City of Franklin

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

Meeting Agenda

Work Session

Tuesday, June 13, 2023 | **5:00 PM** | **Board Room**

CALL TO ORDER

CITIZEN COMMENTS

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

WORK SESSION DISCUSSION ITEMS

1. Development Services Advisory Commission Annual Update

   Sponsors: Vernon Gerth, Katherine Harelson

2. Consideration Of Ordinance 2023-01, An Ordinance To Amend Title 12, Chapter 1 Of The Franklin Municipal Code To Amend Section 12-105 Relating To Certificate Of Use And Occupancy And Certificate Of Completion

   Sponsors: Vernon Gerth, Katherine Harelson

3. Presentation Of City Of Franklin 2023 Employee Engagement Survey
   WS 5/23/23 deferred
   Sponsors: Eric Stuckey, Jaime Ewald

4. Consideration Of Ordinance 2023-15, An Ordinance To Rezone 7.2 Acres From Residential 4 (R4) To Planned (PD 38.19/3,000) District For The Property Located East Of Franklin Road And South Of Liberty Pike, Located At 209 Old Liberty Pike (Middle Eight PUD Subdivision). Establishing A Public Hearing On August 8, 2023
   FMPC 5/25/23, 4-2
   Sponsors: Emily Wright, Amy Diaz-Barriga

5. Consideration Of Resolution 2023-30, A Resolution Approving A Development Plan For Middle Eight PUD Subdivision With 1 Modifications Of Development Standards (Parking), For The Property Located East Of Franklin Road And South Of Liberty Pike, Located At 209 Old Liberty Pike. Establishing A Public Hearing On August 8, 2023
   FMPC 5/25/23, 4-2
   Sponsors: Emily Wright, Amy Diaz-Barriga

6. Consideration Of COF Contract No. 2023-0095, With 228 Franklin, LLC For Parkland Impact Fee And Construction Agreement For The Middle Eight

   Sponsors: Lisa Clayton, Heather Eusebio

7. *Consideration Of Ordinance 2023-12, An Ordinance To Amend Title 8, Chapter 2, Section 219 Of The Franklin Municipal Code Relative To Background Checks For Beer Permit Applicants
   Beer 5/9/23, 3-0
   WS 5/23/23
   Sponsors: Bill Squires, Jessica Davey

8. Consideration Of Amendment 3 To COF Contract No. 2019-0007, With Reese Farms, LLC For Parkland Impact Fee And Greenway Trail System Construction Agreement (Change In Owner Only)

   Sponsors: Lisa Clayton, Heather Eusebio

9. Consideration Of COF Contract No. 2021-0119, With Franklin Special School District For The Interlocal Agreement For The Freedom Ballfields

   Sponsors: Lisa Clayton, Heather Eusebio

OTHER BUSINESS

ADJOURN

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

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-04697

DATE: May 16, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Katherine Harelson, Development Services Analyst

SUBJECT:

Development Services Advisory Commission Annual Update

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Development Services Advisory Commission's annual report.

BACKGROUND/STAFF COMMENTS:

This is a brief presentation discussing the purpose and current goals of the Development Services Advisory Commission.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge this report.

HISTORIC
FRANKLIN
TENNESSEE

City of Franklin Development Services Advisory Commission

BOMA Annual Report

2022 - 2023

Members represent various areas of development such as real estate, land planning, site design, facility and project management, and more.

MEMBERSHIP

Dwight Kiser, Chair

Alan Thompson, Co-Chair

Matt Bryant

Kate Holliday

Ryan McMaster

Bridget Parkes

Scot Dever

Robert Winston

Nathan Zipper

Michael Walters Young

Alderman Matt Brown

MEMBERS

MEETINGS

Meetings take place in the City Hall Training Room on the 2nd Wednesday of the month
(breaks in April, August, and December)

PROJECTS IN PROGRESS

- Reviewing Changes to Certificates of Use and Occupancy and Certificate of Completion Processes
- Analyzing Current Surety Process
- Continuing Improvements of the City's Development Review Process
  - Implemented guidelines for Joint Conceptual Workshop presentations.
  - Looked at staff review timelines for areas of improvement.
- Implemented Changes to Swimming Pool Permits Process.

OUTLOOK

- Continuing to Review the Certificate of Use and Occupancy and Certificate of Completion Process.
- Consider Incentives for Contractors who have no or few re-inspections.
- On-going Discussion and Analysis of the City's Development Processes.
  - The Commission invites Development Professionals to attend meeting and share their ideas and experiences.
- Supporting City Staff and the Development Community to Ensure Quality Service, Development and Growth.

RESOURCES

- The City of Franklin has requested $25,000 to survey local development professionals.
- Goal is to gather data, assess satisfaction levels, and identify areas for improvement of the city various development processes and procedures.

Questions?

City of Franklin

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

File #: 21-04716

DATE: May 24, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Katherine Harelson, Development Services Analyst

SUBJECT:

Consideration Of Ordinance 2023-01, An Ordinance To Amend Title 12, Chapter 1 Of The Franklin Municipal Code To Amend Section 12-105 Relating To Certificate Of Use And Occupancy And Certificate Of Completion

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a proposal to amend Title 12, Chapter 1, Section 12-105 of the City of Franklin Municipal Code Relating to Certificate of Use and Occupancy (CUO) and Certificate of Completion (COC).

BACKGROUND/STAFF COMMENTS:

The purpose of Ordinance 2023-01 is to modify the Certificate of Use and Occupancy (CUO) process for both new developments and existing sites. The current process yields some challenges such as site work not being completed in a timely manner, lingering performance sureties, and businesses unknowingly moving into buildings that don't comply with current building codes or zoning requirements. For new development, the goal of the proposed modifications is to ensure that the entire site is completed and inspected in a timely manner, and that performance sureties are released. For existing sites, the goal is to clarify vague requirements as to when a new CUO is required and ensure that the site aligns with the applicable codes and ordinances. Staff recommendations are as follows:

- **New Development:** Staff recommends that a Final CUO is not issued until all building(s) and associated site improvements are completed, inspected, and performance agreements are progressed to maintenance obligations. Sites may be issued a Temporary Certificate of Use and Occupancy (TCUO) or a Temporary Certificate of Completion (TCOC) (for multi-phased or multi-tenant developments) so as to not delay residents or businesses from moving in. A TCUO and a TCOC will need to be renewed every thirty (30) days. At this time, no fee will be charged for TCUOs and TCOCs.
- **Existing Sites:** Staff recommends adding three new circumstances that will require a new CUO. Those circumstances are when, (1) a new business license is issued, (2) there is a

change in tenant on a commercial property, or (3) a parcel of land is being utilized for a commercial purpose. These changes will help set clear guidelines for business owners when moving into an existing site in the city and ensure that the site properly aligns with applicable codes and ordinances.

FINANCIAL IMPACT:

There is no financial impact at this time. An ordinance will be brought forward to create a fee category for Temporary Certificates of Use and Occupancy and Temporary Certificates of Completion in Appendix A, Comprehensive Fines and Fees. However, there will be no fee implemented.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2023-01.

ORDINANCE 2023-01

AN ORDINANCE TO AMEND TITLE 12, CHAPTER 1 OF THE FRANKLIN MUNICIPAL CODE TO AMEND SECTION 12-105 RELATING TO CERTIFICATE OF USE AND OCCUPANCY AND CERTIFICATE OF COMPLETION.

WHEREAS, for the purpose of promoting the public health, safety, comfort, convenience, and general welfare of the people of Franklin, the Board of Mayor and Aldermen of the City of Franklin is authorized to prescribe and enforce regulations and standards for the design, construction, repair, and occupancy of structures and property within the City of Franklin; and

WHEREAS, in its legislative judgment the Board of Mayor and Aldermen has found that regulations and standards regarding the process for obtaining Certificates of Use and Occupancy and Certificates of Completion must be dynamic and modified from time to time to better and more expeditiously respond to building codes and safety standards necessary to preserve and promote the private and public interest; and

WHEREAS, further defining Certificates of Use and Occupancy and Certificates of Completion requirements for new development and the redevelopment of existing structures and parcels of land will help ensure Franklin's built environment remains accessible, safe, and inviting to people of all ages; and

WHEREAS, the Board of Mayor and Aldermen find that this action to be in the best interest of the City.

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

SECTION I. That Title 12, Chapter 1, Section 12-105 shall be deleted in its entirety and shall be replaced by a new Section 12-105 to be entitled, Certificate of Use and Occupancy and Certificate of Completion, and is hereby created to read as follows:

Sec. 12-105.- Certificate of Use and Occupancy and Certificate of Completion.

(1) *Certificate of Use and Occupancy required.* It shall be unlawful for any person to occupy or use a building or structure, part of a building or structure, or parcel of land prior to the issuance of a Certificate of Use and Occupancy. The issuance of a Certificate of Use and Occupancy shall be a prerequisite to the occupation, reoccupation, or use of a building, structure, or parcel of land when:

(a) A building or structure has been constructed.

(b) A building, structure, or portion thereof has been subject to an expansion, addition, renovation, and/or reconstruction.

(c) A building, structure, or parcel of land has a change in its occupancy, use, and/or occupant.

(2) *Application.* The property owner, building contractor, or occupant of the building, structure, or parcel of land subject to the requirement of a Certificate of Use and Occupancy shall apply to the Building Official or their designee for a Certificate of Use and Occupancy pursuant to the following requirements:

(a) Concurrent with an application for a building permit, where applicable.

(b) Prior to the change in occupancy or use of a building, structure, parcel of land, or portion thereof, under circumstances when a building permit is not required.

(3) *Issuing Certificates of Use and Occupancy.* A Certificate of Use and Occupancy shall not be issued until all required building, zoning, fire, streets, water management, stormwater, landscaping, green infrastructure, and other related building and site improvement inspections have been performed and approved in their entirety and, related performance sureties are transferred to maintenance obligations by the appropriate City of Franklin Departments. Upon satisfactory completion of all required inspections and the receipt of a Certificate of Use and Occupancy application, the City of Franklin Building and Neighborhood Services Department shall issue a Certificate of Use and Occupancy that contains all items as required by Section 111 of the International Building Code (IBC) and the following information:

(a) The uses on the site as defined by the zoning ordinance and applicable building and fire codes.

(b) Any special stipulations or conditions on the approved Development Plan and/or Site Plan.

(4) *Temporary Certificate of Use and Occupancy.* A Temporary Certificate of Use and Occupancy may be issued for a portion or portions of a building and parcel of land which may be safely occupied prior to the final completion of the building and site improvements. The owner, building contractor, or occupant of a building or parcel of land may apply to obtain a Temporary Certificate of Use and Occupancy pursuant to the following requirements:

(a) *Conditions and standards for issuance of a Temporary Certificate of Use and Occupancy.* Prior to the issuance of a Temporary Certificate of Use and Occupancy, all required building, zoning, fire, streets, water management, landscaping, stormwater, green infrastructure, and related site improvement inspections shall be performed and approved, as applicable.

(b) *Term.* The term of a Temporary Certificate of Use and Occupancy shall not extend for a period of more than thirty (30) days unless a specified amount of time greater than thirty (30) days is determined to be necessary and approved by the Building Official or designee. At the end of the term, if all conditions have not been met to satisfy the requirements for the issuance of Final Certificate of Use and Occupancy, an additional renewal application and renewal payment shall be required to extend the Temporary Certificate of Use and Occupancy by a period of thirty (30) days.

(c) *Renewal application.* Application for renewal of a Temporary Certificate of Use and Occupancy and renewal fee shall be submitted to the Building and Neighborhood Services Department.

(5) *Certificate of Completion required.* A Certificate of Completion is required for phased development projects and/or buildings and structures that have multiple tenants that require individual Certificates of Use and Occupancy. A Final Certificate of Completion shall not be issued until all related building and site improvement inspections have been performed and approved in their entirety and related performance sureties are transferred to maintenance obligations by the appropriate City of Franklin Departments. A Certificate of Completion is proof that a building, structure and/or associated site improvements meet City of Franklin requirements and are functional for Temporary or Final Certificates of Use and Occupancy to be released for individual units or tenant spaces. A Certificate of Completion does not grant authority to occupy a building, structure, or individual units or tenant spaces, prior to the issuance of a Certificate of Use and Occupancy.

(6) *Temporary Certificate of Completion.* A Temporary Certificate of Completion may be issued when phased development projects and/or buildings and structures that have multiple tenants have completed all zoning, life safety, electrical, gas, mechanical, accessibility, plumbing, fire protection systems, and it is determined by the Building Official, or designee, that the building(s), structure(s), and required site improvements are determined to be functional by the appropriate City of Franklin Departments. The owner, building contractor, or occupant of a building, structure, or parcel of land shall submit an application to obtain a Temporary Certificate of Completion pursuant to the following requirements.

(a) *Term.* The term of a Temporary Certificate of Completion shall not extend for a period of more than thirty (30) days unless a specified amount of time greater than thirty (30) days is determined to be necessary and approved by the Building Official or designee. At the end of the term, if all conditions have not been met to satisfy the requirements for the issuance of a Final Certificate of Completion, an additional renewal application and renewal payment shall be required to extend the Temporary Certificate of Completion by a period of thirty (30) days.

(b) *Renewal Application.* Application for renewal of a Temporary Certificate of Completion and renewal fee shall be submitted to the Building and Neighborhood Services Department.

(7) *Violations.* It shall be unlawful for any person to occupy or use a building, part of a building, structure, or parcel of land prior to the issuance of a Temporary or Final Certificate of Use and Occupancy, or after the expiration or revocation of a Temporary Certificate of Use and Occupancy. The offender shall be deemed guilty of a misdemeanor and such violation shall be punishable by a penalty as specified in Appendix A, comprehensive fees, and penalties

(8) *Fees.* Application fees for all Temporary and Final Certificates of Use and Occupancy and Temporary and Final Certificates of Completion are as established in Appendix A, comprehensive fees, and penalties.

SECTION III. **Severability.** In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION IV. **Repeal and Savings Clause.** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the City of Franklin prior to the effective date of this ordinance.

SECTION V. **BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect on January 1, 2024, for the health, safety, and welfare of the citizens of Franklin, Tennessee requiring it.**

ATTEST: CITY OF FRANKLIN, TENNESSEE

BY: _____ BY: _____

ERIC S. STUCKEY **DR. KEN MOORE**

City Administrator Mayor

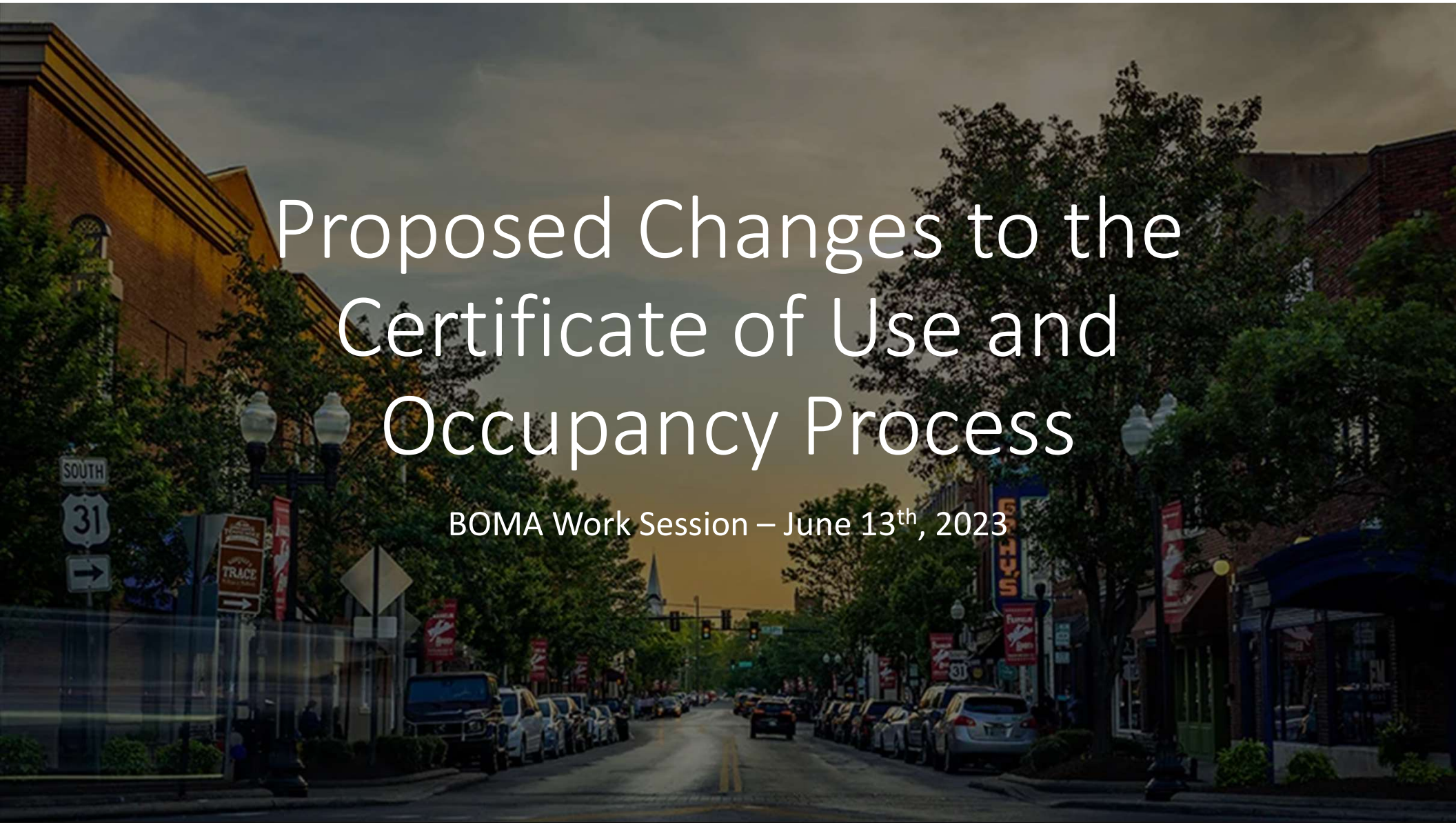
Approved as to Form:

_____

Shauna R. Billingsley, City Attorney

PASSED FIRST READING _____

PASSED SECOND READING _____



Proposed Changes to the Certificate of Use and Occupancy Process

BOMA Work Session – June 13th, 2023

Agenda

01

CURRENT PROCESS

02

CURRENT CHALLENGES

03

PROPOSED SOLUTIONS

04

DISCUSSION

Purpose

- To protect the public health, safety, and general welfare of individuals and the community at large in Franklin.
- To ensure that the development of buildings and sites are completed efficiently and according to the codes and ordinances passed by the BOMA.
- To maintain the high quality-of-life and standards for the citizens and businesses of the City of Franklin.

New Development

Certificate of Use and Occupancy vs. Certificate of Completion

Certificate of Use and Occupancy: A certificate of proof that a structure and associated **site or system** is complete and is released for occupancy, use, and connection to a utility system.

Certificate of Completion: A certificate of proof that a structure and associated site or system is complete. **This certificate does not grant authority to occupy a building, such as a shell building, prior to the issuance of a certificate of occupancy.**

Current Process

- Municipal Code: Sec.12-105 (1) (a). “A new building shall not be occupied or a change made in the occupancy, nature or use of a part of a building or structure until after the certificate of use and occupancy has been issued. Said certificate shall not be issued until all required building, infrastructure, zoning, life safety, electrical, gas, mechanical, accessibility, property maintenance, plumbing, and fire protection systems have been inspected by building and neighborhood services (or the designees of building and neighborhood services director) and the Franklin Fire Department for compliance with technical codes and other applicable laws and ordinances…"
- Final Certificates of Use and Occupancy (CUOs) are issued once a building or structure passes all building, fire, and zoning inspections.
- Site work covered under performance sureties **does not** have to be completed before a final CUO is issued but does need to be functional and stabilized.

Current Challenges

- When Certificates of Use and Occupancy are issued, much of the site work is not completed.
  - Performance sureties were the incentive to complete the site work.
- Site work is not being completed in a timely manner.
  - Some performance agreements are almost a decade old.
  - $78 million of open letters of credit.
- Staff is becoming concerned that lingering sureties will no longer cover the cost of completing the improvements.

Staff Recommendation

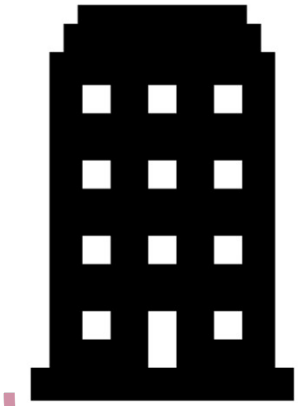
- Final Certificates of Use and Occupancy (CUO) would be issued once **all** inspections are completed and **all** required site work and improvements have moved from performance agreements to maintenance obligations.
  - **Single Site Non-Residential (inc. Multi-Family):** A Temporary CUO would be issued once all required building inspections are completed. Site must be stabilized. Once site work is completed and the sureties are released, a Final CUO would be issued.
  - **Residential:** A Temporary Certificate of Completion (COC) would be issued on each section. As buildings are completed, Final CUOs shall be issued on the individual buildings. A Final COC shall be issued once the appropriate amount of site work is completed on that section.
  - **Multi-Tenant Developments:** A Temporary COC would be issued on the shell building once inspections are completed. Final CUOs would be issued on the individual tenant spaces as they are completed and inspected. A Final COC would be issued once all site work is performed and moved to maintenance.

Residential Section

Certificate of Completion

Certificates of Use & Occupancy

Single Tenant Commercial Building

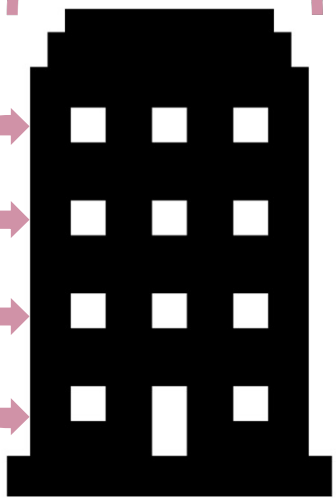


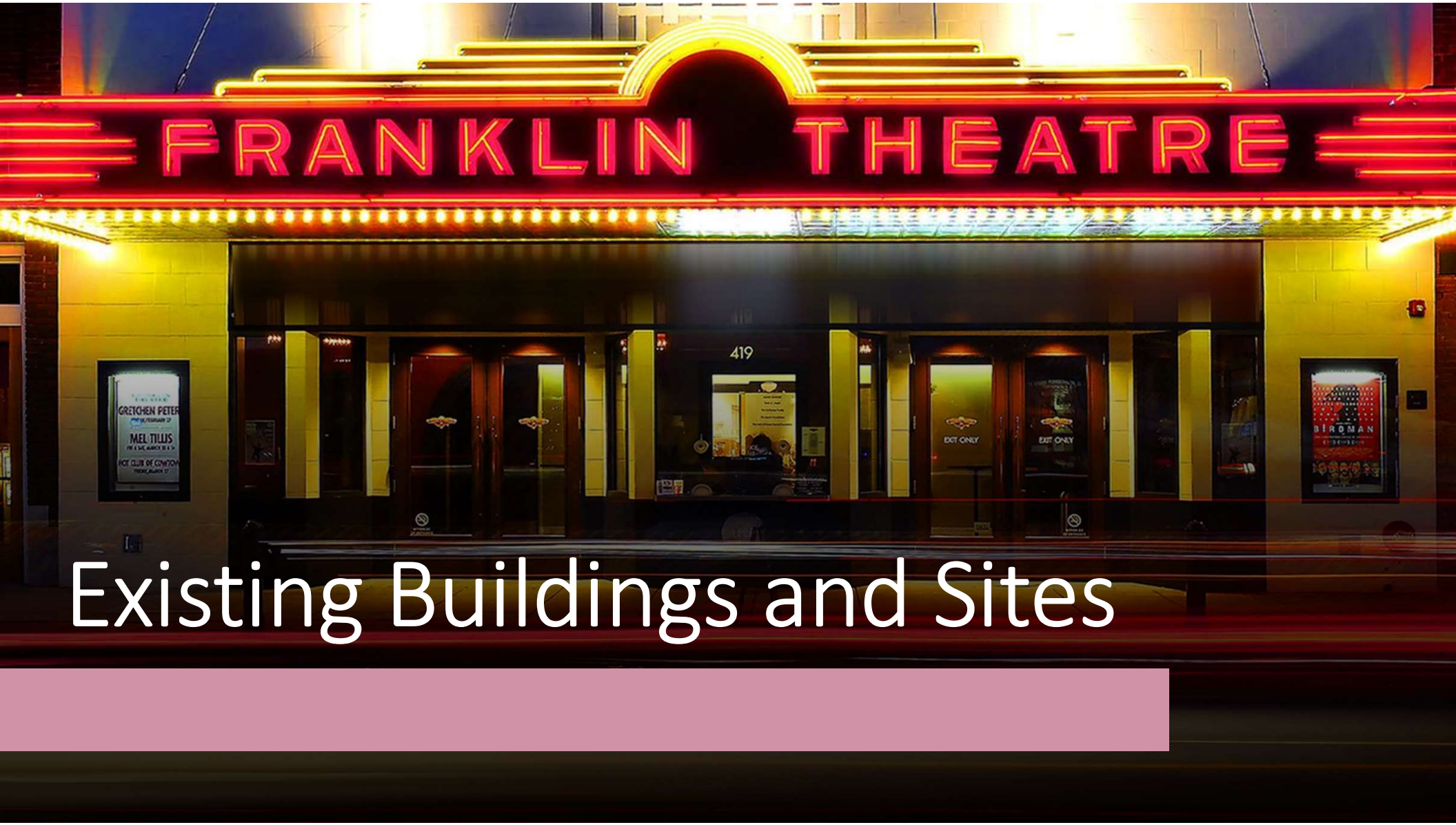
Certificate of Use & Occupancy

Multi-Tenant Commercial Building

Certificate of Completion

Certificates of Use & Occupancy

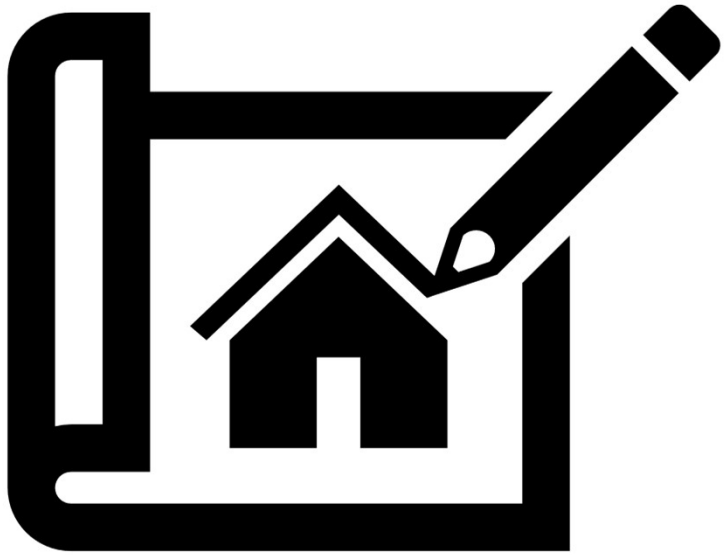




Existing Buildings and Sites

Current Process

- A new Certificate of Use and Occupancy is required when the **occupancy** or the **use** of a building or structure changes.
- Municipal Code: Sec.12-105 (1) (a). “A new building shall not be occupied or a change made in the occupancy, nature or use of a part of a building or structure until after the certificate of use and occupancy has been issued. Said certificate shall not be issued until all required building, infrastructure, zoning, life safety, electrical, gas, mechanical, accessibility, property maintenance, plumbing, and fire protection systems have been inspected by building and neighborhood services (or the designees of building and neighborhood services director) and the Franklin Fire Department for compliance with technical codes and other applicable laws and ordinances…"



Current Challenges

- Current requirements do not accurately capture changes that are occurring to existing buildings and sites or new uses of land.

- Inspectors find building code violations after a new business has opened.
  - Building code upholds the minimum requirements for life safety.

- Creates hardship for business owners when improvements are required after they have already opened for business or advised that their use is not permitted.

Example

- Change from a restaurant to another restaurant.
- Under the current process, this change does not trigger a new Certificate of Use and Occupancy.

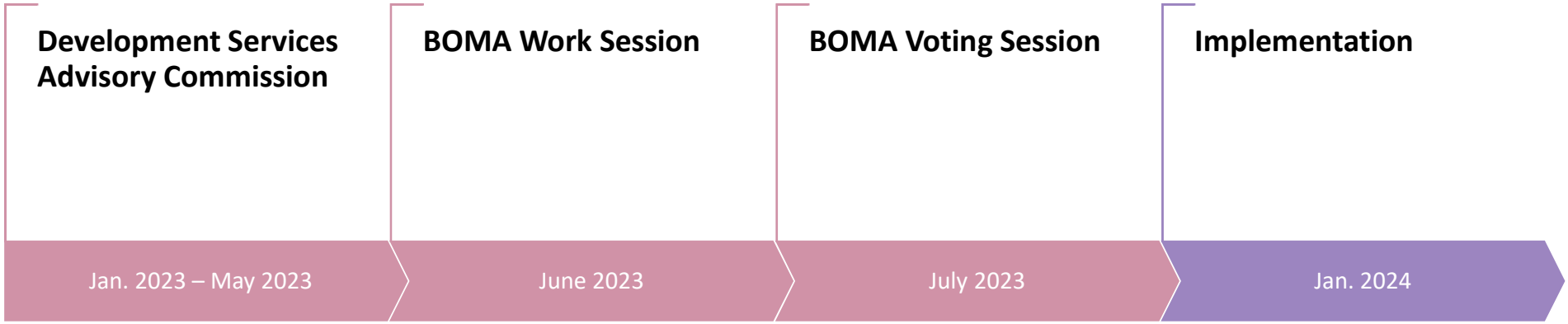
Staff Recommendation

A new Certificate of Use and Occupancy shall be required when:

A new business license is issued.	**A parcel of land is being utilized for commercial/business purposes.**	**There is a change in a non-residential building tenant/occupant.**

Property owners will fill out an application online. Staff will provide a complimentary inspection on the building or site and provide guidance to the owner/tenant on any renovations required to support the proposed use/occupancy.

What's Next?


Development Services Advisory Commission
Jan. 2023 – May 2023
BOMA Work Session
June 2023
BOMA Voting Session
July 2023
Implementation
Jan. 2024

HISTORIC FRANKLIN TENNESSEE

CO

Certificate of Occupancy

BUILDING and NEIGHBORHOOD SERVICES
615-794-7012 Office 615-591-9066 Fax

OCCUPANT / TENANT INFORMATION

Occupant / Tenant Name: _____

Address: _____ Suite/Unit #: _____

City: _____ State: _____ Zip: _____ E-mail: _____

Phone: _____

*The occupant / tenant address will not be the address of the Property, unless this is the only location for this business. If there is a corporate office occupant / tenant, that address will be the official address listed on the CO.

PROPERTY OWNER INFORMATION

Property Owner Name: _____

Property Owner Street Address: _____

City: _____ State: _____ Zip: _____ E-mail: _____

Phone: _____

PROPERTY ADDRESS

Property Address: _____

City: _____ State: _____ Zip: _____

PROVIDE THE INFORMATION BELOW

Zoning Use Type (ZO Table 3-2): _____

Base Zoning District/Character Area/Overlay: _____

IBC Occupancy Type: _____Max. Occupant Load: _____

IBC Construction Type: _____Life Safety Code Class.: _____

Does the property have a Sprinkler System: __Yes__No

Was the Sprinkler System required:__Yes__No

Narrative of Scope of Work

Signature: _____ **Date:** _____

Note: *Applications can be emailed to cofpermitapp@franklintn.gov. Incorrect or incomplete information may result in permit revocation.*

File #: 21-04683

DATE: May 24, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Jaime Ewald, Organizational Development Specialist

SUBJECT:

Presentation Of City Of Franklin 2023 Employee Engagement Survey
WS 5/23/23 deferred

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the 2023 Employee Engagement Survey.

BACKGROUND/STAFF COMMENTS:

In February 2023, the City of Franklin conducted its first professionally administered, citywide employee engagement survey. A high level of engagement is linked to increased performance, healthier employees, and better employee retention.

City staff reviewed options for survey providers and contracted with Energage. Energage has over 15 years of experience conducting research on workplace culture, and has a goal of helping leaders make a valuable impact on organizational culture, the working lives of employees, and society overall. The company has surveyed over 70,000 organizations and administers the regional and national Top Workplace program.

To ensure confidentiality, Energage administered the survey and tracked responses. Responses can *not* be tracked to individual employees. Energage also provides reporting on survey results. The charts and graphs included in the attached presentation were provided directly by Energage.

The survey was sent to each City employee via email. The survey was open for two weeks. The response rate was 91.6%. The survey consisted of approximately 30 statements, which employees scored on a Likert scale of 0-6 (strongly disagree to strongly agree). Employees were also given the opportunity to offer open-ended comments.

The survey offered staff an opportunity to provide feedback about their workplace experiences. This information will help leaders ensure that the City of Franklin is not only one of the best places to live, but also, one of the best places to work.

FINANCIAL IMPACT:

The cost for the survey came to $19,500 and came from budget line 110-82560-41650. This cost includes an annual subscription to the survey platform. This platform provides extensive analytics and the ability to conduct additional high-quality surveys with our staff. Benchmark data is also included.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the presentation of the 2023 Employee Engagement Survey.

OVERVIEW REPORT

Workplace Survey- 2023

Citywide Results

City of Franklin, TN

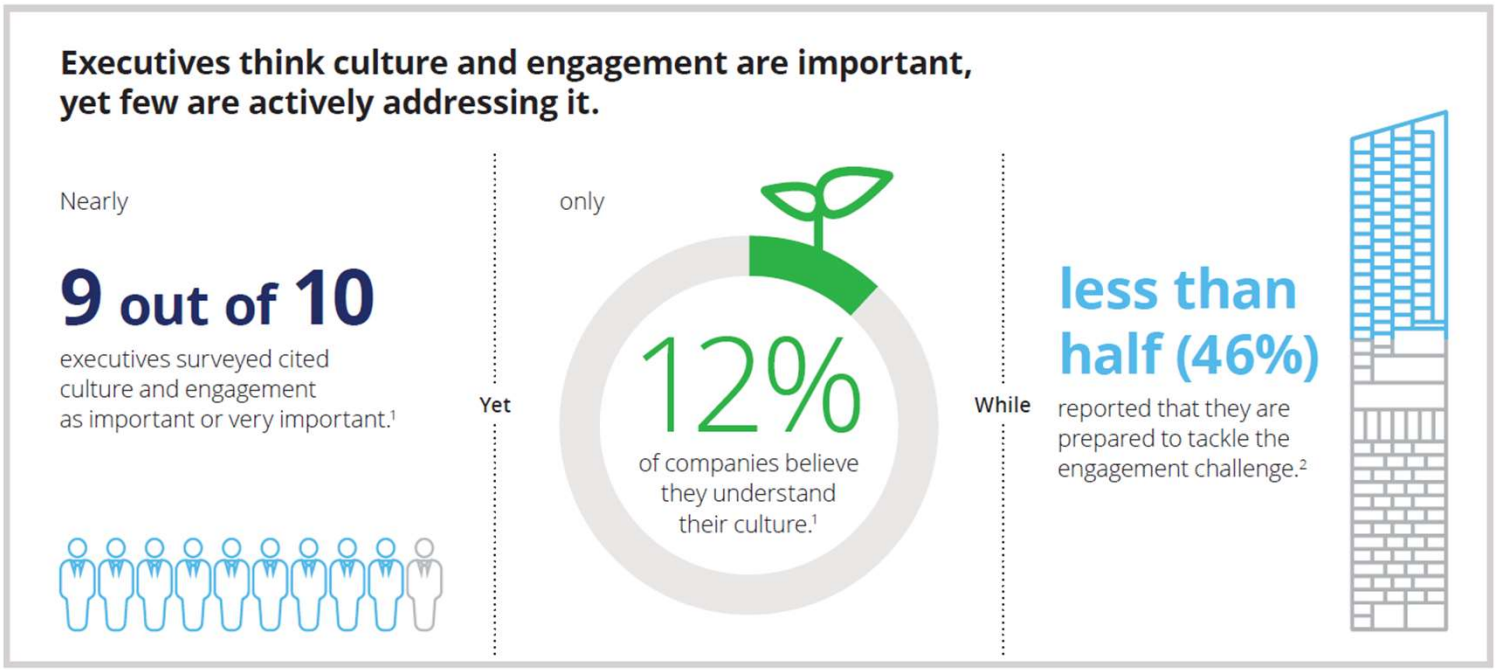
- The 2023 Workplace Survey was conducted during the month of February at the City of Franklin.
- 750 employees were invited and 687 responded (91.6%).
- Energage, a 3rd party survey provider, administered the survey and provides reporting.
- The survey measured overall employee engagement.

Employee Engagement defined:

- Employee Engagement is a positive psychological state where people feel an emotional commitment to the organization (goals, teammates, & customers/citizens).
    - Engaged employees are involved in, and enthusiastic about, their workplace.
- When organizations have higher engagement they see better productivity, improved performance, and happier, healthier employees.
    - Culture is what we do and how we do it. Engagement is the measurement.
- The survey measures the factors that impact engagement the most.

Employee Engagement:

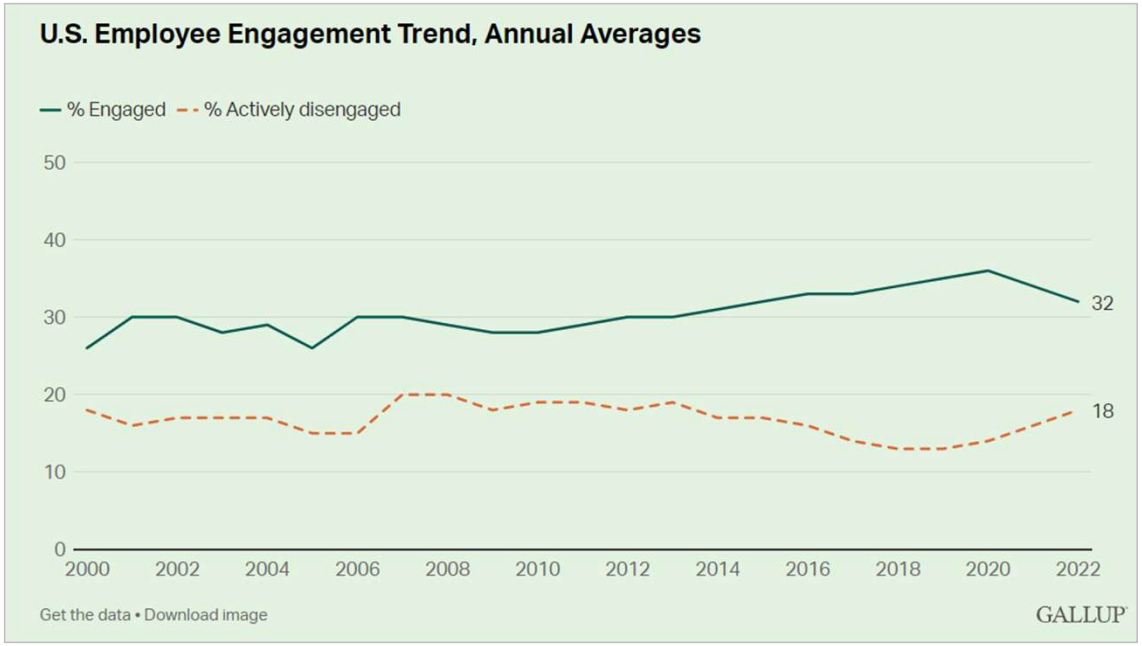
- Research from Deloitte* shows that most leaders see engagement as an important driver of success, but far fewer understand or prioritize it.



