennessee 37064.

WHEREAS, County and Franklin are both local governmental entities of the State of Tennessee and, as such, are authorized to enter into an interlocal agreement pursuant to *Tennessee Code Annotated, Section 12-9-104*; and

WHEREAS, currently County collects Franklin's municipal property taxes; and

WHEREAS, *Tennessee Code Annotated, Section 67-5-1801, et seq.* authorizes a County Trustee to collect municipal property taxes on behalf of municipalities within the boundaries of the collecting county; and

WHEREAS, the terms of this Agreement define the obligations concerning collection of municipal property taxes, collection of delinquent municipal taxes, and establishment of a per parcel fee of Five and 00/100 Dollars (\$5.00) for the provision of collections received by County on behalf of Franklin; and

WHEREAS, the parties desire to cooperate in the process to collect the municipal property taxes:

NOW THEREFORE, in consideration of the mutual promises contained herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

I. Purpose of Agreement. The purpose of this Agreement is to set forth the obligations of Franklin and County for the transfer of the obligation to collect Franklin's municipal property taxes for a per parcel fee.

II. Authority. This Agreement is made and entered into pursuant to the authority granted to the parties under the *Interlocal Cooperation Act*, Tennessee Code Annotated Sections 12-9-101, et seq., and the parties agree that all approvals and filings required by the terms of the Act shall be achieved as soon as possible from and after the execution of this Agreement. The authority for the County to collect municipal property taxes is found under Tennessee Code Annotated Sections 67-5-1801, et seq.

III. Franklin's Responsibilities.

- A. Franklin shall be responsible for developing and implementing a plan to advertise and educate its respective property owners concerning the collection of Franklin's municipal property taxes. Franklin shall provide a copy of the plan to the County Trustee prior to implementing the plan to provide the Trustee the opportunity to comment on the proposed plan.
- B. Franklin shall maintain a link to Franklin's websites to be included on the County website and links to the County's webpage from Franklin's webpages.
- C. Franklin shall continue to receive and respond to inquiries and questions from citizens regarding all aspects of the collection of municipal property taxes.
- D. Franklin shall cooperate and assist County in responding to inquiries and questions concerning the collection of municipal property taxes that County receives from property owners within Franklin's jurisdiction. Should County be unable to respond to an inquiry or question received from a property owner within Franklin's jurisdiction, then County shall forward the inquiry or question to Franklin to respond.
- E. Franklin shall pay a per parcel fee to County for the collection of municipal property taxes.
- F. If requested by County, Franklin shall cooperate with County in developing the format and design of new property tax statements. Franklin shall advise County as to the type of information to be included in reports issued by County to Franklin concerning municipal property taxes. Franklin

shall be responsible for providing template reports to County to enable County to provide Franklin the data needed for purposes of maintaining Franklin's accounting system.

- G. Franklin, in cooperation with County, shall establish notification protocols to ensure all parties to a bankruptcy are properly notified, including notification to the County Delinquent Tax Attorney.
- H. Franklin shall comply with County procedures and guidelines created pursuant to this Agreement or related to the services provided by County under this Agreement.
- I. Franklin shall continue to be solely responsible for the assessment, billing, and collection as well as all other duties related to fees collected through the Sewer Assessment Districts that Franklin is conducting at the time this Agreement, or any other assessment is executed by the parties.
- J. Franklin shall be responsible for the assessment, billing, and collection of fees as well as all other responsibilities required to collect fees for future assessment projects initiated by Franklin.
- K. Franklin shall implement safeguards against the collection of its municipal property taxes. Franklin shall immediately remit any property taxes received by Franklin to the Trustee's Office.

IV. County's Responsibilities.

- A. County shall include a link to Franklin's webpage from its Trustee's webpage.
- B. County shall be responsible for the provision of personnel, equipment, and other needed resources required for the assessment and collection of municipal property taxes on behalf of Franklin.
- C. County shall be responsible for contacting the County software vendor to incorporate Franklin's tax data including, but not limited to, delinquent amounts, rollback amounts, tax relief, and tax rates into the tax program used by the Trustee. These obligations are continuous and shall be provided on a periodic basis in response to County's request.
- D. County shall obtain such services as may be necessary to assist in the collection of Franklin's municipal property taxes.

V. Trustee's Responsibilities.

- A. Assessment of the property tax rates. The Trustee shall receive the tax assessment from the Williamson County Property Assessor concerning those properties lying within Franklin's jurisdiction.
- B. Billing. The Trustee shall be responsible for the following:
 - 1. Issue municipal property tax bills starting in October of each tax year;
 - 2. Send delinquent municipal property tax notices and bills to those property owners who have delinquent taxes;
 - 3. Record the assessment and issue municipal property tax bills for both locally and state assessed properties including railroads and public utility entities;
 - 4. Send bills concerning any properly authorized Payment-In-Lieu-of-Taxes programs existing within Franklin's jurisdiction;
 - 5. Provide bankruptcy postings to the tax records; and
 - 6. Provide notice to Franklin of all due dates, penalty dates, and delinquent dates for all property taxes collected by the Trustee to post on Franklin's webpage.
- C. Adjustment to Property Tax Rates. The Trustee shall process adjustments received from the Williamson County Property Assessor and shall post and process adjustments concerning roll back and tax relief programs.
- D. Collection of Taxes. The Trustee shall be responsible for the following:
 - 1. Collect each year's municipal property taxes on behalf of Franklin including collecting partial taxes if authorized;
 - 2. Collect delinquent municipal property taxes in the same manner the Trustee collects delinquent County property taxes;
 - 3. Process municipal property tax overpayments and refunds;
 - 4. Apply the pay procedure that appropriately applies municipal property tax payments when prior year property taxes are due;
 - 5. Collect partial taxes on behalf of Franklin as authorized by Franklin by Resolution on May 9, 2000; and

6. Create a process and define safeguards that Franklin shall implement to address property taxes that are paid directly to Franklin. Franklin shall immediately remit the received property taxes to the Trustee's Office.
- E. Delinquent Property Taxes. The Trustee shall issue delinquent property tax bills and receive delinquent payments. The Trustee will work with the County Delinquent Tax Attorney to seek payment of delinquent municipal property taxes. The Trustee shall apply the same interest and penalties on behalf of Franklin on a monthly basis for those municipal property taxes that are delinquent as provided in *Tennessee Code Annotated Section 67-5-2010*.
- F. Liens. At Franklin's request, the Trustee will collect liens resulting from unpaid municipal property taxes recorded by Franklin in cases where Tennessee law allows as well as recorded liens enforceable under *Tenn. Code Ann. § 6-54-113* or *Tenn. Code Ann. § 13-21-106* such liens to be included with the property tax billings and collected in the same manner as property taxes. Collections of such liens shall include related penalty and interest to the extent allowed by Tennessee law.
- G. Tax Relief. The Trustee shall be responsible for the following:
 1. Maintain and administer applicable tax relief programs; and
 2. Advise Franklin of any changes to property tax relief status for parcels located within Franklin's jurisdiction to permit it to offer free residential trash services.
- H. Remittance of Property Taxes to Franklin. Remit collected property taxes to the taxing jurisdiction received on behalf of Franklin by the 13th of each month unless County provides notice to Franklin of an event that will delay payment and the reason for the delay.

VI. Data Management.

- A. Joint Obligations.
 1. The parties shall cooperate to establish a schedule and plan for the issuance of annual municipal property tax notices.
 2. The parties shall cooperate to establish a process for handling and combining data for reporting purposes.
 3. Franklin shall define reporting requirements so that the Trustee's system can be modified if needed to permit the ability to obtain Franklin or County property tax information.
 4. Franklin shall provide all required data requested from County in a timely manner.
- B. Trustee's Obligations.
 1. Obtain and load tax files received from the Williamson County Property Assessor.
 2. Obtain and load tax history files which, at the discretion of the Trustee, may be a "static" file for prior year paid property taxes.
 3. Maintain separate County and Franklin files concerning State Application Credit Vouchers. The parties shall cooperate in maintaining the separate files.
 4. Maintain data to provide the ability to distinguish applicable taxing districts including the existence of assessment districts.

VII. Trustee's Fee.

- A. Franklin shall pay County a fee of Five and 00/100 Dollars (\$5.00) on an annual basis prior to October 1, of each year for the collection of municipal property taxes on behalf of Franklin. Each parcel within Franklin shall be counted toward calculating the total amount to be paid to County.
- B. The parties agree to cooperate in future negotiations should it later be determined that an increase or decrease in the per parcel fee is supported by increased or decreased costs of County collecting municipal property taxes on behalf of Franklin.
- C. Should Franklin fail to pay the per parcel fee prior to October 1st of each year, County shall be under no obligation to collect Franklin's municipal property taxes until all amounts due to County from Franklin are paid in full.

VIII. Term. The initial term of this Agreement shall be effective on the date this Agreement is fully executed by the parties and shall continue for a period of Ten (10) years beginning on July 1, 2023 and, unless extended

by the parties, expiring on June 30, 2033. The parties may agree to extend this Agreement by written agreement for two (2) additional terms of five (5) years each.

IX. Termination.

- A. **Breach.** Should any party fail to fulfill in a timely and proper manner a material obligation under this Agreement or if any party should violate a material term of this Agreement, the non-breaching party shall provide the breaching party with notice of the breach. The breaching party will then have seven (7) calendar days from the receipt of the notice to cure the breach. Upon breach or default of any of the provisions set forth herein, the non-breaching party shall be entitled to any and all damages and other equitable relief permitted under the laws of the State of Tennessee.
- B. **Termination for Convenience.** The parties may terminate this Agreement prior to the end of a term upon written agreement. Termination shall take effect on a date agreed to by County and Franklin. Such termination shall not affect in any manner any prior existing obligations between the parties.

X. Cost. Unless otherwise provided herein, each party shall be responsible for its own cost for the satisfaction of the obligations set forth herein.

XI. Cooperation. The parties agree to cooperate fully in order to successfully execute the terms and conditions of this Agreement including obtaining all regulatory and governmental approvals required by this Agreement recognizing that the intent of each party to the other is to serve the individual interests of each party while respecting the conditions and obligations of this Agreement.

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

XIII. General Terms.

- A. **Choice of Law and Forum.** This Agreement shall be exclusively governed by the laws of the State of Tennessee. In the event that any section and/or term of this Agreement, 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.

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

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

- C. **Entire Agreement and Modifications in Writing.** This Agreement and any exhibits included herewith at the time of execution of this Agreement contain the entire agreement between the parties, and no statement, promises, or inducements made by either party or agent of either party that is not contained in this written Agreement shall be valid or binding; and this Agreement may not be enlarged, modified, or altered except in writing and signed by the parties and attached hereto.
- D. **Dispute Resolution.** The parties agree to participate in good faith non-binding mediation in an attempt to resolve any disputes. Notwithstanding the foregoing statement, any claims, disputes, or other matters in question between the parties to this Agreement, arising out of or relating to this Agreement or breach thereof, shall be subject to and decided by a court of law.
- E. **Assignment.** The rights and obligations of this Agreement are not assignable.
- F. **Waiver.** No waiver of any provision of this Agreement shall be valid unless in writing and signed by the parties against who charged.
- G. **Headings.** The headings in this Agreement are for convenience and reference and are not intended to define or limit the scope of any provision of this Agreement.
- H. **Employment Practices.** Neither party shall subscribe to any personnel policy which permits or allows for the promotion, demotion, employment, dismissal or laying off of any individual due to race, creed, color, national origin, age, sex or which is in violation of applicable laws concerning the employment of individuals with disabilities. The parties shall not knowingly hire any unauthorized employees or fail to comply with record keeping requirements set forth in the Federal Immigration Reform and Control Act of 1986, Chapter 878 of the 2006 Tennessee Public Acts and all other applicable laws.
- I. **Relationship Between the Parties.** The relationship of the parties shall be that of an independent contractor. No principal-agent or employer-employee relationship is created by this Agreement. The parties hereto shall not hold itself out in a manner contrary to the terms of this paragraph. No party shall become liable for any representation, act, or omission of any other party contrary to the terms of this paragraph.
- J. **Severability.** If any one or more of the covenants, agreements, or provisions of this Agreement shall be held contrary to any expressed provisions of law or contrary to any policy of expressed law, although not expressly prohibited, or contrary to any express provision of public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements, or provisions shall be null and void and shall be deemed separate from the remaining covenants, agreements, or provisions of this Agreement.
- K. **Specific Performance.** The parties recognize that the rights afforded to each under this Agreement are unique and, accordingly, County and Franklin 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.
- L. **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 Agreement.
- M. **Effective Date.** This Agreement shall not be binding upon the parties until it has been properly approved by the legislative bodies of the respective parties, it has then been signed first by the authorized representatives for Franklin and then by the authorized representatives of County and has been filed in the office of the County Mayor. When it has been so signed and filed, this contract shall be effective as of the date written below.

LAST ITEM ON PAGE
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, County and Franklin have executed this Agreement effective as of the date and year written below.

ATTEST:

WILLIAMSON COUNTY, TENNESSEE

BY:

Rogers Anderson, Williamson County Mayor

DATE: _____

DATE: _____

APPROVED AS TO FORM AND LEGALITY:

Williamson County Attorney

ATTEST:

CITY OF FRANKLIN, TENNESSEE

Eric S. Stuckey, City Administrator

Dr. Ken Moore, Mayor

DATE: _____

DATE: _____

APPROVED AS TO FORM AND LEGALITY:

Shauna R. Billingsley, City of Franklin Attorney



Karen Paris
Williamson County Trustee
1320 West Main St., Suite 203
P. O. Box 648
Franklin, TN 37065-0648

April 28, 2023

Mr. Eric Stuckey, City Administrator
City of Franklin
109 3rd Ave., South
Franklin, TN 37024

Re: Renewal of the Inter-local Agreement for the Collection of Property Taxes

Dear Mr. Stuckey:

The current inter-local agreement designating the Williamson County Trustee as the municipal property tax collector for the City of Franklin is due to expire on June 30, 2023. I discussed this with City of Franklin Finance Director Kristine Brock and was pleased to hear that your administration is pleased with our arrangement and wishes to continue our county/city partnership! It is my understanding that you are amenable to entering into a new inter-local agreement with an initial term of ten years.