**Deloitte Culture and Engagement Perspectives / Avoiding the runaway strategy bus. © 2016 Deloitte Development LLC*

Employee Engagement:

- Recent Gallup poll data shows 32% of US employees are engaged, 50% are neutral, and 18% are actively disengaged.*



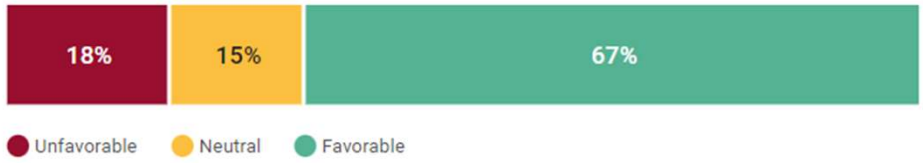
*www.gallup.com/workplace/468233/employee-engagement-needs-rebound-2023.aspx

City of Franklin Employee Engagement Score:

ENGAGEMENT SCORE

Overall employee engagement: 67%

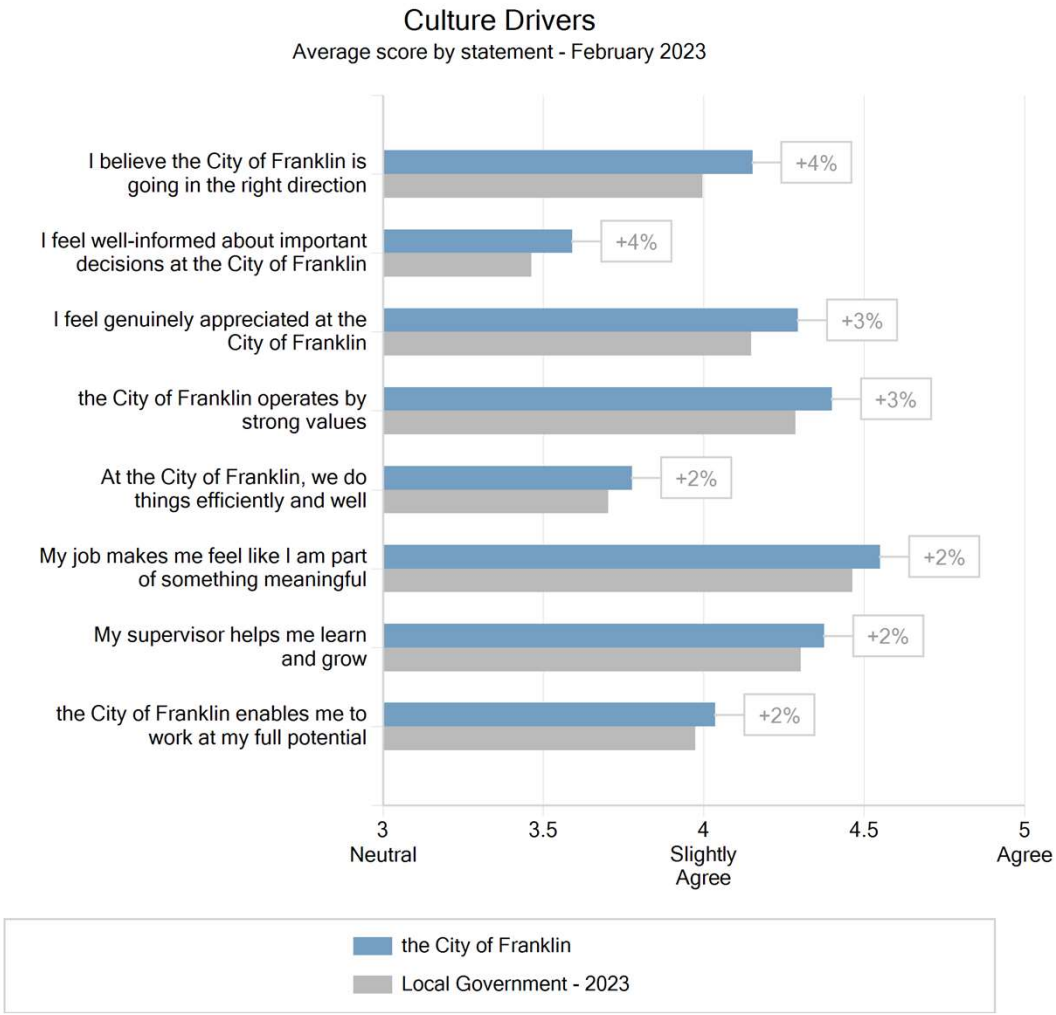
Overall benchmark average: 64%



Get the Details →

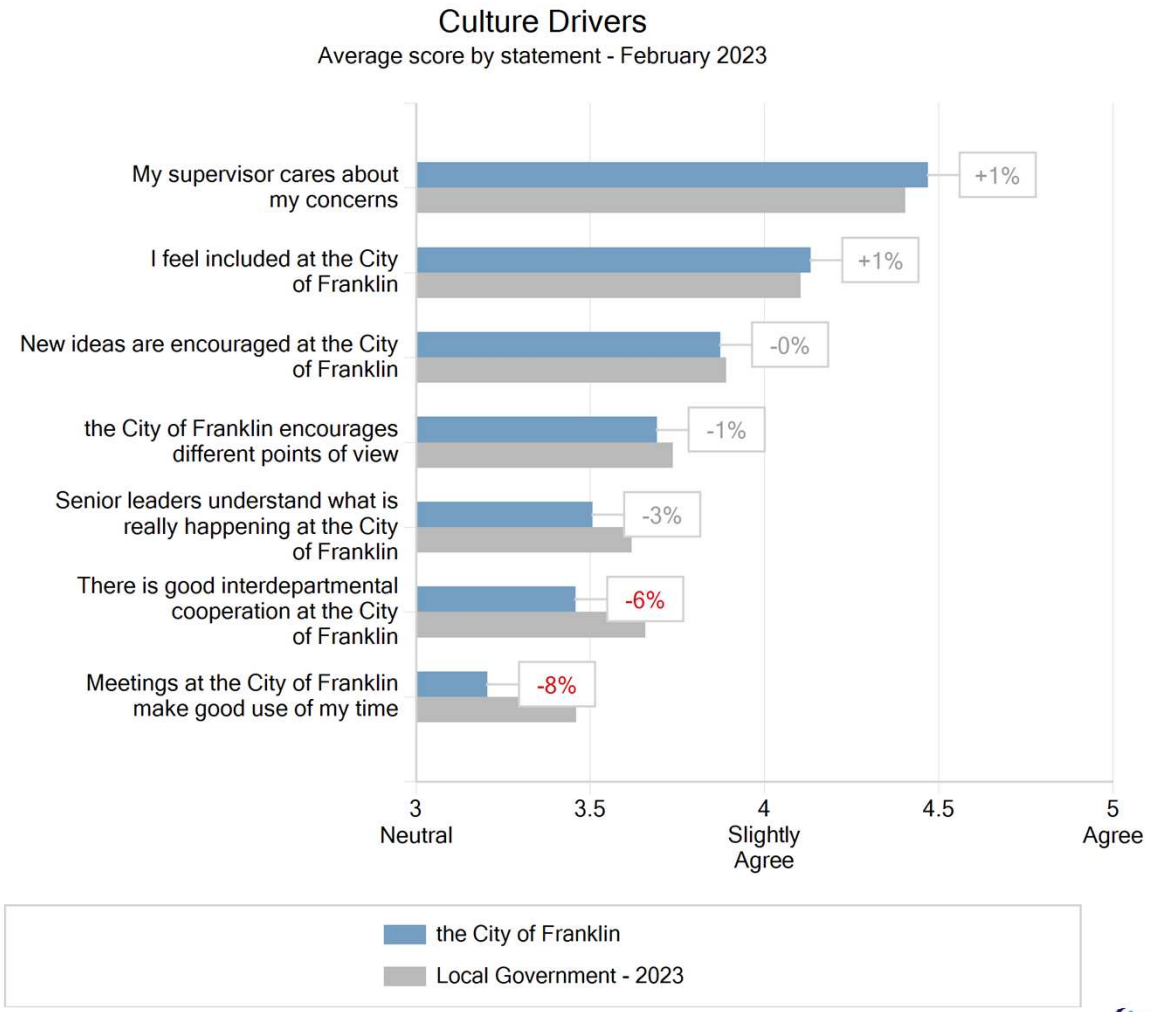
CULTURE DRIVERS OVERALL - PAGE 1

This chart shows the average response for Culture Drivers statements at the organizational level.



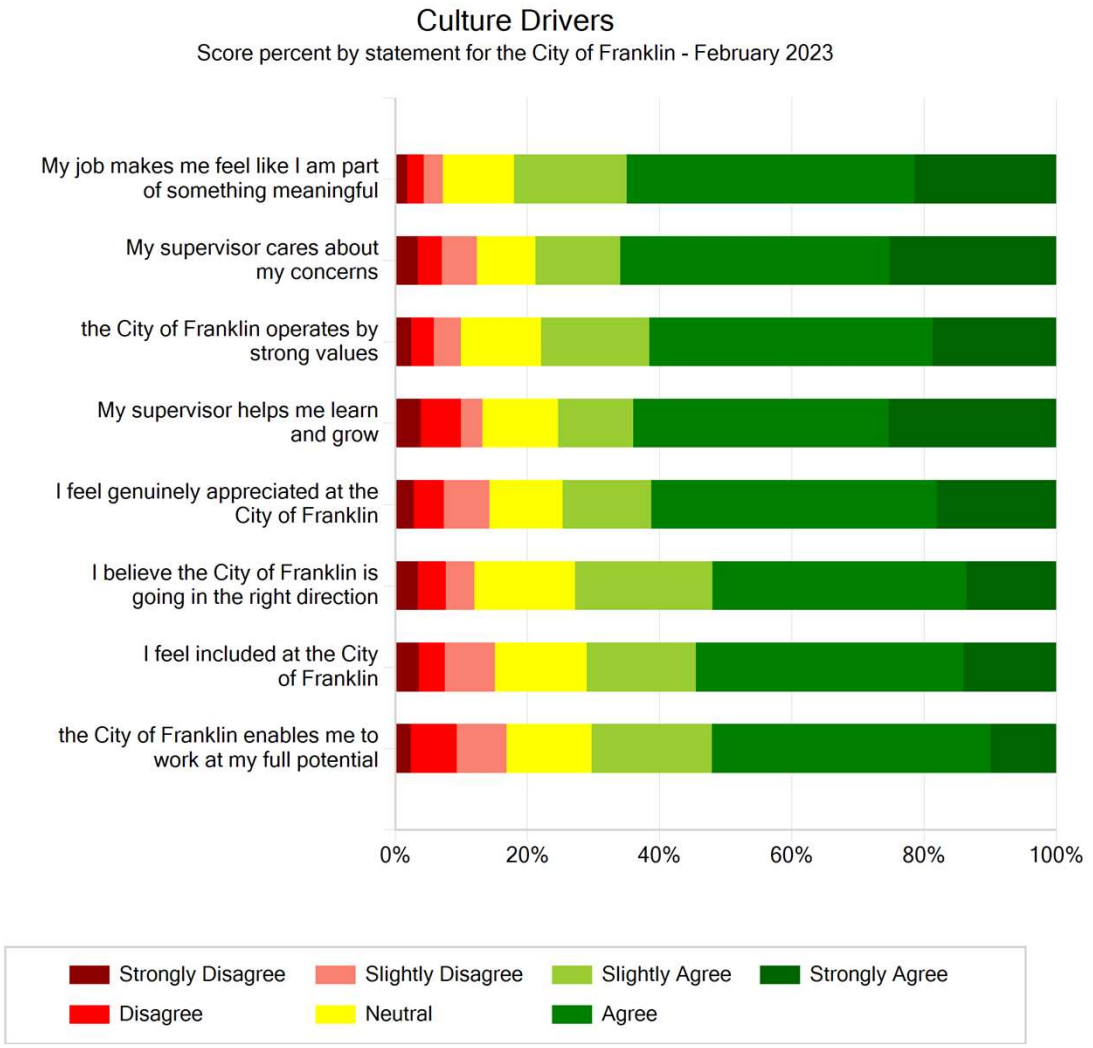
CULTURE DRIVERS OVERALL - PAGE 2

This chart shows the average response for Culture Drivers statements at the organizational level.

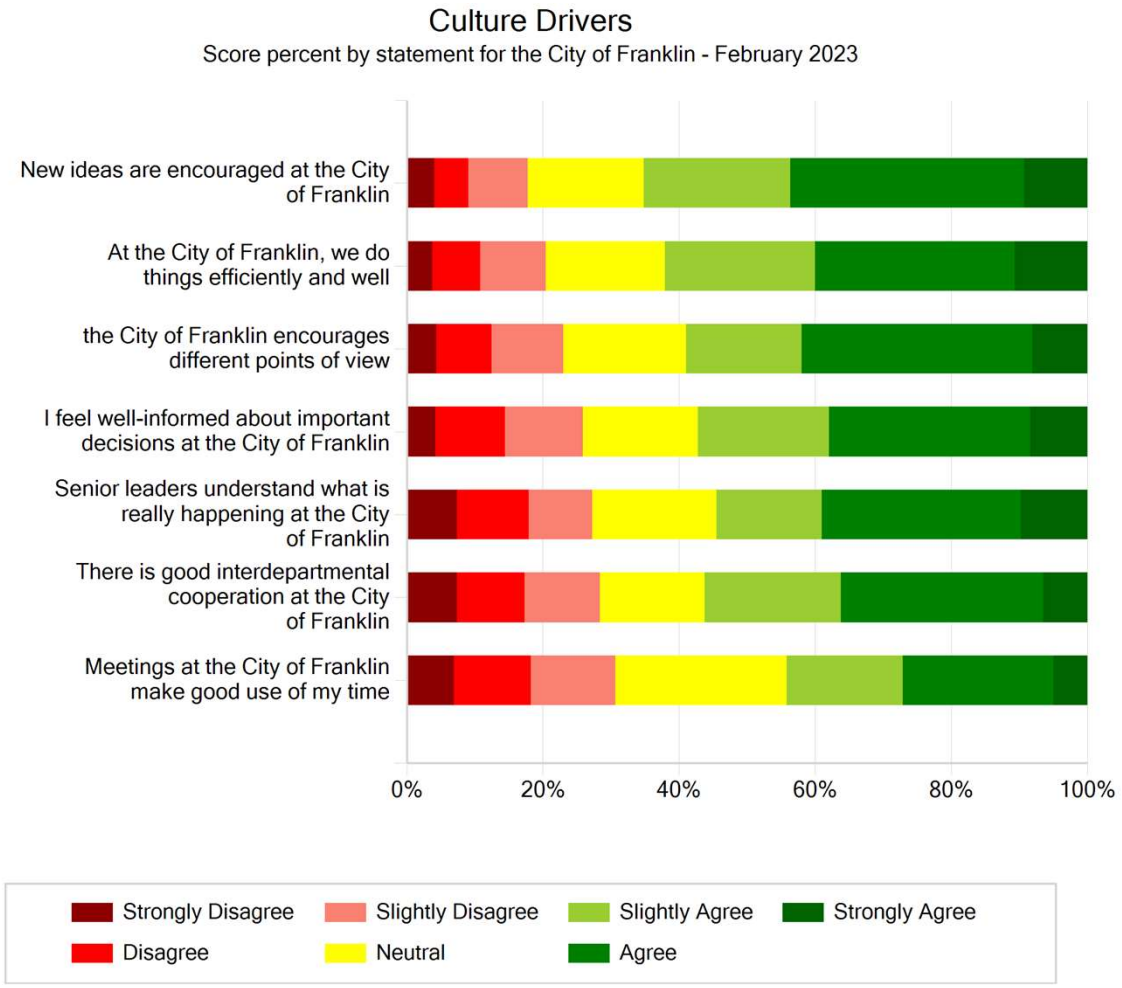


CULTURE DRIVERS OVERALL - PAGE 1

This chart shows the distribution of responses for Culture Drivers statements

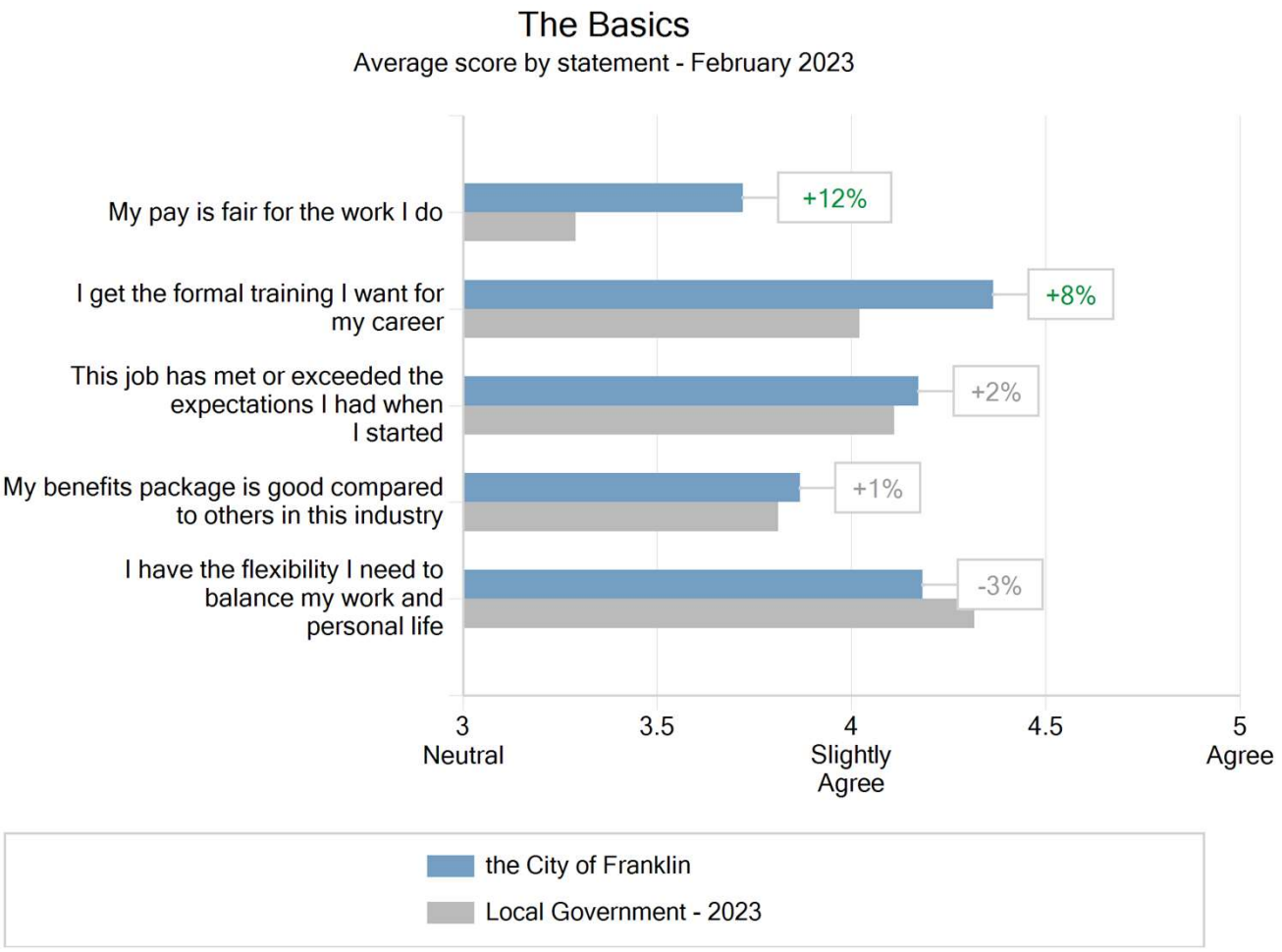


This chart shows the distribution of responses for Culture Drivers statements

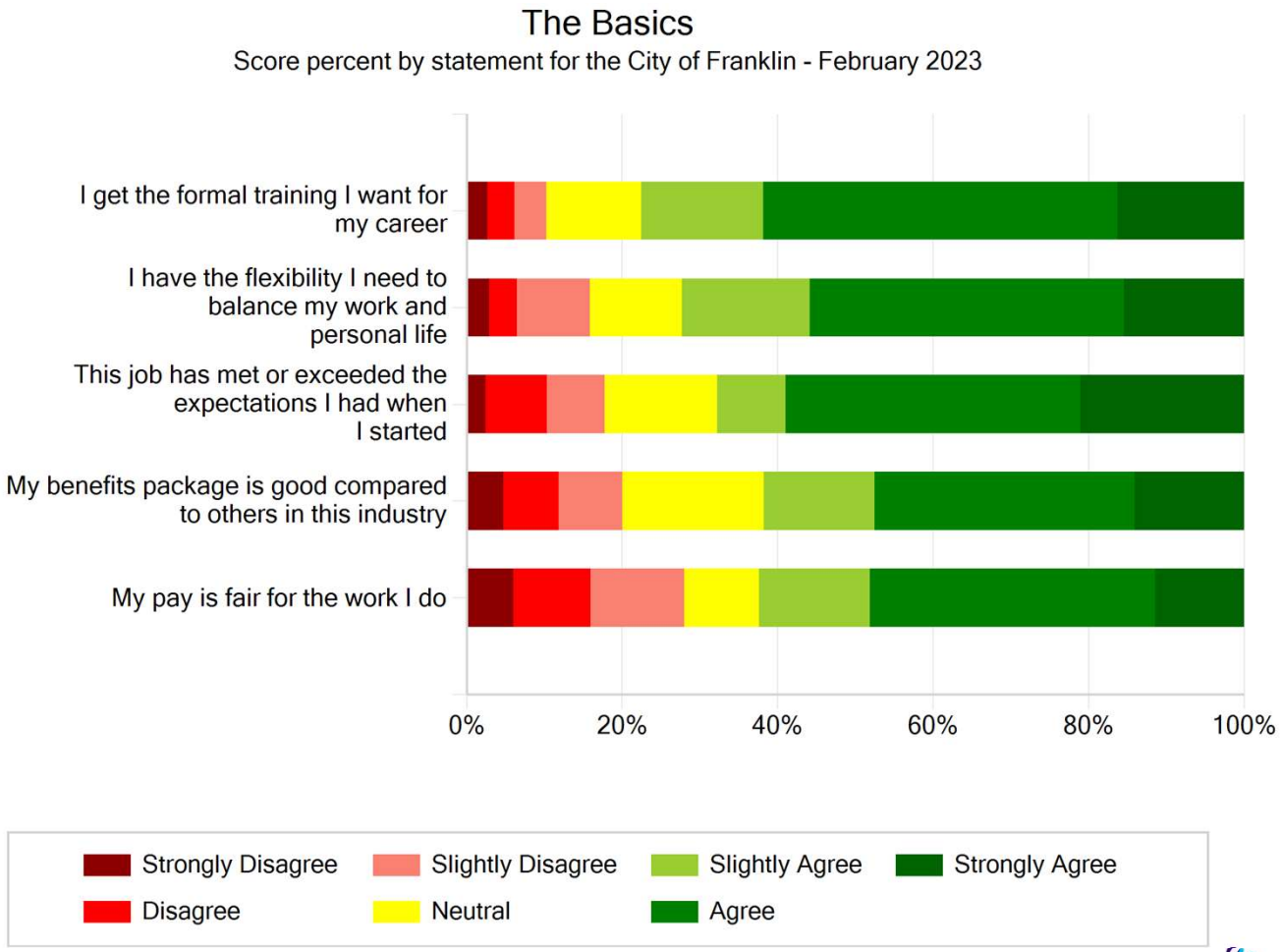


THE BASICS - OVERALL

This chart shows the average response for The Basics statements at the organizational level.

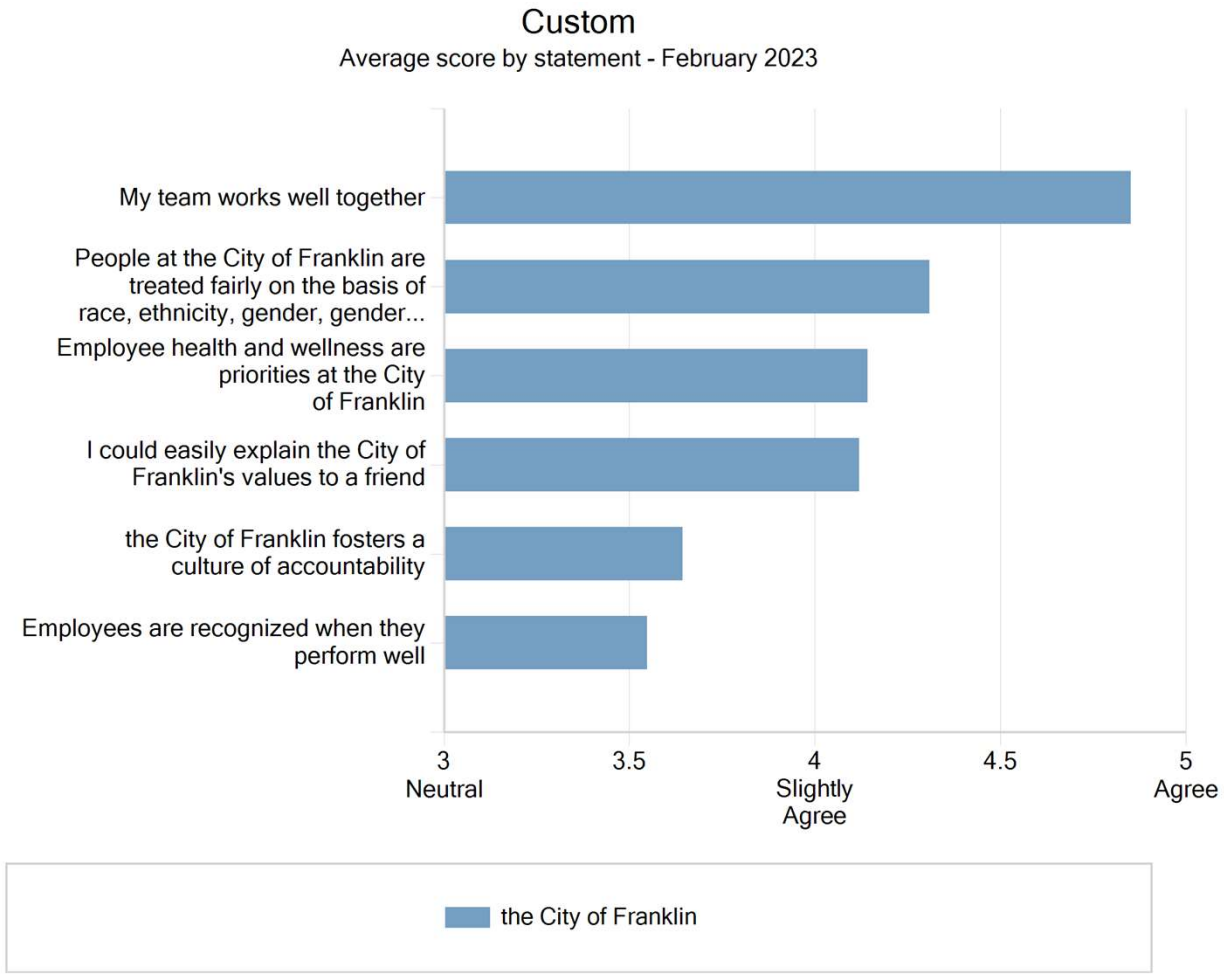


This chart shows the distribution of responses for The Basics statements



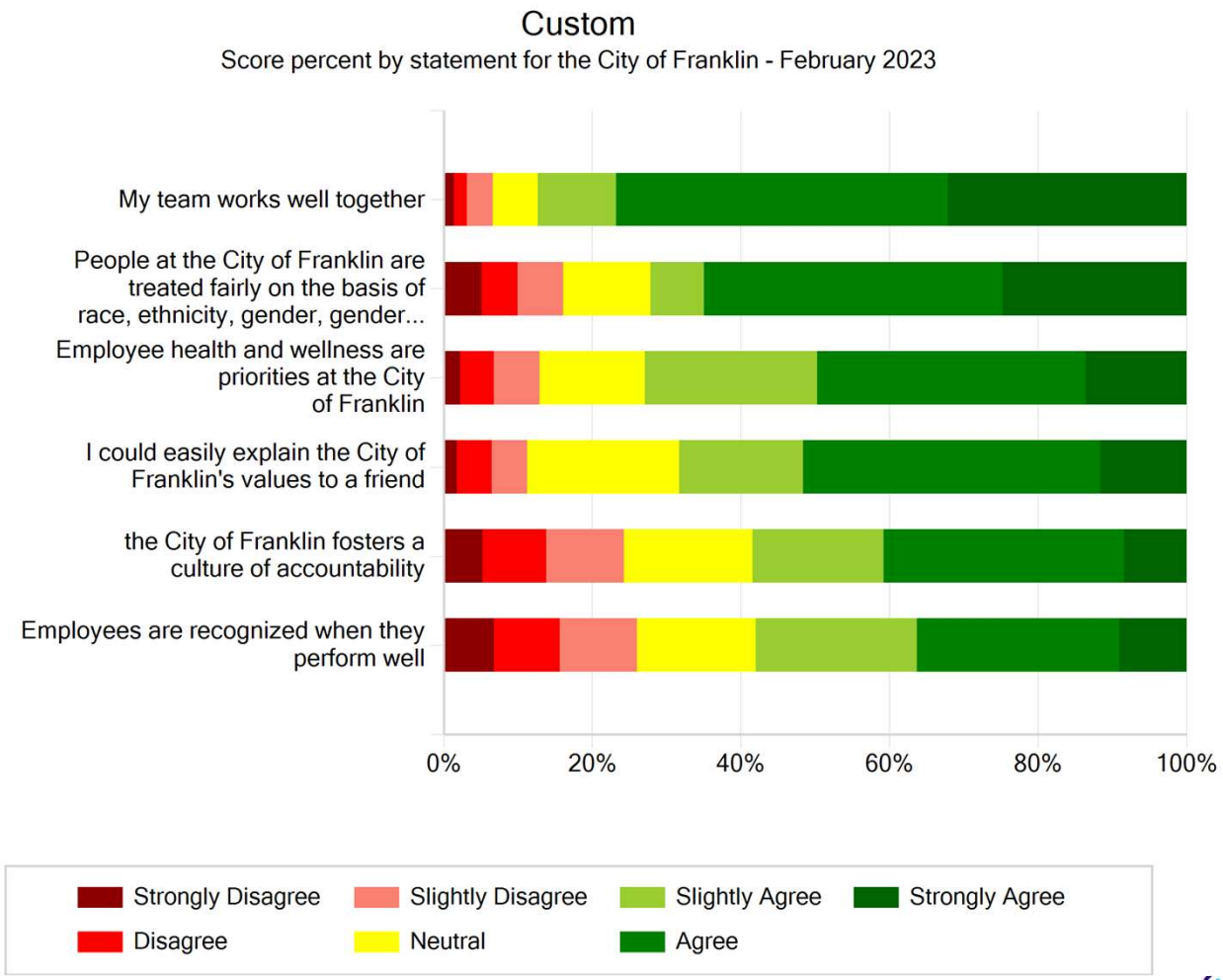
CUSTOM - OVERALL

This chart shows the average response for Custom/Optional statements at the organizational level.



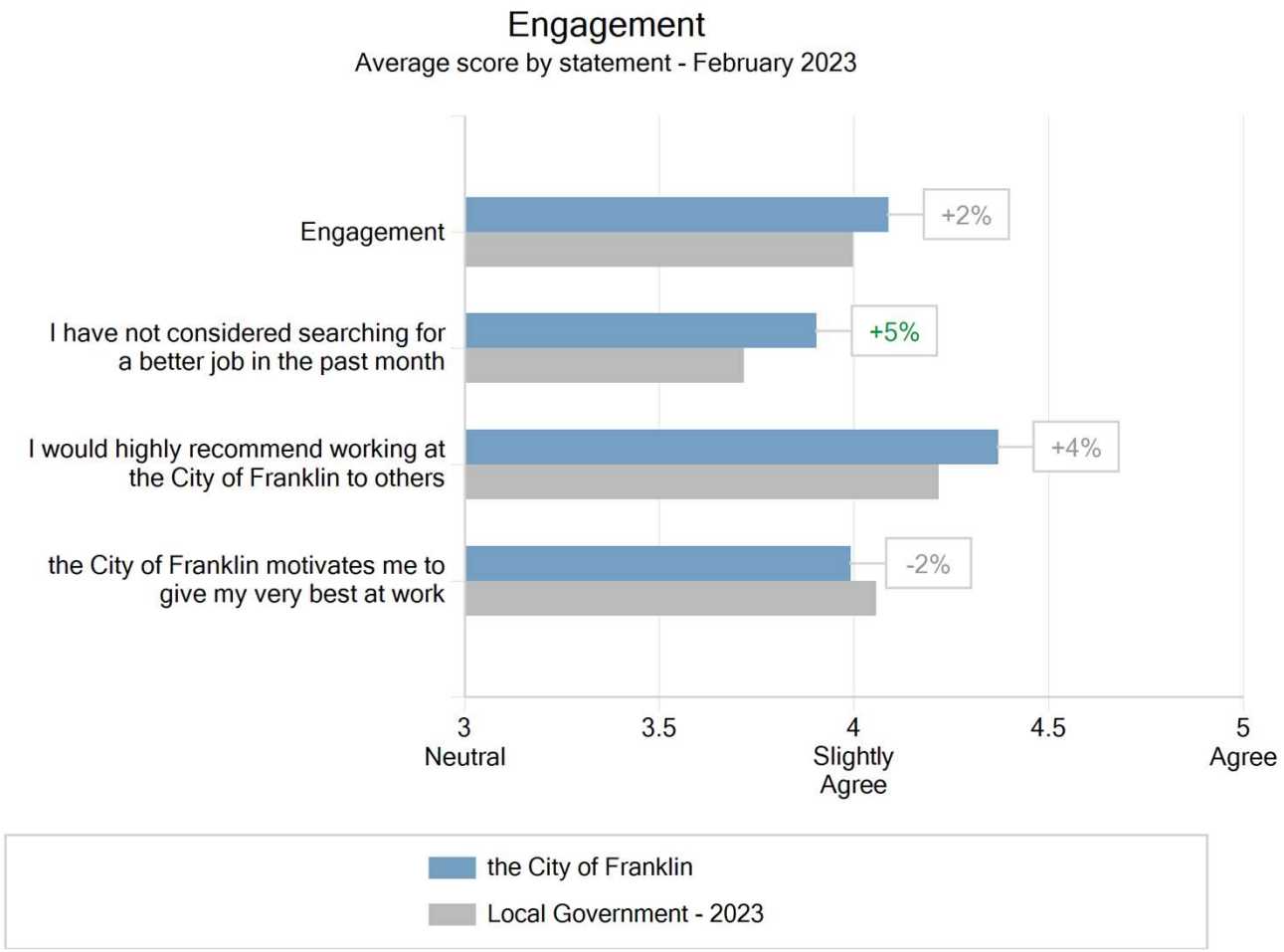
THE BASICS

This chart shows the distribution of responses for Custom/Optional statements



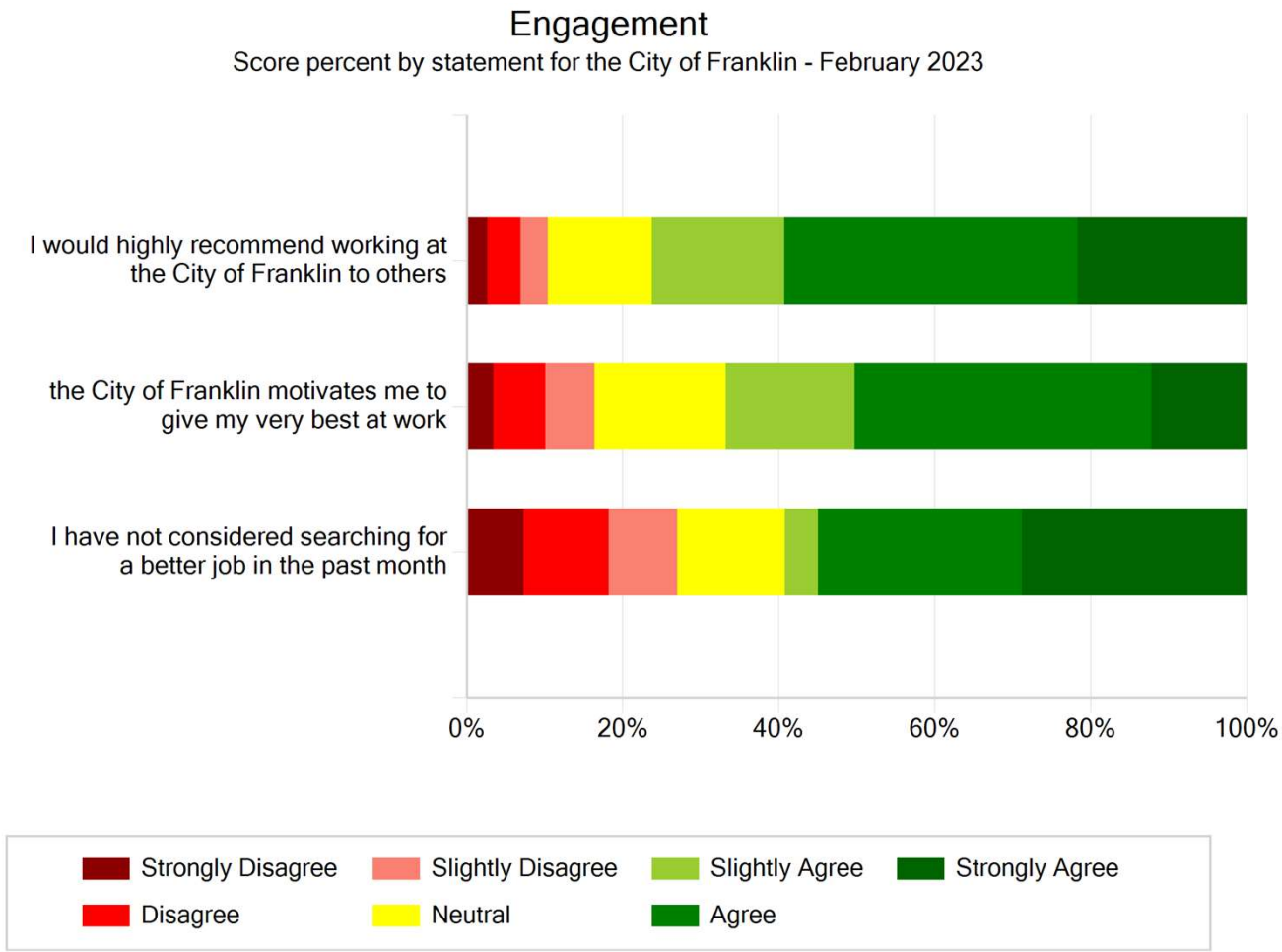
ENGAGEMENT - OVERALL

This chart shows the average response for Engagement statements at the organizational level.



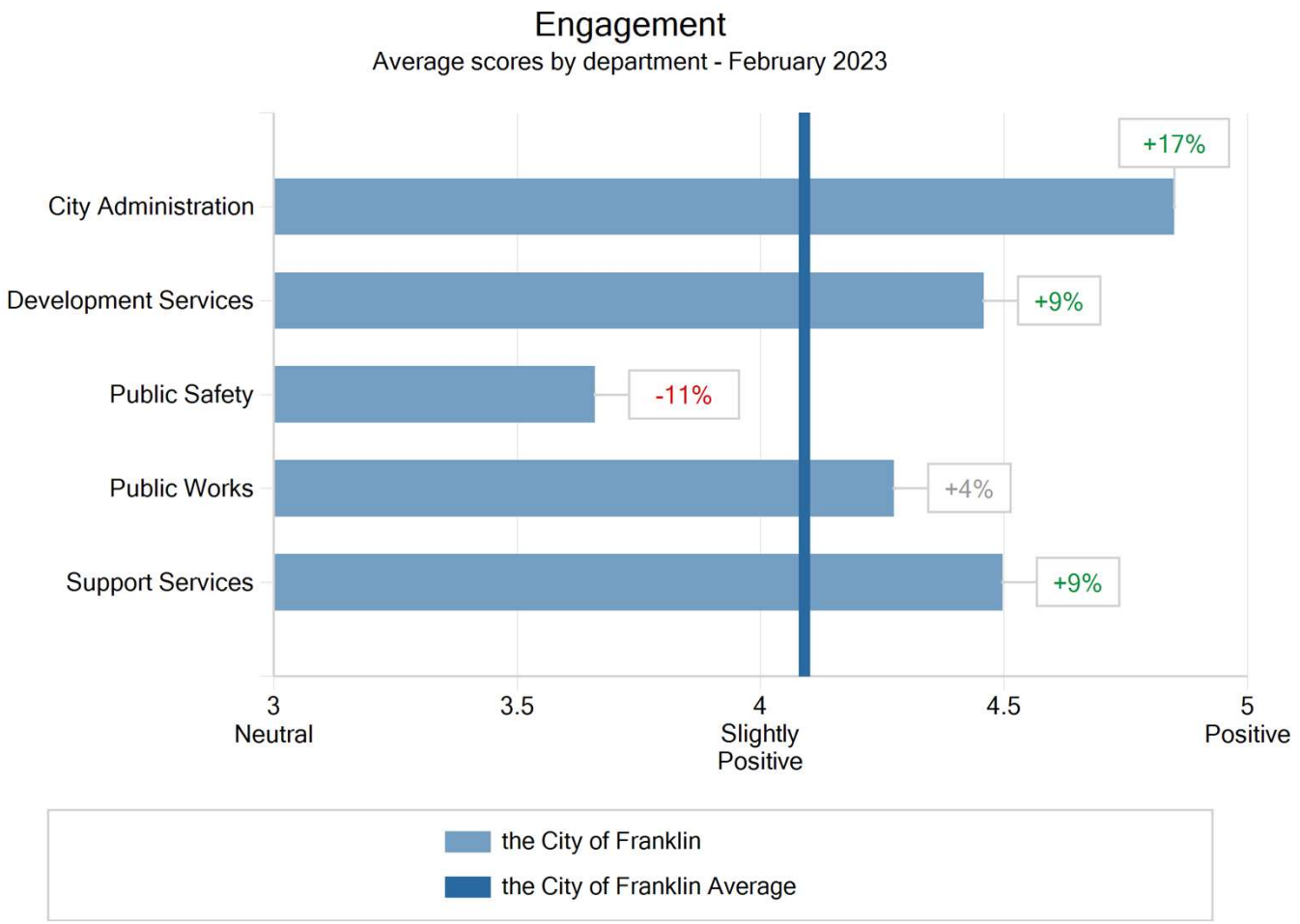
THE BASICS

This chart shows the distribution of responses for Engagement statements

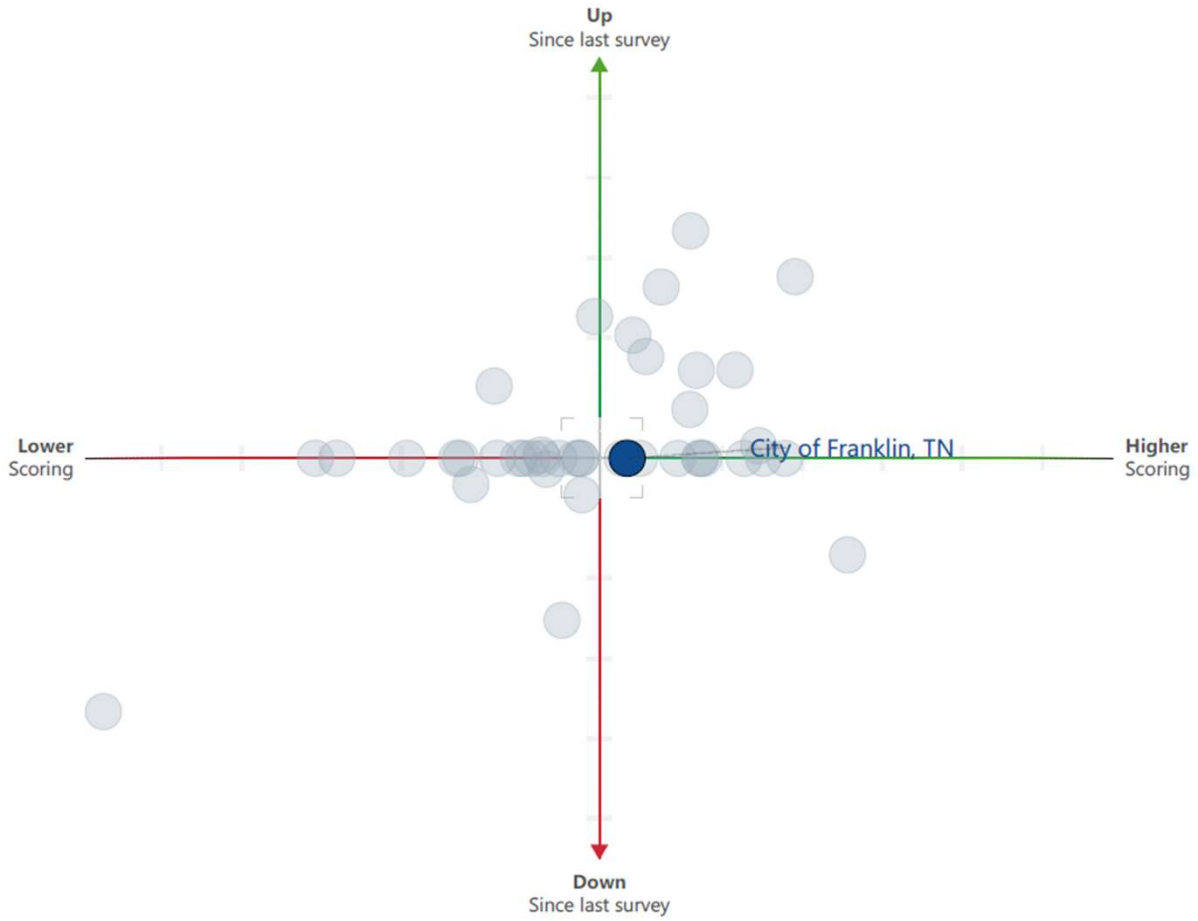


ENGAGEMENT - OVERALL

This chart shows the average response for Engagement statements by top-level department.