The updated Inter-local Agreement for the Collection of Property Taxes is attached for your consideration. The proposed agreement includes a 10-year initial term and an increase to the trustee's fees from \$4.00 per parcel to \$5.00 per parcel based on the annual City of Franklin Property Tax Roll. I hope you and the City of Franklin Board of Commissioners will find the new terms acceptable.

Please let me know if you have any questions or concerns.

Kind Regards,

Karen Paris,
Williamson County Trustee

cc: Krsitine Brock, ACA Finance Administration/CFO
Shauna Billingsly, City Attorney



File #: 21-04579

DATE: April 17, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Brian Goodwin, Asst. Director of Water Management
Patricia McNeese, Utilities Engineer

SUBJECT:

Consideration Of Resolution 2023-26, A Resolution Rejecting The Apparent Low Bid From Norris Brothers As A Responsive But Not Responsible Bid, And Awarding The Construction Contract (COF Contract No. 2022-0023) To SBW Constructors, LLC In The Amount Of \$3,592,727 For The Adams Street Water And Sewer Improvements Project

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the resolution rejecting the apparent low bid from Norris Brothers, a responsive but not responsible bid, and awarding the construction contract (COF Contract No. 2022-0023) to SBW CONSTRUCTORS, LLC In the Amount Of \$3,592,727.00 for the Adams Street Water And Sewer Improvements Project.

BACKGROUND/STAFF COMMENTS:

The Adams Street water and sewer improvements project was advertised on February 9, 2023 and bids were opened on March 21, 2023. This project will close portions of Adams Street throughout the entire construction duration; will involve both water and sewer and a small amount of bypass pumping for the sewer in this area, in addition to the connection to existing utilities, and the installation of new natural gas lines (coordinated and paid for by Atmos Gas).

When bids were opened, Norris Brothers Excavating, LLC. was determined to be the lowest bidder. As is typically done on construction projects, references were checked and a legal search was performed to see if any outstanding issues were observed. Through the investigations of Purchasing, Law and the Water Management Department, Norris Brothers was determined to have provided a responsive but not responsible bid, therefore eliminating them and moving to the next lowest bidder. SBW Constructors, LLC. had the second to the lowest bid and was deemed responsive and responsible and is the recommended contractor for this project.

FINANCIAL IMPACT:

The Adams Street water and sewer improvements project, at a cost of \$3,592,727.00, will be funded from the Wastewater Renewal and Water Renewal funds as part of the Fiscal Year 2022-2023 and 2023-2024 budgets. There are no grants or loans involved with this project.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2023-26.

RESOLUTION 2023-26

RESOLUTION REJECTING THE APPARENT LOW BID FROM NORRIS BROTHERS EXCAVATING, LLC, AS NOT RESPONSIBLE, AND AWARDING THE CONSTRUCTION CONTRACT (COF CONTRACT NO 2022-0023) TO SBW CONSTRUCTORS, LLC, IN THE AMOUNT OF \$3,592,727.00 FOR THE ADAMS STREET WATER AND SEWER IMPROVEMENTS PROJECT

WHEREAS, the Adams Street Water and Sewer Improvements Project is one of the projects identified by the City of Franklin in need of upgrades due to the aging and deterioration of the existing infrastructure; and

WHEREAS, the construction of the Adams Street Water and Sewer Improvements Project generally includes the furnishing of all materials, equipment and labor for the following: the construction of approximately 2,972 linear feet of 8-inch water mains, 5 fire hydrants, 2 air release valves, 48 water line laterals, 3,141 linear feet of 8-inch sanitary sewer mains, 60 sanitary sewer laterals, 15 manholes, 28 linear feet of 24-inch concrete oval pipe, trench paving, tie-ins to existing lines, general site work, by-pass pumping and all associated appurtenances; and

WHEREAS, on March 21, 2023, sealed bids were received in the Purchasing Department, City Hall, 109 3rd Avenue South, Suite 107, Franklin, Tennessee 37064 and were publicly opened and read aloud for the Adams Street Water and Sewer Improvements Project (COF Contract No 2022-0023); and

WHEREAS, when the bids were opened, Norris Brothers Excavating, LLC (“Norris Brothers”), was found to be the lowest bidder. However, after the standard reference check and legal search by the City, it was determined that Norris Brothers was a responsive, but not responsible bid therefore eliminating as the lowest bidder; and

WHEREAS, the next lowest bidder was SBW Constructors, LLC, and after the standard reference check and legal search, the bid was determined to be responsive and responsible.

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

SECTION I. The Board of Mayor and Aldermen rejects the low bid of Norris Brothers Excavating, LLC, as it was found after a reference and legal search to be not responsible.

SECTION II. The Board of Mayor and Aldermen authorizes granting the bid award to SBW Contractors, LLC, for the Adams Street Water and Sewer Improvements Project (COF Contract No. 2022-0023) in the amount of Three Million Five Hundred Ninety-Two Thousand Seven Hundred Twenty Seven and No/100 Dollars (\$3,592,727.00).

SECTION III. BE IT FINALLY RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the Water Management Director is hereby authorized to have authority to review and approve the spending of all project funds included in the bid and award of the construction contract for the Adams Street Water and Sewer Improvements Project (COF Contract No. 2022-0023).

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

ATTEST:

CITY OF FRANKLIN, TENNESSE

By: _____

By: _____

ERIC S. STUCKEY
City Administrator

Dr. Ken Moore
Mayor

Approved as to Form

By: _____
J. Blake Harper, Staff Attorney

Tabulation of Bids*

Purchasing Office Solicitation No.:		2023-010 (Adams Street waterline and sewerline improvements)	
Notice to Bidders published in the Williamson Herald on:		2/9/23	
Number of vendors that were notified of / that responded to this solicitation for bids:		12 / 3	
Date and time bids due and publicly opened:		3/21/23 2:00 PM	
Present at opening of bids:		David Ward and Thomas Sargent of SBW Constructors, LLC; John Orgatharp of Cleary Construction; Betty Hester of Norris Brothers; and Rachael DuVall and Brian Wilcox of the City of Franklin Purchasing Office	
Target meeting of BOMA at which recommendation is scheduled to be considered:		5/23/23	
Bids received from:	Is the bidder considered by the City to be "responsible"?	Is the bid considered by the City to be "responsive"?	Total bid pricing per year (based on estimated annual quantities) including stipulated allowances:
Cleary Construction, Inc. 2006 Edmonton Road Tompkinsville, KY 42167 Darren Cleary, President 270-487-1784 darrencleary@clearyconst.com	Yes	Yes (missing lists of suppliers, installers and subcontractors considered waived informalities)	\$4,619,972.00
Norris Brothers Excavating, LLC 22 Northside Lane Crossville, TN 38571 Jacob Norris, President 931-277-5665 norrisbrothersexcavating@hotmail.com	No	Yes (missing lists of suppliers, installers and subcontractors considered waived informalities)	\$3,433,750.00
SBW Constructors, LLC P.O. Box 1347 White House, TN 37188 Jeramie White, Managing Partner 615-574-9420 jwhite@sbwconstructors.com	Yes	Yes (missing list of installers considered a waived informality)	\$3,592,727.00