This chart shows the results of the Leader Statement.



Recap of Statements

- My team works well together.
- My job makes me feel like I am part of something meaningful.
- The City of Franklin operates by strong values.
- My supervisor cares about my concerns.
- My supervisor helps me learn and grow.

Top Scoring Statements (Averages)

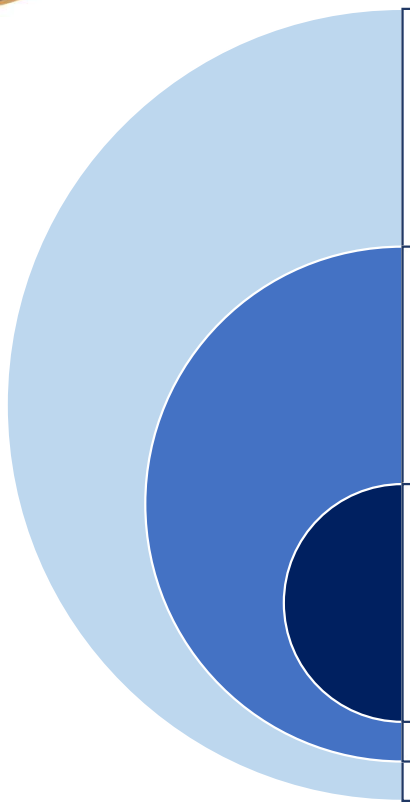
- Meetings make good use of my time.
- There is good interdepartmental cooperation.
- Senior leaders understand what is really happening.
- I feel well informed about decisions.
- Employees are recognized when they perform well.

Lowest Scoring Statements (Averages)

Culture Cloud:

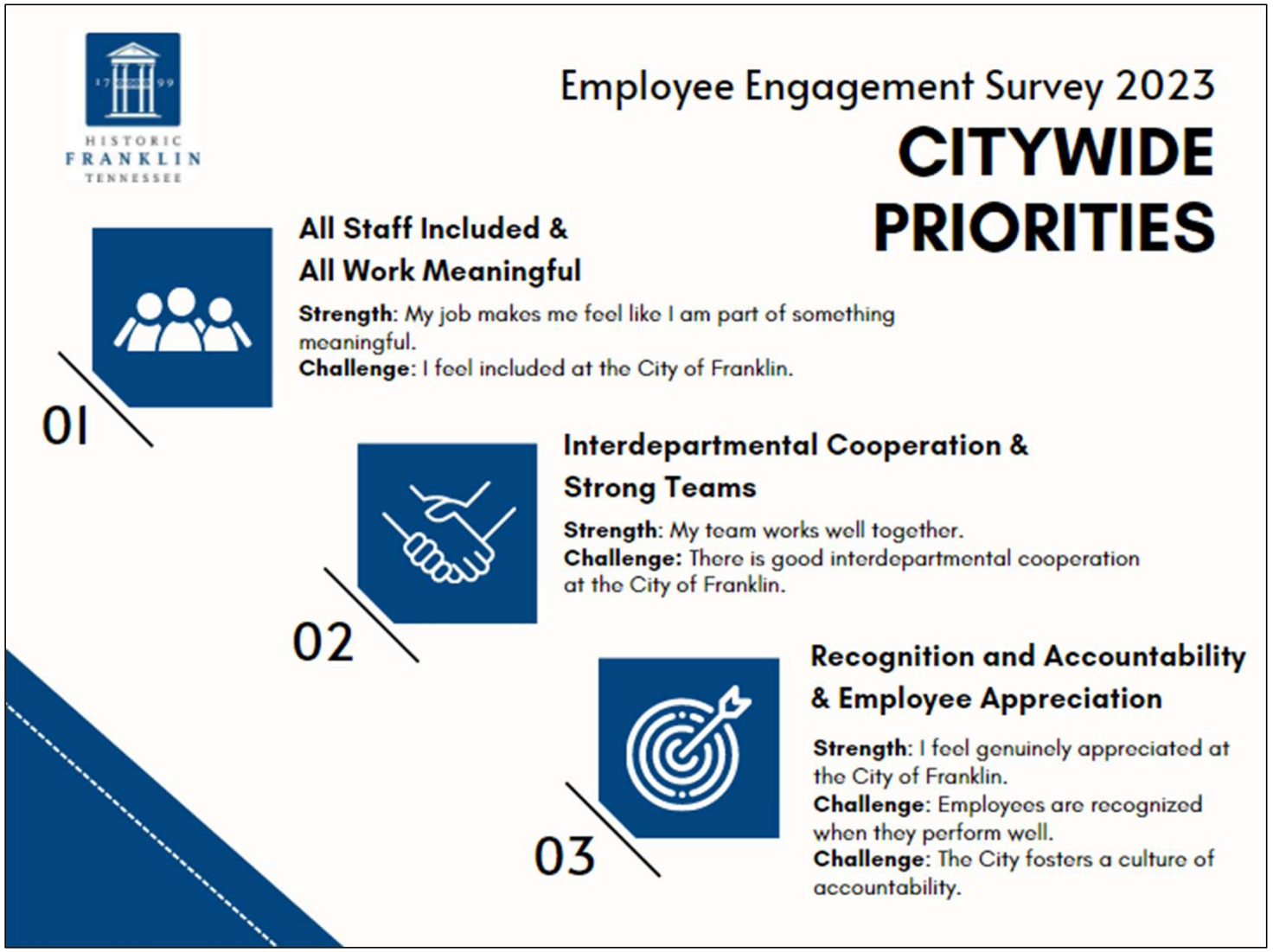
What three words describe the culture at the City of Franklin?

Employee Survey Response



Citywide	• 3 focus areas • Biggest need/impact org-wide • Leadership Team responsible
Joint Initiatives	• Large, 24/7 operations (Fire, Police, Water) • Holistic approach • Shared responsibility
Departmental	• 1-3 survey statements • Team members select • Departments are empowered and responsible

Employee Survey Response:



Next Steps

- May: Department Meetings
- June/July: Brief follow-up survey
- Ongoing process to apply and respond to feedback (2023-2024)
  - Leadership committees/leaders to address citywide priorities
  - Departments identify and address team priorities
- Additional adjustments or initiatives will follow
- Engagement Survey again in 2025 (2 year cycle)

14 years of culture research

8 patents granted

60,000 organizations surveyed

20,000,000 employee voices

450,000,000 data points

ABOUT ENERGAGE

Making the world a better place to work together.

Our passion and purpose is to make the world a better place to work together. Founded in 2006, Energage™ is the fastest growing major employee survey company in the country. This year alone, more than three million employees in over 8,000 organizations will participate in the Top Workplaces™ campaign – a program we conduct in partnership with more than 50 prestigious media partners across the United States.

This report was generated using a survey insight reporting system and method covered by U.S. patent #10,055,701 as well as one or more pending U.S. and global patent applications.

Certified B Corporation

Energage is a founding B Corporation member, a coalition of organizations that are leading a global movement to redefine success in business by offering a positive vision of a better way to do business.

397 Eagleview Blvd, Exton, PA 19341 | (800) 749-0187 | www.energage.com

Management Intelligence Report

City of Franklin, TN

February 2023

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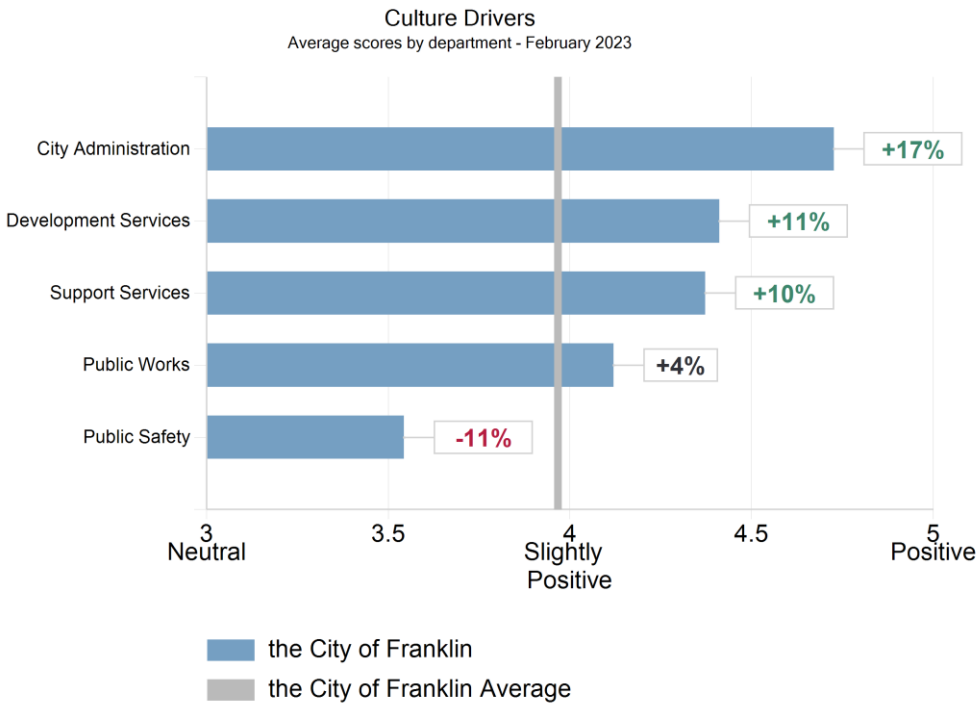
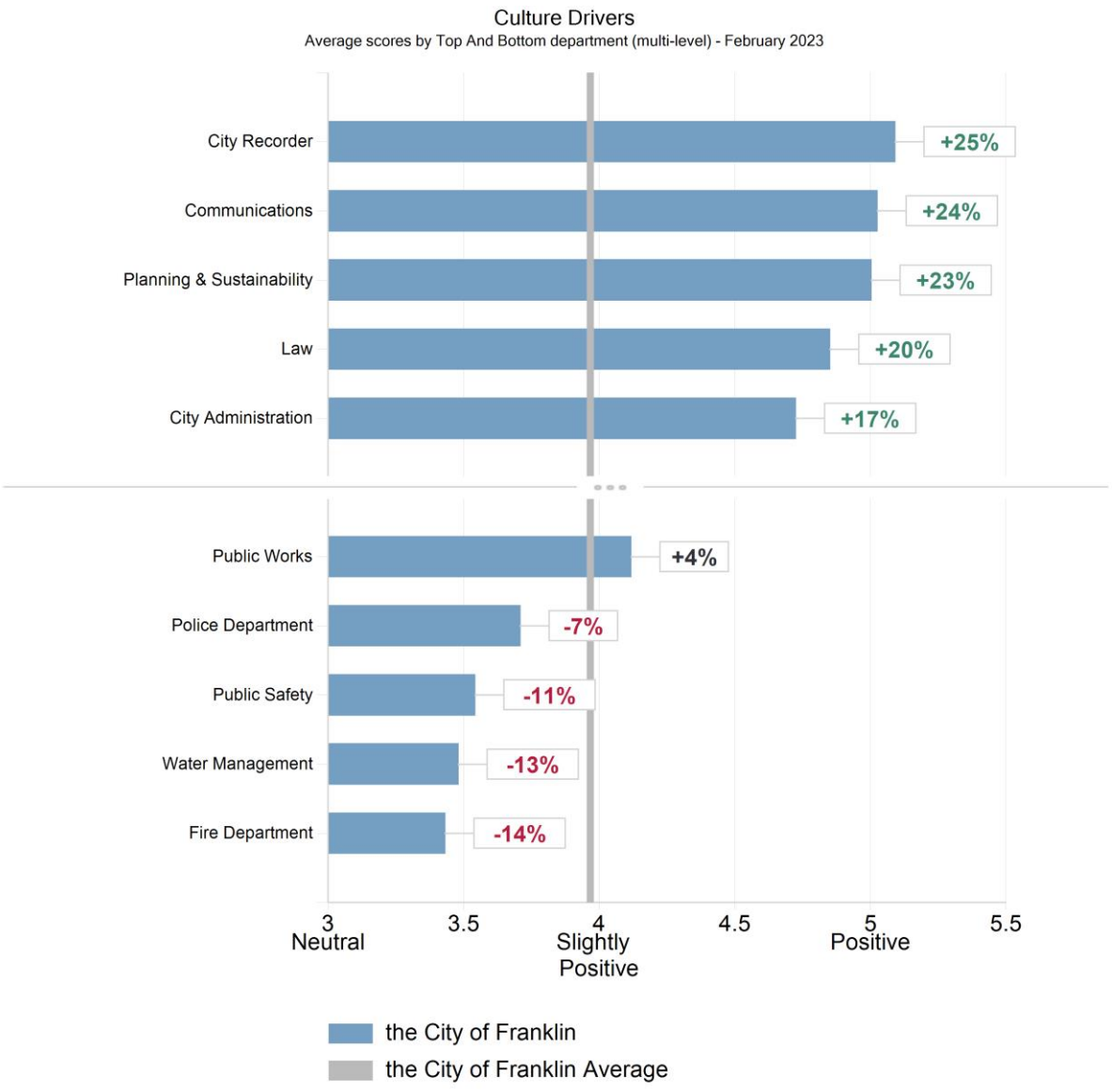
Top level department scores



Top and bottom department scores



Public Safety

This page shows the score for each theme and statement in the Public Safety department compared to the City of Franklin, TN average.

5th

of 5 top-level departments

Align (-14%)

- I believe the City of Franklin is going in the right direction (-12%)
- the City of Franklin operates by strong values (-10%)
- Meetings at the City of Franklin make good use of my time (-18%)
- There is good interdepartmental cooperation at the City of Franklin (-19%)

Perform (-18%)

- the City of Franklin encourages different points of view (-21%)
- Senior leaders understand what is really happening at the City of Franklin (-17%)
- At the City of Franklin, we do things efficiently and well (-19%)
- New ideas are encouraged at the City of Franklin (-14%)

Connect (-9%)

- I feel genuinely appreciated at the City of Franklin (-11%)
- I feel included at the City of Franklin (-12%)
- My job makes me feel like I am part of something meaningful (0%)
- I feel well-informed about important decisions at the City of Franklin (-17%)

Coach(-3%)

- the City of Franklin enables me to work at my full potential (-8%)
- My supervisor cares about my concerns (-2%)
- My supervisor helps me learn and grow (-1%)

Public Works

This page shows the score for each theme and statement in the Public Works department compared to the City of Franklin, TN average.

4th

of 5 top-level departments

Align (+6%)

- I believe the City of Franklin is going in the right direction (+5%)
- the City of Franklin operates by strong values (+2%)
- Meetings at the City of Franklin make good use of my time (+8%)
- There is good interdepartmental cooperation at the City of Franklin (+9%)

Perform (+7%)

- the City of Franklin encourages different points of view (+9%)
- Senior leaders understand what is really happening at the City of Franklin (+2%)
- At the City of Franklin, we do things efficiently and well (+8%)
- New ideas are encouraged at the City of Franklin (+6%)

Connect (+3%)

- I feel genuinely appreciated at the City of Franklin (+4%)
- I feel included at the City of Franklin (+4%)
- My job makes me feel like I am part of something meaningful (-1%)
- I feel well-informed about important decisions at the City of Franklin (+5%)

Coach(-1%)

- the City of Franklin enables me to work at my full potential (+2%)
- My supervisor cares about my concerns (-2%)
- My supervisor helps me learn and grow (-2%)

Support Services

This page shows the score for each theme and statement in the Support Services department compared to the City of Franklin, TN average.

3rd

of 5 top-level departments

Align (+13%)

- I believe the City of Franklin is going in the right direction (+13%)
- the City of Franklin operates by strong values (+10%)
- Meetings at the City of Franklin make good use of my time (+15%)
- There is good interdepartmental cooperation at the City of Franklin (+15%)

Perform (+13%)

- the City of Franklin encourages different points of view (+17%)
- Senior leaders understand what is really happening at the City of Franklin (+14%)
- At the City of Franklin, we do things efficiently and well (+12%)
- New ideas are encouraged at the City of Franklin (+11%)

Connect (+8%)

- I feel genuinely appreciated at the City of Franklin (+8%)
- I feel included at the City of Franklin (+10%)
- My job makes me feel like I am part of something meaningful (0%)
- I feel well-informed about important decisions at the City of Franklin (+12%)

Coach(+4%)

- the City of Franklin enables me to work at my full potential (+5%)
- My supervisor cares about my concerns (+4%)
- My supervisor helps me learn and grow (+2%)

Development Services

This page shows the score for each theme and statement in the Development Services department compared to the City of Franklin, TN average.

2nd

of 5 top-level departments

Align (+10%)

- I believe the City of Franklin is going in the right direction (+6%)
- the City of Franklin operates by strong values (+12%)
- Meetings at the City of Franklin make good use of my time (+7%)
- There is good interdepartmental cooperation at the City of Franklin (+11%)

Perform (+16%)

- the City of Franklin encourages different points of view (+13%)
- Senior leaders understand what is really happening at the City of Franklin (+23%)
- At the City of Franklin, we do things efficiently and well (+15%)
- New ideas are encouraged at the City of Franklin (+12%)

Connect (+10%)

- I feel genuinely appreciated at the City of Franklin (+13%)
- I feel included at the City of Franklin (+14%)
- My job makes me feel like I am part of something meaningful (-1%)
- I feel well-informed about important decisions at the City of Franklin (+15%)

Coach(+6%)

- the City of Franklin enables me to work at my full potential (+11%)
- My supervisor cares about my concerns (+5%)
- My supervisor helps me learn and grow (+3%)

City Administration

This page shows the score for each theme and statement in the City Administration department compared to the City of Franklin, TN average.

1st

of 5 top-level departments

Align (+21%)

- I believe the City of Franklin is going in the right direction (+18%)
- the City of Franklin operates by strong values (+15%)
- Meetings at the City of Franklin make good use of my time (+29%)
- There is good interdepartmental cooperation at the City of Franklin (+22%)

Perform (+22%)

- the City of Franklin encourages different points of view (+21%)
- Senior leaders understand what is really happening at the City of Franklin (+24%)
- At the City of Franklin, we do things efficiently and well (+24%)
- New ideas are encouraged at the City of Franklin (+17%)

Connect (+15%)

- I feel genuinely appreciated at the City of Franklin (+10%)
- I feel included at the City of Franklin (+15%)
- My job makes me feel like I am part of something meaningful (+8%)
- I feel well-informed about important decisions at the City of Franklin (+28%)

Coach(+12%)

- the City of Franklin enables me to work at my full potential (+14%)
- My supervisor cares about my concerns (+10%)
- My supervisor helps me learn and grow (+12%)

About Energage

“Making the world a better place to work together”

Our passion and purpose is to make the world a better place to work together. Founded in 2006, Energage is the fastest growing major employee survey company in the country. This year alone, more than two million employees in over 6,000 organizations will participate in the Top Workplaces™ campaign—a program we conduct in partnership with more than 50 prestigious media partners across the United States.

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Energage, LLC

397 Eagleview Blvd. Ste 200 | Exton, PA 19341

Tel: (800) 749-0187

www.energage.com

File #: 21-04663

DATE: May 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

SUBJECT:

Consideration Of Ordinance 2023-15, An Ordinance To Rezone 7.2 Acres From Residential 4 (R4) To Planned (PD 38.19/3,000) District For The Property Located East Of Franklin Road And South Of Liberty Pike, Located At 209 Old Liberty Pike (Middle Eight PUD Subdivision). Establishing A Public Hearing On August 8, 2023
FMPC 5/25/23, 4-2

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8155
Applicant: Gary Vogrin, Kiser + Vogrin Design
Owner: Amanda McKeehan

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a rezoning request for the 7.2 acres located East Of Franklin Road And South Of Liberty Pike, located at 209 Old Liberty Pike. The applicant is requesting to rezone from R4 to Planned (PD 38.19/3,000) District to accommodate the proposed Middle Eight PUD Subdivision. The development has 275 residential units and 3,000 square feet of commercial space. Envision Franklin places this property in the Multifamily Design Concept, which states, "Multifamily residential includes apartments, condominiums, stacked flats, assisted living facilities, and is encouraged to be mixed with big houses, duplexes, townhouses, and other housing types. This allows for greater flexibility in form and scale to achieve active, cohesive, and vibrant neighborhoods." Primary uses include multifamily, with single-family and attached residential units as secondary uses.

There is a special consideration within the Multifamily Design Concept for properties south of Liberty Pike & west of Daniels Drive, east of the Truett House. The design team brought forth an Envision Franklin Plan Amendment to the Planning Commission on March 23, 2023, in which they proposed Special Consideration language specific to this site that allowed for the consideration of additional height when underground parking is provided, as well as a small amount of commercial space when it is a use that supports the surrounding community. The Planning Commission approved this requested amendment to Envision Franklin. The Planned District zoning district with proposed entitlements meets the recommendations of Envision Franklin.

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 2023-15 by a vote of 4-2.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2023-15.

ORDINANCE 2023-15

AN ORDINANCE TO REZONE 7.2 ACRES FROM RESIDENTIAL 4 (R4) TO PLANNED (PD 38.19/3,000) DISTRICT FOR THE PROPERTY LOCATED EAST OF FRANKLIN ROAD AND SOUTH OF LIBERTY PIKE, LOCATED AT 209 OLD LIBERTY PIKE (MIDDLE EIGHT 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 38.19/3,000) 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 2023-30, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Planned (PD)** District to **Planned (PD 38.19/3,000)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
063M -A 4.00	7.2
Total	7.2

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:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Law Dept. Approved 05.17.23

Approved as to Form By:

_____

Shauna R. Billingsley
City Attorney

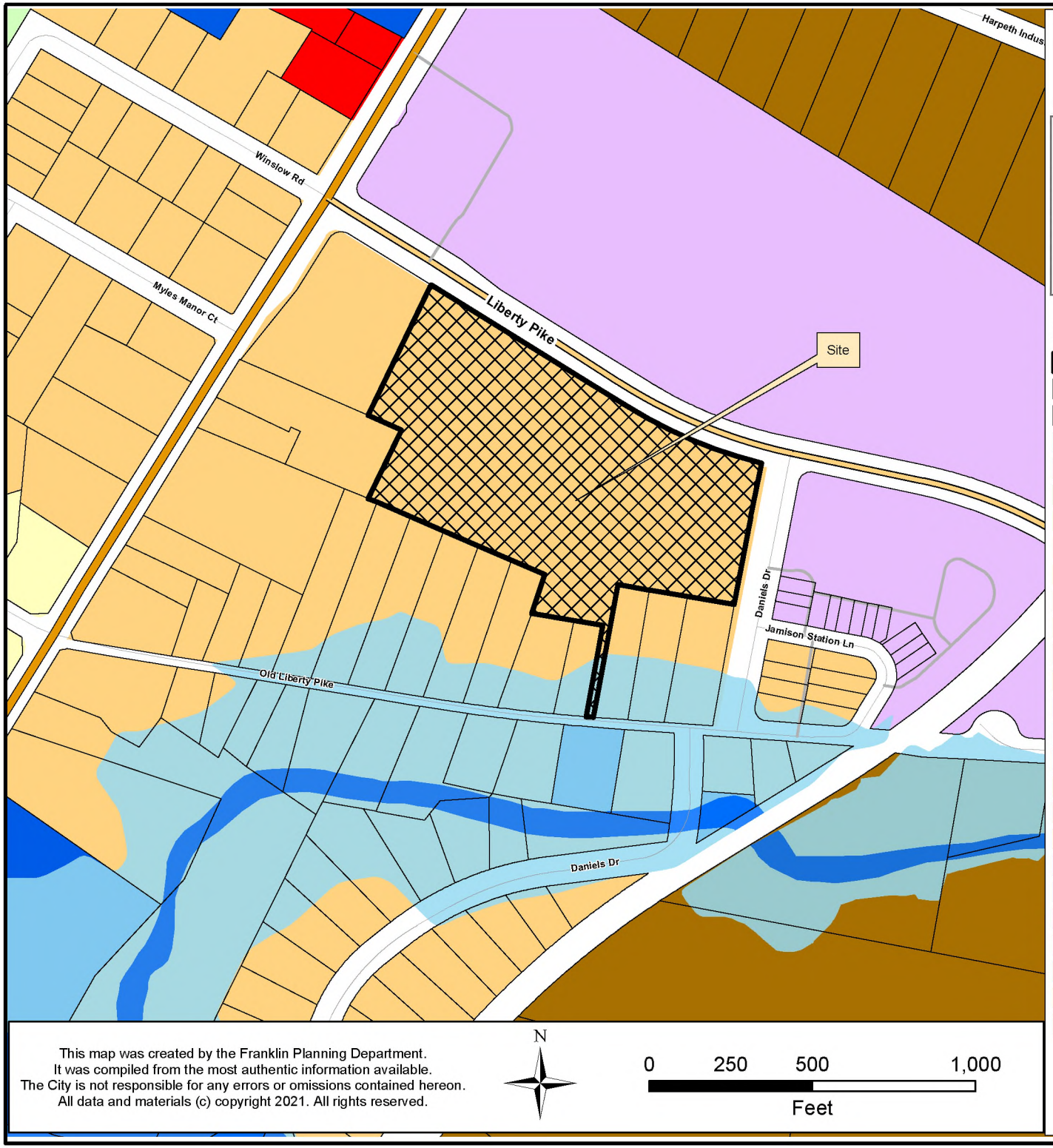
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



MIDDLE EIGHT PUD SUBDIVISION
ORDINANCE 2023-15
RESOLUTION 2023-30

Project Information
Existing Zoning: R4
Proposed Zoning: PD 38.19/3,000
Overlay Districts: HPO, CFO, FFO
Site Acreage: 7.2 acres
Proposed Number of Dwelling Units: 275
Proposed Nonresidential Square Footage: 3,000

Legend

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

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

0 250 500 1,000
Feet

REZONING APPLICATION
THE MIDDLE EIGHT

209 OLD LIBERTY PIKE
TAX MAP 063M PARCEL 0400, GROUP A
COF PROJECT #8155
KVD PROJECT #21065
FRANKLIN, WILLIAMSON CO., TN

CLIENT/DEVELOPER
TRULAND
401 CHURCH STREET
FRANKLIN, TN 37064
CONTACT: AMANDA MCKEEHAN
INFO@TRULANDGROUP.COM

LANDSCAPE ARCHITECT / APPLICANT
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KISER + VOGRIN DESIGN
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SUITE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
(615) 708-0567
GARY@KISERVOGRIN.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
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CHICAGO, IL 60654
CONTACT: JOSEPH ANTUNOVICH
(312) 266-1126
JANTUNOVICH@ANTUNOVICH.COM

TRAFFIC ENGINEER
KCI TECHNOLOGIES
KCI TECHNOLOGIES INC/
500 11TH AVENUE N
SUITE 290
NASHVILLE, TN 37203
CONTACT: BETH OSTROWSKI
(615)370-8410
BETH.OSTROWSKI@KCI.COM

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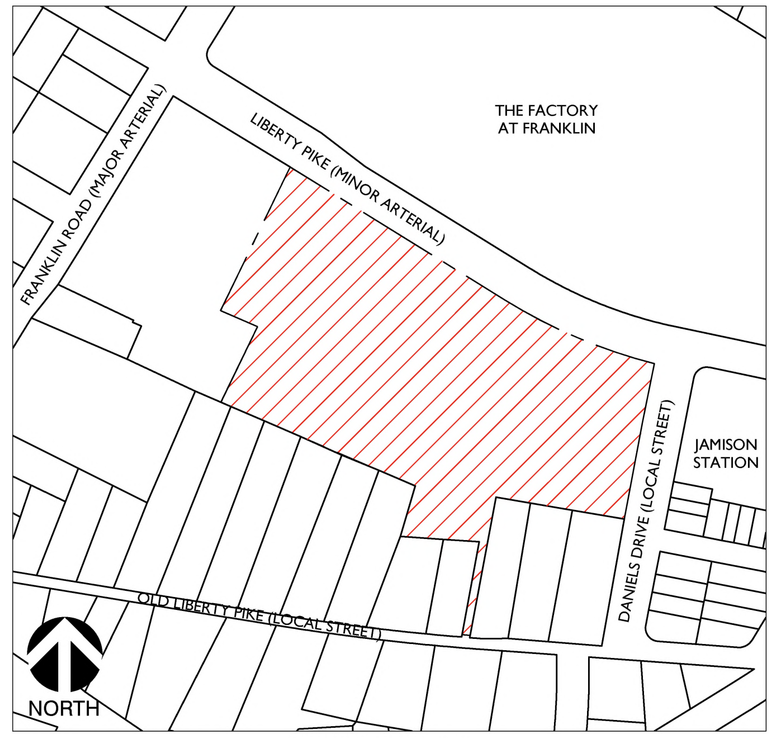
streetsense.
STREET SENSE
641 S STREET NW
WASHINGTON, DC 20001
CONTACT: DONNA OETZEL
(202)415-0818
DOETZEL@STREETSENSE.COM

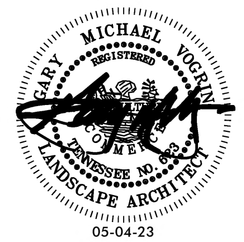
CIVIL ENGINEER
FULMER LUCAS
FULMER LUCAS
2002 RICHARD JONES ROAD SUITE B200
NASHVILLE, TN 37215
CONTACT: YATES BATEMAN
(214) 796-1771



SITE LOCATION MAP
1"=200'

SHEET INDEX	SHEET NUMBER	INITIAL SUBMITTAL	RE-SUBMITTAL	ONE STOP
COVER SHEET	C0.0	04-10-2023	05-04-2023	
REZONING PLAN	C1.0	04-10-2023	05-04-2023	

EXISTING ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD 38.19 / 3000 | PLANNED DISTRICT



05-04-23

KVD PROJECT# : 21065
COF PROJECT# : 8155
Sheet #:
C0.0
DATE: 05.04.2023

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8155
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF
DESIGN CONCEPT: MF (MULTIFAMILY RESIDENTIAL)
REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD (38.19 / 3000) | PLANNED DISTRICT
OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOME & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE

FRANKLIN ROAD (U.S. HWY 31 STATE ROUTE 6 (PUBLIC ROW))
KEVIN M MCKEEHAN (AREA LOT 1 = 78,793 sq.ft. or 1.809 ACRES±) ZONING: R-4 RESIDENTIAL
(NEW PARCEL 4.00) (AREA LOT 2 = 313,359 sq.ft. or 7.194 ACRES±)
LIBERTY PIKE MINOR ARTERIAL (ROW VARIES)
DANIELS DRIVE LOCAL STREET ROW VARIES)
OLD LIBERTY PIKE LOCAL STREET (PUBLIC ROW VARIES)
APPROXIMATE ROW LINE
HISTORIC PRESERVATION OVERLAY
ACCESS EASEMENT
APPROXIMATE LIMITS (FFO BOUNDARY) 100-YEAR FLOOD (SEE NOTE No. 4)
ZONE X
ZONE X (SHADED)
ZONE AE
CURVE 2: LENGTH: 302.89' RADIUS: 989.93' DELTA ANGLE: 17°31'52" CHORD BEARING: S66°58'41"E CHORD LENGTH: 301.71'

SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

KISER VOGRIN DESIGN
5005 MERIDIAN BLVD. SUITE 100
FRANKLIN, TN 37067
MAIN: 615.708.0567
WWW.KISERVOGRIN.COM

JAMES KISER VOGRIN — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — No. 121993 — STATE OF TENNESSEE

REZONING PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
COF PROJECT # 8155
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

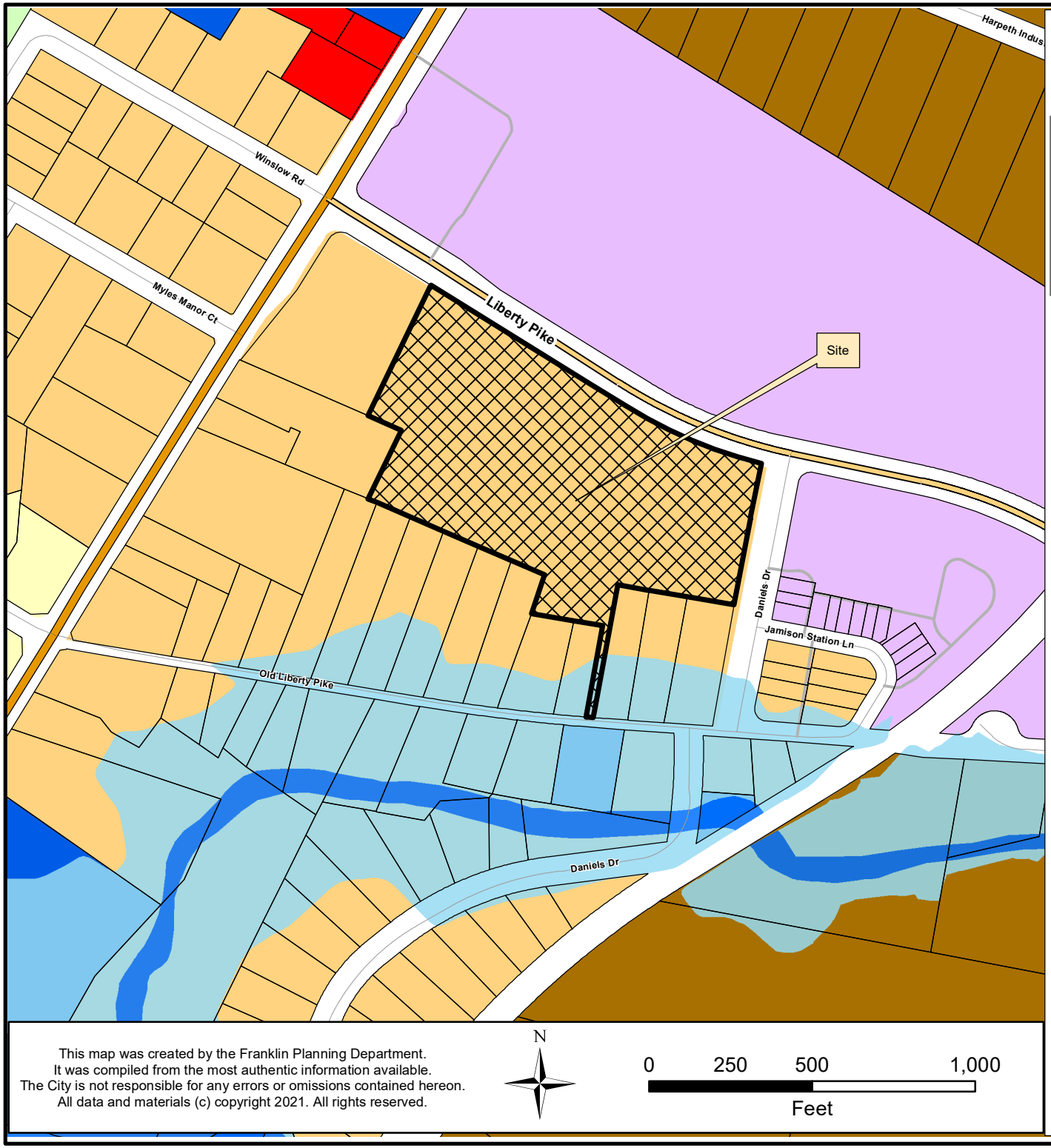
DESIGNED BY:	YB
DRAWN BY:	JM
CHECKED BY:	BD
DATE:	05/04/23

FILE PROJECT NO. 1060-15

DRAWING TITLE: REZONING PLAN

SHEET NUMBER C1.0

Thursday, May 4, 2023
10:09:00_User:mgood Fl - 228 Franklin Rd\Civil\Sheets\1060-15_Rezone Plan.dwg



MIDDLE EIGHT PUD SUBDIVISION
ORDINANCE 2023-15
RESOLUTION 2023-30

Project Information
Existing Zoning: R4
Proposed Zoning: PD 38.19/3,000
Overlay Districts: HPO, CFO, FFO
Site Acreage: 7.2 acres
Proposed Number of Dwelling Units: 275
Proposed Nonresidential Square Footage: 3,000

Legend

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

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N

0 250 500 1,000
Feet

REZONING APPLICATION
THE MIDDLE EIGHT

209 OLD LIBERTY PIKE
TAX MAP 063M PARCEL 0400, GROUP A
COF PROJECT #8155
KVD PROJECT #21065
FRANKLIN, WILLIAMSON CO., TN

CLIENT/DEVELOPER
TRULAND
401 CHURCH STREET
FRANKLIN, TN 37064
CONTACT: AMANDA MCKEEHAN
INFO@TRULANDGROUP.COM

LANDSCAPE ARCHITECT / APPLICANT
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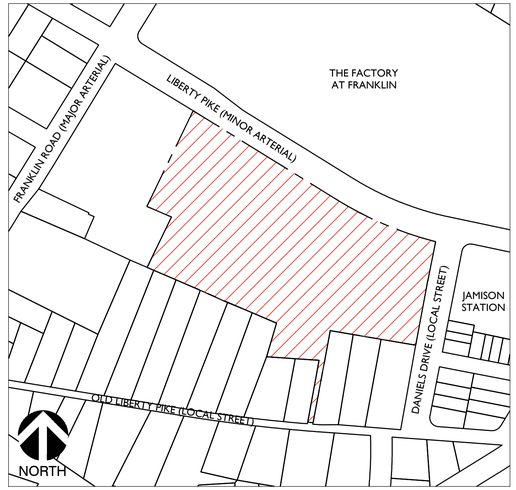


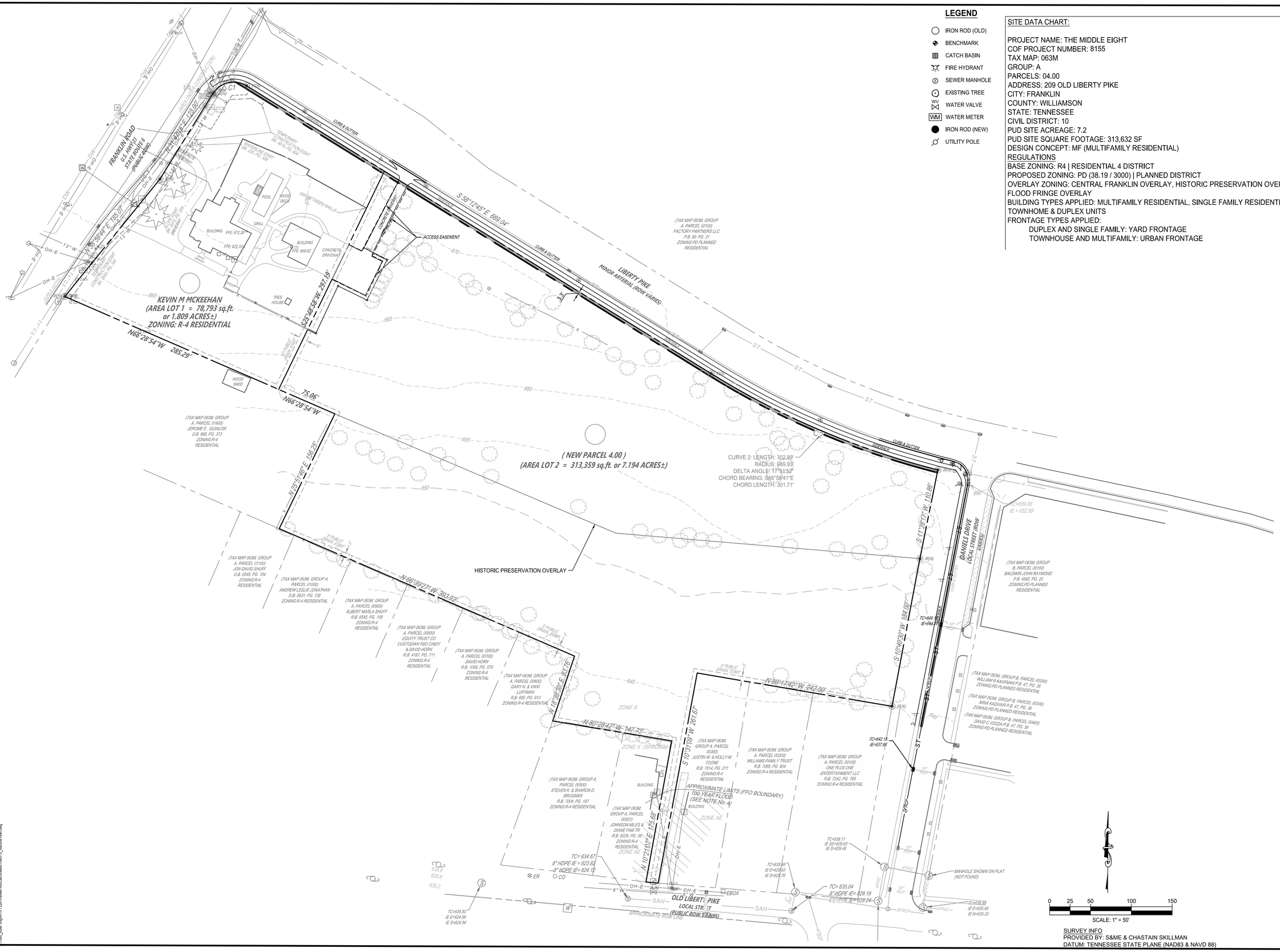
SITE LOCATION MAP
1"=200'

SHEET INDEX	SHEET NUMBER	INITIAL SUBMITTAL	RE-SUBMITTAL	ONE STOP
COVER SHEET	C0.0	04-10-2023	05-04-2023	
REZONING PLAN	C1.0	04-10-2023	05-04-2023	

EXISTING ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD 38.19 / 3000 | PLANNED DISTRICT

05-04-23

KVD PROJECT# : 21065
COF PROJECT# : 8155
Sheet #:
C0.0
DATE: 05.04.2023



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STATE OF TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT
AGRICULTURE
No. 101924
05/01/2023

REZONING PLAN

THE MIDDLE EIGHT

209 OLD LIBERTY PIKE
COF PROJECT # 8155
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	YB
DRAWN BY:	JM
CHECKED BY:	BD
DATE:	05/04/23

FLE PROJECT NO.
1060-15

DRAWING TITLE:

REZONING PLAN

SHEET NUMBER

C1.0

Tuesday, May 4, 2023
K:\Projects\1060-15 - 228 Franklin Rd\Civil\Sheets\1060-15_Rezone Plan.dwg

File #: 21-04664

DATE: May 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

SUBJECT:

Consideration Of Resolution 2023-30, A Resolution Approving A Development Plan For Middle Eight PUD Subdivision With 1 Modifications Of Development Standards (Parking), For The Property Located East Of Franklin Road And South Of Liberty Pike, Located At 209 Old Liberty Pike. Establishing A Public Hearing On August 8, 2023
FMPC 5/25/23, 4-2

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8154
Applicant: Gary Vogrin, Kiser + Vogrin Design
Owner: Amanda McKeehan

BACKGROUND/STAFF COMMENTS:
Staff have been meeting with the property owner about development on this site since July of 2022. We have given feedback on the design over the last year, to work towards a plan that meets all of the City's development standards. The design team has taken staff's guidance into consideration, and made many changes to the plan over the course of a year. In a few instances, the development team decided to pursue alternate standards prior to submitting this development plan.

Below, staff has outlined topics where concern has been voiced regarding the proposed development plan. In general, the plan proposes 254 multifamily dwelling units, 6 single family homes, 12 duplex dwelling units (6 structures), and 3 townhomes. Lastly, it does provide a small amount of retail (3,000 sq ft) in the form of a restaurant, as a use that can support the surrounding community.

Previous Approvals: On February 13, 2023, the development team presented their plan to the Historic Zoning Commission, and received a preliminary recommendation for approval on the height, scale, massing, and layout of the structures as it related to the limits of the Historic Preservation Overlay (HPO). It should be noted that the southern facades of the two multifamily buildings, and the single-family and duplex structures south of Foster Lane are outside of the HPO and are not a part of the Historic Zoning Commission's jurisdiction, so the HZC did not consider those facades or buildings in their recommendation.

The design team then brought forth an Envision Franklin Plan Amendment to the Planning Commission on March 23, 2023, in which they proposed Special Consideration language specific to this site. The Planning Commission voted to approve the additional specifications.

Building Height: In reviewing the recommendations of Envision Franklin, staff finds that the proposed development plan complies with the Multifamily Residential Design Concept. It addresses the design guidelines of the general topics, including providing duplexes, townhomes, and single-family structures along the periphery of the proposed development, and providing a mix of public open spaces. It is also consistent with the language of the special consideration. It provides additional height by proposing underground parking. The height is shown in relation to Jamison Station in the Development Plan, but staff has found that varying technologies and estimating methodologies yield different heights of Jamison Station. The Design Team has consistently stated in previous meetings that the Middle Eight building closest to Jamison Station will be no taller than 2'-6" from Jamison Station's height. Therefore, in the absence of a detailed, surveyed measurement, staff has included a condition of approval that at time of site plan, the heights will be verified and that building plans will ensure that the new construction is no more than 2'-6", measuring from top of parapet to top of parapet. To further ensure that this height comparison is maintained, staff has also included a condition of approval that prior to above-ground construction commencing, an as-built survey will be completed to document the top of foundation elevation.

Staff would also like to note that while the Zoning Ordinance and Envision Franklin address transitions between buildings adjacent to new development, it does not speak to proper transitions within a proposed development. There is a three-story change between the north side and south side of Foster Lane, and a significant change in mass between the multifamily buildings and the single-family and duplex units.

Liberty Pike: In regards to other Envision Franklin updates being pursued separately from this development, the Liberty Pike Streetscape improvements are something being investigated through the Factory District Design Concept proposal with the Envision Franklin Update. The decision of whether or not to create a unique cross-section for Liberty Pike within the boundary of the Factory District has not yet been determined, nor has it been determined whether or not additional Right-Of-Way would be needed to achieve an updated cross section.The property owners have confirmed that they wish to include any streetscape elements into their proposal, once decided, and so staff has included a condition of approval (#41 Offsite Improvements) that requires the Middle Eight to incorporate Liberty Pike Streetscape elements into their plans during the site plan approval process.

Parking: Along with the documents just described, the Development Plan also generally conforms to all other regulatory development standard documents; in those instances where the plan currently does not fully comply, staff has provided a list of conditions of approval for the FMPC and BOMA to adopt as part of their vote. The plan does include a shared parking study, to justify the amount of parking provided on site. The plan provides each single-family, duplex, and townhome unit with a two-car garage. The additional third space required for the three-bedroom duplex and townhome units is provided through parallel (on-street) parking adjacent to the properties, along the south side of Foster Lane. Also, a parking study provided by the applicant shows how the difference in peak use time between the multifamily and restaurant uses can provide a parking reduction of 32 spaces. This reduction, along with the proposed reduced parking counts proposed in the Modification of Standards (MOS), account for the required parking for the multifamily and restaurant uses being met by the underground parking structure and the parallel (on-street) parking spaces along the north side of Foster Drive.

Citizen Concerns: It should be noted that citizens have voiced their concerns about this

development at several recent public meetings, including Board of Mayor and Aldermen meetings, Planning Commission meetings, and Historic Zoning Commission meetings. Staff collects written comments via email, and provides them to the FMPC and BOMA in one single PDF attached to this agenda item. Concerns that have been voiced in the past related to the scale and height of the proposed multifamily buildings and the additional traffic this amount of new units would generate, but others may be brought forward in the public hearings for this development plan.

MODIFICATIONS OF STANDARDS

The applicant is requesting one Modification of Standards, from Parking Table 10.6, specific to parking requirements for multifamily uses. The request includes a reduction for studio and 1-bedroom units from 1.5 spaces per unit to 1.02 spaces for unit, a reduction for 2-bedroom units from 2.5 spaces per unit to 1.89 spaces per unit, and a reduction for 3-bedroom units from 3.0 spaces per unit to 2.76 spaces per unit. This request, if granted, reduces the number of spaces provided for the multifamily use from 529 spaces to 407 spaces, for a reduction of 122 spaces. The applicant has cited nationally recognized Parking Study publications and used only factors that were applicable to our City when analyzing alternate standards. They also gathered parking utilization rates from seven existing multifamily developments in Franklin, to ensure that the national numbers were consistent with the local environment. Staff has verified the parking data from the national publications, and can support the reduction as proposed.

Staff recommends approval of MOS #1 (Parking).

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2023-30, with conditions by a vote of 4-2.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2023-30, with condtions.

RESOLUTION 2023-30

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR MIDDLE EIGHT PUD SUBDIVISION WITH 1 MODIFICATIONS OF DEVELOPMENT STANDARDS (PARKING), FOR THE PROPERTY LOCATED EAST OF FRANKLIN ROAD AND SOUTH OF LIBERTY PIKE, LOCATED AT 209 OLD LIBERTY PIKE.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2023-15; and

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

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
063M- A 4.00	7.2
Total	7.2

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 Middle Eight PUD are as follows:

Entitlements	Middle Eight PUD
Base Zone District	PD 38.19/3,000
Other Zoning Overlays	HPO, CFO
Number of Dwelling Units	275
Number of Nonresidential Square Footage	3,000
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	1

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

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

MOS 1: **Request to modify minimum parking standards for multifamily to 1.02 spaces per studio unit, 1.02 spaces per 1-Bedroom unit, 1.89 spaces per 2-Bedroom unit, and 2.76 spaces per 3-Bedroom unit.** Approved: _____ Denied: _____	10.1.6 Minimum Parking 1.5 spaces for a studio 1.5 spaces for a 1-bedroom unit 2.5 spaces for a 2-bedroom unit 3 spaces for a 3+ bedroom unit *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2023-15, 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:

Eric S. Stuckey
City Administrator

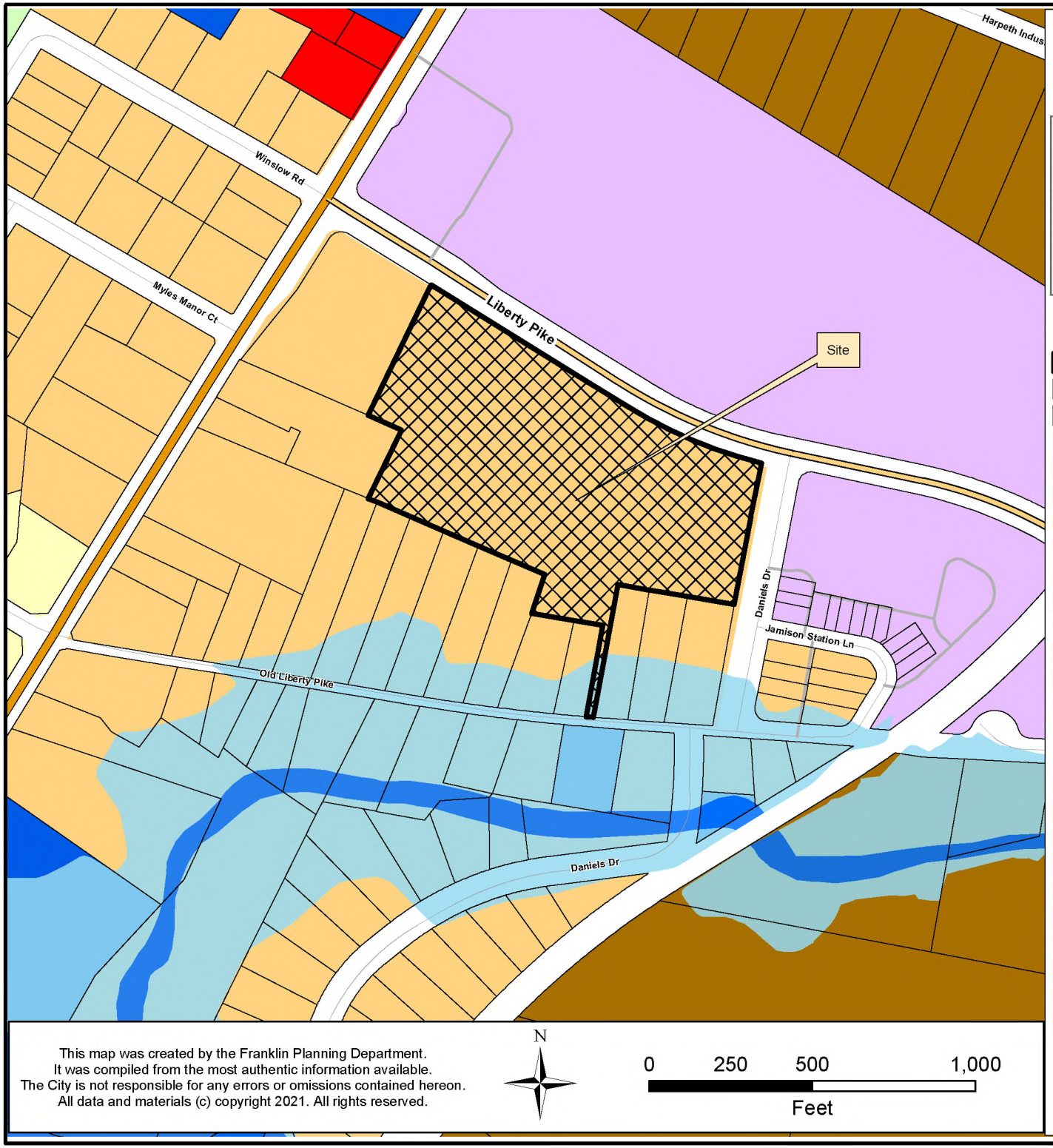
CITY OF FRANKLIN, TENNESSEE:

Dr. Ken Moore
Mayor

Approved as to Form By:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	04/04/23
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	04/27/23
NEIGHBORHOOD MEETING:	04/05/23
PLANNING COMMISSION RECOMMENDED APPROVAL:	
PUBLIC HEARING AND BOMA APPROVAL:	



MIDDLE EIGHT PUD SUBDIVISION
ORDINANCE 2023-15
RESOLUTION 2023-30

Project Information
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Proposed Zoning: PD 38.19/3,000
Overlay Districts: HPO, CFO, FFO
Site Acreage: 7.2 acres
Proposed Number of Dwelling Units: 275
Proposed Nonresidential Square Footage: 3,000

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Feet

DEVELOPMENT PLAN
THE MIDDLE EIGHT
PUD SUBDIVISION

209 OLD LIBERTY PIKE
TAX MAP 063M PARCEL 0400, GROUP A

COF PROJECT # 8154
KVD PROJECT #21065
FRANKLIN, WILLIAMSON CO., TN

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GARY MICHAEL VOGRIN — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT
05-04-23

JOSEPH M. ANTUNOVICH — REGISTERED ARCHITECT — STATE OF TENNESSEE
5/4/23

SHEET INDEX	SHEET NUMBER	PRE-APP SUBMITTAL	INITIAL SUBMITTAL	RE-SUBMITTAL	ONE STOP
COVER SHEET	C0.0	03-27-2023	04-10-2023	05-04-2023	
ILLUSTRATIVE MASTER PLAN	C0.1	03-27-2023	04-10-2023	05-04-2023	
EXISTING CONDITIONS PLAN	C1.0	03-27-2023	04-10-2023	05-04-2023	
DEVELOPMENT PLAN	C2.0	03-27-2023	04-10-2023	05-04-2023	
OPEN SPACE PLAN	C2.1	03-27-2023	04-10-2023	05-04-2023	
SITE GRADING & DRAINAGE PLAN	C3.0	03-27-2023	04-10-2023	05-04-2023	
ROW & ACCESS PLAN	C4.0	03-27-2023	04-10-2023	05-04-2023	
REFUSE COLLECTION PLAN	C4.1	03-27-2023	04-10-2023	05-04-2023	
FIRE ACCESS PLAN	C4.2	03-27-2023	04-10-2023	05-04-2023	
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SITE UTILITY PLAN	C5.0	03-27-2023	04-10-2023	05-04-2023	
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ARCHITECTURAL ELEVATIONS	A1.4		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.5		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.6		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.7		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.8		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.9		04-10-2023	05-04-2023	
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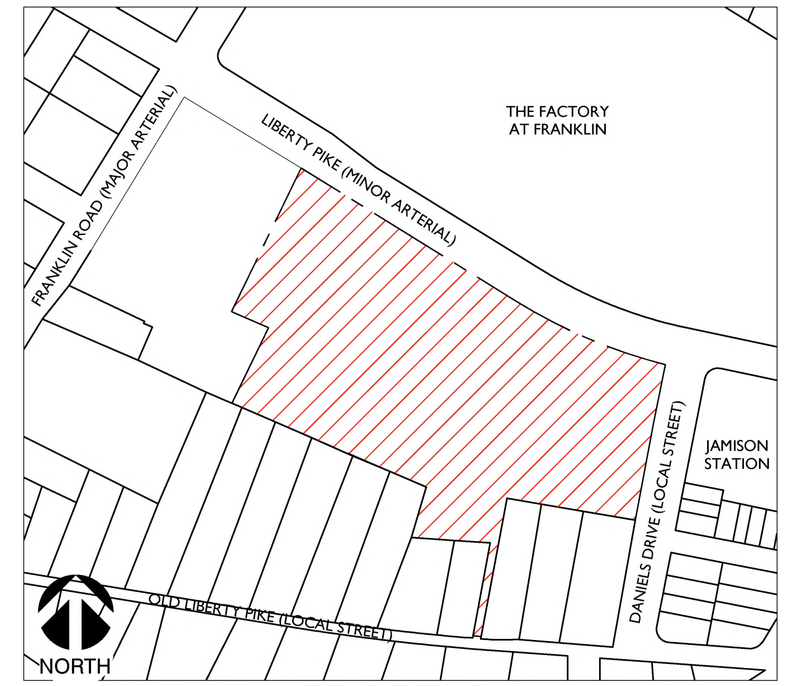
ARCHITECTURAL RENDERINGS	A2.11	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.12	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.13	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.14	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.15	03-27-2023	04-10-2023	05-04-2023	

ENVISION FRANKLIN PLAN AMENDMENT:
ADDITIONAL HEIGHT MAY BE CONSIDERED WHEN UNDERGROUND PARKING IS PROVIDED. WITH ANY ADDITIONAL HEIGHT, THE STRUCTURE SHOULD BE SIMILAR TO, AND COMPATIBLE WITH ADJACENT MULTIFAMILY; HEIGHT SHOULD TRANSITION DOWN TOWARDS THE TRUETT HOUSE SO THAT EACH SIDE OF THE PARCEL IS CONTEXTUALLY APPROPRIATE WITH ADJACENT STRUCTURES. LIMITED RETAIL IS APPROPRIATE WHEN IT SUPPORTS THE COMMUNITY, NEIGHBORS, OR THE RESIDENTIAL EXPERIENCE.



SITE LOCATION MAP
1"=200'

THE MIDDLE EIGHT PARKING DATA*

Use	Parking Requirement (per COF Zoning Ordinance dated 01/01/2023)	Number of Employees on Largest Shift	Outdoor/Indoor Square Footage (SF)	Number of Units	Total Spaces Required per COF Zoning Ordinance dated 01/01/2023	Parking Requirement (per M.O.S. request)	Total Spaces Required per M.O.S. Request & Shared Parking*	Total Spaces Provided	
Duplex/Townhome/ Single-Family								Unit Garages	On-Street/ Parallel
3 Bed Dup & SF House	3			12	36		36	24	13
3 Bed TH	3			3	9		9	6	3
SF House	2			6	12		12	12	0
Total Dup/TH/SF				21	57		57	58	
Multifamily								Parking Garage	On-Street
Studio MF	1.5			30	45	1.02	31	367	20
1 Bed MF	1.5			96	144	1.02	98		
2 Bed MF	2.5			88	220	1.89	167		
3 Bed MF	3			40	120	2.76	111		
Total Multifamily				254	529		407	387	
Restaurant / Café								Parking Garage	On-Street
	7.5 spaces per 1,000 square feet of gross floor area of the building and any outdoor seating area + 0.75 space per employee on largest shift	4	4000		34		34	33	8
							Shared Parking Reduction -32		
Overall Total				275	620		466	486	

* Refer to the Parking Memo dated May 2023 prepared by KCI Technologies for shared parking supplemental data.

SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD 38.19/3000 | PLANNED DISTRICT OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOUSE & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
- DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
- TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE

SETBACKS
- TOWNHOUSE (BUILDING NO. 3, 4, 5)
  - FRONT: 10'
  - REAR: 13'
  - SIDE: 8' OR 75'
- DUPLEX
  - FRONT: 10'
  - REAR: 10', 12' OR 20' (SEE PLAN)
  - SIDE: 5-10' (SEE PLAN)
- SINGLE FAMILY
  - FRONT:6' OR 10' (SEE PLAN)
  - REAR:10', 12' OR 75' (SEE PLAN)
  - SIDE: SEE PLAN*
- MULTIFAMILY (BUILDINGS NO. 1 & 2):
  - FRONT YARD: 0' OR 10' (SEE PLAN)
  - SIDE YARD: 0'
  - REAR YARD: 0'

*SEE SHEET A1.0 FOR RESIDENTIAL LOT DIAGRAM

SITE DATA CHART CONT.:

DWELLING UNIT COUNT, BY TYPE:
A. MULTIFAMILY
- STUDIO: 30
- 1 BEDROOM: 96
- 2 BEDROOM: 88
- 3 BEDROOM: 40
- SUBTOTAL: 254

B. SINGLE FAMILY, TOWNHOUSE, DUPLEX UNITS
- 4 BEDROOM SINGLE FAMILY HOMES: 6
- 3 BEDROOM DUPLEXES: 12
- 3 BEDROOM TOWNHOUSES: 3
- SUBTOTAL: 21

TOTAL DWELLING UNITS: 275

BUILDING HEIGHTS:
- SINGLE FAMILY, DUPLEXES & TOWNHOUSE: 2-3 STORIES
- MULTIFAMILY: 1-6 STORIES

REQUIRED LANDSCAPE SURFACE AREA: 20% (62,726.40 SF)
PROPOSED LANDSCAPE SURFACE AREA: 30% (94,169.09 SF)
OPEN SPACE SF REQUIRED: 5% (15,681 SF)
NATURAL AREA SF REQUIRED: 10% (31,363 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 20.3% (63,800 SF)
TOTAL ACREAGE OF HEALTHY TREE CANOPY: 0.97 AC (42,337 SF)
TREE CANOPY TO BE RETAINED: 0.25 AC (11,008 SF)
PROPOSED TREE CANOPY RETENTION: 0.53 AC (23,011 SF)

PARKING REQUIRED PER COF Z.O.: 620
PARKING REQUIRED PER MOS: 498
PARKING REQUIRED PER THE MOS + SHARED PARKING: 466
PARKING PROVIDED: 486
REFER TO DETAILED PARKING DATA CHART ON A1.4 AND PARKING STUDY PROVIDED BY KCI DATED MAY 2023.
BICYCLE PARKING REQUIRED FOR MULTIFAMILY: 0.05 SPACE/BR = 22.35
BICYCLE PARKING PROVIDED: 23

HISTORIC RESOURCE TREATMENT: 75' NATURALISTIC BUFFER BETWEEN ALPHEUS TRUETT HOUSE AND SITE.

MODIFICATION OF STANDARDS REQUEST

THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS REGARDING SECTION 10.1.6 MINIMUM PARKING WITHIN THE FRANKLIN ZONING ORDINANCE. THIS PROPOSED MODIFICATION OF STANDARDS REQUESTS A REDUCTION IN RESIDENTIAL PARKING MINIMUMS FOR THE MULTIFAMILY RESIDENTIAL. THE REDUCTION IS SUPPORTED BY THE PARKING ANALYSIS PROVIDED IN THE ATTACHED PARKING MEMO FROM KCI DATED MAY 2023. REFER TO THE CHART BELOW FOR REQUESTED REDUCTION IN PARKING RATES.

LAND USE		REQUIRED RATES (PER COF ZONING ORDINANCE DATED 01.01.2023	PROPOSED RATES
MULTI-FAMILY	STUDIO	1.5	1.02
	1-BEDROOM	1.5	1.02
	2-BEDROOM	2.5	1.89
	3-BEDROOM	3.0	2.76

LAND USE PLAN AMENDMENT:

LAND USE PLAN AMENDMENT REQUEST WAS APPROVED BY FRANKLIN MUNICIPAL PLANNING COMMISSION ON 03.23.23 BY A 7-0 UNANIMOUS VOTE

PARKLAND DEDICATION REQUIREMENTS:
275 UNITS x $4,304= $1,183,600 TO MEET THE ORDINANCE.

25% OF THE TOTAL AMOUNT OR $295,900 WILL BE DUE AT FINAL PLAT PLUS THE NUMBER OF DWELLINGS FOR THAT PHASE AT A RATE OF $3,228 PER UNIT.

THE 25% OR $295,900 WILL NOT BE REIMBURSABLE AND WILL REMAIN IN QUAD 1 FOR FUTURE PARKS.

THE 75% OR $887,700 IS POSSIBLE FOR REIMBURSEMENT WITH AN AGREEMENT AND EXHIBITS SHOWING IMPROVEMENTS.

THE DEVELOPER SHALL ENTER INTO A CONTRACT WITH THE CITY WHICH CONTAINS TERMS AND CONDITIONS RELATIVE TO THE PARKLAND IMPACT FEES REQUIRED TO BE PAID BY THE DEVELOPER AND/OR ANY OFF-SETS GRANTED FOR PARKLAND DEDICATION AND/OR CONSTRUCTION OF PARK IMPROVEMENTS AS MAY BE REQUESTED BY THE DEVELOPER. SUCH CONTRACT SHALL BE FINALIZED CONCURRENTLY WITH THE APPROVAL OF THE DEVELOPMENT PLAN OR SITE PLAN WHEN A DEVELOPMENT PLAN IS NOT REQUIRED. WHEN NEITHER A DEVELOPMENT PLAN OR SITE PLAN EXIST, THE CONTRACT SHALL BE APPROVED BY BOMA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL CONTAIN FINANCIAL ASSURANCE TO THE CITY.

COMPREHENSIVE REVIEW OF SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. 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 SITE PLAN, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

VESTING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	01-01-2023
SUBDIVISION REGULATIONS	01-01-2022
HISTORIC DISTRICT DESIGN GUIDELINES	05-30-2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07-01-2021
STORMWATER BMP MANUAL	07-01-2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10-13-2020 OR NEWEST VERSION
MUNICIPAL CODE	VARIES - STANDARDS EFFECTIVE ON 12-12-2022 APPLY

KVD PROJECT# : 21065
COF PROJECT# : 8154
Sheet #:
C0.0
DATE: 05.04.2023

1 MULTIFAMILY
2 SINGLE FAMILY
3 DUPLEX
4 TOWNHOME
5 FIRST FLOOR RESTAURANT / CAFE
6 PARKING GARAGE ENTRANCE
7 52' PROPOSED RIGHT OF WAY
8 75' NATURALISTIC BUFFER
9 HISTORIC PRESERVATION OVERLAY DISTRICT
10 STORMWATER TREATMENT

NOTE: THIS PAGE PROVIDES A CONCEPTUAL ILLUSTRATIVE PLAN OF HOW THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE PROJECT DEVELOPMENT PLAN. SPECIFIC PLANS WILL BE PROVIDED DURING THE SITE PLAN PHASE.

NORTH

0 30 60 90 feet
SCALE: 1"=30'

5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
615.599.2274
www.kiservogrin.com
KV+D
KISER VOGRIN DESIGN

GARY MICHAEL VOGRIN
LICENSED
TENNESSEE REGISTERED
LANDSCAPE ARCHITECT
05-04-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
DATE: 04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ILLUSTRATIVE MASTER PLAN

SHEET NUMBER
C0.1

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GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 7.19 AC
2. EXISTING IMPERVIOUS AREA: 0.14 AC
3. EXISTING RV VALUE: 0.108
4. PEAK FLOW RUNOFF
   - 4.1. 2 YEAR: 13.15 CFS
   - 4.2. 5 YEAR: 22.05 CFS
   - 4.3. 10 YEAR: 28.30 CFS
   - 4.4. 25 YEAR: 36.49 CFS
   - 4.5. 50 YEAR: 42.67 CFS
   - 4.6. 100 YEAR: 48.82 CFS

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

SLOPE ANALYSIS LEGEND

- 20% OR GREATER SLOPES
- 14% TO 19% SLOPES

SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD (38.19 / 3000) | PLANNED DISTRICT
OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOME & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE

STORMWATER NARRATIVE

ALL STORMWATER CURRENTLY FLOWS TO THE EXISTING OUTFALL AT THE SOUTHEASTERN CORNER OF THE PROPOSED DEVELOPMENT (OUTFALL #1), WHICH DISCHARGES TO LIBERTY CREEK AND EVENTUALLY TO THE HARPETH RIVER, APPROXIMATELY 850 LF DOWNSTREAM.

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN BMP MANUAL, INCLUDING BIORETENTION, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE BMP MANUAL.

STORMWATER QUANTITY FOR THE PROPOSED PROJECT MAY BE PARTIALLY PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL DECREASE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL.

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
KVD KISER VOGRIN DESIGN
5005 MERIDIAN BLVD, SUITE 100
FRANKLIN, TN 37067
MAIN: 615.708.0567
WWW.KISERVOGRIN.COM

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/2023	JYB

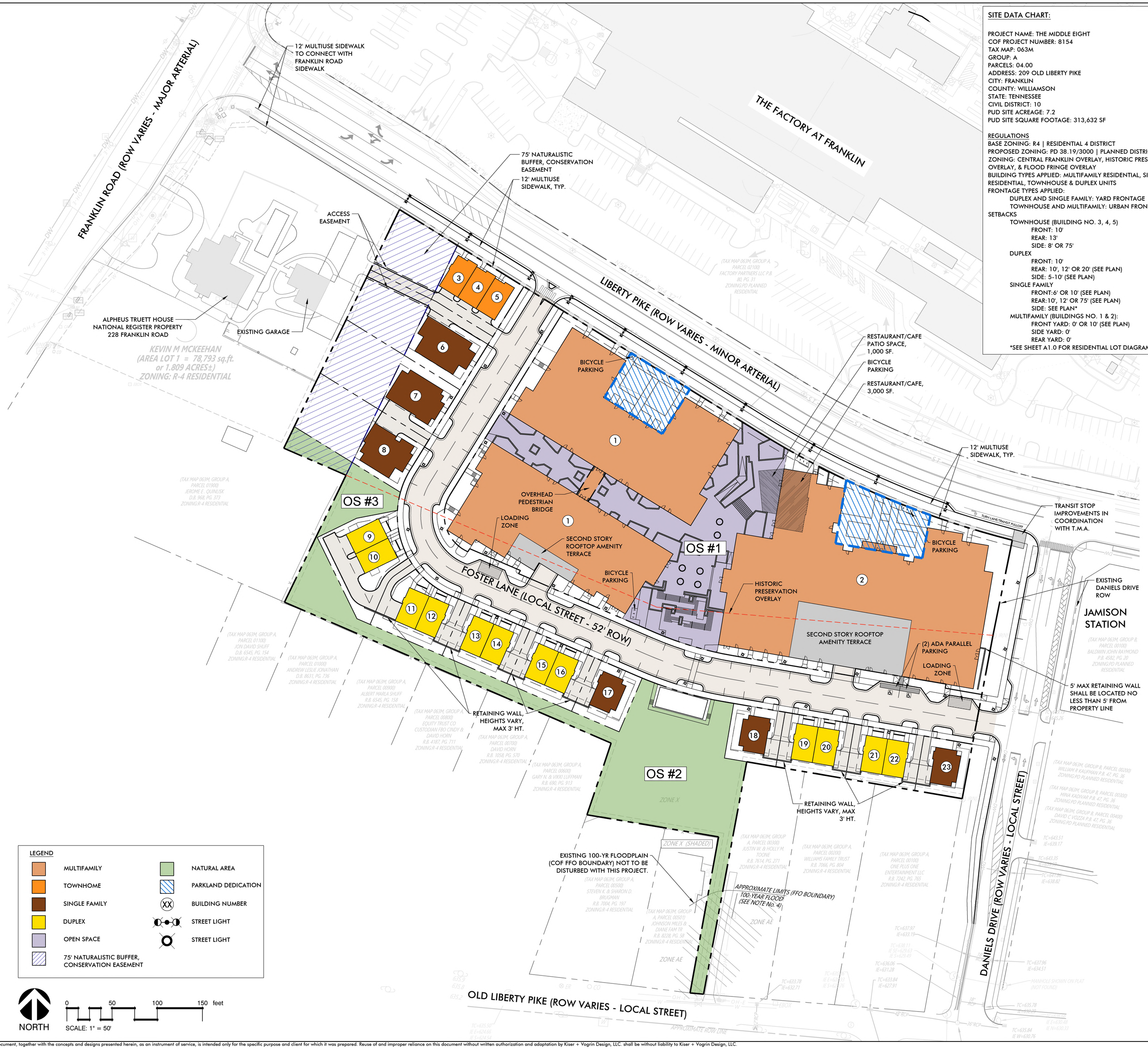
DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23

FILE PROJECT NO.
1060-15

DRAWING TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER
C1.0

Thursday, May 4, 2023
P:\1060_Data Mgmt\03 - 2DB Franklin Re\Civil\Sheets\1060-15_Existing Conditions Plan.dwg



SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD 38.19/3000 | PLANNED DISTRICT OVERLAY
ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOUSE & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE
SETBACKS
TOWNHOUSE (BUILDING NO. 3, 4, 5)
FRONT: 10'
REAR: 13'
SIDE: 8' OR 75'
DUPLEX
FRONT: 10'
REAR: 10', 12' OR 20' (SEE PLAN)
SIDE: 5-10' (SEE PLAN)
SINGLE FAMILY
FRONT:6' OR 10' (SEE PLAN)
REAR:10', 12' OR 75' (SEE PLAN)
SIDE: SEE PLAN*
MULTIFAMILY (BUILDINGS NO. 1 & 2):
FRONT YARD: 0' OR 10' (SEE PLAN)
SIDE YARD: 0'
REAR YARD: 0'
*SEE SHEET A1.0 FOR RESIDENTIAL LOT DIAGRAM

SITE DATA CHART CONT.:

DWELLING UNIT COUNT, BY TYPE:

A. MULTIFAMILY		
STUDIO:	30	
1 BEDROOM:	96	
2 BEDROOM:	88	
3 BEDROOM:	40	
SUBTOTAL:	254	
B. SINGLE FAMILY, TOWNHOUSE, DUPLEX UNITS		
4 BEDROOM SINGLE FAMILY HOMES:		6
3 BEDROOM DUPLEXES:		12
3 BEDROOM TOWNHOUSES:		3
SUBTOTAL:		21

TOTAL DWELLING UNITS: 275

BUILDING HEIGHTS:
- SINGLE FAMILY, DUPLEXES & TOWNHOUSE: 2-3 STORIES
- MULTIFAMILY: 1-6 STORIES

REQUIRED LANDSCAPE SURFACE AREA: 20% (62,726.40 SF)
PROPOSED LANDSCAPE SURFACE AREA: 30% (94,169.09 SF)
OPEN SPACE SF REQUIRED: 5% (15,681 SF)
NATURAL AREA SF REQUIRED: 10% (31,363 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 20.3% (63,800 SF)
TOTAL ACREAGE OF HEALTHY TREE CANOPY: 0.97 AC (42,337 SF)
TREE CANOPY TO BE RETAINED: 0.25 AC (11,008 SF)
PROPOSED TREE CANOPY RETENTION: 0.53 AC (23,011 SF)

PARKING REQUIRED PER COF Z.O.: 620
PARKING REQUIRED PER MOS: 498
PARKING REQUIRED PER THE MOS + SHARED PARKING: 466
PARKING PROVIDED: 486
REFER TO DETAILED PARKING DATA CHART ON A1.4 AND PARKING STUDY PROVIDED BY KCI DATED MAY 2023.
BICYCLE PARKING REQUIRED FOR MULTIFAMILY: 0.05 SPACE/BR = 22.35
BICYCLE PARKING PROVIDED: 23

HISTORIC RESOURCE TREATMENT: 75' NATURALISTIC BUFFER BETWEEN ALPHEUS TRUETT HOUSE AND SITE.

THE MIDDLE EIGHT - OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 7.2 AC (313,632 SF)
MINIMUM 5% OPEN SPACE ACREAGE REQUIRED: 0.36 AC(15,681.60 SF)
ADDITIONAL 10% FOR NATURAL AREA: 0.72 AC (31,363.20 SF)

OPEN SPACE PROVIDED

KEY	AREA OF OPEN SPACE SF	HARDSCAPE AREA SF	HARDSCAPE AREA%	STORMWATER FEATURE INCLUDED? Y/N
OS #1 (PLAZA)	28,000	22,400	80%	N
OS #2 (NATURAL AREA)	30,800	N/A	N/A	Y
OS #3 (NATURAL AREA)	5,000	N/A	N/A	N
TOTAL PROVIDED	63,800.00	22,400.00		

OPEN SPACE PROVIDED:0.64 AC (28,000 SF)
NATURAL OPEN SPACE PROVIDED: 0.82 AC (35,800 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 1.46 AC (63,800 SF)

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE DATED 01-01-2023.

REFER TO C2.1 FOR OPEN SPACE PLAN.

THE MIDDLE EIGHT - BUILDING DATA CHART

BUILDING NO.	BUILDING TYPE	RESIDENTIAL (DU)	BUILDING STORIES	ASSOCIATED GARAGE PARKING	ON STREET/PARALLEL PARKING
1-2	MULTIFAMILY	254	1-6	400	28
3-5	TOWNHOME	3	2-3	6*	3
6-8 , 17-18 , 23	SINGLE FAMILY	6	2-3	12*	0
9-16 , 19-22	DUPLEX	12	2-3	24*	13
TOTAL	-	275	-	486 PARKING SPACES	
DENSITY	-	38.20 DU/A	-	-	

*FOR THESE USES, THE GARAGE PARKING IS LOCATED WITHIN THEIR INDIVIDUAL LOTS.

IMPACT STATEMENT

GRADING/SW PLAN
THE PROPOSED DEVELOPMENT WILL CONSIST OF 275 TOTAL RESIDENCES. THESE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT RESIDENTS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

ROW/ACCESS PLAN
A TRAFFIC IMPACT STUDY WILL BE PRODUCED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION.

UTILITY PLAN
THE DEMAND OF THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE EXISTING INFRASTRUCTURE, AND THE PROJECT IS NOT ANTICIPATED TO HAVE A NEGATIVE EFFECT ON THE UTILITIES OR OTHER USERS THEREOF. THE PROJECT WILL USE CITY OF FRANKLIN DOMESTIC, FIRE AND IRRIGATION WATER SERVICE, AS WELL AS SANITARY SEWER SERVICE PROVIDED BY CITY OF FRANKLIN.

GENERAL NOTES:
1. THE WEST BUILDING OF THE MIDDLE EIGHT IS ONE RESIDENTIAL BUILDING ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE, ADOPTED BY THE CITY OF FRANKLIN. THE RELEVANT SECTIONS FOR THIS DETERMINATION ARE SECTION 202, SECTION 310.4, SECTION 503.1.2, AND SECTION 506.2.3.
2. DUE TO TOPOGRAPHY ISSUES ALONG DANIEL'S DRIVE, DWELLING UNITS ARE UP TO 10' LOWER THAN DANIEL'S DRIVE DUE TO EXISTING ROAD GRADE. PER THE ZONING ORDINANCE SECTION 6.7, THIS IS CONSIDERED AN EXISTING CONSTRAINT TO ALLOW FOR ACCESS FROM UNITS TO A PUBLIC STREET.
3. NOTE THAT ALL REQUIRED PARKING FOR TOWNHOMES, DUPLEXES, AND SINGLE FAMILY LOTS WILL BE MET, INCLUDING PARALLEL PARKING FRONTING THE OUTER LOOP OF FOSTER LANE. PARALLEL PARKING ALONG THE INNER LOOP OF FOSTER LANE SHALL SUPPLEMENT PARKING REQUIREMENTS FOR THE MULTIFAMILY AND RESTAURANT/CAFE USES.

ENVISION FRANKLIN DESCRIPTION: THIS DEVELOPMENT PROVIDES A MIX OF RESIDENTIAL BUILDINGS CONSISTENT WITH ENVISION FRANKLIN.

LEGEND
- MULTIFAMILY
- TOWNHOME
- SINGLE FAMILY
- DUPLEX
- OPEN SPACE
- 75' NATURALISTIC BUFFER, CONSERVATION EASEMENT
- NATURAL AREA
- PARKLAND DEDICATION
- BUILDING NUMBER
- STREET LIGHT
- STREET LIGHT

NORTH
0 50 100 150 feet
SCALE: 1" = 50'

KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste. 100
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GARY MICHAEL VOGRIN
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
05-04-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
DATE: 04/10/23

KVD PROJECT NO. 21065

DRAWING TITLE:
DEVELOPMENT PLAN

SHEET NUMBER
C2.0

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Jamison Station | Daniels Drive | Multifamily Building No. 2 - 288' | Multifamily Building No. 1 - 234' | Foster Lane Townhomes - 72' Building No. 3-5 | 75' Buffer

Liberty Pike Elevation Looking South

Partial Street Plan

All building elevations and exterior materials are preliminary and subject to change.

NOTE: THIS PAGE PROVIDES A CONCEPTUAL SECTION AND ILLUSTRATIVE PLAN OF HOW THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE PROJECT DEVELOPMENT PLAN. SPECIFIC PLANS WILL BE PROVIDED DURING THE SITE PLAN PHASE.

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224 West Huron Street Suite 7E
Chicago, Illinois 60654
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KV+D KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: (615) 807-7777
www.kiservogrin.com

JOSEPH M. ANTUNOVICH REGISTERED ARCHITECT No. 107035 STATE OF TENNESSEE

5/4/23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
DATE: 04/10/23

KVD PROJECT NO. 21065

DRAWING TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER
A1.2

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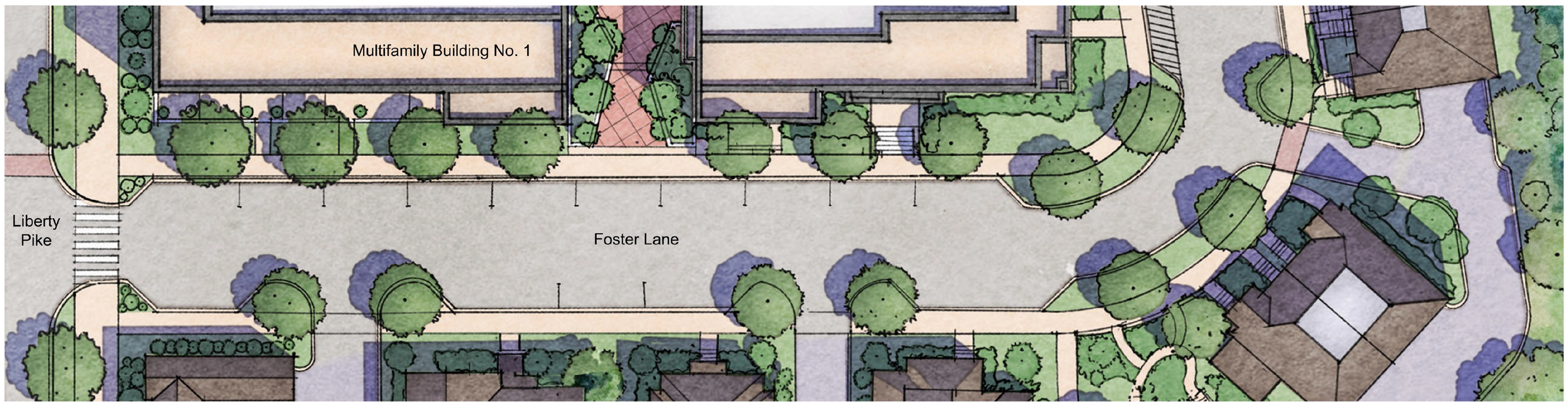
Site Section Looking East at Foster Lane



Partial Foster Lane Plan

All building elevations and exterior materials are preliminary and subject to change.