* Shaded bid is apparent lowest best bid

Tabulation of Bids *

Item No.	Description	Unit	Estimated Quantity	Cleary Construction, Inc.		Norris Brothers Excavating, LLC		SBW Constructors, LLC	
				Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price
1	Mobilization	LS	1	230,000.00	\$230,000.00	110,000.00	\$110,000.00	75,000.00	\$75,000.00
2	Project Record Documents	LS	1	15,000.00	\$15,000.00	20,000.00	\$20,000.00	6,500.00	\$6,500.00
3	Removal of Asphalt Paving	SY	2,265	10.00	\$22,650.00	10.00	\$22,650.00	27.00	\$61,155.00
4	Saw Cutting Asphalt Pavement	LF	7,720	5.00	\$38,600.00	10.00	\$77,200.00	3.00	\$23,160.00
5	Saw Cutting Concrete	LF	305	7.00	\$2,135.00	10.00	\$3,050.00	5.00	\$1,525.00
6	Pavement repair	SY	2,415	195.00	\$470,925.00	60.00	\$144,900.00	180.00	\$434,700.00
7	Sidewalk Replacement	LF	200	250.00	\$50,000.00	100.00	\$20,000.00	153.00	\$30,600.00
8	8 inch DIP Class 350 Water Line in roadway, include stone refill	LF	2,972	287.00	\$852,964.00	255.00	\$757,860.00	164.00	\$487,408.00
9	DI Fittings	LBS	5,865	4.00	\$23,460.00	6.00	\$35,190.00	5.00	\$29,325.00
10	8" Gate Valve W/Box	EA	25	3,550.00	\$88,750.00	1,800.00	\$45,000.00	3,000.00	\$75,000.00
11	6" Gate Valve W/Box	EA	2	2,650.00	\$5,300.00	1,500.00	\$3,000.00	2,300.00	\$4,600.00
12	2" Combination Air Valve Assembly w/Box	EA	2	4,500.00	\$9,000.00	3,800.00	\$7,600.00	9,200.00	\$18,400.00
13	Connect to Existing Water Lines as directed by WMD	EA	12	7,000.00	\$84,000.00	6,000.00	\$72,000.00	8,000.00	\$96,000.00
14	Water and Meter Service Assemblies, with box, service line and tie to existing service line	EA	48	4,500.00	\$216,000.00	1,200.00	\$57,600.00	6,900.00	\$331,200.00
15	Fire Hydrant Assemblies	EA	5	11,000.00	\$55,000.00	5,000.00	\$25,000.00	11,500.00	\$57,500.00
16	Cut and Cap existing water lines	EA	13	4,000.00	\$52,000.00	6,000.00	\$78,000.00	1,200.00	\$15,600.00
17	Demo - Remove/transport old hydrants, valves, boxes, meters, as directed by WMD	LS	1	20,000.00	\$20,000.00	20,000.00	\$20,000.00	15,000.00	\$15,000.00
18	4 ft Dia. Manholes 0-6 ft w/frame and cover	EA	2	9,000.00	\$18,000.00	8,000.00	\$16,000.00	6,500.00	\$13,000.00
19	4 ft Dia. Manholes 6-8 ft w/frame and cover	EA	9	10,000.00	\$90,000.00	8,600.00	\$77,400.00	6,700.00	\$60,300.00
20	4 ft Dia. Manholes 8-10 ft w/frame and cover	EA	4	13,000.00	\$52,000.00	8,900.00	\$35,600.00	7,000.00	\$28,000.00
21	8" PVC Gravity Sewer Line 0'-6', including stone refill	LF	578	317.00	\$183,226.00	340.00	\$196,520.00	226.00	\$130,628.00
22	8" PVC Gravity Sewer Line 6'-8', including stone refill	LF	1,566	427.00	\$668,682.00	340.00	\$532,440.00	297.00	\$465,102.00
23	8" PVC Gravity Sewer Line 8'-10', including stone refill	LF	673	550.00	\$370,150.00	340.00	\$228,820.00	310.00	\$208,630.00
24	8" DIP Gravity Sewer Line 0'-6', including stone refill	LF	189	430.00	\$81,270.00	390.00	\$73,710.00	305.00	\$57,645.00
25	8" DIP Gravity Sewer Line 6'-8', including stone refill	LF	135	540.00	\$72,900.00	390.00	\$52,650.00	375.00	\$50,625.00
26	6" Lateral Service Piping, includes all excavation, bedding, backfill, and appurtenances	LF	1,213	190.00	\$230,470.00	80.00	\$97,040.00	65.00	\$78,845.00
27	Lateral Service Connection (PVC) factory tees	EA	54	3,000.00	\$162,000.00	2,800.00	\$151,200.00	7,050.00	\$380,700.00
28	Lateral Service Connection (DIP) factory tees	EA	6	7,000.00	\$42,000.00	3,000.00	\$18,000.00	8,850.00	\$53,100.00
29	Reconnect existing gravity sewer to proposed manholes (booted connection)	EA	4	9,000.00	\$36,000.00	4,000.00	\$16,000.00	2,685.00	\$10,740.00
30	Conn. EX sewer to Proposed Sewer Pipe stubs (method as directed by WMD)	EA	7	7,250.00	\$50,750.00	6,000.00	\$42,000.00	2,450.00	\$17,150.00
31	Connection to Existing Manholes	EA	1	10,000.00	\$10,000.00	10,000.00	\$10,000.00	6,000.00	\$6,000.00
32	Sewer Television Inspection to inspect new sewer lines	LF	2,800	7.00	\$19,600.00	10.00	\$28,000.00	4.00	\$11,200.00
33	Abandon existing manholes per special note 4 on C1.05	EA	15	1,300.00	\$19,500.00	2,000.00	\$30,000.00	1,495.00	\$22,425.00
34	Pipe support detail, complete and installed as per detail on C1.05	LS	1	15,000.00	\$15,000.00	40,000.00	\$40,000.00	13,500.00	\$13,500.00
35	24" Concrete Oval Pipe	LF	28	600.00	\$16,800.00	200.00	\$5,600.00	375.00	\$10,500.00
36	Rework opening on junction box to fit new oval concrete pipe, grout seam with watertight grout	EA	1	6,000.00	\$6,000.00	20,000.00	\$20,000.00	6,600.00	\$6,600.00
37	Rework opening on existing headwall to fit new oval concrete pipe, grout seam with watertight grout	EA	1	6,000.00	\$6,000.00	20,000.00	\$20,000.00	6,600.00	\$6,600.00
38	Final Seeding	LB	200	170.00	\$34,000.00	10.00	\$2,000.00	33.00	\$6,600.00
39	Crushed Stone Refill (under paving and for gravel drives)	TON	212	70.00	\$14,840.00	60.00	\$12,720.00	22.00	\$4,664.00
40	Fence repair / replacement	LF	100	70.00	\$7,000.00	60.00	\$6,000.00	25.00	\$2,500.00
41	Landscaping repairs	LS	1	10,000.00	\$10,000.00	30,000.00	\$30,000.00	16,500.00	\$16,500.00
42	Erosion control	LS	1	15,000.00	\$15,000.00	39,000.00	\$39,000.00	15,000.00	\$15,000.00
43	Misc. Concrete	SF	100	30.00	\$3,000.00	40.00	\$4,000.00	35.00	\$3,500.00
Total bid pricing excluding allowances:					\$4,469,972.00		\$3,283,750.00		\$3,442,727.00
	Cash Allowance: Traffic Control Plan to be provided by Contractor and approved by City of Franklin	LS	1	50,000.00	\$50,000.00	50,000.00	\$50,000.00	50,000.00	\$50,000.00
	Contingency Allowance: Additional Work Where Directed by Owner	LS	1	100,000.00	\$100,000.00	100,000.00	\$100,000.00	100,000.00	\$100,000.00
Total bid pricing including allowances:					\$4,619,972.00		\$3,433,750.00		\$3,592,727.00

* Shaded bid is apparent lowest best bid



File #: 21-04603

DATE: April 24, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney
Vernon Gerth, Asst. City Administrator Community Development
Emily Wright, Director of Planning and Sustainability
Eric Conner, Principal Planner

SUBJECT:

Williamson County Growth Plan And Franklin Urban Growth Boundary (UGB) Update
WS 8/10/21; 10/12/21; 11/9/21; 11/23/21; 4/12/22; 6/14/22
JCW 8/26/21; 9/23/21

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the status of the Williamson County Growth Plan Update and changes to Franklin's UGB.

BACKGROUND/STAFF COMMENTS:

The City of Franklin, along with Williamson County, Brentwood, Fairview, Nolensville, Spring Hill, and Thompson's Station are all working to update the Williamson County Growth Plan in preparation for Williamson County to reconvene the formal update process per State law requirements. With this process, Franklin has been evaluating our UGB and has prepared an update based upon staff study, BOMA and FMPC feedback, and citizen feedback.

City Staff will prepare a resolution to affirm the proposed UGB as the City's recommendation to the Coordinating Committee as part of the formal Growth Plan update. The Coordinating Committee is required to have at least two public hearings after convening and will have no more than six months to approve changes to the Growth Plan. More information about the adoption timeline is included in the attached slides as well as a draft map showing proposed changes.

The next steps for this item, barring any mapping changes, will be:

- May 25th Joint Conceptual Workshop Project Update
- July 11th BOMA Worksession to discuss the Resolution
- July 27th FMPC Meeting Public Hearing and recommendation vote
- August 8th BOMA Meeting Public Hearing and Adoption of Resolution

The Board may also want to confirm the appointment of the representative of the largest Municipally

Owned Utility (the City of Franklin's Water Management Utility). Previously, the Board of Mayor and Aldermen had appointed City Administrator Eric Stuckey to this position on the Coordinating Committee.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the Williamson County Growth Plan Update.

Williamson County Growth Plan Update

Advisory Group

April 18, 2023

Advisory Group Agenda

- 1. Welcome**
- 2. Update Regarding Draft Growth Areas**
- 3. Update Regarding Proposed Legislation**
- 4. Proposed Procedure and Timeline for Official Growth Plan Update**
- 5. Wrap Up/Next Steps**

Process and Potential Timeline

April 18 - Final Meeting of the Advisory Group

- This meeting is to reaffirm the proposed maps and policies and to chart the course for the official Growth Plan update process

May 1 - Growth Plan amendment initiation:

- Mayor Anderson will submit a letter to each of the other Mayors (also copying the respective managers and attorneys) requesting amendment to the Growth Plan as provided for in the statute. This letter will initiate the process, but the “clock won’t start ticking” at this point

Process and Potential Timeline

May 1 until Mid-June - Gearing Up For the Official Growth Plan Update Process

- Establishment of Coordinating Committee as prescribed by Tennessee Code Annotated Section 6-58-104(a)(1)
- Each jurisdiction should update and educate their respective planning and legislative bodies regarding the process as well as the draft maps and policies

Note: While the main focus should be on what the individual jurisdiction is proposing, the overall proposed map as well as the policies should also be shared.

Process and Potential Timeline

Mid-June - Coordinating Committee initial meeting:

- At this meeting, the Committee will:
 - Adopt Rules of Procedure;
 - Elect a Chair, Vice Chair and Secretary;
 - Discuss procedures for the Growth Plan update review and adoption; and
 - Review and discuss proposed map and policies.

Note: This is when the 6 months clock begins ticking for the Coordinating Committee to transmit a recommended Growth Plan to each Municipality and the County for consideration of adoption.

Process and Potential Timeline

July/August – Individual Jurisdiction Public Hearings:

- Each jurisdiction will hold 2 public hearings on their proposed Growth Plan amendment.
- Notice of the public hearings must be made at least 15 days prior to the hearing in a newspaper of general circulation in the community.

Note: While the main focus should be on what the individual jurisdiction is proposing, the overall proposed map as well as the policies should also be shared.

Process and Potential Timeline

August – Coordinating Committee Meeting(s) to hear official presentations:

- Each jurisdiction will present their proposed amendment to the Growth Plan to the Coordinating Committee. This could occur during a single meeting, or in multiple meetings as necessary.

September – Prepare and Discuss a Recommended Revised Growth Plan:

- Based upon the August presentations, and discussion related to those presentations, a recommended (draft) revised Growth Plan will be prepared.
- The recommended revised Growth Plan will be discussed at an official Coordinating Committee meeting, and any alterations that are identified by the Committee will be made to the Plan. This could occur during a single meeting, or in multiple meetings as necessary.

Process and Potential Timeline

September/October – Coordinating Committee Public Hearings:

- The Coordinating Committee will hold 2 public hearings regarding the Draft Recommended Growth Plan, which will include the maps as well as the policies.
- Notice of the public hearings must be made at least 15 days prior to the hearing in a newspaper of general circulation in the community.

October – Coordinating Committee Refinement and Approval of Recommended Growth Plan

- The Coordinating Committee will meet to discuss the comments voiced at the public hearings and make any revisions it deems appropriate, if needed. This could occur during a single meeting, or in multiple meetings as necessary.
- The Coordinating Committee will officially vote on and approve its recommended Growth Plan.

Process and Potential Timeline

October – Official Transmittal of Growth Plan to Individual Jurisdictions

- The recommended Growth Plan will be officially transmitted by the Coordinating Committee to each jurisdiction for consideration of adoption.

Note: *Once this step is completed, the 6 month clock stops.*

Note: *Once this step is completed, each jurisdiction has 120 days after receiving the recommended Growth Plan from the Coordinating Committee to ratify or reject it.*

November/December – Ratification of Growth Plan by Each Jurisdiction

- Each jurisdiction will be requested to ratify the recommended Growth Plan at the legislative body level. Once ratified by a jurisdiction, a certified copy of the approval document (resolution, ordinance, etc.) should be transmitted to the Coordinating Committee confirming the ratification.

Process and Potential Timeline

January 2024 – Approved Growth Plan Transmitted to the State for Approval

- After all jurisdictions approve the recommended Growth Plan, the Growth Plan is transmitted to the Local Government Planning Advisory Committee (LGPAC) for approval.
- Once the LGPAC approves it, the Growth Plan is recorded in the Williamson County Register of Deeds office as the official Growth Plan for Williamson County.

Coordinating Committee Membership

County Mayor or designee – A designee appointed by the County Mayor must be confirmed by the county legislative body (designee maybe a member of the county legislative body, but still subject to the same confirmation).