NOTE: THIS PAGE PROVIDES A CONCEPTUAL SECTION AND ILLUSTRATIVE PLAN OF HOW THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE PROJECT DEVELOPMENT PLAN. SPECIFIC PLANS WILL BE PROVIDED DURING THE SITE PLAN PHASE.

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STATE OF TENNESSEE

5/4/23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

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ARCHITECTURAL ELEVATIONS

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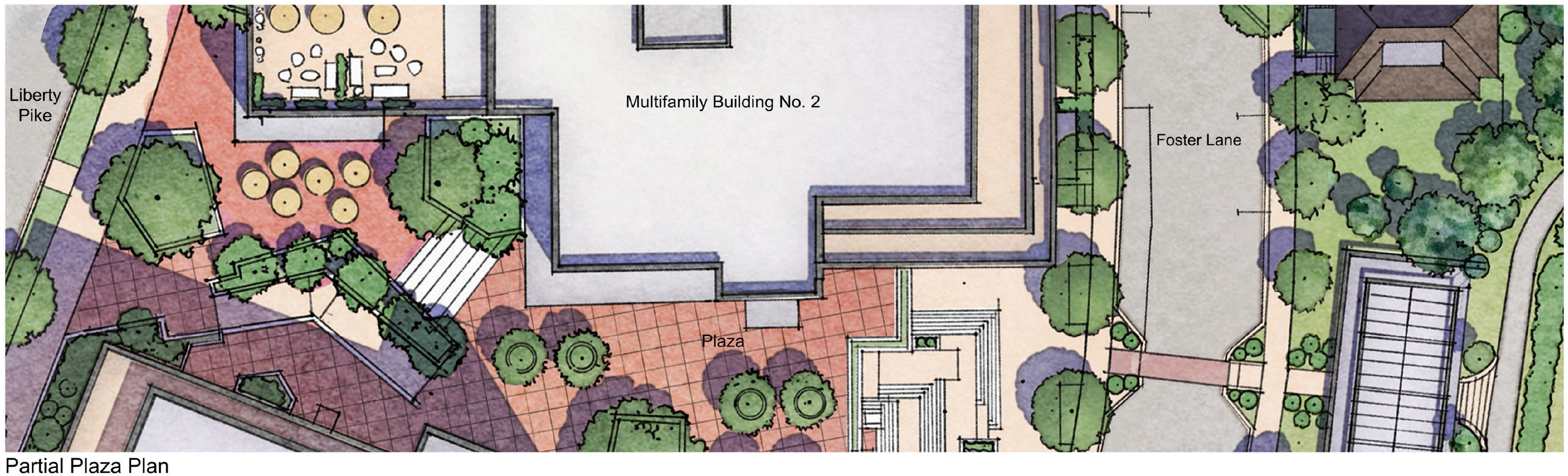
Site Section Looking East at Plaza



Partial Plaza Plan

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DEVELOPMENT PLAN
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209 OLD LIBERTY PIKE
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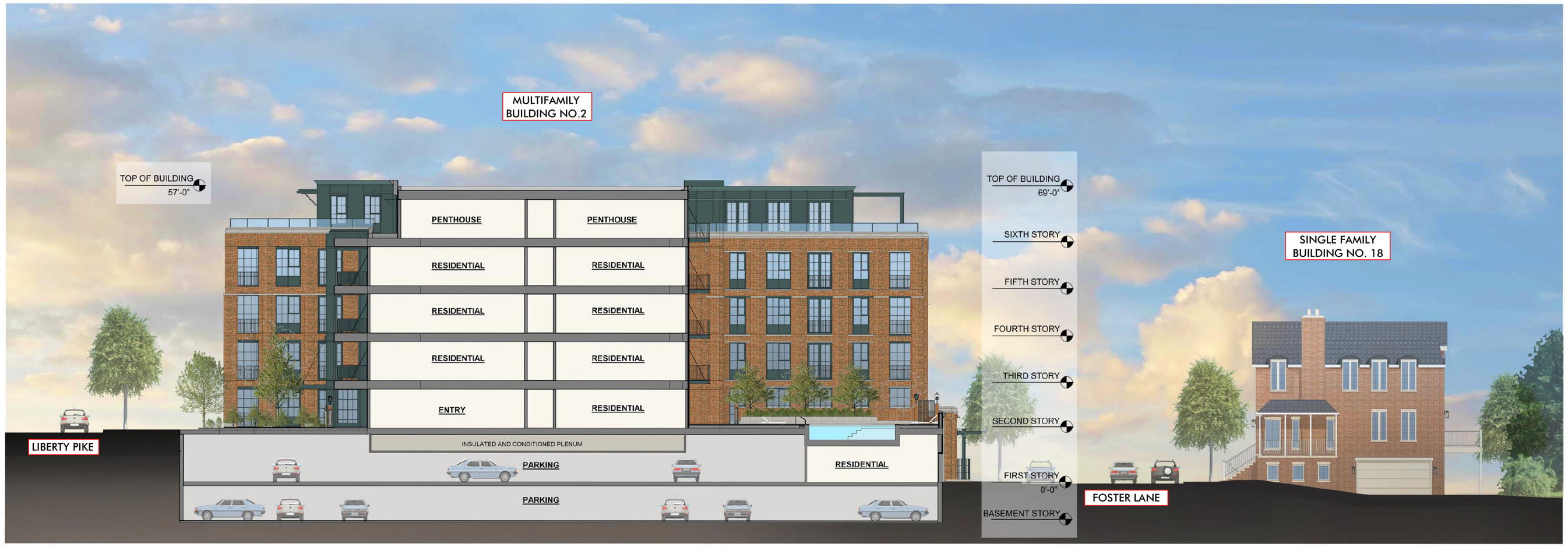

Site Section through Multifamily Building No. 2

Partial Plan of Multifamily Building No. 2

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5/4/23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
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FRANKLIN, WILLIAMSON COUNTY, TN

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ARCHITECTURAL ELEVATIONS

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North-South Site Section looking East

Partial Site Plan

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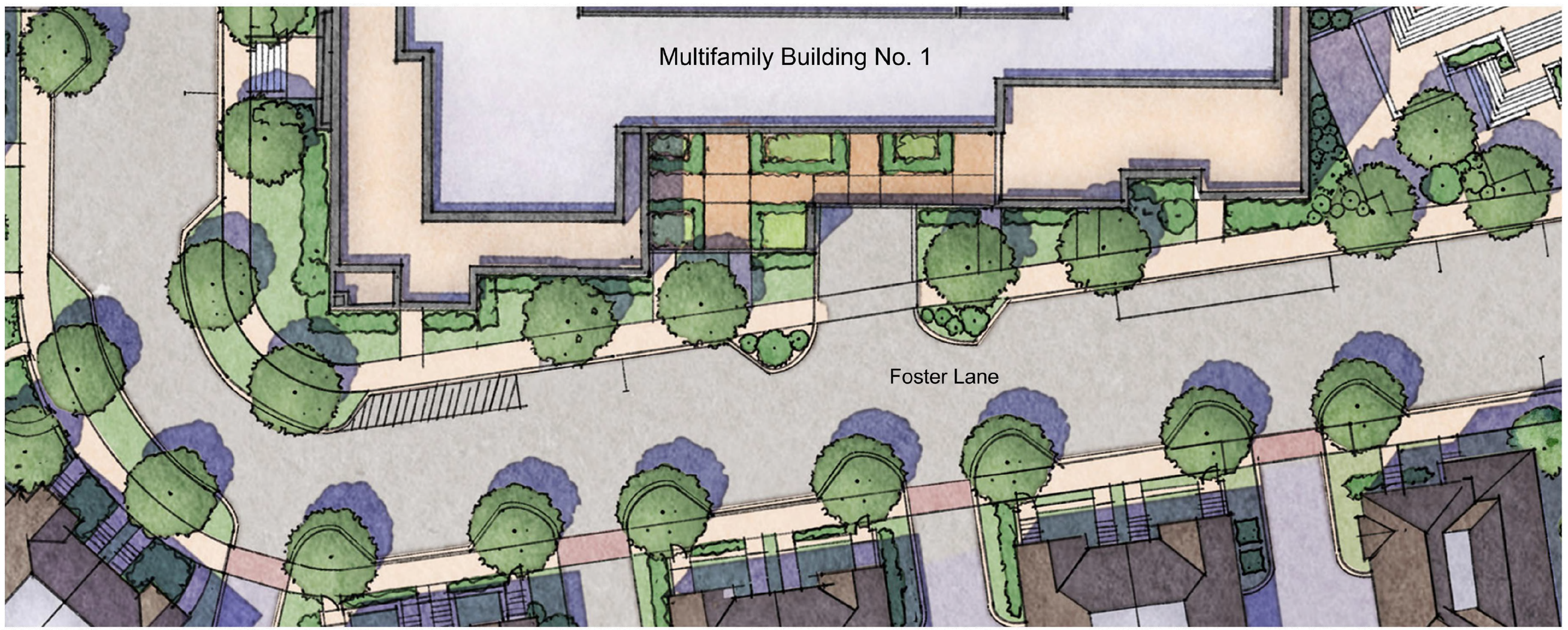
South Elevation of Multifamily Building No. 1



Partial Multifamily Building No. 1 Plan

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South Elevation of Multifamily Building No. 2

Partial Multifamily Building No. 2 Plan

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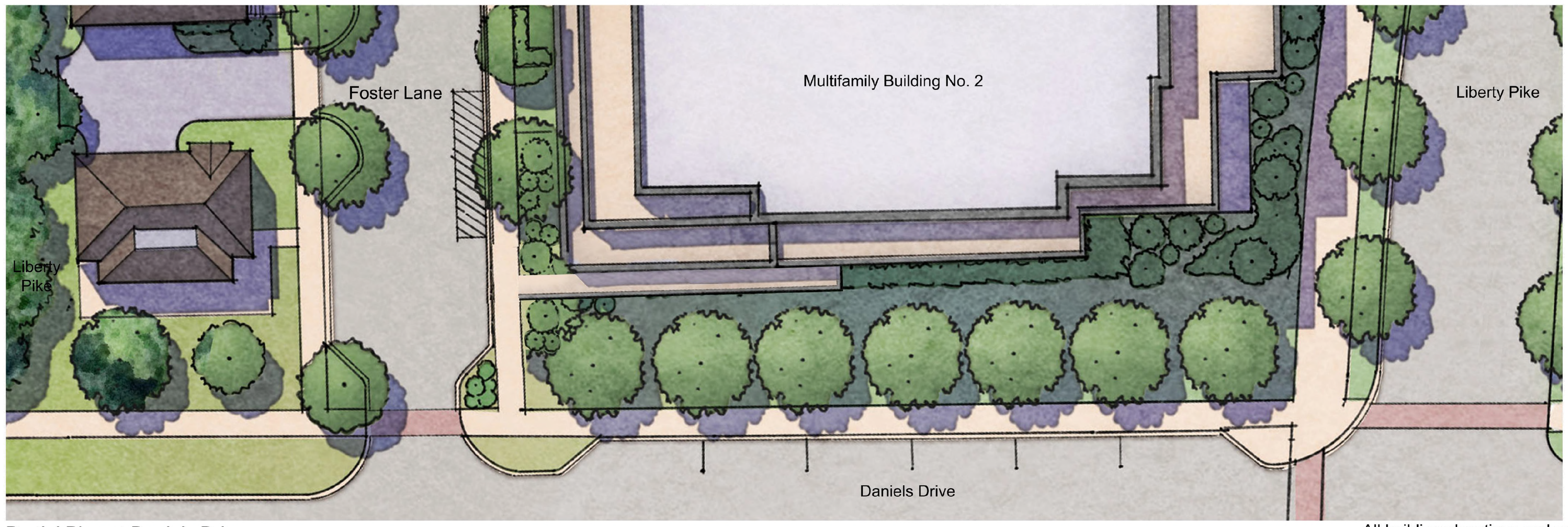
Elevation at Daniels Drive



Partial Plan at Daniels Drive

All building elevations and exterior materials are preliminary and subject to change.

DUE TO TOPOGRAPHY ISSUES ALONG DANIELS DRIVE, DWELLING UNITS ARE UP TO 10' LOWER THAN DANIELS DRIVE DUE TO EXISTING ROAD GRADE. PER THE ZONING ORDINANCE SECTION 6.7, THIS IS CONSIDERED EXISTING CONSTRAINT TO ALLOW FOR ACCESS FROM UNITS TO A PUBLIC STREET.

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FRANKLIN, WILLIAMSON COUNTY, TN

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BIRDS EYE VIEW

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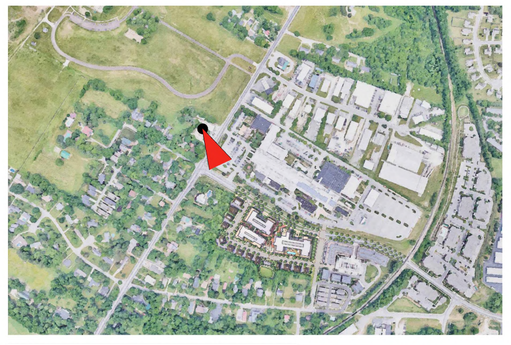
ENLARGED BIRDS EYE VIEW



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TOWNHOMES ON LIBERTY PIKE

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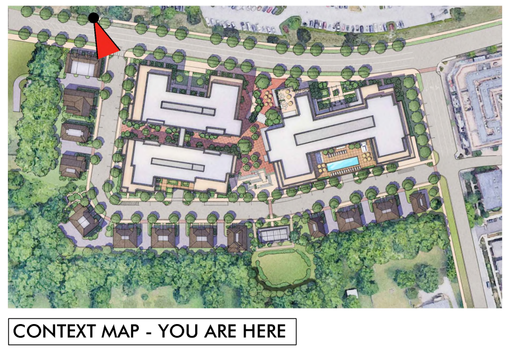
FOSTER LANE VIEW



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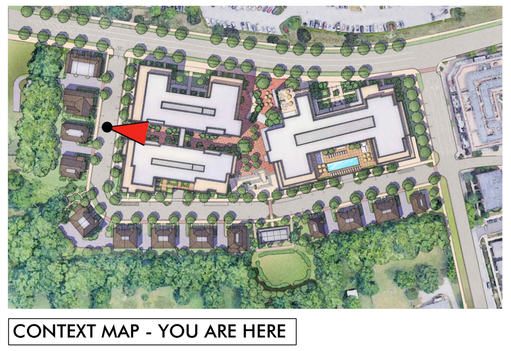
BUILDING NO. 1 RESIDENTIAL PLAZA



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THE PLAZA BETWEEN BUILDINGS NO. 1 AND 2

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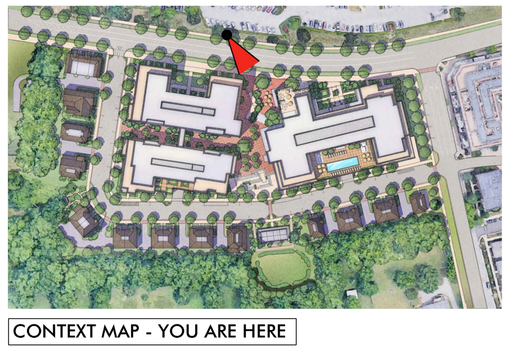
THE PLAZA BETWEEN BUILDING NO. 1 AND 2 ACROSS LIBERTY PIKE



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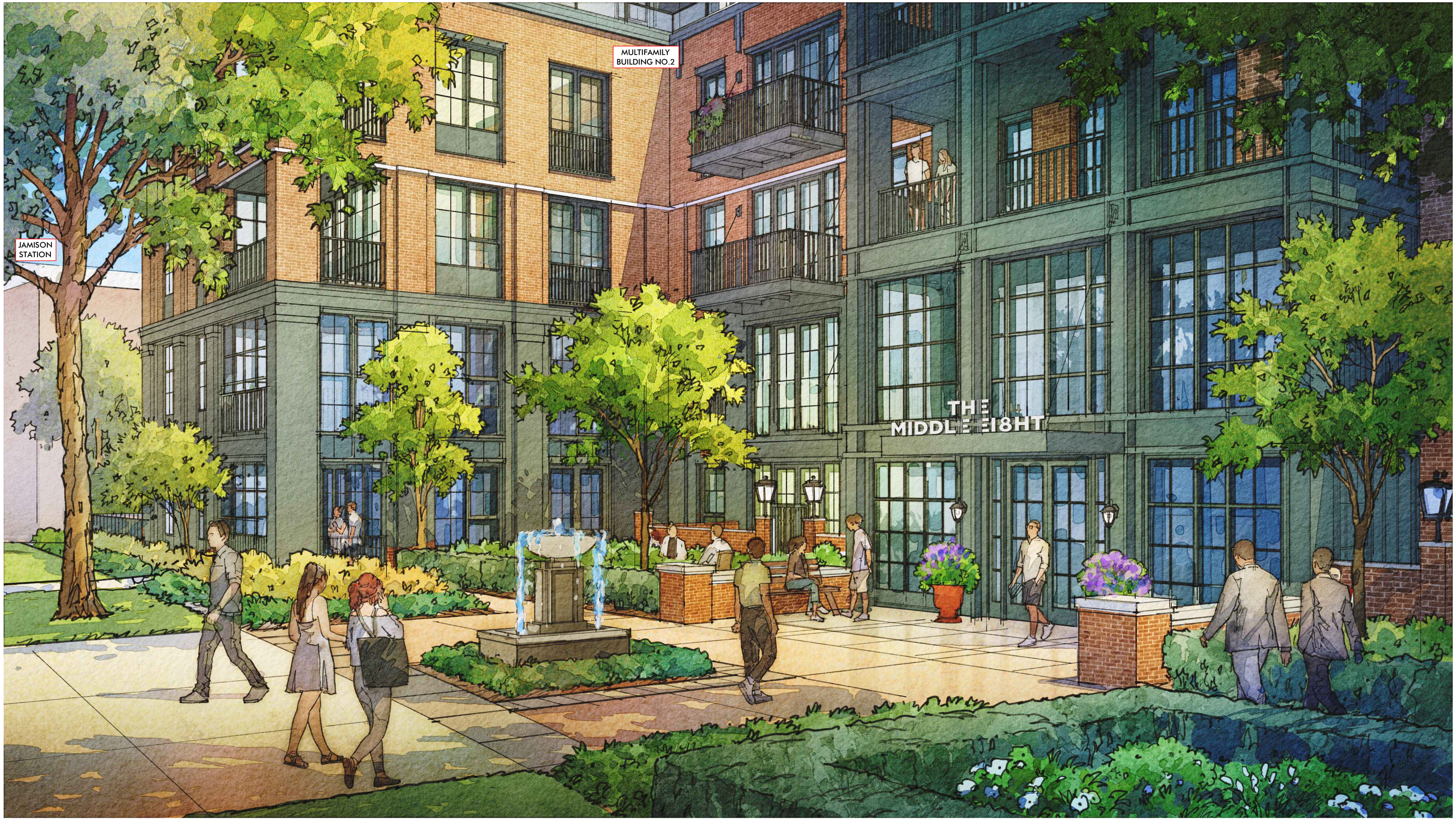
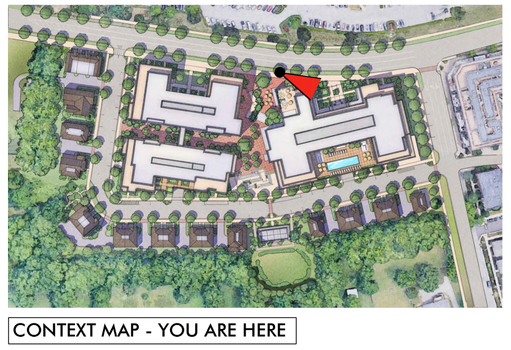


THE COURTYARD OF BUILDING NO. 2



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1	COF RESUBMITTAL	05/04/23	KR

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DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL RENDERINGS

SHEET NUMBER
A2.7

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THE COURTYARD OF BUILDING NO. 2 FROM ACROSS LIBERTY PIKE

CONTEXT MAP - YOU ARE HERE

KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.790.5667
www.kiservogrin.com

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL RENDERINGS

SHEET NUMBER
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THE PLAZA BETWEEN BUILDINGS NO. 1 AND 2

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DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL RENDERINGS

SHEET NUMBER
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FOSTER LANE VIEWING WEST

CONTEXT MAP - YOU ARE HERE

All building elevations and exterior materials are preliminary and subject to change.

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DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL RENDERINGS

SHEET NUMBER
A2.10

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SIGHTLINE VIEW BEFORE / AFTER AT LIBERTY PIKE FROM FRANKLIN ROAD

CONTEXT MAP - YOU ARE HERE

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DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL RENDERINGS

SHEET NUMBER
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SIGHTLINE VIEW BEFORE / AFTER AT LIBERTY PIKE FROM RAILROAD

CONTEXT MAP - YOU ARE HERE

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DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL RENDERINGS

SHEET NUMBER
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POCKET PARK BETWEEN BUILDINGS NO. 8 AND 9

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DEVELOPMENT PLAN
THE MIDDLE EIGHT

209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:

ARCHITECTURAL RENDERINGS

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THE GREENHOUSE PARK

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DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
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DRAWING TITLE:
ARCHITECTURAL RENDERINGS

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PARKING GARAGE INTERIOR LOBBY

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DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL RENDERINGS

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A2.15

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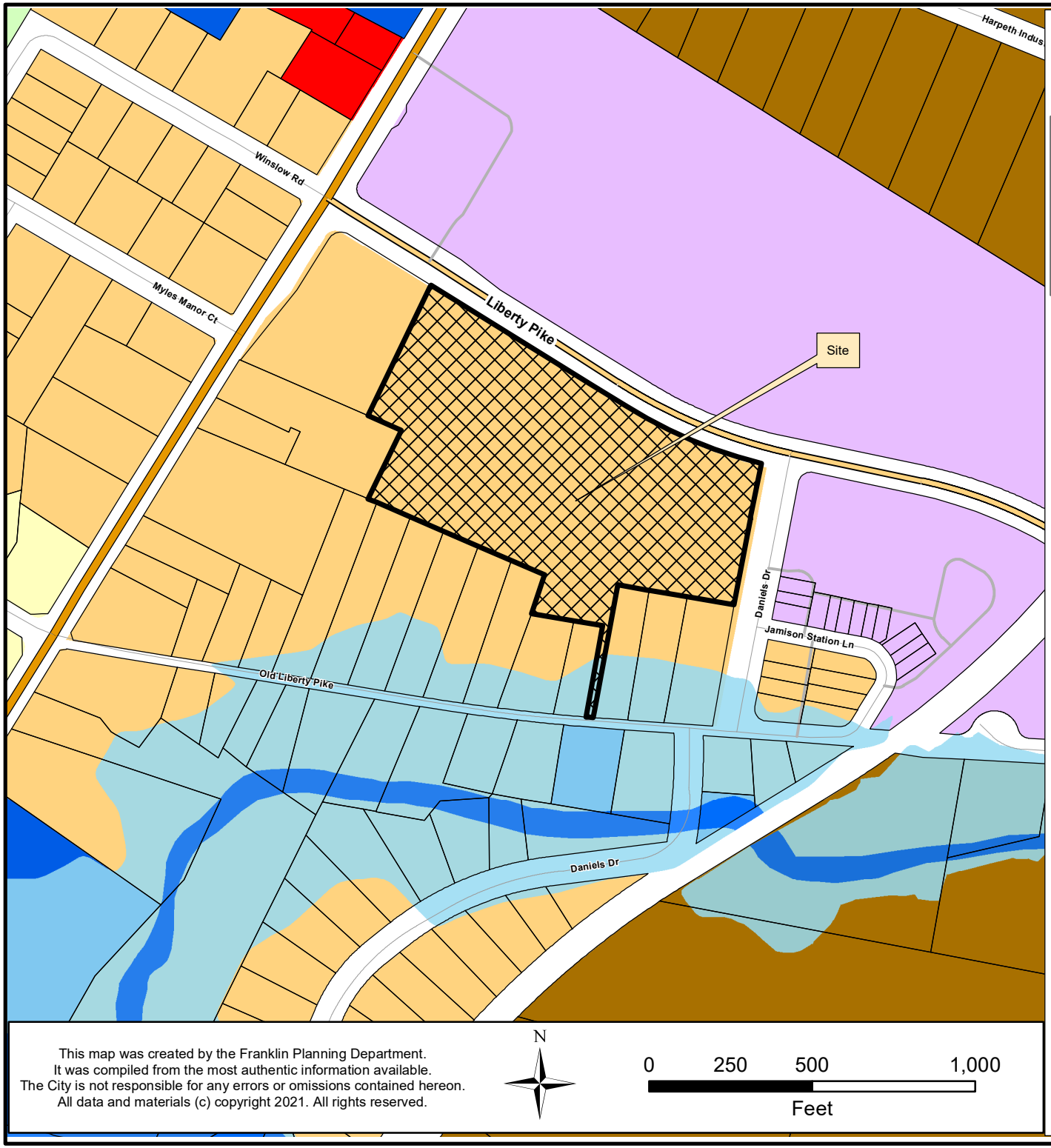

MIDDLE EIGHT PUD SUBDIVISION
ORDINANCE 2023-15
RESOLUTION 2023-30

Project Information
Existing Zoning: R4
Proposed Zoning: PD 38.19/3,000
Overlay Districts: HPO, CFO, FFO
Site Acreage: 7.2 acres
Proposed Number of Dwelling Units: 275
Proposed Nonresidential Square Footage: 3,000

Legend

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

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

0 250 500 1,000
Feet

COF no: 8154

CONDITIONS OF APPROVAL:

Open Issues: 22 These issues are currently being filtered

Addressing

General Issues

90. Addressing

lori.jarosz@franklintn.gov Addressing will be done at initial submittal of the site plan.

Engineering - Checklist

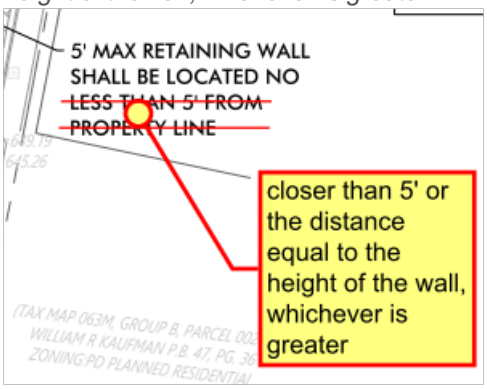
General Issues

26. Retaining Walls and Guardrails

joe.marlo@franklintn.gov ROW Abandonment removed, however the wall note now shown appears errant.

Applicant shall revise all locations (C2.0, C2.1, etc.) of the note below such that it reads:

5' max retaining wall shall be located no closer than 5' or the distance equal to the height of the wall, whichever is greater.



40. Development Plan

dustin.walcott@franklintn.gov *The following shall remain open as a Condition of Approval.*

Sight Distance Reviewat Site Plan:
Comprehensive reviewof intersection sight distance by City of Franklin Staff will occur at Site Plan. At Site Plan, the Applicant shall demonstrate that unobstructed lines of sight as prescribed by AASHTO "A Policy On Geometric Design of Highways and Streets" are provided at intersections both internal and external to the development . Buildings, parking, landscaping, and other visual obstructions shall be removed as necessary. Where roadway elements on the Development Plan cannot safely meet minimum intersection sight distance requirements, access restrictions on unsafe movements shall be provided or the intersecting roadway shall be modified to remove unsafe conditions at the expense of the developer.

Uncontrolled Pedestrian Crossings:
Approval of this Development Plan does not constitute approval of uncontrolled pedestrian crossings shown herein. Permissible uncontrolled pedestrian crossing locations shall be determined by City of Franklin Engineering Staff on a case-by-case basis at Site Plan.

Engineering - Development Plan Checklist

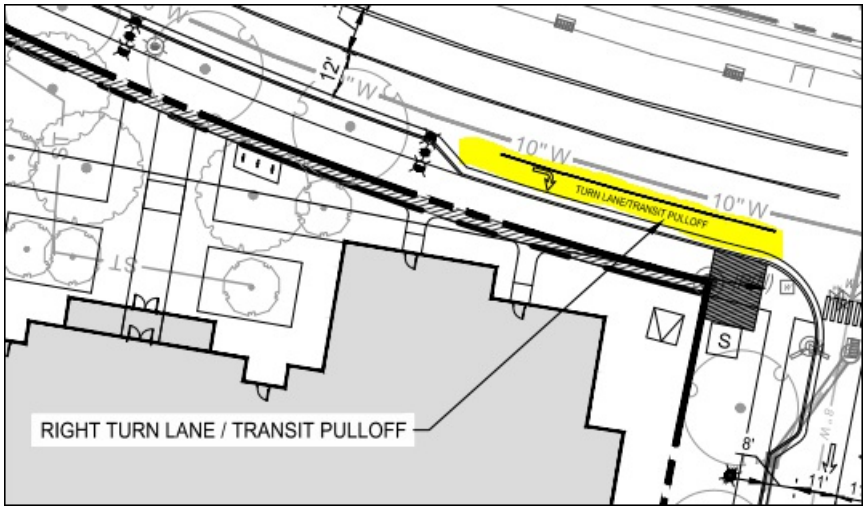
General Issues

39. Liberty Pike

joe.marlo@franklintn.gov *Comment partially addressed.*

Applicant shall provide the following regarding proposed improvements to Liberty Pike:

1. Dimension lane widths on plan (exclusive of gutter)
    1. Dimension the EB right turn lane at the intersection with Daniels Drive. Minimum lane width shall be 12 feet, exclusive of gutter. Revise drawings, including ROW Dedication, such that the full 12-foot width lane width is provided without reducing the width of the 12-foot multi-use sidewalk.



41. Offsite Improvements

jimmy.wiseman@franklintn.gov	The applicant has agreed and shall incorporate the pending Liberty Pike streetscape design into their site plan and post sureties up to $1.5 million for the cost of the improvements. No site plan will be approved until the Liberty Pike Streetscape design has been finalized and approved.

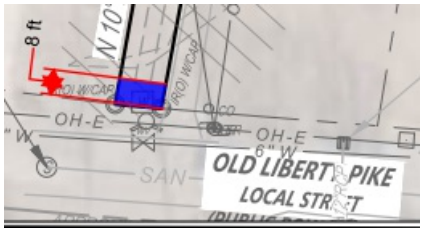
43. Sidewalk

joe.marlo@franklintn.gov

The sidewalk at Old Liberty Pike has been removed, however ROW Dedication is required along Old Liberty Pike (a local street) for future street improvements, including future sidewalk. 52'/2 (1/2 Required ROW) - 36'/2 (1/2 Present ROW) = 8 feet.

The following shall remain open as a Condition of Approval.

At Site Plan, Applicant shall show 8 feet of ROW Dedication along Old Liberty Pike.



45. Public Street Improvements

joe.marlo@franklintn.gov

Comment to remain open as a Condition of Approval.

Prior to the first issuance of a Certificate of Occupancy, the improvements shown for public streets shall be constructed by the developer and accepted by the City of Franklin.

47. Flood Routing

joe.marlo@franklintn.gov

Comment to remain open as a Condition of Approval.

At Site Plan, flood routing of stormwater features shall be directed back into the development (surface flowing into Foster Lane), and not directly towards downstream properties.

48. Downstream Stormwater Improvements

joe.marlo@franklintn.gov

The following shall remain open as a Condition of Approval.

At Site Plan, the Applicant shall provide analysis for offsite downstream structures receiving flow from site outfalls to the outfall at Liberty Creek. Should the analysis indicate that existing storm infrastructure capacity has insufficient capacity, the Applicant shall improve downstream stormwater infrastructure such that the required capacity is provided.

70. Daniels Drive

jimmy.wiseman@franklintn.gov *Comment to remain open as a Condition of Approval.*

At Site Plan, Applicant shall incorporate the following:

1. Existing inlet structure at existing radius return at the intersection of Daniels Drive and Liberty Pike shall be relocated to new gutter location.

2. A portion of the new storm infrastructure in Daniels Drive still appears to conflict with the revised location for the existing water line. Applicant shall provide required separation between water and storm.

7. Extend the center turn lane south through the intersection with Street A. 100' of northbound left storage is required at the Liberty Pike intersection per the TIA. Provide an appropriate bay taper where the 2-lane section transitions to a 3-lane section.

74. Flood Elevations

joe.marlo@franklintn.gov *Applicant has provided 100-year and 500-year flood elevations on C3.0, as well as the lowest level garage elevation of 640.1 (thank you).*

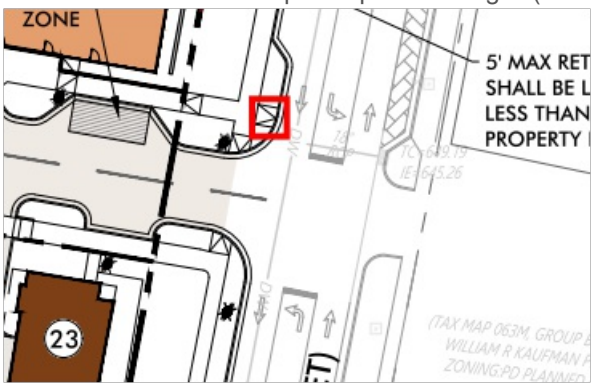
The following shall remain open as a Condition of Approval.

Prior to any issuance of a Building Permit for structures with underground garages, Applicant shall design structure such that the top of the lowest garage level or slab is no lower than elevation 640.10 MSL.

88. Pedestrian Crossing Location

joe.marlo@franklintn.gov *The following is a newcomment due to newinformation shown (pedestrian crossing added to development plans).*

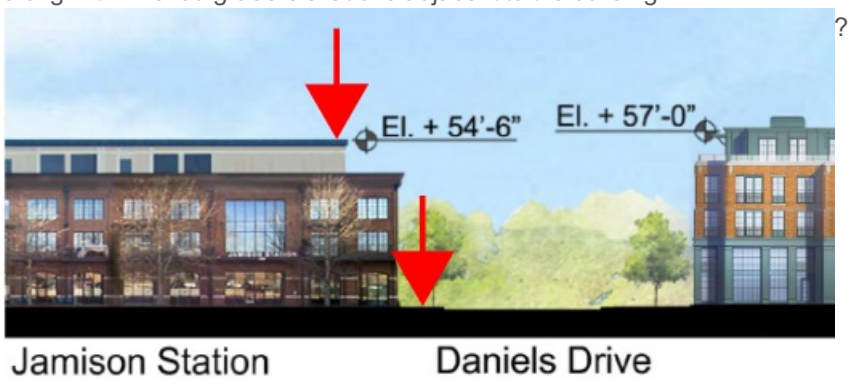
Applicant shall remove the curb ramp indicated below into Daniels Drive that has been added to the development plan drawings. (C2.0, C2.1, A1.0, A1.1, etc.)

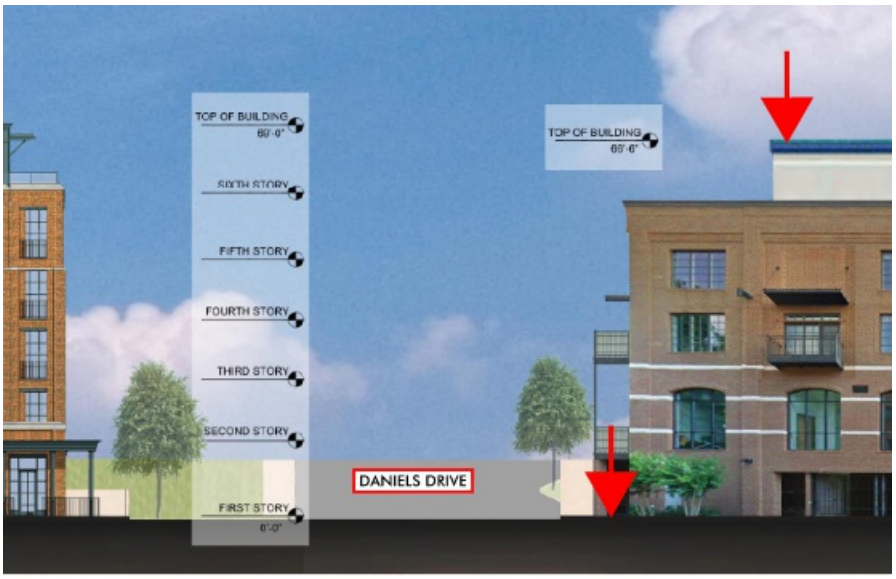


92. Building Elevation Survey Required

lance.fittro@franklintn.gov With the first site plan submittal for development of the subject property, the Applicant shall provide field-run survey information for the top of parapet elevation(s) of the Jamison Station building being used in height comparisons, along with finished grade elevations adjacent to the building.

?





Engineering - OLD

General Issues

1. (OLD DEVEOPMENT PLAN CHECKLIST) F. Development Plan

lance.fittro@franklintn.gov In the event that one or more of the requested Modifications of Standards are not approved, the shared parking analysis shall be updated to reflect the parking requirements ultimately approved for the development so that staff can verify sufficient parking is provided with each subsequent site plan.

72. (OLD DEVEOPMENT PLAN CHECKLIST) F. Development Plan

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

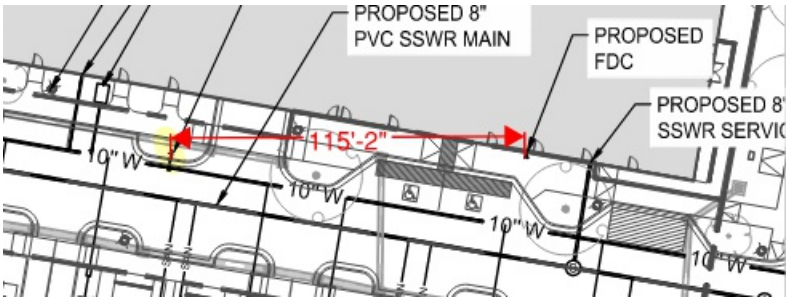
At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated In greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

FIRE--Planning--DRT

General Issues

87. FDC

curt.edelmann@franklintn.gov When buildings have a standpipe, the FDC must be located within 100-feet of a hydrant. Please revise the plan accordingly.



Parks

General Issues

13. Parkland Impact Fee

kevinl@franklintn.gov Due to the development plan issues the new dates for the Parkland Agreement is Work Session 6-13-23 and 6-27-23 for BOMA.
[Edited By Kevin Lindsey]

Planning

General Issues

67. Elevations

amy.diaz-barriga@franklintn.gov **ADVISORY ONLY:**
Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be required to meet all regulations of the Zoning Ordinance. Some, but not all, elevations will also require a Certificate of Appropriateness prior to issuance of a building permit.

75. Historic Buffer: Open Space or easment

amy.diaz-barriga@franklintn.gov The applicant shall place a note on all sheets that identify the Naturalistic Screening Conservation Easement that it is the responsibility of the HOA for the Development, not the individual property owners.

91. Building Height in relation to Jamison Station

amy.diaz-barriga@franklintn.gov	In order to comply with Envision Franklin and the Preliminary Recommendation from Historic Zoning Commission, the development of Multifamily Building 2 will be limited to a height no more than 2'-6" taller than Jamison Station, measured from top of parapet to top of parapet, at both the northern and southern corners along Daniels Drive. At site plan, the height of Jamison Station will be confirmed. Prior to above-ground construction commencing, an as-built survey will be completed to document the top of foundation elevation, to document that the above-ground construction will be within 2'-6" of the confirmed Jamison Station height (top of parapet to top of parapet).

Planning (Landscape)

General Issues

50. Tree Save

jason.arnold@franklintn.gov Over laying the tree save and the proposed buildings, it looks like it will be extremely difficult to preserve all of the proposed tree save.

At site plan, applicant shall show how the trees and the canopy adjacent to the proposed buildings will be able to be preserved.

DEVELOPMENT PLAN
THE MIDDLE EIGHT
PUD SUBDIVISION

209 OLD LIBERTY PIKE
TAX MAP 063M PARCEL 0400, GROUP A

COF PROJECT # 8154
KVD PROJECT #21065
FRANKLIN, WILLIAMSON CO., TN

CLIENT/DEVELOPER
TRULAND
401 CHURCH STREET
FRANKLIN, TN 37064
CONTACT: AMANDA MCKEEHAN
INFO@TRULANDGROUP.COM

LANDSCAPE ARCHITECT / APPLICANT
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KISER + VOGRIN DESIGN
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CONTACT: GARY VOGRIN
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GARY@KISERVOGRIN.COM

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ARCHITECTURE PLANNING INTERIOR DESIGN
ANTUNOVICH ASSOCIATES.
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TRAFFIC ENGINEER
KCI TECHNOLOGIES
KCI TECHNOLOGIES INC/
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(615)370-8410
BETH.OSTROWSKI@KCI.COM

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(202)415-0818
DOETZEL@STREETSENSE.COM

CIVIL ENGINEER
FULMER LUCAS
FULMER LUCAS
2002 RICHARD JONES ROAD SUITE B200
NASHVILLE, TN 37215
CONTACT: YATES BATEMAN
(214) 796-1771

GARY MICHAEL VOGRIN — REGISTERED — STATE OF TENNESSEE — LANDSCAPE ARCHITECT
05-04-23

JOSEPH M. ANTUNOVICH — REGISTERED ARCHITECT — No. 107852A — STATE OF TENNESSEE
5/4/23

YATES BATEMAN — AGRICULTURAL PRESIDENT — STATE OF TENNESSEE

SHEET INDEX	SHEET NUMBER	PRE-APP SUBMITTAL	INITIAL SUBMITTAL	RE-SUBMITTAL	ONE STOP
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DEVELOPMENT PLAN	C2.0	03-27-2023	04-10-2023	05-04-2023	
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ROW & ACCESS PLAN	C4.0	03-27-2023	04-10-2023	05-04-2023	
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TREE PRESERVATION PLAN	L1.0	03-27-2023	04-10-2023	05-04-2023	
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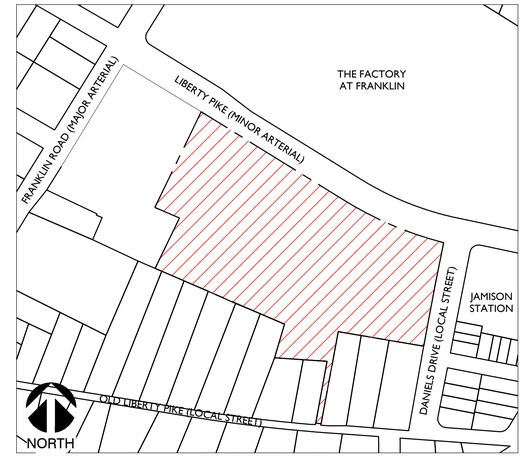
SITE PARKING DATA	A1.1	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.2	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.3	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.4		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.5		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.6		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.7		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.8		04-10-2023	05-04-2023	
ARCHITECTURAL ELEVATIONS	A1.9		04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.0	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.1		04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.2	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.3	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.4	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.5	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.6	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.7	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.8	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.9	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.10	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.11	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.12	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.13	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.14	03-27-2023	04-10-2023	05-04-2023	
ARCHITECTURAL RENDERINGS	A2.15	03-27-2023	04-10-2023	05-04-2023	



SITE LOCATION MAP
1"=200'

ENVISION FRANKLIN PLAN AMENDMENT:
ADDITIONAL HEIGHT MAY BE CONSIDERED WHEN UNDERGROUND PARKING IS PROVIDED. WITH ANY ADDITIONAL HEIGHT, THE STRUCTURE SHOULD BE SIMILAR TO, AND COMPATIBLE WITH ADJACENT MULTIFAMILY; HEIGHT SHOULD TRANSITION DOWN TOWARDS THE TRUETT HOUSE SO THAT EACH SIDE OF THE PARCEL IS CONTEXTUALLY APPROPRIATE WITH ADJACENT STRUCTURES. LIMITED RETAIL IS APPROPRIATE WHEN IT SUPPORTS THE COMMUNITY, NEIGHBORS, OR THE RESIDENTIAL EXPERIENCE.