Mayor of each municipality or the Mayor's designee – A designee appointed by the Mayor must be confirmed by the municipal governing body.

One (1) member appointed by the governing board of the **municipally-owned utility system** serving the largest number of customers in the county.

One (1) member appointed by the governing board of the **utility system, not municipally-owned**, serving the largest number of customers in the county.

One (1) member appointed by the board of directors of the county's **local soil conservation district**.

One (1) member appointed by the board of the **local education agency** having the largest student enrollment in the county.

One (1) member appointed by the **largest chamber of commerce**, to be appointed after consultation with any other chambers in the county.

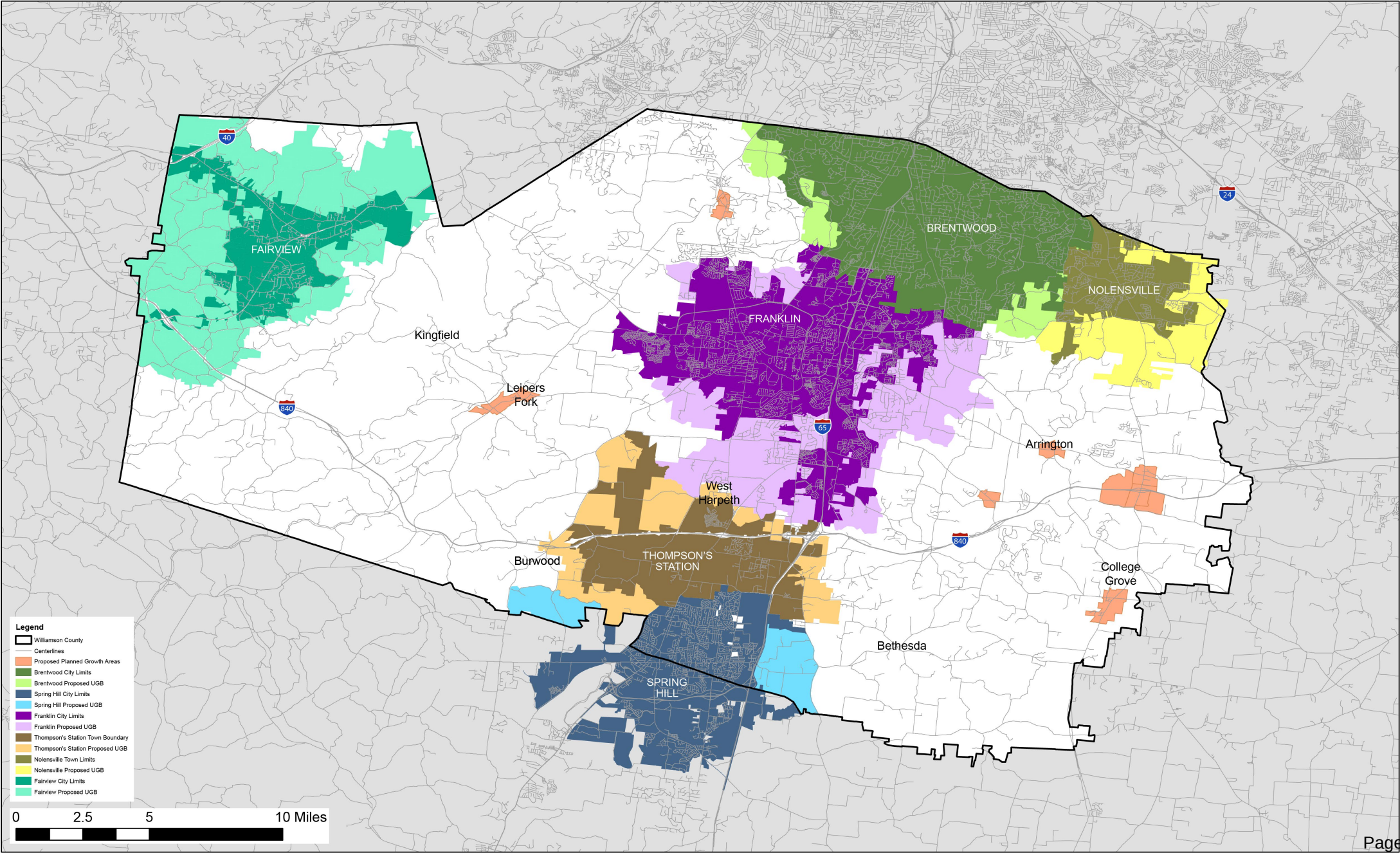
Two (2) members appointed by the **County Mayor** to assure broad representation of environmental, construction and homeowner interests.

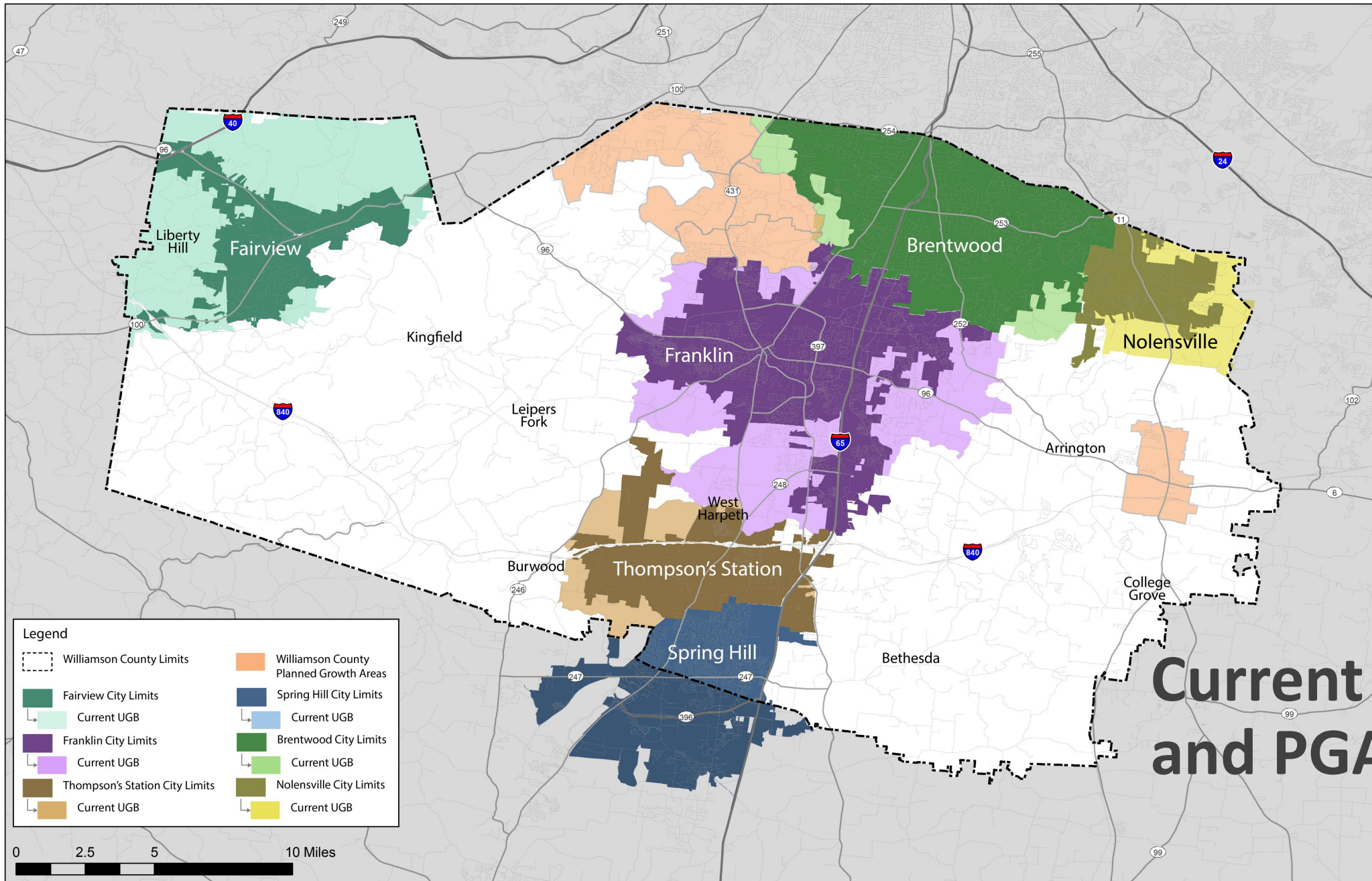
Two (2) members appointed by the **Mayor of the largest municipality** to assure broad representation of environmental, construction and homeowner interest.

Wrap up

Thank you for serving on
the Advisory Group!

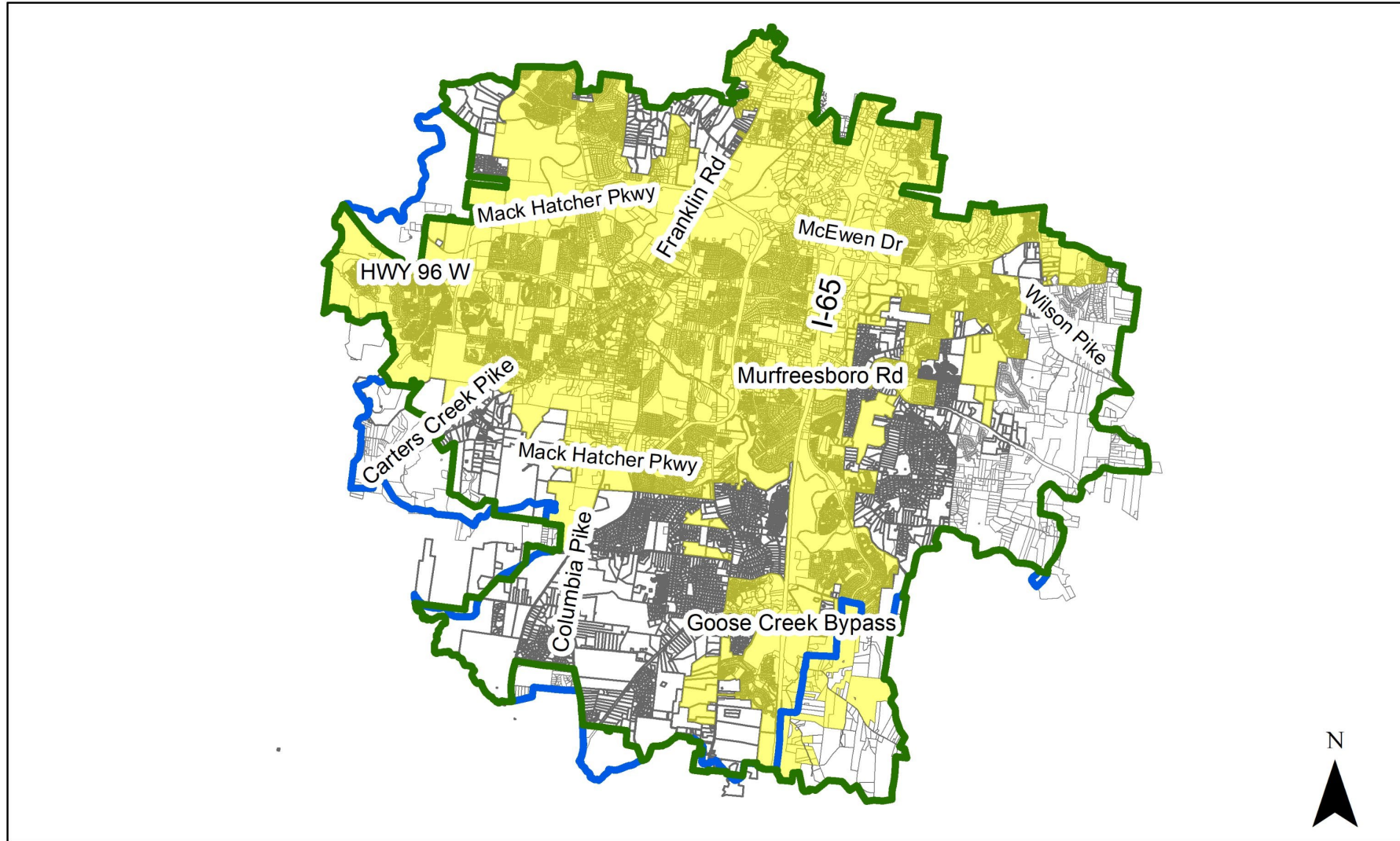
Proposed Urban Growth Boundaries and Planned Growth Areas





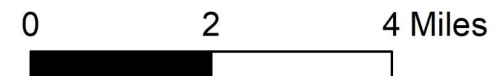
**Current UGB's
and PGA's**

UGB Working Draft 4/21/2023



Legend

- | | | | |
|---|----------------------|--|--------------|
|  | Parcels |  | Proposed UGB |
|  | Current Franklin UGB |  | City Limits |





WILLIAMSON COUNTY GOVERNMENT

MEMORANDUM

TO: Mayor Rhea Little, City of Brentwood
Mayor Lisa Anderson, City of Fairview
Mayor Ken Moore, City of Franklin
Mayor Halie Gallik, Town of Nolensville
Mayor Brian Stover, Town of Thompson's Station
Mayor Jim Hagaman, City of Spring Hill

FROM: Rogers Anderson, Mayor 
Williamson County

RE: Notice of Amendment to the Williamson County Growth Plan

DATE: May 1, 2023

As you know, our respective jurisdictions have been discussing growth-related topics over the past year or so, and there has been discussion about pursuing an amendment to the Williamson County Growth Plan. Pursuant to those discussions, and in accordance with Tennessee Code Annotated Section 6-58-104(d)(1), please accept this Memorandum as notification that I am formally initiating this process of amendment.

My office will be contacting you this week with the date and time for the first official meeting of the Williamson County Growth Plan Coordinating Committee.

I look forward to working with all of you as we move forward together in amending the Williamson County Growth Plan for the good of the entire County and its residents.





File #: 21-04457

DATE: March 16, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Alderman Jason Potts
Emily Wright, Director of Planning and Sustainability
SUBJECT:

Discussion Of A Potential Zoning Ordinance Text Amendment To Remove Gas Stations As A Permitted Use In The Neighborhood Commercial (NC) District

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning gas stations in the Neighborhood Commercial (NC) Zoning District.