THE MIDDLE EIGHT PARKING DATA*

Use	Parking Requirement (per COF Zoning Ordinance dated 01/01/2023)	Number of Employees on Largest Shift	Outdoor/Indoor Square Footage (SF)	Number of Units	Total Spaces Required per COF Zoning Ordinance dated 01/01/2023	Parking Requirement (per M.O.S. request)	Total Spaces Required per M.O.S. Request & Shared Parking*	Total Spaces Provided	
Duplex/Townhome/ Single-Family								Unit Garages	On-Street/ Parallel
3 Bed Dup & SF House	3			12	36		36	24	13
3 Bed TH	3			3	9		9	6	3
SF House	2			6	12		12	12	0
Total Dup/TH/SF				21	57		57	58	
Multifamily								Parking Garage	On-Street
Studio MF	1.5			30	45	1.02	31	367	20
1 Bed MF	1.5			96	144	1.02	98		
2 Bed MF	2.5			88	220	1.89	167		
3 Bed MF	3			40	120	2.76	111		
Total Multifamily				254	529		407	387	
Restaurant / Café								Parking Garage	On-Street
	7.5 spaces per 1,000 square feet of gross floor area of the building and any outdoor seating area + 0.75 space per employee on largest shift	4	4000		34		34	33	8
							Shared Parking Reduction -32		
Overall Total				275	620		466	486	

* Refer to the Parking Memo dated May 2023 prepared by KCI Technologies for shared parking supplemental data.

SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD 38.19/3000 | PLANNED DISTRICT OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOUSE & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
- DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
- TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE

SETBACKS
- TOWNHOUSE (BUILDING NO. 3, 4, 5)
  - FRONT: 10'
  - REAR: 13'
  - SIDE: 8' OR 75'
- DUPLEX
  - FRONT: 10'
  - REAR: 10', 12' OR 20' (SEE PLAN)
  - SIDE: 5-10' (SEE PLAN)
- SINGLE FAMILY
  - FRONT:6' OR 10' (SEE PLAN)
  - REAR:10', 12' OR 75' (SEE PLAN)
  - SIDE: SEE PLAN*
- MULTIFAMILY (BUILDINGS NO. 1 & 2):
  - FRONT YARD: 0' OR 10' (SEE PLAN)
  - SIDE YARD: 0'
  - REAR YARD: 0'

*SEE SHEET A1.0 FOR RESIDENTIAL LOT DIAGRAM

SITE DATA CHART CONT.:

DWELLING UNIT COUNT, BY TYPE:
A. MULTIFAMILY
- STUDIO: 30
- 1 BEDROOM: 96
- 2 BEDROOM: 88
- 3 BEDROOM: 40
- SUBTOTAL: 254

B. SINGLE FAMILY, TOWNHOUSE, DUPLEX UNITS
- 4 BEDROOM SINGLE FAMILY HOMES: 6
- 3 BEDROOM DUPLEXES: 12
- 3 BEDROOM TOWNHOUSES: 3
- SUBTOTAL: 21

TOTAL DWELLING UNITS: 275

BUILDING HEIGHTS:
- SINGLE FAMILY, DUPLEXES & TOWNHOUSE: 2-3 STORIES
- MULTIFAMILY: 1-6 STORIES

REQUIRED LANDSCAPE SURFACE AREA: 20% (62,726.40 SF)
PROPOSED LANDSCAPE SURFACE AREA: 30% (94,169.09 SF)
OPEN SPACE SF REQUIRED: 5% (15,681 SF)
NATURAL AREA SF REQUIRED: 10% (31,363 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 20.3% (63,800 SF)
TOTAL ACREAGE OF HEALTHY TREE CANOPY: 0.97 AC (42,337 SF)
TREE CANOPY TO BE RETAINED: 0.25 AC (11,008 SF)
PROPOSED TREE CANOPY RETENTION: 0.53 AC (23,011 SF)

PARKING REQUIRED PER COF Z.O.: 620
PARKING REQUIRED PER MOS: 498
PARKING REQUIRED PER THE MOS + SHARED PARKING: 466
PARKING PROVIDED: 486
REFER TO DETAILED PARKING DATA CHART ON A1.4 AND PARKING STUDY PROVIDED BY KCI DATED MAY 2023.
BICYCLE PARKING REQUIRED FOR MULTIFAMILY: 0.05 SPACE/BR = 22.35
BICYCLE PARKING PROVIDED: 23

HISTORIC RESOURCE TREATMENT: 75' NATURALISTIC BUFFER BETWEEN ALPHEUS TRUETT HOUSE AND SITE.

MODIFICATION OF STANDARDS REQUEST

THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS REGARDING SECTION 10.1.6 MINIMUM PARKING WITHIN THE FRANKLIN ZONING ORDINANCE. THIS PROPOSED MODIFICATION OF STANDARDS REQUESTS A REDUCTION IN RESIDENTIAL PARKING MINIMUMS FOR THE MULTIFAMILY RESIDENTIAL. THE REDUCTION IS SUPPORTED BY THE PARKING ANALYSIS PROVIDED IN THE ATTACHED PARKING MEMO FROM KCI DATED MAY 2023. REFER TO THE CHART BELOW FOR REQUESTED REDUCTION IN PARKING RATES.

LAND USE		REQUIRED RATES (PER COF ZONING ORDINANCE DATED 01.01.2023	PROPOSED RATES
MULTI-FAMILY	STUDIO	1.5	1.02
	1-BEDROOM	1.5	1.02
	2-BEDROOM	2.5	1.89
	3-BEDROOM	3.0	2.76

LAND USE PLAN AMENDMENT:

LAND USE PLAN AMENDMENT REQUEST WAS APPROVED BY FRANKLIN MUNICIPAL PLANNING COMMISSION ON 03.23.23 BY A 7-0 UNANIMOUS VOTE

PARKLAND DEDICATION REQUIREMENTS:
275 UNITS x $4,304= $1,183,600 TO MEET THE ORDINANCE.

25% OF THE TOTAL AMOUNT OR $295,900 WILL BE DUE AT FINAL PLAT PLUS THE NUMBER OF DWELLINGS FOR THAT PHASE AT A RATE OF $3,228 PER UNIT.

THE 25% OR $295,900 WILL NOT BE REIMBURSABLE AND WILL REMAIN IN QUAD 1 FOR FUTURE PARKS.

THE 75% OR $887,700 IS POSSIBLE FOR REIMBURSEMENT WITH AN AGREEMENT AND EXHIBITS SHOWING IMPROVEMENTS.

THE DEVELOPER SHALL ENTER INTO A CONTRACT WITH THE CITY WHICH CONTAINS TERMS AND CONDITIONS RELATIVE TO THE PARKLAND IMPACT FEES REQUIRED TO BE PAID BY THE DEVELOPER AND/OR ANY OFF-SETS GRANTED FOR PARKLAND DEDICATION AND/OR CONSTRUCTION OF PARK IMPROVEMENTS AS MAY BE REQUESTED BY THE DEVELOPER. SUCH CONTRACT SHALL BE FINALIZED CONCURRENTLY WITH THE APPROVAL OF THE DEVELOPMENT PLAN OR SITE PLAN WHEN A DEVELOPMENT PLAN IS NOT REQUIRED. WHEN NEITHER A DEVELOPMENT PLAN OR SITE PLAN EXIST, THE CONTRACT SHALL BE APPROVED BY BOMA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL CONTAIN FINANCIAL ASSURANCE TO THE CITY.

COMPREHENSIVE REVIEW OF SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. 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 SITE PLAN, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

VESTING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	01-01-2023
SUBDIVISION REGULATIONS	01-01-2022
HISTORIC DISTRICT DESIGN GUIDELINES	05-30-2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07-01-2021
STORMWATER BMP MANUAL	07-01-2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10-13-2020 OR NEWEST VERSION
MUNICIPAL CODE	VARIES - STANDARDS EFFECTIVE ON 12-12-2022 APPLY

KVD PROJECT# : 21065
COF PROJECT# : 8154
Sheet #:
C0.0
DATE: 05.04.2023

1 MULTIFAMILY
2 SINGLE FAMILY
3 DUPLEX
4 TOWNHOME
5 FIRST FLOOR RESTAURANT / CAFE
6 PARKING GARAGE ENTRANCE
7 52' PROPOSED RIGHT OF WAY
8 75' NATURALISTIC BUFFER
9 HISTORIC PRESERVATION OVERLAY DISTRICT
10 STORMWATER TREATMENT

NOTE: THIS PAGE PROVIDES A CONCEPTUAL ILLUSTRATIVE PLAN OF HOW THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE PROJECT DEVELOPMENT PLAN. SPECIFIC PLANS WILL BE PROVIDED DURING THE SITE PLAN PHASE.

NORTH

0 30 60 90 feet
SCALE: 1"=30'

KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.807.2807
www.kiservogrin.com

GARY MICHAEL VOGRIN
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
05-04-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ILLUSTRATIVE MASTER PLAN

SHEET NUMBER
C0.1

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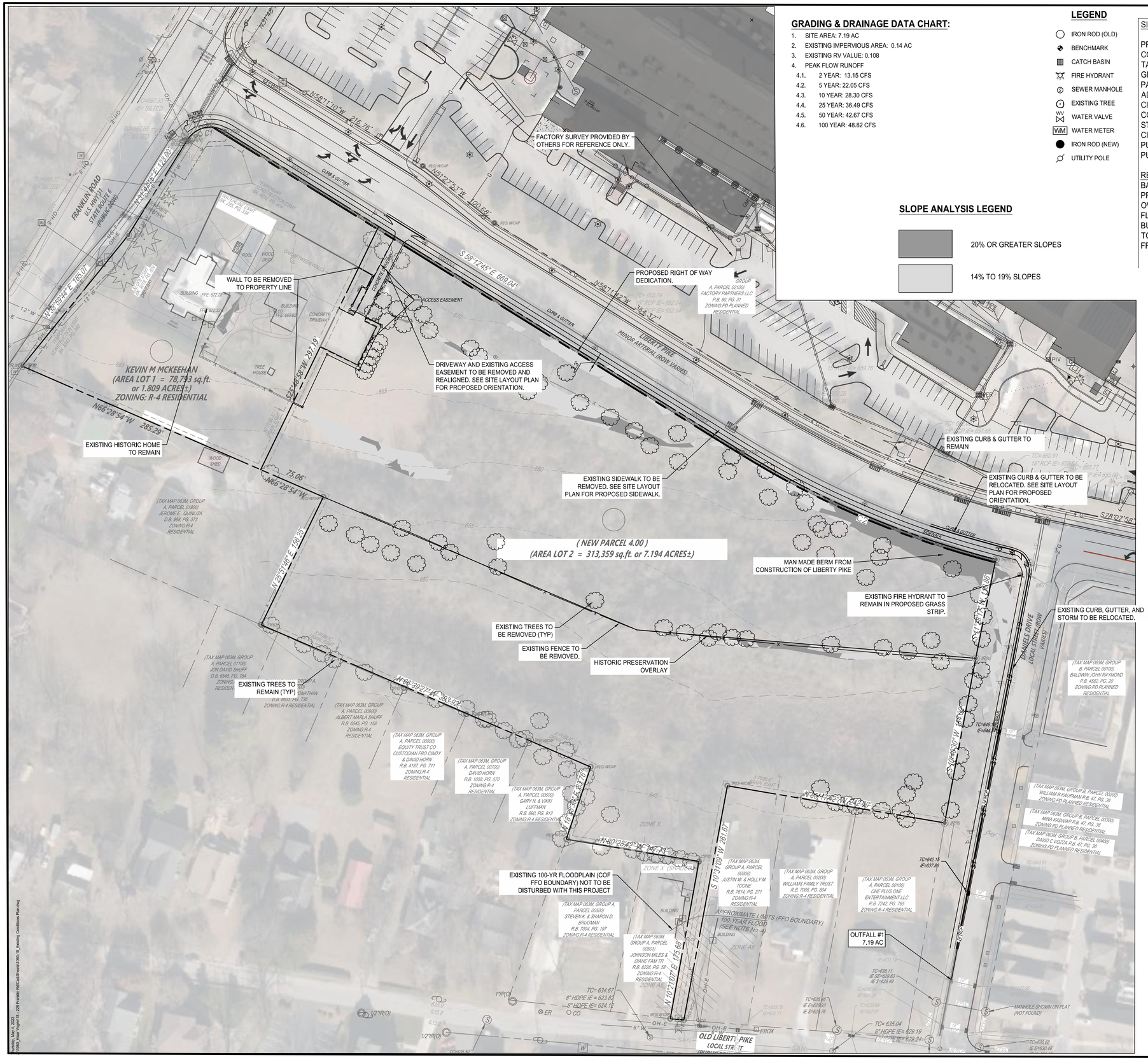
FRANKLIN ROAD
U.S. HWY 31
STATE CUT 6
PUBLIC ROW
LIBERTY PIKE
MINOR ARTERIAL (ROW VARIES)
OLD LIBERTY PIKE
LOCAL STREET
DANIELS DRIVE
LOCAL STREET (ROW VARIES)
KEVIN M MCKEEHAN
(AREA LOT 1 = 78,793 sq.ft. or 1.809 ACRES±)
ZONING: R-4 RESIDENTIAL
(NEW PARCEL 4.00)
(AREA LOT 2 = 313,359 sq.ft. or 7.194 ACRES±)
FACTORY SURVEY PROVIDED BY OTHERS FOR REFERENCE ONLY.
WALL TO BE REMOVED TO PROPERTY LINE
PROPOSED RIGHT OF WAY DEDICATION.
DRIVEWAY AND EXISTING ACCESS EASEMENT TO BE REMOVED AND REALIGNED. SEE SITE LAYOUT PLAN FOR PROPOSED ORIENTATION.
EXISTING HISTORIC HOME TO REMAIN
EXISTING SIDEWALK TO BE REMOVED. SEE SITE LAYOUT PLAN FOR PROPOSED SIDEWALK.
EXISTING CURB & GUTTER TO REMAIN
EXISTING CURB & GUTTER TO BE RELOCATED. SEE SITE LAYOUT PLAN FOR PROPOSED ORIENTATION.
MAN MADE BERM FROM CONSTRUCTION OF LIBERTY PIKE
EXISTING FIRE HYDRANT TO REMAIN IN PROPOSED GRASS STRIP.
EXISTING CURB, GUTTER, AND STORM TO BE RELOCATED.
EXISTING TREES TO BE REMOVED (TYP)
EXISTING FENCE TO BE REMOVED.
HISTORIC PRESERVATION OVERLAY
EXISTING TREES TO REMAIN (TYP)
EXISTING 100-YR FLOODPLAIN (COF FFO BOUNDARY) NOT TO BE DISTURBED WITH THIS PROJECT
APPROXIMATE LIMITS (FFO BOUNDARY) 100-YEAR FLOOD (SEE NOTE No. 4)
OUTFALL #1 7.19 AC
MANHOLE SHOWN ON PLAT (NOT FOUND)
(TAX MAP 063M, GROUP A, PARCEL 00100) FACTORY PARTNERS LLC P.B. 80, PG. 31 ZONING:PD PLANNED RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 01100) JON DAVID SHUFF D.B. 6545, PG. 154 ZONING: RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00900) ALBERT MARLA SHUFF R.B. 6545, PG. 158 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00800) EQUITY TRUST,CO CUSTODIAN FBO CINDY & DAVID HORN R.B. 4167, PG. 711 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00700) DAVID HORN R.B. 1058, PG. 570 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00600) GARY N. & VIKKI LUFFMAN R.B. 690, PG. 913 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00500) STEVEN K. & SHARON D. BRUDMAN R.B. 7004, PG. 197 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00501) JOHNSON MILES & DIANE FAM TR R.B. 9228, PG. 58 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00300) JUSTIN W. & HOLLY M. TOONE R.B. 7814, PG. 271 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00200) WILLIAMS FAMILY TRUST R.B. 7066, PG. 854 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00100) ONE PLUS ONE ENTERTAINMENT,LLC R.B. 7242, PG. 765 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP B, PARCEL 00100) BALDWIN,JOHN RAYMOND P.B. 4582, PG. 20 ZONING:PD PLANNED RESIDENTIAL
(TAX MAP 063M, GROUP B, PARCEL 00200) WILLIAM P. KAUFMANN P.B. 47, PG. 36 ZONING:PD PLANNED RESIDENTIAL
(TAX MAP 063M, GROUP B, PARCEL 00300) MINA KADIVAR P.B. 47, PG. 36 ZONING:PD PLANNED RESIDENTIAL
(TAX MAP 063M, GROUP B, PARCEL 00400) DAVID C VOZZA P.B. 47, PG. 36 ZONING:PD PLANNED RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00400) JONATHAN A. CHASTAIN U.B. 8631, PG. 736 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 01800) JEROME E. QUALISK D.B. 968, PG. 373 ZONING:R-4 RESIDENTIAL
ZONE X
ZONE X (SHADED)
ZONE AE
ZONE AE (FLOODWAY)
N66°28'54"W 285.29'
S25°46'58"W 297.19'
N66°28'54"W 75.06'
N25°31'40"E 166.35'
N66°28'27"W 249.92'
N10°21'07"E 115.66'
S10°31'09"W 261.67'
N66°28'42"W 249.71'
S16°27'30"W 427.90'
S14°56'37"W 427.90'
N58°11'10"W 216.76'
N52°12'52"W 100.88'
S68°12'45"E 669.04'
N52°11'12"W 384.37'
S28°02'58"W 43.65'
S28°02'58"W 43.65'
N66°28'54"W 174.00'
N66°28'54"E 169.07'
TC=634.67
8" HDPE IE = 623.80
6" HDPE IE= 624.17
TC=635.04
6" HDPE IE= 629.19
8" HDPE IE= 629.24
TC=642.15
IE=637.86
TC=648.28
IE=644.28
TC=638.11
IE S=623.63
IE S=629.49
TC=635.95
IE EHS=633
IE S=629.76
TC=636.68
IE E=630.48
TC=643.51
IE=639.17
TC=633.78
IE=632.71
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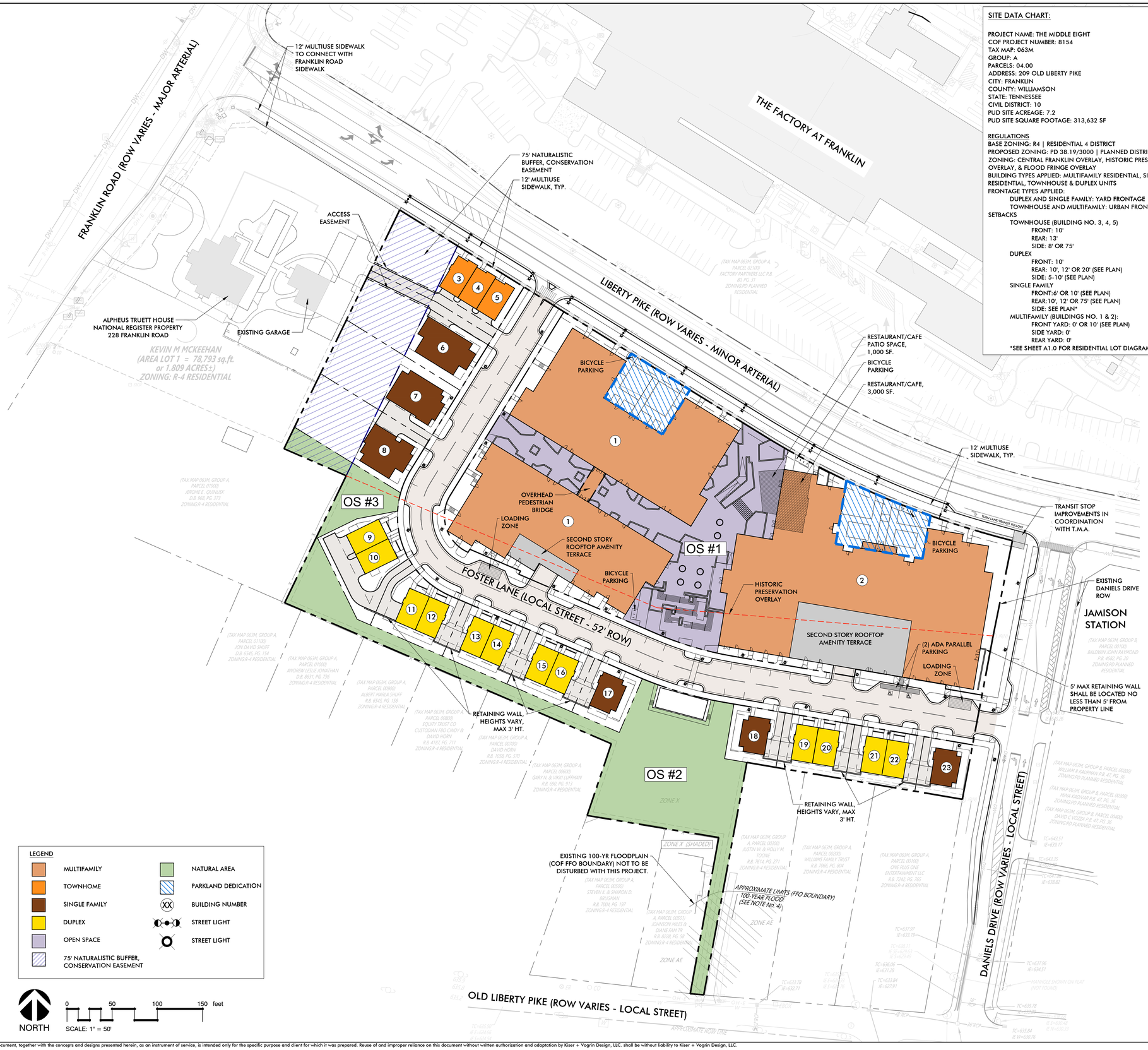

SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD 38.19/3000 | PLANNED DISTRICT OVERLAY
ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOUSE & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE
SETBACKS
TOWNHOUSE (BUILDING NO. 3, 4, 5)
FRONT: 10'
REAR: 13'
SIDE: 8' OR 75'
DUPLEX
FRONT: 10'
REAR: 10', 12' OR 20' (SEE PLAN)
SIDE: 5-10' (SEE PLAN)
SINGLE FAMILY
FRONT:6' OR 10' (SEE PLAN)
REAR:10', 12' OR 75' (SEE PLAN)
SIDE: SEE PLAN*
MULTIFAMILY (BUILDINGS NO. 1 & 2):
FRONT YARD: 0' OR 10' (SEE PLAN)
SIDE YARD: 0'
REAR YARD: 0'
*SEE SHEET A1.0 FOR RESIDENTIAL LOT DIAGRAM

SITE DATA CHART CONT.:

DWELLING UNIT COUNT, BY TYPE:

A. MULTIFAMILY		
STUDIO:	30	
1 BEDROOM:	96	
2 BEDROOM:	88	
3 BEDROOM:	40	
SUBTOTAL:	254	
B. SINGLE FAMILY, TOWNHOUSE, DUPLEX UNITS		
4 BEDROOM SINGLE FAMILY HOMES:		6
3 BEDROOM DUPLEXES:		12
3 BEDROOM TOWNHOUSES:		3
SUBTOTAL:		21

TOTAL DWELLING UNITS: 275

BUILDING HEIGHTS:
- SINGLE FAMILY, DUPLEXES & TOWNHOUSE: 2-3 STORIES
- MULTIFAMILY: 1-6 STORIES

REQUIRED LANDSCAPE SURFACE AREA: 20% (62,726.40 SF)
PROPOSED LANDSCAPE SURFACE AREA: 30% (94,169.09 SF)
OPEN SPACE SF REQUIRED: 5% (15,681 SF)
NATURAL AREA SF REQUIRED: 10% (31,363 SF)
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REFER TO DETAILED PARKING DATA CHART ON A1.4 AND PARKING STUDY PROVIDED BY KCI DATED MAY 2023.
BICYCLE PARKING REQUIRED FOR MULTIFAMILY: 0.05 SPACE/BR = 22.35
BICYCLE PARKING PROVIDED: 23

HISTORIC RESOURCE TREATMENT: 75' NATURALISTIC BUFFER BETWEEN ALPHEUS TRUETT HOUSE AND SITE.

THE MIDDLE EIGHT - OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 7.2 AC (313,632 SF)
MINIMUM 5% OPEN SPACE ACREAGE REQUIRED: 0.36 AC(15,681 .60 SF)
ADDITIONAL 10% FOR NATURAL AREA: 0.72 AC (31,363.20 SF)

OPEN SPACE PROVIDED

KEY	AREA OF OPEN SPACE SF	HARDSCAPE AREA SF	HARDSCAPE AREA%	STORMWATER FEATURE INCLUDED? Y/N
OS #1 (PLAZA)	28,000	22,400	80%	N
OS #2 (NATURAL AREA)	30,800	N/A	N/A	Y
OS #3 (NATURAL AREA)	5,000	N/A	N/A	N
TOTAL PROVIDED	63,800.00	22,400.00		

OPEN SPACE PROVIDED:0.64 AC (28,000 SF)
NATURAL OPEN SPACE PROVIDED: 0.82 AC (35,800 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 1.46 AC (63,800 SF)

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE DATED 01-01-2023.

REFER TO C2.1 FOR OPEN SPACE PLAN.

THE MIDDLE EIGHT - BUILDING DATA CHART

BUILDING NO.	BUILDING TYPE	RESIDENTIAL (DU)	BUILDING STORIES	ASSOCIATED GARAGE PARKING	ON STREET/PARALLEL PARKING
1-2	MULTIFAMILY	254	1-6	400	28
3-5	TOWNHOME	3	2-3	6*	3
6-8 , 17-18 , 23	SINGLE FAMILY	6	2-3	12*	0
9-16 , 19-22	DUPLEX	12	2-3	24*	13
TOTAL	-	275	-	486 PARKING SPACES	
DENSITY	-	38.20 DU/A	-	-	

*FOR THESE USES, THE GARAGE PARKING IS LOCATED WITHIN THEIR INDIVIDUAL LOTS.

IMPACT STATEMENT

GRADING/SW PLAN
THE PROPOSED DEVELOPMENT WILL CONSIST OF 275 TOTAL RESIDENCES. THESE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT RESIDENTS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

ROW/ACCESS PLAN
A TRAFFIC IMPACT STUDY WILL BE PRODUCED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION.

UTILITY PLAN
THE DEMAND OF THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE EXISTING INFRASTRUCTURE, AND THE PROJECT IS NOT ANTICIPATED TO HAVE A NEGATIVE EFFECT ON THE UTILITIES OR OTHER USERS THEREOF. THE PROJECT WILL USE CITY OF FRANKLIN DOMESTIC, FIRE AND IRRIGATION WATER SERVICE, AS WELL AS SANITARY SEWER SERVICE PROVIDED BY CITY OF FRANKLIN.

GENERAL NOTES:
1. THE WEST BUILDING OF THE MIDDLE EIGHT IS ONE RESIDENTIAL BUILDING ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE, ADOPTED BY THE CITY OF FRANKLIN. THE RELEVANT SECTIONS FOR THIS DETERMINATION ARE SECTION 202, SECTION 310.4, SECTION 503.1.2, AND SECTION 506.2.3.
2. DUE TO TOPOGRAPHY ISSUES ALONG DANIEL'S DRIVE, DWELLING UNITS ARE UP TO 10' LOWER THAN DANIEL'S DRIVE DUE TO EXISTING ROAD GRADE. PER THE ZONING ORDINANCE SECTION 6.7, THIS IS CONSIDERED AN EXISTING CONSTRAINT TO ALLOW FOR ACCESS FROM UNITS TO A PUBLIC STREET.
3. NOTE THAT ALL REQUIRED PARKING FOR TOWNHOMES, DUPLEXES, AND SINGLE FAMILY LOTS WILL BE MET, INCLUDING PARALLEL PARKING FRONTING THE OUTER LOOP OF FOSTER LANE. PARALLEL PARKING ALONG THE INNER LOOP OF FOSTER LANE SHALL SUPPLEMENT PARKING REQUIREMENTS FOR THE MULTIFAMILY AND RESTAURANT/CAFE USES.

ENVISION FRANKLIN DESCRIPTION: THIS DEVELOPMENT PROVIDES A MIX OF RESIDENTIAL BUILDINGS CONSISTENT WITH ENVISION FRANKLIN.

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GARY MICHAEL VOGRIN
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
05-04-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
DATE: 04/10/23

KVD PROJECT NO. 21065

DRAWING TITLE:
DEVELOPMENT PLAN

SHEET NUMBER
C2.0

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THE MIDDLE EIGHT - OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 7.2 AC (313,632 SF)
MINIMUM 5% OPEN SPACE ACREAGE REQUIRED: 0.36 AC(15,681.60 SF)
ADDITIONAL 10% FOR NATURAL AREA: 0.72 AC (31,363.20 SF)

OPEN SPACE PROVIDED

KEY	AREA OF OPEN SPACE SF	HARDSCAPE AREA SF	HARDSCAPE AREA%	STORMWATER FEATURE INCLUDED? Y/N
OS #1 (PLAZA)	28,000	22,400	80%	N
OS #2 (NATURAL AREA)	30,800	N/A	N/A	Y
OS #3 (NATURAL AREA)	5,000	N/A	N/A	N
TOTAL PROVIDED	63,800.00	22,400.00		

OPEN SPACE PROVIDED:0.64 AC (28,000 SF)
NATURAL OPEN SPACE PROVIDED: 0.82 AC (35,800 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 1.46 AC (63,800 SF)

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE DATED 01-01-2023.

OS #1 | PLAZA - 28,000 SF		REQUIRED
LANDSCAPE	CANOPY TREES	8
	UNDERSTORY TREES	16
HARDSCAPE	IMPERVIOUS SURFACE	50% - 80%
FEATURES (FOUR OF THE FEATURES IS REQUIRED)	SEATING ELEMENTS	-
	SPECIALIZED OR DECORATIVE HARDSCAPE	-
	PEDESTRIAN-SCALE LIGHTING BEYOND THAT REQUIRED TO ILLUMINATE PUBLIC RIGHT-OF-WAY	-
	ARCADES, CANOPIES, AWNINGS, OR OVERHANGS TO SHIELD PEDESTRIANS	-
	FURNISHINGS, SUCH AS PLANTERS, WASTE RECEPTACLES, BICYCLE RACKS, DRINKING FOUNTAINS, OR TRANSIT SHELTERS	-
	FOUNTAINS, SCULPTURES, OR ART	-

OS # 2 | NATURAL AREA - 30,800 SF		REQUIRED
LANDSCAPE	CANOPY TREES	13
	UNDERSTORY TREES	25
FEATURES (FOUR OF THE FEATURES ARE REQUIRED)	SEATING ELEMENTS	-
	CANOPIES OR GAZEBOS TO SHIELD PEDESTRIANS	-
	FURNISHINGS, SUCH AS PLANTERS, WASTE RECEPTACLES, BICYCLE RACKS, DRINKING FOUNTAINS, OR TRANSIT SHELTERS	-
	FOUNTAINS, SCULPTURES, OR ART	-
	PLAYGROUNDS	-
NOTE	STORMWATER MANAGEMENT FEATURES MAY OCCUPY UP TO 40%	

OS # 3 | NATURAL AREA - 5,000 SF		REQUIRED
LANDSCAPE	CANOPY TREES	2
	UNDERSTORY TREES	4
FEATURES (FOUR OF THE FEATURES ARE REQUIRED)	SEATING ELEMENTS	-
	CANOPIES OR GAZEBOS TO SHIELD PEDESTRIANS	-
	FURNISHINGS, SUCH AS PLANTERS, WASTE RECEPTACLES, BICYCLE RACKS, DRINKING FOUNTAINS, OR TRANSIT SHELTERS	-
	FOUNTAINS, SCULPTURES, OR ART	-
	PLAYGROUNDS	-
NOTE	STORMWATER MANAGEMENT FEATURES MAY OCCUPY UP TO 40%	

LEGEND

- MULTIFAMILY
- TOWNHOME
- SINGLE FAMILY
- DUPLEX
- OPEN SPACE
- 75' NATURALISTIC BUFFER, CONSERVATION EASEMENT
- NATURAL AREA
- PARKLAND DEDICATION
- XX BUILDING NUMBER
- STREET LIGHT
- STREET LIGHT

NORTH

0 50 100 150 feet

SCALE: 1" = 50'

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LANDSCAPE ARCHITECT
05-04-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
DATE: 04/10/23

KVD PROJECT NO. 21065

DRAWING TITLE:

OPEN SPACE PLAN

SHEET NUMBER

C2.1

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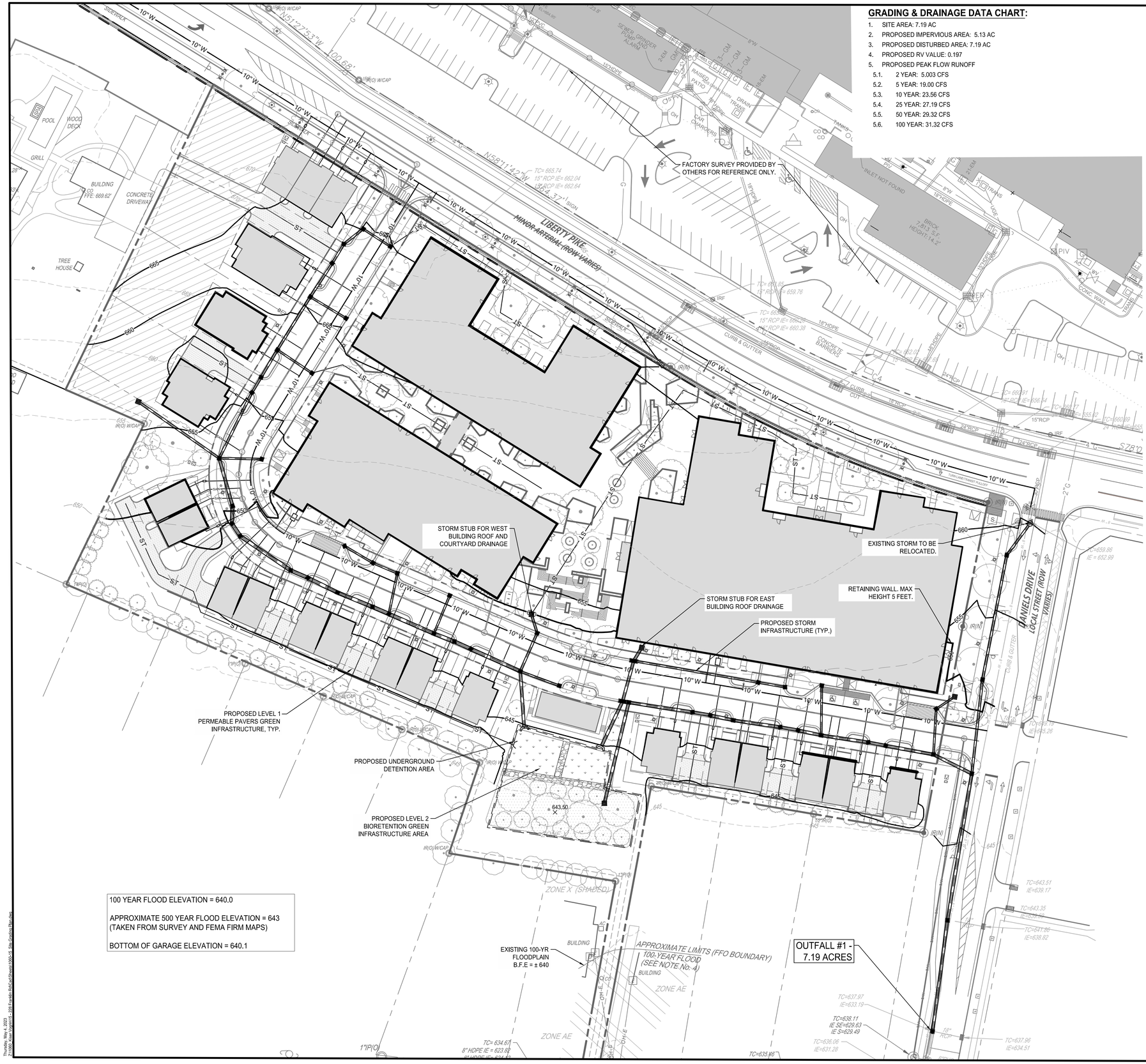

GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 7.19 AC
2. PROPOSED IMPERVIOUS AREA: 5.13 AC
3. PROPOSED DISTURBED AREA: 7.19 AC
4. PROPOSED RV VALUE: 0.197
5. PROPOSED PEAK FLOW RUNOFF
   - 5.1. 2 YEAR: 5.003 CFS
   - 5.2. 5 YEAR: 19.00 CFS
   - 5.3. 10 YEAR: 23.56 CFS
   - 5.4. 25 YEAR: 27.19 CFS
   - 5.5. 50 YEAR: 29.32 CFS
   - 5.6. 100 YEAR: 31.32 CFS

STORMWATER NARRATIVE

ALL STORMWATER CURRENTLY FLOWS TO THE EXISTING OUTFALL AT THE SOUTHEASTERN CORNER OF THE PROPOSED DEVELOPMENT (OUTFALL #1), WHICH DISCHARGES TO LIBERTY CREEK AND EVENTUALLY TO THE HARPETH RIVER, APPROXIMATELY 850 LF DOWNSTREAM.

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN BMP MANUAL, INCLUDING BIORETENTION, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE BMP MANUAL.

STORMWATER QUANTITY FOR THE PROPOSED PROJECT MAY BE PARTIALLY PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL DECREASE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL.

IMPACT STATEMENT:

THE PROPOSED DEVELOPMENT WILL CONSIST OF 275 TOTAL RESIDENCES. THESE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT RESIDENTS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF 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.

FLOODPLAIN NOTE

THE PROPERTY SHOWN HEREON IS PARTIALLY LOCATED IN A FLOOD HAZARD ZONE "AE" (AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN AND/OR FLOODWAY) ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS" PANEL 211 OF 485, MAP NUMBER 47187C0211G. MAP REVISED ON DECEMBER 22, 2016 ACCORDING TO THE FIRM MAP.

PRE/POST DEVELOPMENT PEAK FLOWS (OUTFALL #1)

	PRE-DEV TOTAL	POST DEV TOTAL
2-YR	13.15 CFS	5.003 CFS
5-YR	22.05 CFS	19.00 CFS
10-YR	28.30 CFS	23.56 CFS
25-YR	36.49 CFS	27.19 CFS
50-YR	42.67 CFS	29.32 CFS
100-YR	48.82 CFS	31.32 CFS

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

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DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/2023	JYB

DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23
FLE PROJECT NO. 1060-15

DRAWING TITLE:
SITE GRADING & DRAINAGE PLAN

SHEET NUMBER
C3.0

Thursday, May 4, 2023
P:\1060 Kiser\Vision14 v.22\Franklin Kiser\Sheets\1060-15 Site Grading Plan.dwg

ROADWAY NETWORK NARRATIVE:

THE PROJECT WILL INCLUDE A PUBLIC ROADWAY (FOSTER LANE) WITH MAIN ACCESS TO LIBERTY PIKE ON THE NORTH SIDE AND DANIELS DRIVE ON THE EAST SIDE. PER THE CONNECT FRANKLIN PLANNING DOCUMENT, 3'-4' OF ROW DEDICATION IS REQUIRED WITH THIS PLAN BEYOND THE SOUTHERN ROW BOUNDARY OF LIBERTY PIKE.

IMPACT STATEMENT:

A TRAFFIC IMPACT STUDY HAS BEEN COMPLETED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION. THIS REPORT HAS BEEN REVIEWED BY COF AND ALL RECOMMENDATIONS ARE INCLUDED ON THIS SHEET AS WELL AS SHEET C4.3.

CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES

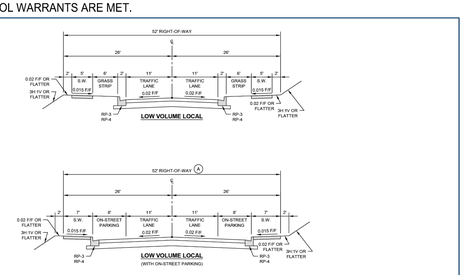
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

STREET LIGHT NOTE:

STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

ADDITIONAL TIS RECOMMENDATIONS:

- AS PART OF THE CONSTRUCTION OF THE PROJECT, ALL INTERNAL AND EXTERNAL DRIVEWAY CONNECTIONS SHOULD BE DESIGNED SUCH THAT THE DEPARTURE SIGHT TRIANGLES, AS SPECIFIED BY AASHTO, WILL BE CLEAR OF ALL SIGHT OBSTRUCTIONS, INCLUDING LANDSCAPING, EXISTING VEGETATION, MONUMENT SIGNS/WALLS, FENCES, ETC.
- FINAL DESIGN OF INTERNAL ROADWAYS AND PARKING SHOULD MEET ALL CITY OF FRANKLIN'S STANDARDS AND THE LATEST VERSION OF "A POLICY OF GEOMETRIC DESIGN OF HIGHWAY AND STREETS" PUBLISHED BY AASHTO. ANY PARKING LOTS AND STREETS ASSOCIATED WITH THE DEVELOPMENT SHOULD ENSURE THAT PASSENGER CARS AND EMERGENCY VEHICLES ARE CAPABLE OF MAKING ALL TURNING MOVEMENTS. INTERNAL INTERSECTIONS SHOULD BE TWO-WAY STOP-CONTROLLED UNLESS ALL-WAY STOP CONTROL WARRANTS ARE MET.



DESIGN NOTES

A ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.

LOW VOLUME LOCAL STREET SECTIONS — DWG. NO. TS-6

CITY OF FRANKLIN — NOT TO SCALE — CITY ENGINEER: — DATE: 7/1/2021

FOSTER LANE PROPOSED STREET SECTION

SCALE: 1" = 40'

0 65.6168 131.2336 262.4672 393.7007

GRAPHIC SCALE

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

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TENNESSEE LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — No. 121924 — STATE OF TENNESSEE

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE:	BY
1	COF RESUBMITTAL	05/04/2023	JYB

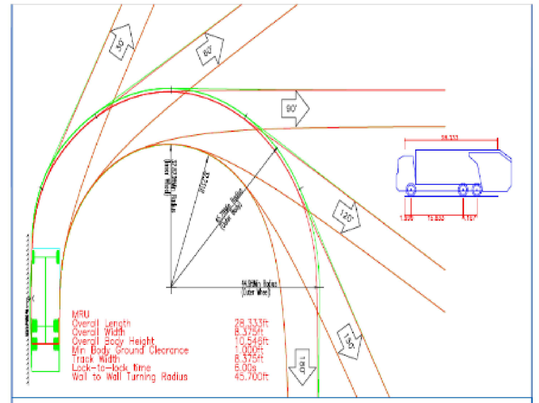
DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23

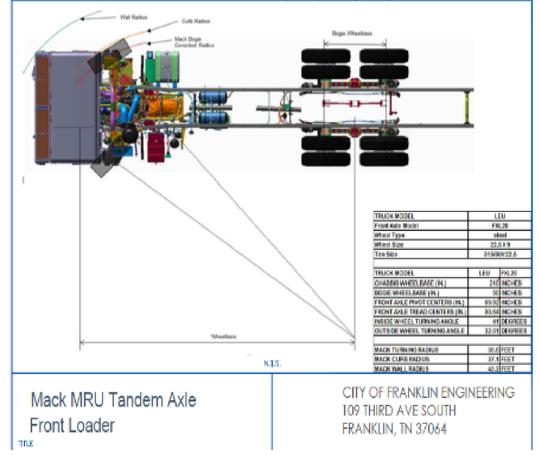
F.I.E PROJECT NO. 1060-15

DRAWING TITLE: ROW & ACCESS PLAN

SHEET NUMBER C4.0

Thursday, May 4, 2023
21060_Kiser Vogrin\15 - 209 Franklin Rd\Civil\Sheets\1600-16_Site Layout Plan.dwg





TRUCK MODEL	LEU
Front Axle Model	FXL20
Wheel Type	steel
Wheel Size	22.5 X 9
Tire Size	315/80R22.5

TRUCK MODEL	LEU	FXL20
CHASSIS WHEELBASE (IN.)		210 INCHES
BOGIE WHEELBASE (IN.)		50 INCHES
FRONT AXLE PIVOT CENTERS (IN.)		69.92 INCHES
FRONT AXLE TREAD CENTERS (IN.)		80.64 INCHES
INSIDE WHEEL TURNING ANGLE		41 DEGREES
OUTSIDE WHEEL TURNING ANGLE		32.01 DEGREES
MACK TURNING RADIUS		36.6 FEET
MACK CURB RADIUS		37.1 FEET
MACK WALL RADIUS		43.2 FEET

Mack MRU Tandem Axle
Front Loader
TITLE

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

TRASH COLLECTIONAPPARATUS SPECIFICATIONS

- OVERALL LENGTH = 28.333'
- OVERALL WIDTH = 8.375'
- OVERALL BODY HEIGHT = 10.546'
- MIN BODY GROUND CLEARANCE = 1'
- TRACK WIDTH = 8.375'
- LOCK-TO-LOCK TIME = 6.00 SECONDS
- WALL TO WALL TURNING RADIUS = 45.7'
- FRONT AXLE MODEL = FXL20
- WHEEL TYPE = STEEL
- WHEEL SIZE = 22.5X9
- CHASSIS WHEELBASE (IN) = 210"
- BOGIE WHEELBASE (IN.) = 50"
- FRONT AXLE PIVOT CENTERS (IN). = 69.92"
- FRONT AXLE TREAD CENTERS (IN). = 80.64"
- INSIDE WHEEL TURNING ANGLE = 41°
- OUTSIDE WHEEL TURNING ANGLE = 32.01°
- BACK TURNING RADIUS = 36.6'
- MACK CURB RADIUS = 37.1'
- MACK WALL RADIUS = 43.2'

0 20 40 80 120
SCALE: 1" = 40'

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

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DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	DATE	BY	REVISIONS
1	05/04/2023	JYB	COF RESUBMITTAL

DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23

FLE PROJECT NO.
1060-15

DRAWING TITLE:
REFUSE COLLECTION PLAN

SHEET NUMBER
C4.1

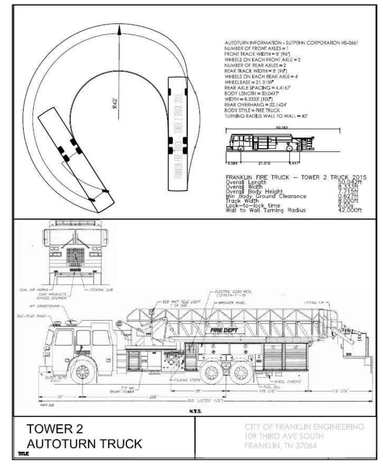
Thursday, May 4, 2023
21060_Kiser Vogrin15 - 528 Franklin Rd\Civil\Sheet\1060x15_Refuse Collection Plan.dwg

LEGEND

- VEHICLE PATH
- TIRES
- VEHICLE BODY

APPARATUS SPECIFICATIONS

- NUMBER OF FRONT AXLES =1
- FRONT TRACK WIDTH = 8'
- WHEELS ON EACH FRONT AXLE = 2
- NUMBER OF REAR AXLES = 2
- REAR TRUCK WIDTH= 8'
- WHEEL BASE = 21.316' (FRONT AXLE TO FRONT REAR AXLE)
- REAR AXLE SPACING = 4.417'
- BODY LENGTH = 50.0417
- WIDTH = 8.333'
- REAR OVERHANG = 22.1424'
- BODY STYLE = FIRE TRUCK
- TURNING RADIUS WALL TO WALL = 42'
- GROSS VEHICLE WEIGHT: 67,000 LB
- TRAVEL PATH DESIGN SPEED: 5 MPH



TOWER 2
AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

COF FIRE TRUCK APPARATUS
(DESIGN SPEED MAX 5 MPH)

0 20 40 80 120
SCALE: 1" = 40'

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

KISER YOGRIN DESIGN
5005 MERIDIAN BLVD. SUITE 100
FRANKLIN, TN 37067
MAIN: 615.769.0567
WWW.KISERYOGRIN.COM

JAMES BRADLEY DAVIS
REGISTERED
LANDSCAPE ARCHITECT
AGRICULTURE
No. 101094
STATE OF TENNESSEE

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/2023	JYB

DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23

FLE PROJECT NO.
1060-15

DRAWING TITLE:
FIRE ACCESS PLAN

SHEET NUMBER
C4.2

Thursday, May 4, 2023
Z:\1060_Kiser Yogrin\1-- 209 Franklin Rd\CadData\1060x15_Fire Access Plan.dwg

7. RECOMMENDATIONS

The analyses presented in this study indicate that the impacts of the proposed project on the existing street network will be manageable by providing the recommendations below. The recommendations are as follows:

Liberty Pike and Foster Lane

- The northbound approach of Foster Lane should be stop-controlled, and a stop bar and R1-1 'Stop' sign should be installed on the egress approach.
- The northbound approach of Foster Lane should be restricted to right-in/right-out only.
  - In conjunction with The Middle Eight development, a median is proposed on Liberty Pike that will restrict access into Foster Lane. Should the median not be constructed, then an island should be designed and constructed to fully restrict left-turn movements.
- Foster Lane should be designed to include sufficient width for one entering lane and one exiting lane.

Daniels Drive and Foster Lane

- The eastbound approach of Foster Lane should be stop-controlled, and a stop bar and R1-1 'Stop' sign should be installed on the egress approach.
- Foster Lane should be designed to include sufficient width for one entering lane and a minimum one exiting lane.

Liberty Pike and Daniels Drive/Factory Access

- Widen the northbound approach from one lane for all turning movements to one left-turn lane with approximately 100 feet of storage and a shared through/right-turn lane.
- A traffic signal is not warranted under projected conditions based on the trips generated by The Middle Eight development. As the Factory site to the north develops, however, the intersection should be monitored for the need to provide a traffic signal.
  - Additional mitigations such as all-way stop control or a roundabout were taken into consideration; however, all-way stop control did not improve operations for all approaches. Additionally, the roundabout is not recommended due to limited right-of-way along Liberty Pike.

Signal Timing Optimization and Coordination

- Signal timings at all the signalized study intersections along Franklin Road should be optimized upon completion of the development. Additionally, the traffic signals along Franklin Road are running free during construction on Franklin Road. Signal timing coordination should be considered to improve traffic operations.

Travel Demand Management

- It is recommended that the development provide residents extensive information about area transit service including routes, nearby stops, and schedules. This information may be provided by an informational kiosk, maps, or posters at prominent locations.
- Parking/storage options should be provided for bicycles on-site.

Pedestrian, Bicycle, and Transit Infrastructure

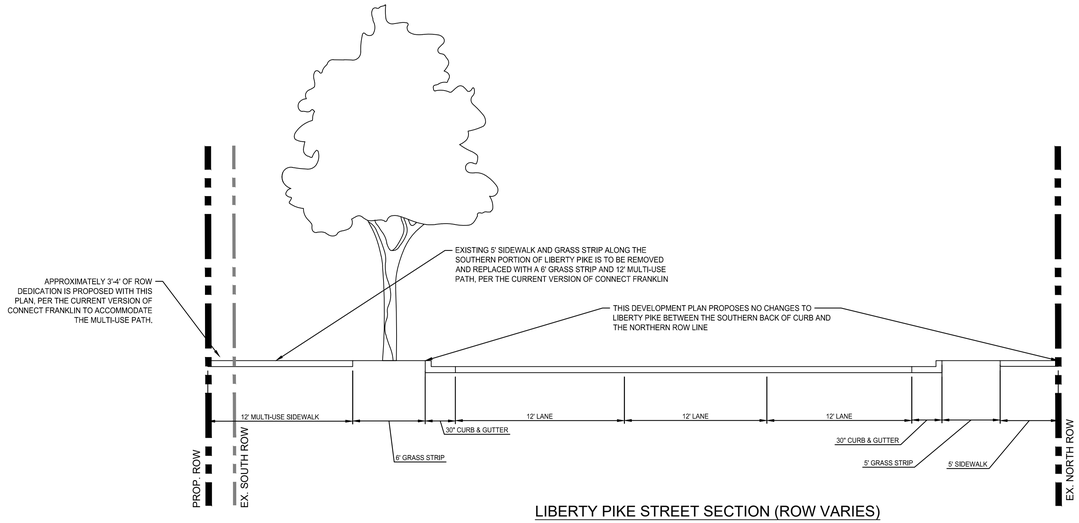
- Provide and/or improve crosswalks, detectable warning mats, and curb ramps at the intersections along the frontage of the project site.

Additional Recommendations

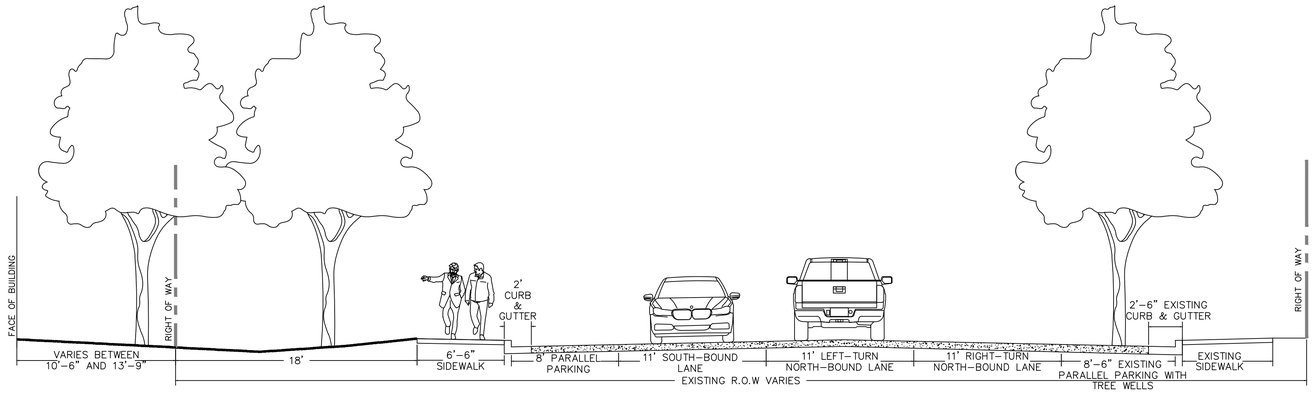
- As part of the construction of the project, all internal and external driveway connections should be designed such that the departure sight triangles, as specified by AASHTO, will be clear of all sight obstructions, including landscaping, existing vegetation, monument signs/walls, fences, etc.
- Final design of internal roadways and parking should meet all City of Franklin's standards and the latest version of "A Policy of Geometric Design of Highways and Streets" published by AASHTO. Any parking lots and streets associated with the development should ensure that passenger cars and emergency vehicles are capable of making all turning movements. Internal intersections should be two-way stop-controlled unless all-way stop control warrants are met.

In summary, based on the analyses conducted, no further recommendations are presented for the proposed The Middle Eight development.

TIS RECOMMENDATIONS TAKEN FROM KCI TRAFFIC IMPACT STUDY DATED 04/27/2023.



LIBERTY PIKE STREET SECTION (ROW VARIES)



DANIELS DRIVE PROPOSED STREET SECTION

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
KISER VOGRIN DESIGN
5005 MERIDIAN BLVD. SUITE 100
FRANKLIN, TN 37067
MAIN: 615.769.0567
WWW.KISERVOGRIN.COM

DEVELOPMENT PLAN

THE MIDDLE EIGHT

209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/2023	JYB

DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23

FLE PROJECT NO.
1060-15

DRAWING TITLE:
TIS & STREET SECTIONS

SHEET NUMBER
C4.3

Thursday, May 4, 2023
Z:\1060_Kiser Vogrin\1-x-228 Franklin Rd\Civil\Sheets\1060-15_Site Layout Plan.dwg

COF FIRE HYDRANT FLOW DATA:

FLOWING HYDRANT H108 321 (LIBERTY PIKE & DANIELS DRIVE)
STATIC - 85 PSI
FLOW (PITOT) - 37 PSI

MONITORING HYDRANT H108 327 (DANIELS DRIVE & JAMISON STATION LANE)
STATIC - 91 PSI
RESIDUAL - 79 PSI

FLOW @ 20 PSI = 1556 GPM
PERFORMED BY DAVID LINDSEY OF ALLSTAR FIRE PROTECTION INC. ON 1/17/2023

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL).
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- ELECTRIC/COMMUNICATION POLE
- TW:XXX.XX / BW:XXX.XX — RETAINING WALL TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL

UTILITY DEPTH NOTE:

ALL PUBLIC UTILITIES (WATER,SEWER, STORM) TO COMPLY WITH CITY OF FRANKLIN MINIMUM DEPTH AND MAXIMUM DEPTH SPECIFICATIONS.

MILL AND OVERLAY NOTE:

PER COF REQUIREMENTS, CONTRACTOR TO ASSUME MILL AND OVERLAY OF FULL LANE WIDTH FOR ANY PUBLIC ROW PAVEMENT THAT IS DISTURBED FOR UTILITY INSTALL OR OTHER CONSTRUCTION OPERATIONS.

WEST BUILDING NOTE:

THE WEST BUILDING OF THE MIDDLE EIGHT IS ONE RESIDENTIAL BUILDING ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE, ADOPTED BY THE CITY OF FRANKLIN. THE RELEVANT SECTIONS FOR THIS DETERMINATION ARE SECTION 202, SECTION 310.4, SECTION 503.1.2, AND SECTION 506.2.3.

UTILITY NETWORK NARRATIVE:

THE PROPOSED PROJECT WILL UTILIZE EXISTING UTILITIES ADJACENT TO THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION WITH MAIN EXTENSIONS THROUGHOUT THE PUBLIC ROADS WITHIN THE DEVELOPMENT. ADDITIONAL FIRE HYDRANTS ARE TO BE INSTALLED TO PROVIDE ADEQUATE FIRE PROTECTION HOSE COVERAGE. COF WILL SERVE THE SITE.

IMPACT STATEMENT:

THE DEMAND OF THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE EXISTING INFRASTRUCTURE, AND THE PROJECT IS NOT ANTICIPATED TO HAVE A NEGATIVE EFFECT ON THE UTILITIES OR OTHER USERS THEREOF. THE PROJECT WILL USE CITY OF FRANKLIN DOMESTIC, FIRE AND IRRIGATION WATER SERVICE, AS WELL AS SANITARY SEWER SERVICE PROVIDED BY CITY OF FRANKLIN.

UTILITY CONTACTS:

COF WATER MANAGEMENT INSPECTIONS
CITY OF FRANKLIN SEWER AND WATER
124 LUMBER DRIVE
FRANKLIN, TN 37064
CONTACT: BEN MCNEIL
BEN.MCNEIL@FRANKLINTN.GOV
615-794-4554

GAS SERVICE
ATMOS ENERGY
220 NOAH DRIVE
FRANKLIN, TN 37064
CONTACT: RON MYATT
RON.MYATT@ATMOSENERGY.COM
615-566-3073

COMMUNICATION SERVICE
COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
CONTACT: MARLON FRIZZELL
MARLON_FRIZZELL@CABLE.COMCAST.COM
615-244-7462X1115647

ELECTRIC SERVICE
MIDDLE TN ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
CONTACT: BRADLEY BRANDON
BRADLEY.BRANDON@MTEMC.COM
615-595-4683

COMMUNICATION SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
CONTACT: DAVID TUTTEROW
DT8243@ATT.COM
615-595-7816

CITY OF FRANKLIN WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE' LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE- CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

UTILITY PLAN DATA CHART

FACILITY TYPE: SINGLE FAMILY - 21 HOMES
MULTIFAMILY - 254 TOTAL UNITS
126 - 1 BEDROOM OR STUDIO
88 - 2 BEDROOM
40 - 3 BEDROOM
3,000 SF RESTAURANT

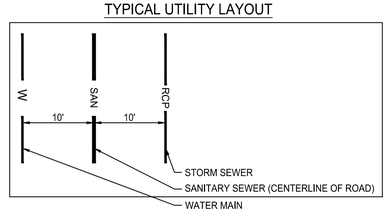
UNIT FLOW (GPD): 250 GPD FOR 1 BEDROOM
300 GPD FOR 2 BEDROOM
350 GPD FOR 3 BEDROOM, SINGLE FAMILY, DUPLEXES, & TOWNHOMES.
35 GPD / SEAT (RESTAURANT)

NUMBER OF UNITS: 232.4 UNITS OF FLOW (350 GPD/UNIT)

TOTAL FLOW: 81,350 GPD

**WATER/SEWER CAPACITY REQUEST HAS BEEN SUBMITTED TO COF AS OF 02/16/2023

TYPICAL UTILITY LAYOUT



0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

KV+D
KISER YOGRIN DESIGN
5005 MERIDIAN BLVD. SUITE 100
FRANKLIN, TN 37067
MAIN: 615.769.0567
WWW.KISERYOGRIN.COM

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/2023	JYB

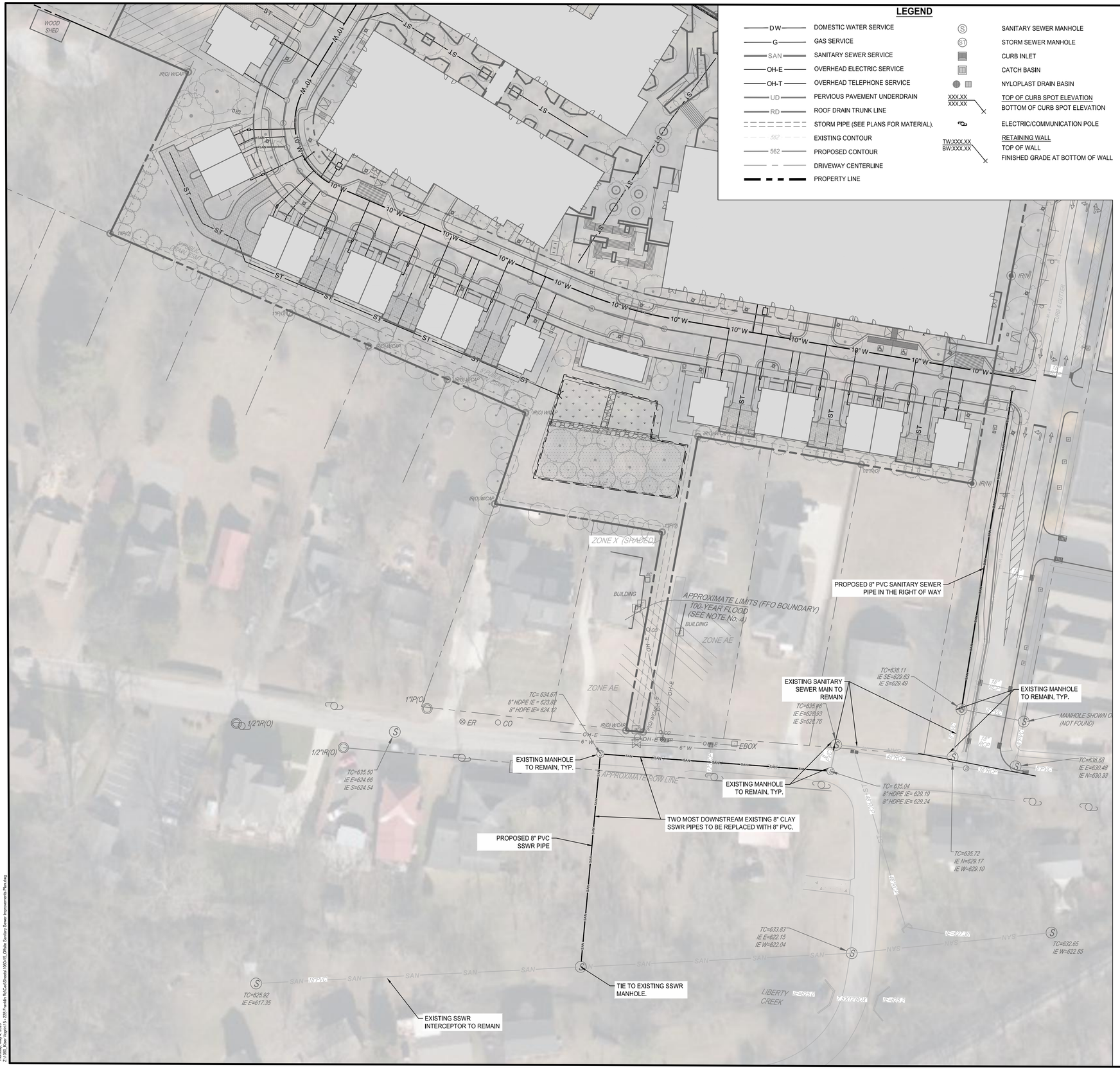
DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23

FLE PROJECT NO.
1060-15

DRAWING TITLE:
SITE UTILITY PLAN

SHEET NUMBER
C5.0

Thursday, May 4, 2023
21:1060_Kiser Yogrin 15 • 225 Franklin Rd\Cad\Sheets\1060-15_Site Utility Plan.dwg



LEGEND

DW — DOMESTIC WATER SERVICE	SANITARY SEWER MANHOLE
G — GAS SERVICE	STORM SEWER MANHOLE
SAN — SANITARY SEWER SERVICE	CURB INLET
OH-E — OVERHEAD ELECTRIC SERVICE	CATCH BASIN
OH-T — OVERHEAD TELEPHONE SERVICE	NYLOPLAST DRAIN BASIN
UD — PERVIOUS PAVEMENT UNDERDRAIN	TOP OF CURB SPOT ELEVATION
RD — ROOF DRAIN TRUNK LINE	BOTTOM OF CURB SPOT ELEVATION
STORM PIPE (SEE PLANS FOR MATERIAL).	ELECTRIC/COMMUNICATION POLE
562 — EXISTING CONTOUR	RETAINING WALL
562 — PROPOSED CONTOUR	TOP OF WALL
DRIVEWAY CENTERLINE	FINISHED GRADE AT BOTTOM OF WALL
PROPERTY LINE	

CITY OF FRANKLIN WATER & SEWER GENERAL NOTES

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3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
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   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
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MILL AND OVERLAY NOTE:
PER COF REQUIREMENTS, CONTRACTOR TO ASSUME MILL AND OVERLAY OF FULL LANE WIDTH FOR ANY PUBLIC ROW PAVEMENT THAT IS DISTURBED FOR UTILITY INSTALLATION OR OTHER CONSTRUCTION OPERATIONS.

OFFSITE SANITARY SEWER NOTE:
OFFSITE IMPROVEMENTS SHOWN ON THIS PLAN ARE PRELIMINARY BASED ON FEEDBACK FROM BEN MCNEIL AT COF WATER MANAGEMENT DEPARTMENT. FINAL LAYOUT AND EXTENTS OF OFFSITE SANITARY SEWER IMPROVEMENTS TO BE FULLY DEFINED AT SITE PLAN STAGE.

UTILITY CONTACT:
CITY OF FRANKLIN WATER DEPARTMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554
ATTN: UTILITY INSPECTOR

0 20 40 80 120
SCALE: 1" = 40'

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
KVD
KISER VOGRIN DESIGN
5005 MERIDIAN BLVD. SUITE 100
FRANKLIN, TN 37067
MAIN: 615.769.0567
WWW.KISERVOGRIN.COM

DEVELOPMENT PLAN

THE MIDDLE EIGHT

209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/2023	JYB

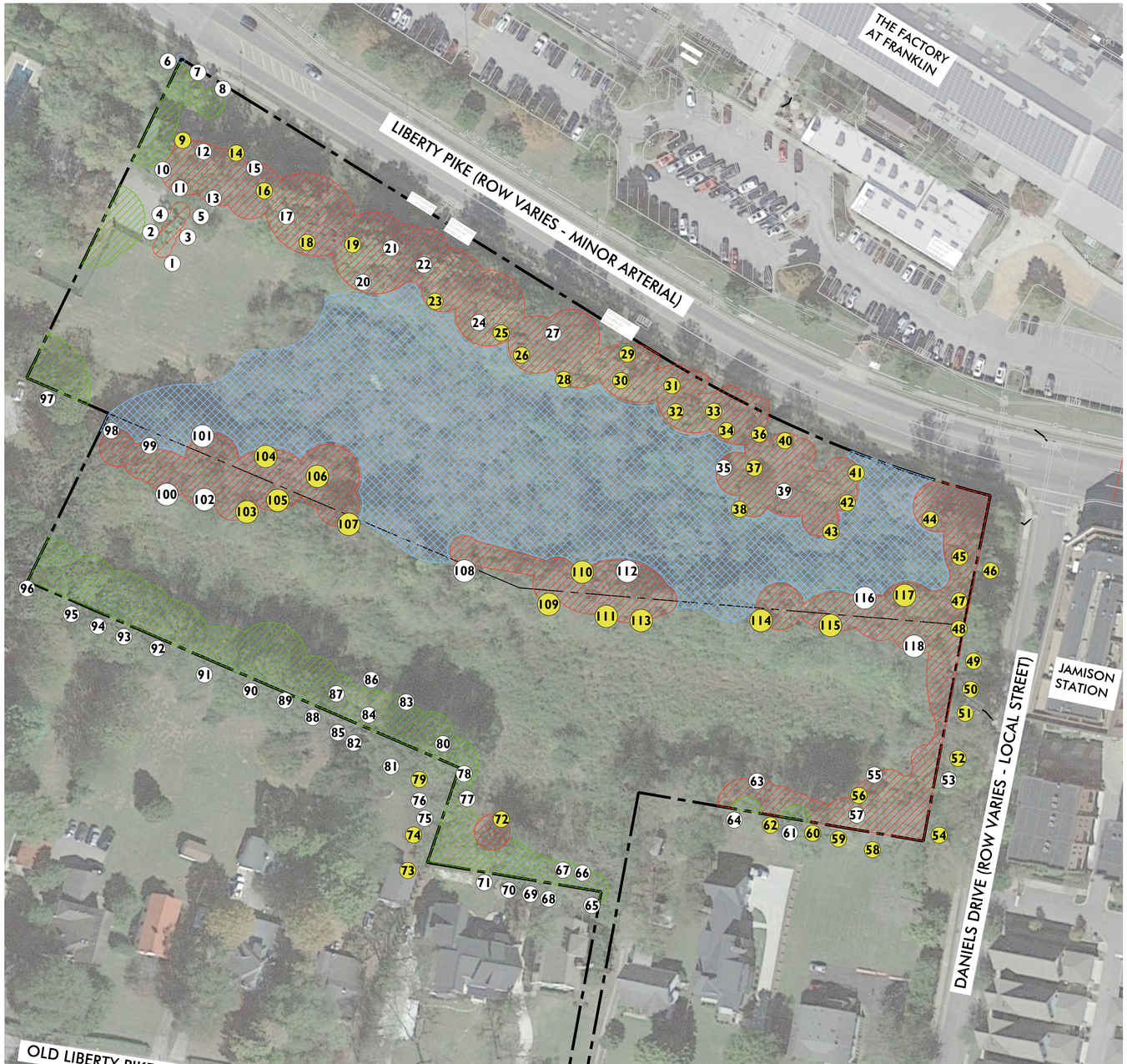
DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23

FLE PROJECT NO.
1060-15

DRAWING TITLE:
OFFSITE SANITARY SEWER IMPROVEMENTS

SHEET NUMBER
C5.1

Thursday, May 4, 2023
2:17:00pm User: Vogrin15 - 209 Franklin ROCs\Sheets\1060-8_Offsite Sanitary Sewer Improvements Plan.dwg



GENERAL NOTE:
* BASE OF TREE LOCATED OFF SITE

THE MIDDLE EIGHT - TREE CHART

TREE NO.	TREE DBH (INCHES)	TREE SPECIES	TREE HEALTH	SPECIMEN TREE	TREES TO REMAIN	TREES TO BE REMOVED
1	8	GINKGO	GOOD	NO		X
2	8	GINKGO	GOOD	NO		X
3	8	GINKGO	GOOD	NO		X
4	8	GINKGO	GOOD	NO		X
5	8	GINKGO	GOOD	NO		X
6*	12	POPLAR*	GOOD	NO	X	
7	12	SYCAMORE	GOOD	NO	X	
8	12	SYCAMORE	GOOD	NO	X	
9	24	HACKBERRY	POOR	YES		X
10	18	HACKBERRY	GOOD	NO		X
11	15	POPLAR	GOOD	NO		X
12	10	BOX ELDER	GOOD	NO		X
13	10	BOX ELDER	GOOD	NO		X
14	26	HACKBERRY	POOR	YES		X
15	24	HACKBERRY	GOOD	YES		X
16	24	HACKBERRY	POOR	YES		X
17	48	HACKBERRY	GOOD	YES		X
18	48	BLACK CHERRY	POOR	YES		X
19	36	HACKBERRY	POOR	YES		X
20	18	HACKBERRY	GOOD	NO		X
21	36	BLACK CHERRY	GOOD	YES		X
22	18	BLACK CHERRY	GOOD	NO		X
23	18	HACKBERRY	POOR	NO		X
24	36	OAK	GOOD	YES		X
25	32	OAK	POOR	YES		X
26	32	HACKBERRY	POOR	YES		X
27	18	HACKBERRY	GOOD	NO		X
28	12	OAK	POOR	NO		X
29	12	HACKBERRY	POOR	NO		X
30	24	BLACK CHERRY	POOR	YES		X
31	24	POPLAR	POOR	YES		X
32	24	POPLAR	POOR	YES		X
33	12	(TRIPLE) OAK	POOR	NO		X
34	15	OAK	POOR	NO		X
35	12	BLACK CHERRY	POOR	NO		X
36	15	BLACK CHERRY	POOR	NO		X
37	10	HACKBERRY	POOR	NO		X
38	18	BLACK CHERRY	POOR	NO		X
39	20	SILK TREE	GOOD	NO		X
40	20	ELM	POOR	NO		X
41	36	OAK*	POOR	YES		X
42	40	BLACK CHERRY	POOR	YES		X
43	36	HACKBERRY*	POOR	YES		X
44	20	BLACK CHERRY*	POOR	NO		X
45	18	HACKBERRY	POOR	YES		X
46	30	HACKBERRY*	POOR	YES		X
47*	24	HACKBERRY	POOR	YES		X
48*	18	HACKBERRY	POOR	NO		X
49	42	BLACK CHERRY	POOR	YES		X
50	24	HACKBERRY*	POOR	YES		X
51	42	ELM*	POOR	YES		X
52	30	BLACK CHERRY	POOR	YES		X
53	24	HACKBERRY*	GOOD	YES		X
54*	36	BLACK CHERRY	POOR	YES		X
55	18	HACKBERRY	GOOD	NO	X	
56	20	HACKBERRY	POOR	NO		X
57	8	HACKBERRY*	GOOD	NO	X	
58*	20	HACKBERRY*	POOR	NO	X	
59*	14	BLACK CHERRY	POOR	NO		X
60	14	HACKBERRY	POOR	NO	X	
61	14	HACKBERRY*	GOOD	NO	X	
62*	20	HACKBERRY	POOR	NO	X	
63	8	HACKBERRY	GOOD	NO		X
64	12	HACKBERRY*	GOOD	NO	X	
65*	18	HACKBERRY	GOOD	NO		X
66*	18	ELM	GOOD	NO	X	
67*	18	ELM*	GOOD	NO	X	
68	12	HACKBERRY*	GOOD	NO	X	
69	12	HACKBERRY*	GOOD	NO	X	
70	12	HACKBERRY	GOOD	NO	X	
71*	28	HICKORY*	GOOD	YES	X	
72	12	ELM	POOR	NO		X
73*	24	BLACK CHERRY*	POOR	YES	X	
74*	8	HACKBERRY	POOR	NO	X	
75	8	HACKBERRY*	GOOD	NO	X	
76*	10	HACKBERRY	GOOD	NO	X	
77	12	HACKBERRY*	GOOD	NO	X	
78	10	HACKBERRY	GOOD	NO	X	
79*	24	BLACK CHERRY*	POOR	YES	X	
80	18	HACKBERRY	GOOD	NO	X	
81*	18	HACKBERRY*	GOOD	NO	X	
82	8	HACKBERRY*	GOOD	NO	X	
83	12	HACKBERRY	GOOD	NO	X	
84	10	HACKBERRY	GOOD	NO	X	
85	10	HACKBERRY*	GOOD	NO	X	
86	18	HACKBERRY*	GOOD	NO	X	
87	8	ELM	GOOD	NO	X	
88	18	HACKBERRY	GOOD	NO	X	
89	18	HACKBERRY	GOOD	NO	X	
90	42	HACKBERRY	GOOD	YES	X	
91*	15	HACKBERRY*	GOOD	NO	X	
92	15	HACKBERRY	GOOD	NO	X	
93	12	(DOUBLE) HACKBERRY*	GOOD	NO	X	
94	15	HACKBERRY*	GOOD	NO	X	
95	24	WALNUT*	GOOD	YES	X	
96	18	WALNUT	GOOD	NO	X	
97*	30	HACKBERRY	GOOD	YES	X	
98	15	(DOUBLE) HACKBERRY	GOOD	NO		X
99	15	BLACK CHERRY	GOOD	NO		X
100	12	BOX ELDER	GOOD	NO		X
101	18	HACKBERRY	GOOD	NO		X
102	15	HACKBERRY	GOOD	NO		X
103	42	BLACK CHERRY	POOR	YES		X
104	15	HACKBERRY	POOR	NO		X
105	15	HACKBERRY	POOR	NO		X
106	30	DOUBLE (BLACK CHERRY)	POOR	YES		X
107	15	BOX ELDER	POOR	NO		X
108	18	HACKBERRY	GOOD	NO		X
109	24	HACKBERRY	POOR	YES		X
110	36	HACKBERRY	POOR	YES		X
111	24	BLACK CHERRY	POOR	YES		X
112	15	BOX ELDER	GOOD	NO		X
113	18	HACKBERRY	POOR	NO		X
114	60	WHITE OAK	POOR	YES		X
115	24	BLACK CHERRY	POOR	YES		X
116	15	BOX ELDER	GOOD	NO		X
117	24	BLACK CHERRY	POOR	YES		X
118	36	HACKBERRY	GOOD	YES		X

LANDSCAPE DATA

SITE ACREAGE:	7.2 AC (313,632 SF)
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	BASE ZONING: R4 RESIDENTIAL 4 DISTRICT PROPOSED ZONING: PD4 38.20/3000 | PLANNED DEVELOPMENT OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
MINIMUM REQUIRED LANDSCAPE SURFACE AREA (RATIO & ACREAGE):	20% (62,726.40 SF)
PROVIDED LANDSCAPE SURFACE AREA (RATIO & ACREAGE):	30% (94,169.09 SF)
PERCENTAGE & ACREAGE OF EXISTING HEALTHY CANOPY COVER:	13.5% (42,337 SF)
MINIMUM PERCENTAGE & ACREAGE OF RETAINED CANOPY COVER:	26% (11,008 SF)
PERCENTAGE & ACREAGE OF RETAINED HEALTHY CANOPY COVER PROVIDED:	54.4% (23,011 SF)
NUMBER & DBH OF SPECIMEN TREES REMOVED:	35 (REFER TO TREE CHART FOR HEALTH)
PROPOSED TREE SAVE AREA:	0.53 AC (23,011 SF)

TREE PROTECTION NOTE:

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

KEY

- APPROXIMATE EXISTING TREE CANOPY TO BE RETAINED ± 0.53 AC (± 23,011 SF)
- PROPOSED EXISTING TREE CANOPY TO BE REMOVED ± 0.44 AC (± 19,326 SF)
- SUCCESSIONAL GROWTH AREA TO BE REMOVED ± 1.77 AC (± 77,158 SF)
- XX GOOD HEALTH TREE
- XX POOR HEALTH TREE

GOOGLE EARTH PRO AERIAL PHOTO: 10/2021

GENERAL NOTE:
EXISTING TREES IN POOR CONDITION OF HEALTH.

EXAMPLES OF TREES IN POOR CONDITION OF HEALTH:

NORTH

0 50 100 150 feet

SCALE: 1" = 50'

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TENNESSEE LANDSCAPE ARCHITECT
05-04-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
DATE: 04/10/23

KVD PROJECT NO. 21065

DRAWING TITLE:
TREE PRESERVATION PLAN

SHEET NUMBER
L1.0

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ALPHEUS TRUETT HOUSE
NATIONAL REGISTER PROPERTY
228 FRANKLIN ROAD

ACCESS EASEMENT

75' NATURALISTIC BUFFER,CONSERVATION EASEMENT, SIDE YARD SETBACK

12' MULTIUSE SIDEWALK, TYP.

EXISTING GARAGE

LIBERTY PIKE (ROW VARIES - MINOR ARTERIAL)

10' FRONT YARD SETBACK, TYP.

75' NATURALISTIC BUFFER, CONSERVATION EASEMENT, REAR SETBACK (TYP.)

FOSTER LANE (LOCAL STREET - 52' ROW)

THE FACTORY AT FRANKLIN

(TAX MAP 063M, GROUP A, PARCEL 02300)
FACTORY PARTNERS LLC
P.B. 77, PG. 31
ZONING:PD PLANNED RESIDENTIAL

SECOND STORY ROOFTOP AMENITY TERRACE

TRANSIT STOP IMPROVEMENTS IN COORDINATION WITH T.M.A.