BACKGROUND/STAFF COMMENTS:

Gas stations are currently a permitted use in the Neighborhood Commercial (NC) Zoning District with certain use regulations. The NC District is intended to provide for pedestrian-oriented, small-scale commercial nodes that serve surrounding residential neighborhoods. However, many citizen complaints regarding proposed or approved gas stations in close proximity to residential neighborhoods have been received by city officials and city staff, as mentioned in a previous BOMA work session by Alderman Jason Potts. Gas stations provide an essential service to the community, but they may also be associated with potential nuisances. Planning staff will present information for discussion related to this topic to gather feedback on whether the BOMA would like staff to draft an amendment to the Zoning Ordinance to remove gas stations as a permitted use in the NC District (and similarly in Local Commercial Uses in Envision Franklin).

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the presentation on a potential text amendment to remove gas stations as a permitted use in the Neighborhood Commercial (NC) Zoning District.

Gas Stations in NC

May 9, 2023
BOMA Work Session



Where are gas stations allowed?



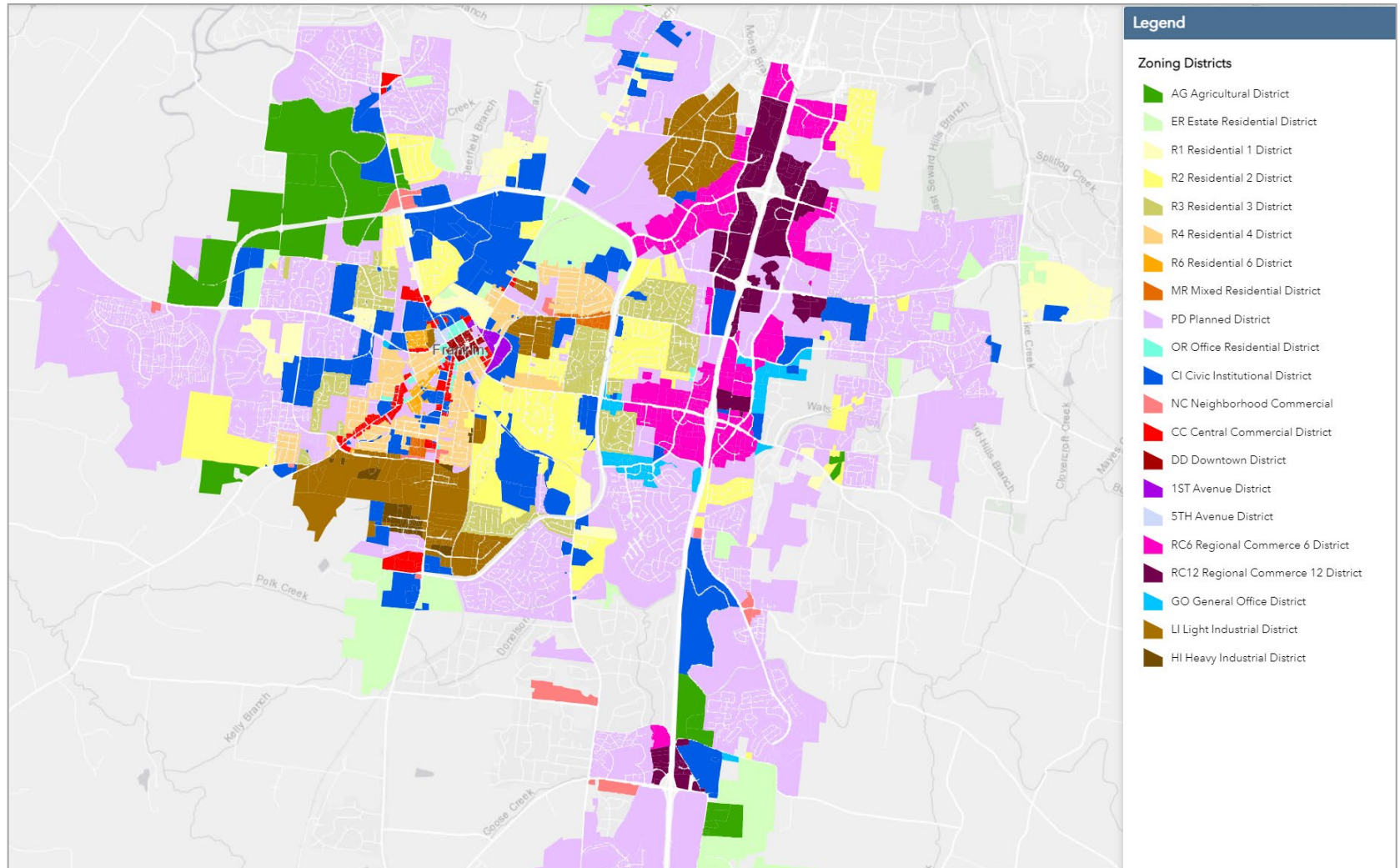
Gas stations are permitted (with Use Regulations) in:

- Planned District (PD) *as approved by BOMA with a development plan
- Neighborhood Commercial (NC)
- Regional Commerce 6 (RC6)
- Regional Commerce 12 (RC12)
- Light Industrial (LI)



www.berryfarmstn.com

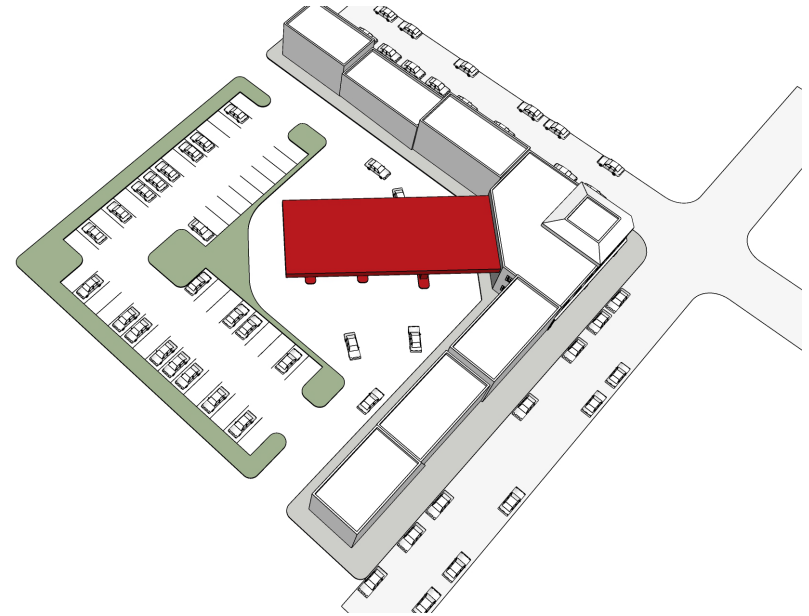
Where are gas stations allowed?



What are the Use Regulations?



- Not be located on a lot at the intersection of two arterial streets
- Not be located adjacent to a residential lot, unless as part of a development plan approved by BOMA
- When located at intersections, where permitted, be designed with fuel pumps and canopy away from the intersection and to the side or rear of the building
- Have pitched roofs for buildings and canopies
- Other canopy standards related to height, materials, lighting, and signage



Discussion

Does the BOMA desire a
Zoning Ordinance Text Amendment?