TURN LANE/TRANSIT PULLOFF

EXISTING DANIELS DRIVE ROW

JAMISON STATION

DANIELS DRIVE (ROW VARIES - LOCAL STREET)

(TAX MAP 063M, GROUP A, PARCEL 01100)
JON DAVID SHUFF
D.B. 6545, PG. 154
ZONING:R-4
RESIDENTIAL

(TAX MAP 063M, GROUP A, PARCEL 01000)
ANDREW LESLIE JONATHAN
D.B. 8631, PG. 736
ZONING:R-4 RESIDENTIAL

(TAX MAP 063M, GROUP A, PARCEL 00900)
ALBERT MARLA SHUFF
R.B. 6545, PG. 158
ZONING:R-4
RESIDENTIAL

(TAX MAP 063M, GROUP A, PARCEL 00800)
EQUITY TRUST CO
CUSTODIAN FBO CINDY & DAVID HORN
R.B. 4187, PG. 711
ZONING:R-4
RESIDENTIAL

(TAX MAP 063M, GROUP A, PARCEL 00700)
DAVID HORN
R.B. 1058, PG. 570
ZONING:R-4
RESIDENTIAL

(TAX MAP 063M, GROUP A, PARCEL 00600)
GARY N. & VIKKI LUFFMAN
R.B. 690, PG. 913
ZONING:R-4 RESIDENTIAL

ZONE X

SETBACKS
- TOWNHOMES (BUILDING NO. 3, 4, 5)
  - FRONT: 10'
  - REAR: 13'
  - SIDE: 8' OR 75'
- DUPLEX
  - FRONT: 10'
  - REAR: 10', 12' OR 20' (SEE PLAN)
  - SIDE: 5-10' (SEE PLAN)
- SINGLE FAMILY
  - FRONT:6' OR 10' (SEE PLAN)
  - REAR:10', 12' OR 75' (SEE PLAN)
  - SIDE: SEE PLAN*
- MULTIFAMILY
  - FRONT: 0' OR 10' (SEE PLAN)
  - REAR: 0'
  - SIDE:0'

LEGEND
- MULTIFAMILY
- TOWNHOMES
- SINGLE FAMILY
- DUPLEX
- (XX) BUILDING NUMBER

NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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TENNESSEE ARCHITECT
LANDSCAPE ARCHITECT
05-04-23

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THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

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DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
RESIDENTIAL LOT DIAGRAMS

SHEET NUMBER
A1.0

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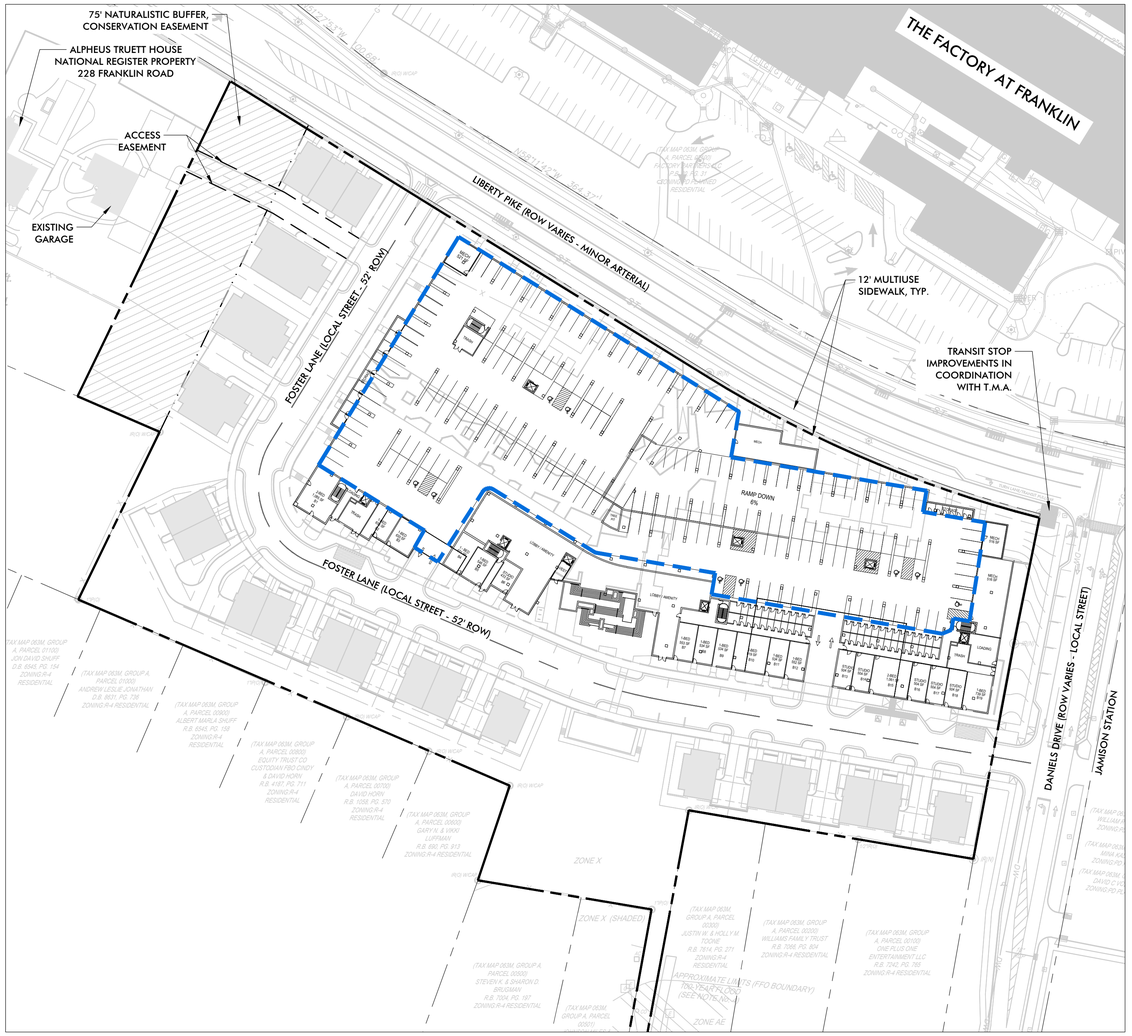
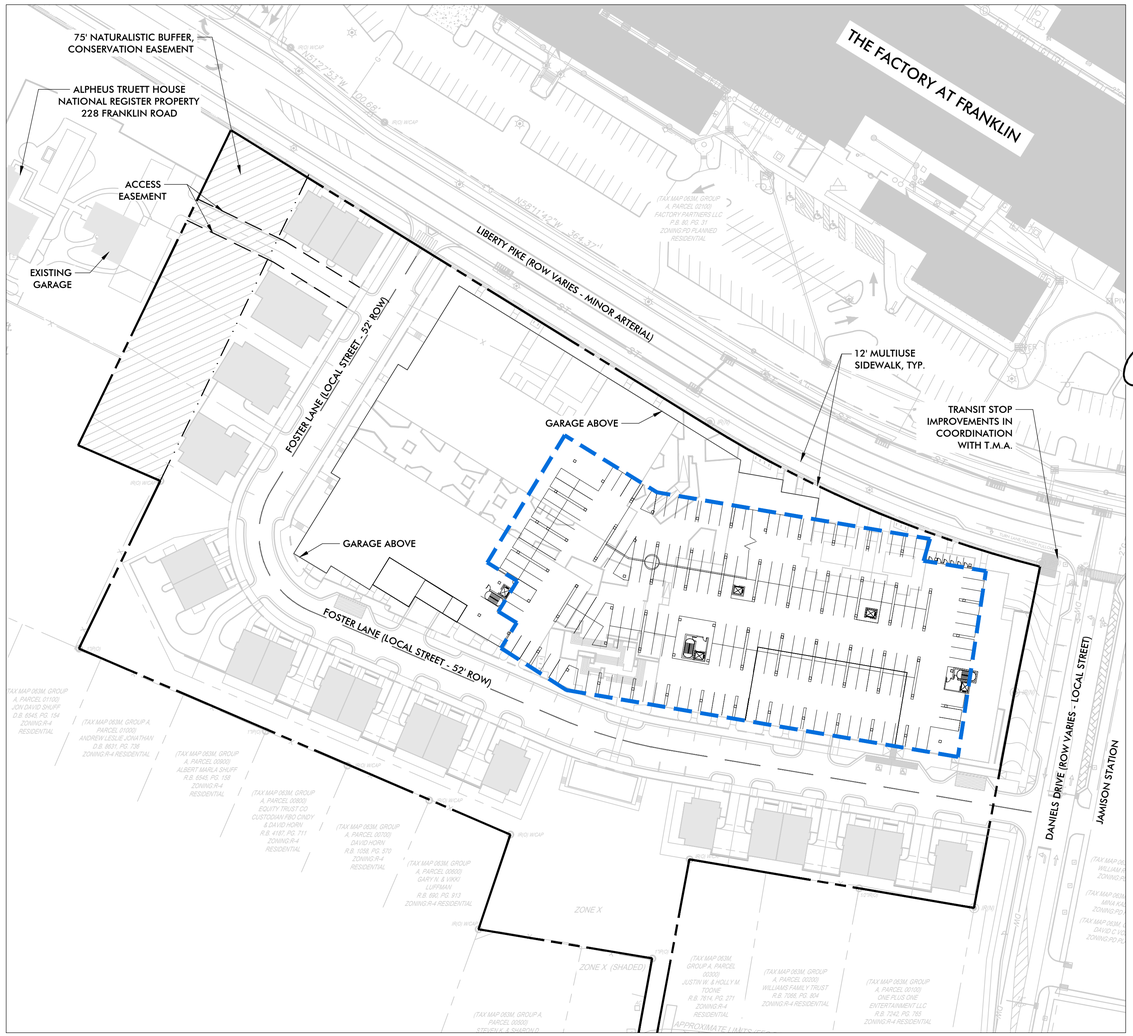


UNDERGROUND PARKING P1



UNDERGROUND PARKING P2

THE MIDDLE EIGHT PARKING DATA*

Use	Parking Requirement (per COF Zoning Ordinance dated 01/01/2023)	Number of Employees on Largest Shift	Outdoor/Indoor Square Footage (SF)	Number of Units	Total Spaces Required per COF Zoning Ordinance dated 01/01/2023	Parking Requirement (per M.O.S. request)	Total Spaces Required per M.O.S. Request & Shared Parking*	Total Spaces Provided	
Duplex/Townhome/ Single-Family								Unit Garages	On-Street/ Parallel
3 Bed Dup & SF House	3			12	36		36	24	13
3 Bed TH	3			3	9		9	6	3
SF House	2			6	12		12	12	0
Total Dup/TH/SF				21	57		57	58	
Multifamily								Parking Garage	On-Street
Studio MF	1.5			30	45	1.02	31	367	20
1 Bed MF	1.5			96	144	1.02	98		
2 Bed MF	2.5			88	220	1.89	167		
3 Bed MF	3			40	120	2.76	111		
Total Multifamily				254	529		407	387	
Restaurant / Café								Parking Garage	On-Street
	7.5 spaces per 1,000 square feet of gross floor area of the building and any outdoor seating area + 0.75 space per employee on largest shift	4	4000		34		34	33	8
							Shared Parking Reduction -32		
Overall Total				275	620		466	486	

* Refer to the Parking Memo dated May 2023 prepared by KCI Technologies for shared parking supplemental data.

MODIFICATION OF STANDARDS REQUEST

THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS REGARDING SECTION 10.1.6 MINIMUM PARKING WITHIN THE FRANKLIN ZONING ORDINANCE. THIS PROPOSED MODIFICATION OF STANDARDS REQUESTS A REDUCTION IN RESIDENTIAL PARKING MINIMUMS FOR THE MULTIFAMILY RESIDENTIAL. THE REDUCTION IS SUPPORTED BY THE PARKING ANALYSIS PROVIDED IN THE ATTACHED PARKING MEMO FROM KCI DATED MAY 2023. REFER TO THE CHART BELOW FOR REQUESTED REDUCTION IN PARKING RATES.

LAND USE		REQUIRED RATES (PER COF ZONING ORDINANCE DATED 01.01.2023	PROPOSED RATES
MULTI-FAMILY	STUDIO	1.5	1.02
	1-BEDROOM	1.5	1.02
	2-BEDROOM	2.5	1.89
	3-BEDROOM	3.0	2.76

NORTH

0 60 120 180 feet

SCALE: 1" = 60'

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5/4/23

DEVELOPMENT PLAN
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209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
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DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
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DRAWING TITLE: SITE PARKING DATA

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Jamison Station | Daniels Drive | Multifamily Building No. 2 - 288' | Multifamily Building No. 1 - 234' | Foster Lane Townhomes - 72' Building No. 3-5 | 75' Buffer

Liberty Pike Elevation Looking South

Partial Street Plan

All building elevations and exterior materials are preliminary and subject to change.

NOTE: THIS PAGE PROVIDES A CONCEPTUAL SECTION AND ILLUSTRATIVE PLAN OF HOW THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE PROJECT DEVELOPMENT PLAN. SPECIFIC PLANS WILL BE PROVIDED DURING THE SITE PLAN PHASE.

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DRAWING TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER
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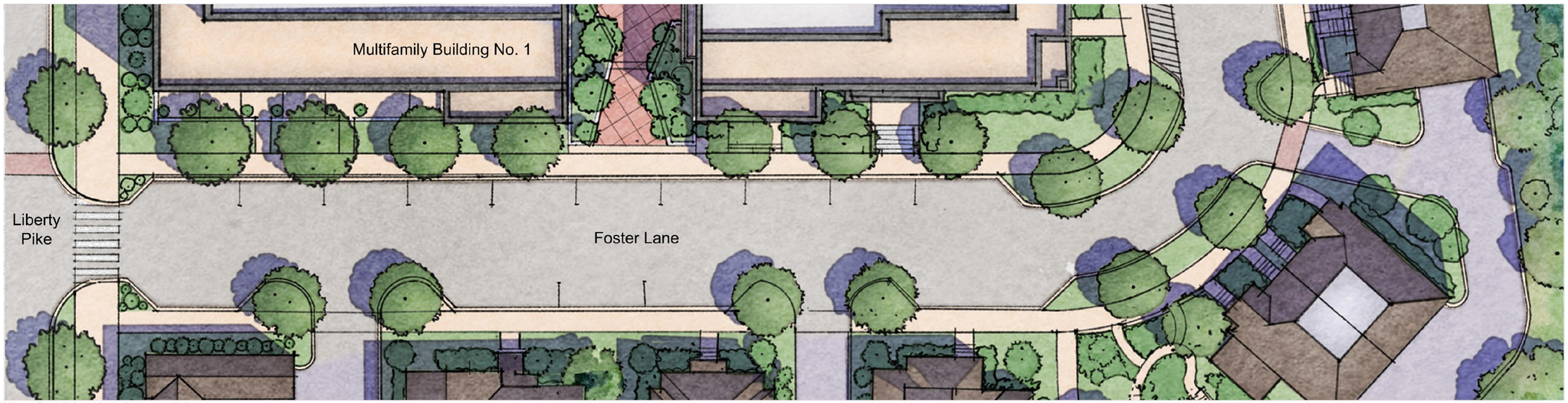
Site Section Looking East at Foster Lane



Partial Foster Lane Plan

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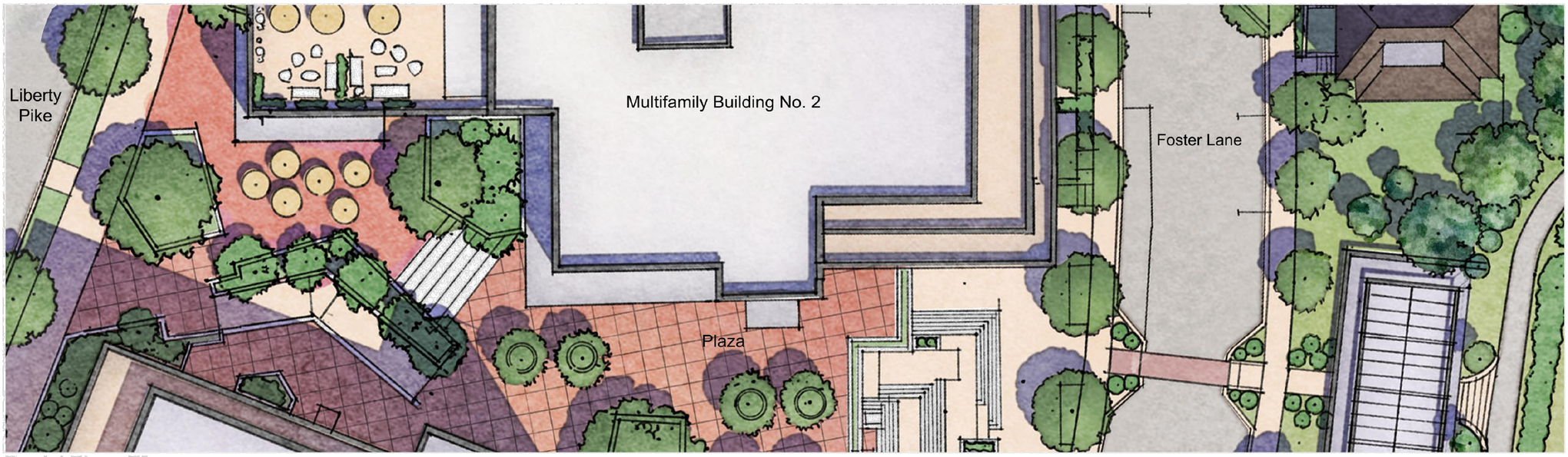
Site Section Looking East at Plaza



Partial Plaza Plan

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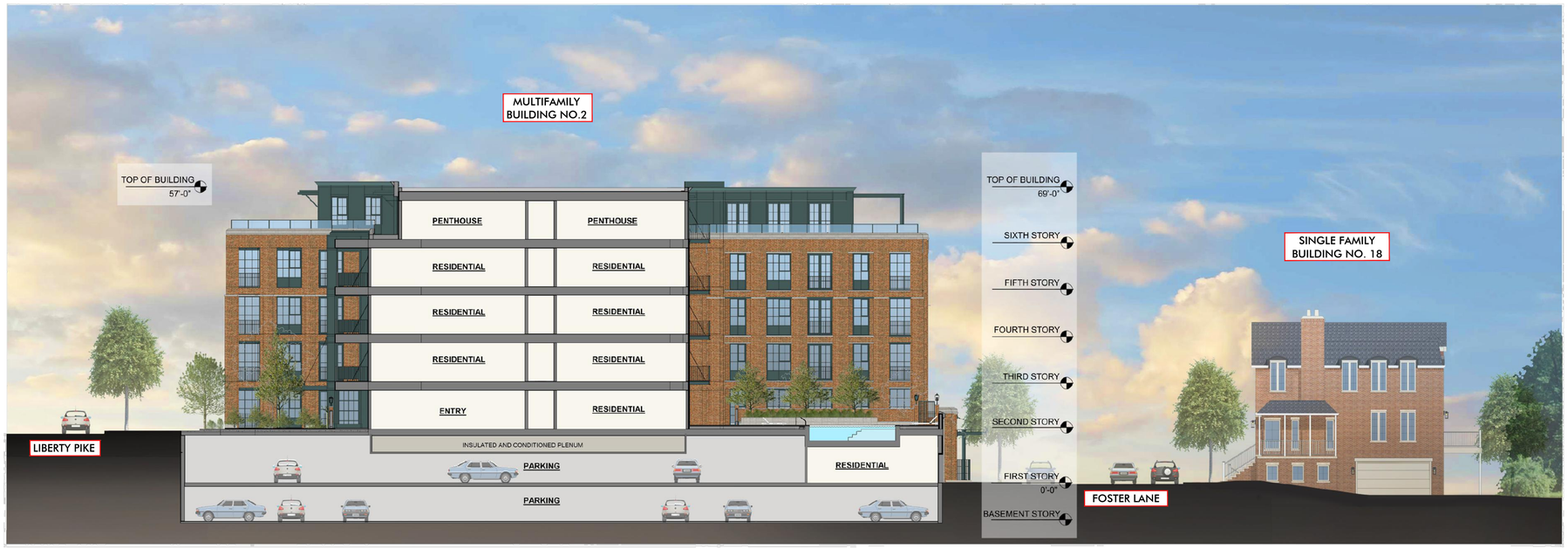
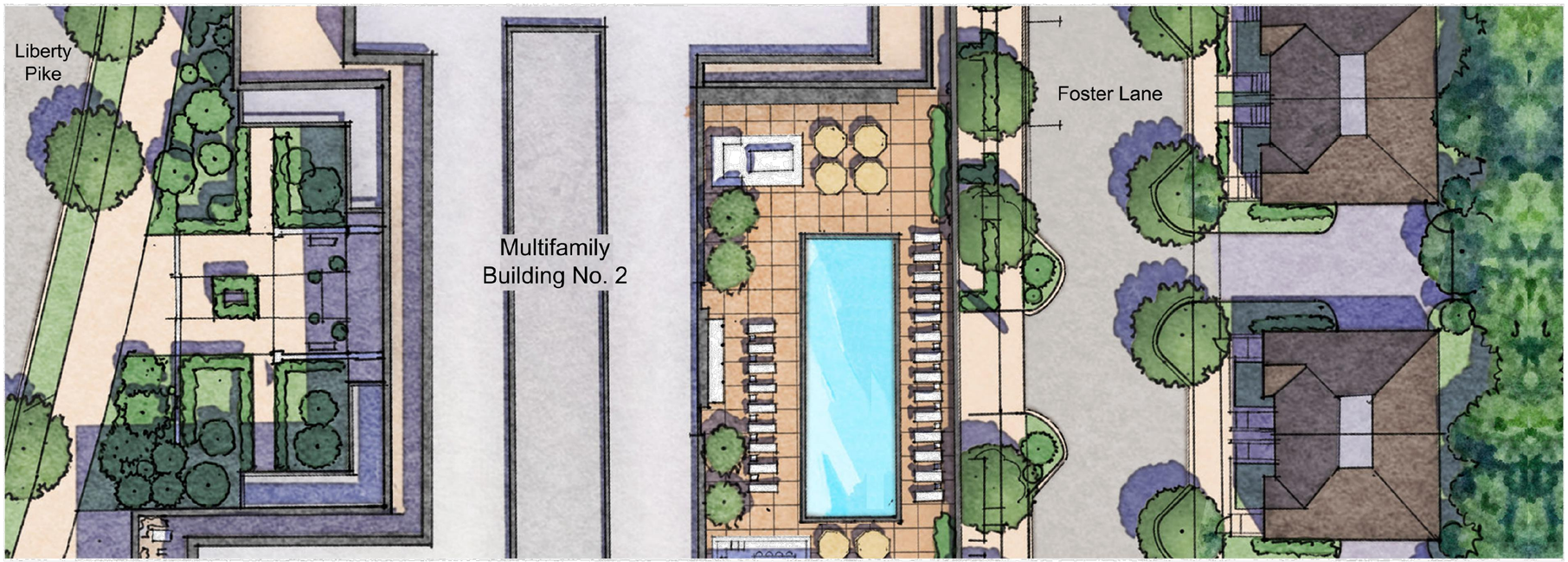


Site Section through Multifamily Building No. 2



Partial Plan of Multifamily Building No. 2

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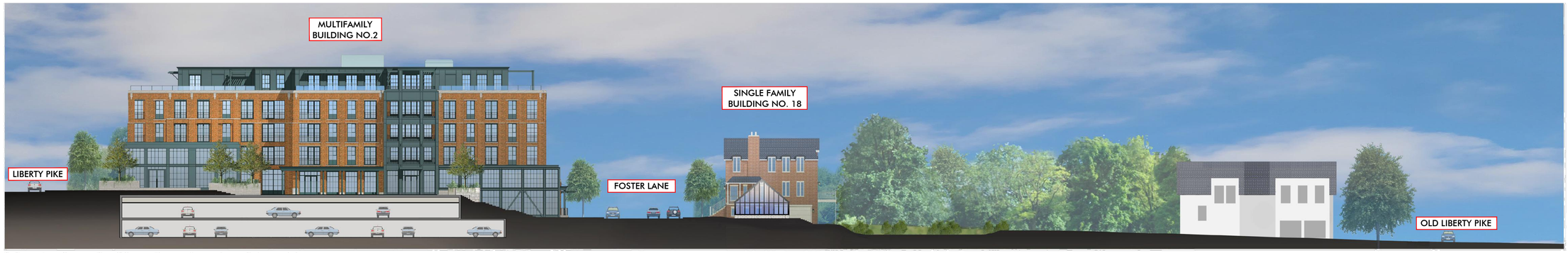

North-South Site Section looking East

Partial Site Plan

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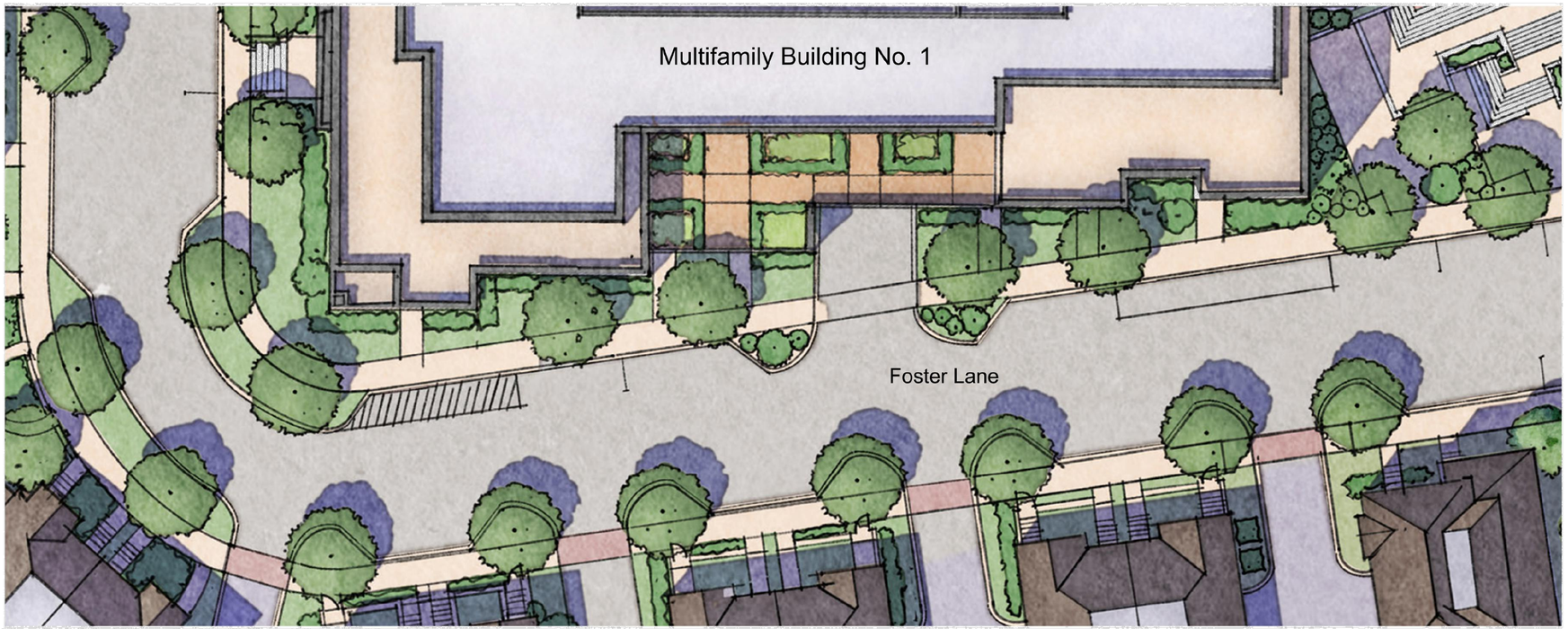
South Elevation of Multifamily Building No. 1



Partial Multifamily Building No. 1 Plan

All building elevations and exterior materials are preliminary and subject to change.

NOTE: THIS PAGE PROVIDES A CONCEPTUAL SECTION AND ILLUSTRATIVE PLAN OF HOW THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE PROJECT DEVELOPMENT PLAN. SPECIFIC PLANS WILL BE PROVIDED DURING THE SITE PLAN PHASE.

224 West Huron Street Suite 7E
Chicago, IL 60654
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www.antunovich.com

ANTUNOVICH ASSOCIATES
ARCHITECTURE PLANNING INTERIOR DESIGN

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KVD
KISER VOGRIN DESIGN

JOSEPH M. ANTUNOVICH
REGISTERED ARCHITECT
No. 107054
STATE OF TENNESSEE

5/4/23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER
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South Elevation of Multifamily Building No. 2

Partial Multifamily Building No. 2 Plan

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No. 107004
STATE OF TENNESSEE

5/4/23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL ELEVATIONS

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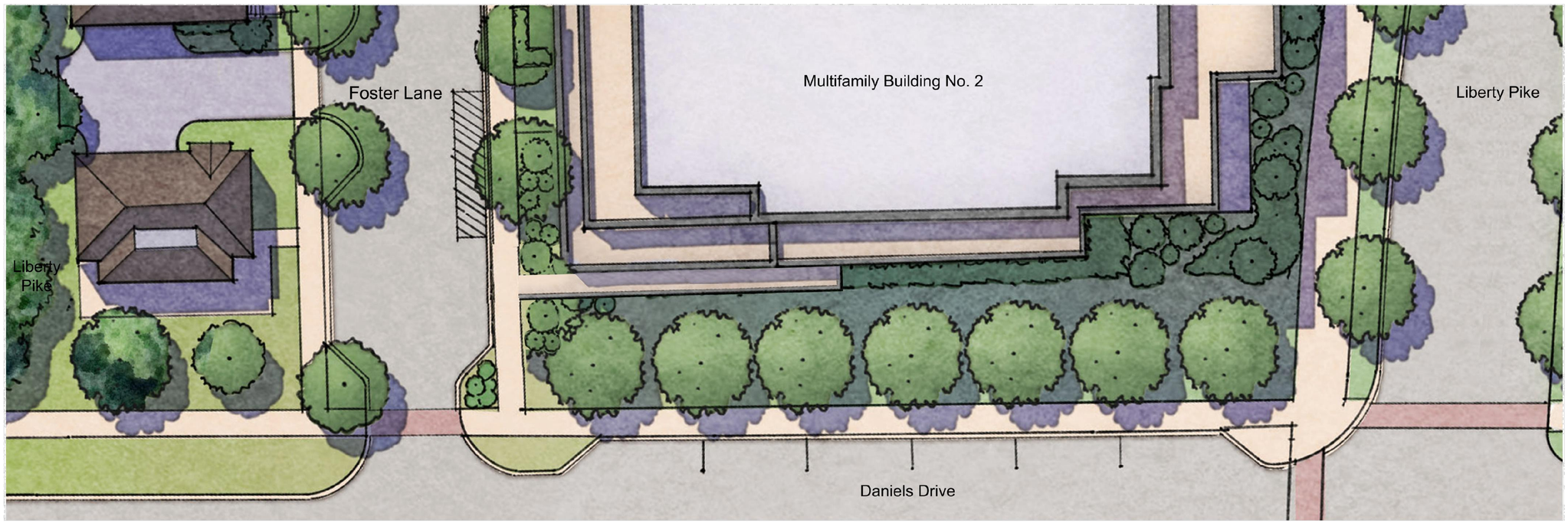
Elevation at Daniels Drive



Partial Plan at Daniels Drive

All building elevations and exterior materials are preliminary and subject to change.

DUE TO TOPOGRAPHY ISSUES ALONG DANIELS DRIVE, DWELLING UNITS ARE UP TO 10' LOWER THAN DANIELS DRIVE DUE TO EXISTING ROAD GRADE. PER THE ZONING ORDINANCE SECTION 6.7, THIS IS CONSIDERED EXISTING CONSTRAINT TO ALLOW FOR ACCESS FROM UNITS TO A PUBLIC STREET.

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REGISTERED ARCHITECT
No. 107054
STATE OF TENNESSEE
5/4/23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 81154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
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CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
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BIRDS EYE VIEW

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209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

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DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL RENDERINGS

SHEET NUMBER
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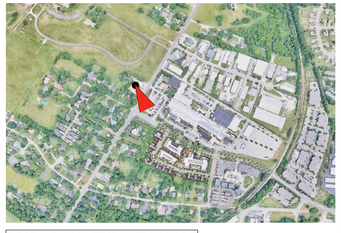
ENLARGED BIRDS EYE VIEW



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THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 81154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

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DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

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ARCHITECTURAL RENDERINGS

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TOWNHOMES ON LIBERTY PIKE

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209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 81154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
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FOSTER LANE VIEW

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DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 81154
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
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DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL RENDERINGS

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BUILDING NO. 1 RESIDENTIAL PLAZA

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THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:

ARCHITECTURAL RENDERINGS

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THE PLAZA BETWEEN BUILDINGS NO. 1 AND 2

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DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 81154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL RENDERINGS

SHEET NUMBER
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THE PLAZA BETWEEN BUILDING NO. 1 AND 2 ACROSS LIBERTY PIKE

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DEVELOPMENT PLAN
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209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL RENDERINGS

SHEET NUMBER
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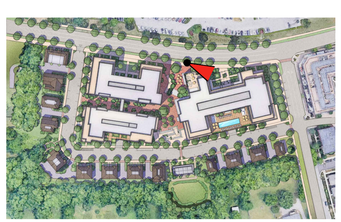
THE COURTYARD OF BUILDING NO. 2



CONTEXT MAP - YOU ARE HERE

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Franklin, TN 37067
Main: 615.656.4567
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DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 81154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL RENDERINGS

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THE COURTYARD OF BUILDING NO. 2 FROM ACROSS LIBERTY PIKE

CONTEXT MAP - YOU ARE HERE

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THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL RENDERINGS

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THE PLAZA BETWEEN BUILDINGS NO. 1 AND 2

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DEVELOPMENT PLAN
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209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
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DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
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FOSTER LANE VIEWING WEST

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209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
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DATE:	04/10/23

KVD PROJECT NO.
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SIGHTLINE VIEW BEFORE / AFTER AT LIBERTY PIKE FROM FRANKLIN ROAD

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DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
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SIGHTLINE VIEW BEFORE / AFTER AT LIBERTY PIKE FROM RAILROAD

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DEVELOPMENT PLAN
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FRANKLIN PROJECT # 8154
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POCKET PARK BETWEEN BUILDINGS NO. 8 AND 9

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DEVELOPMENT PLAN
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209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
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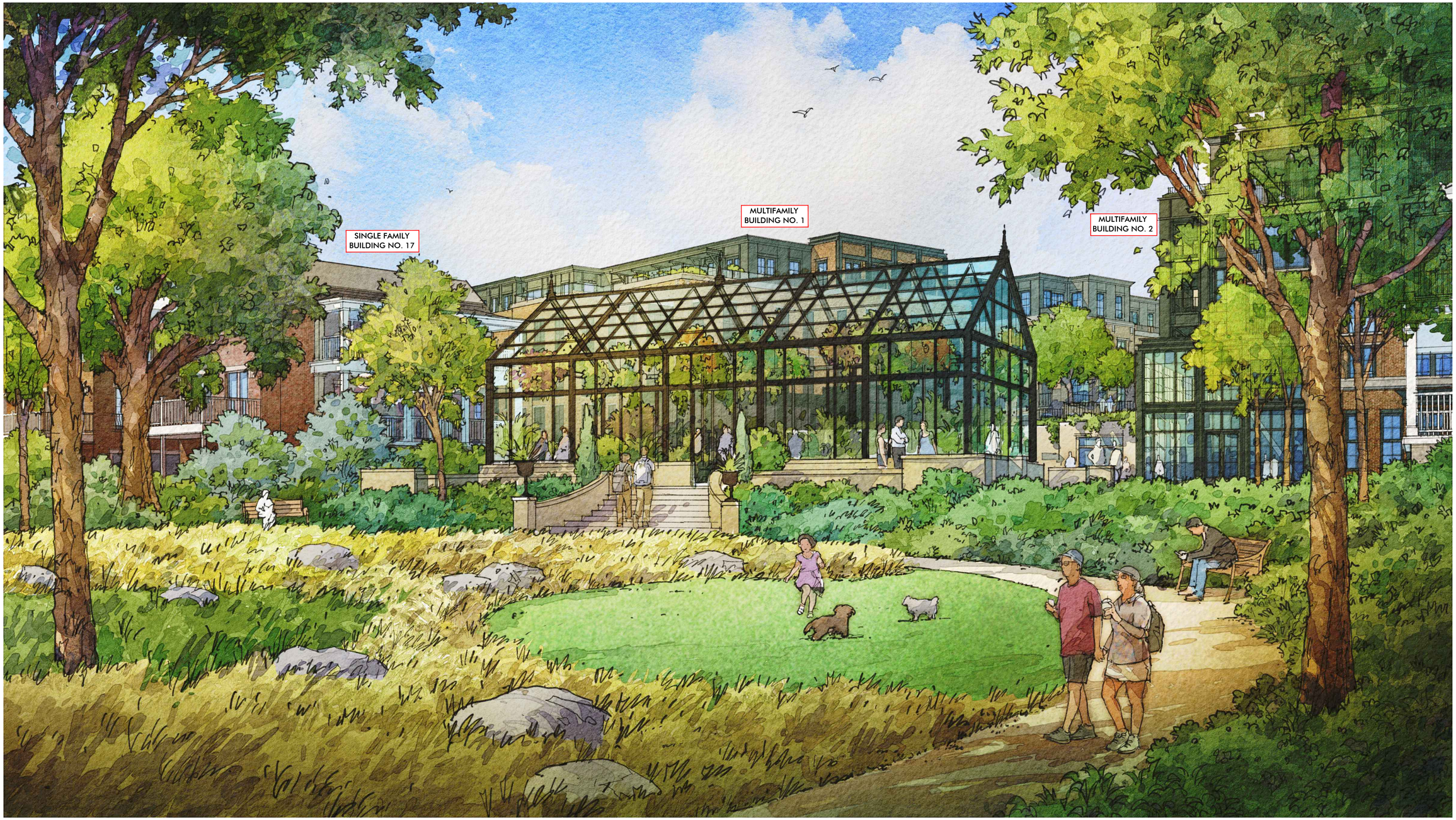

THE GREENHOUSE PARK

CONTEXT MAP - YOU ARE HERE

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DEVELOPMENT PLAN
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209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
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DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:
ARCHITECTURAL RENDERINGS

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PARKING GARAGE INTERIOR LOBBY

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DEVELOPMENT PLAN
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209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KR

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
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DRAWING TITLE:
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MAY 2023

PARKING STUDY

THE MIDDLE EIGHT
FRANKLIN, TENNESSEE

PREPARED FOR:
TRULAND DEVELOPMENT COMPANY

500 11TH AVENUE NORTH, SUITE 290
NASHVILLE, TENNESSEE 37203

PARKING STUDY
THE MIDDLE EIGHT
FRANKLIN, TENNESSEE

PREPARED FOR:

TRULAND DEVELOPMENT COMPANY

PREPARED BY:

KCI TECHNOLOGIES, INC

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1. INTRODUCTION AND PROJECT DESCRIPTION

The purpose of this study is to complete an analysis to determine the minimum number of parking spaces required to accommodate the combined land uses associated with the proposed Middle Eight development. According to the developer, The Middle Eight development will include 6 single-family houses, 3 single-family townhomes, 12 single-family duplexes, 254 multi-family units, 3,000 square feet of indoor cafe space, and 1,000 square feet of outdoor cafe patio space.

The purpose of this study is to determine the projected parking demand of the individual and combined land uses proposed for The Middle Eight development. Since the proposed development will include a mix of land uses, the peak parking demand for each land use will occur at varying times. Parking demand rate information and shared parking information from Franklin's *Zoning Ordinance* as well as typical parking patterns and data presented in *Parking Generation Manual*, 5th Edition, published by the Institute of Transportation Engineers (ITE) and *Shared Parking*, 3rd Edition, published by the Urban Land Institute (ULI) were utilized to determine the peak parking demand of the site.

2. PARKING ANALYSIS

2.1 Zoning Ordinance Requirements

Franklin's *Zoning Ordinance* contains parking space requirements for specific land uses that do not account for parking demand or shared parking that may occur on parcels with a mix of land uses. This ordinance was reviewed to determine the parking that would be required for the proposed land uses if no adjustments for parking demand or shared parking were considered.

Table 1 shows the proposed land uses and densities for The Middle Eight development, the parking rates contained in Franklin's *Zoning Ordinance*, and the number of parking spaces required per the code with no adjustments for shared parking.

TABLE 1. PARKING BASED ON FRANKLIN'S ZONING ORDINANCE WITH INDIVIDUAL LAND USES

LAND USE		QUANTITY	REQUIREMENT	SPACES REQUIRED
Single-Family Home		6 units	2 per unit	12
Townhomes	3-Bedroom	3 units	3 per unit	9
Duplexes	3-Bedroom	12 units	3 per unit	36
Multi-Family	Studio	30 units	1.5 per unit	45
	1-Bedroom	96 units	1.5 per unit	144
	2-Bedroom	88 units	2.5 per unit	220
	3-Bedroom	40 units	3 per unit	120
Restaurants, Inside and Outside Seating		3,000 s.f. (indoor)	7.5 spaces per 1,000 square feet of gross floor area of the building and any outdoor seating area + 0.75 space per employee on largest shift	23
		1,000 s.f. (outdoor)		8
		4 employees		3
Total Number of Spaces Required				**620**

As shown in Table 1, based on the parking rates without considering parking demand or shared parking, the development would require a total of 620 parking spaces.

Generally, the procedure outlined above is followed when determining parking needs for developments within the City of Franklin. However, this procedure does not take into account the parking demand for the proposed development. Additionally, for sites with a mixture of land uses, this procedure typically overestimates the parking demand. The overall peak parking demand for a mixed-use site can be significantly less than

the sum of the peak parking demands of the individual uses since different types of uses have different peak parking demand characteristics. Therefore, the total number of parking spaces mentioned above is considered an overestimation of the actual parking demand for the combined land uses.

2.2 Parking Demand Analysis

Parking Generation Manual, 5th Edition, was used to estimate the parking demand associated with the multi-family portion of The Middle Eight development. According to ITE's *Parking Generation Manual*, the 85th percentile parking demand for mid-rise, multi-family developments is approximately 0.87 parking spaces per bedroom. Therefore, the parking demand for studio and 1-Bedroom units are 0.87 spaces per unit, the parking demand for 2-Bedroom units is 1.74, and the parking demand for 3-Bedroom units is 2.61. Additionally, per ULI's *Shared Parking*, a ratio of 0.15 spaces per unit was added to account for visitor parking. Table 2 shows the proposed parking for The Middle Eight development using the proposed parking rates as presented above.

TABLE 2. REQUIRED PARKING BASED ON PROPOSED RATES WITH INDIVIDUAL LAND USES

LAND USE		QUANTITY	PROPOSED RATES	SPACES REQUIRED
Single-Family Home		6 units	2 per unit	12
Townhomes	3-Bedroom	3 units	3 per unit	9
Duplexes	3-Bedroom	12 units	3 per unit	36
Multi-Family	Studio	30 units	1.02 per unit	31
	1-Bedroom	96 units	1.02 per unit	98
	2-Bedroom	88 units	1.89 per unit	167
	3-Bedroom	40 units	2.76 per unit	111
Restaurants, Inside and Outside Seating		3,000 s.f. (indoor)	7.5 spaces per 1,000 square feet of gross floor area of the building and any outdoor seating area + 0.75 space per employee on largest shift	23
		1,000 s.f. (outdoor)		8
		4 employees		3
Total Number of Spaces Required				**498**

As shown in Table 2, based on the proposed parking rates without considering shared parking, the development would require a total of 498 parking spaces.

2.3 Shared Parking Analysis

Shared Parking, 3rd Edition, includes extensive research that quantifies how shared parking within mixed-use developments results in a lower parking demand than the sum of the parking needed for the individual uses. This reduction is due in part to fluctuations in the parking demand throughout the day, week, and year. The peak demand for each land use does not necessarily occur at the same time. Also, shared trips between the different land uses within a mixed-use site result in fewer parking spaces required for shared trips.

In order to determine the number of parking spaces that are needed to serve the multi-family and restaurant portions of The Middle Eight development, a shared parking analysis was conducted for the combined land uses. The single-family units were excluded from the shared parking analysis. The parking demand rates for each month of the year were identified per land use. The month with the peak parking demand was then determined. Next, the hourly parking demand rates for a typical weekday and a weekend were identified for each of the proposed land uses. The monthly parking demand factor and the hourly parking demand factor were applied to the base parking rates for each land use in order to determine the number of parking spaces that are required for each use on an hourly basis. Finally, the hourly parking demands for the individual uses were added together to determine the total parking demand per hour for the site. This procedure was followed to determine the weekday peak parking demand and the weekend peak parking demand. The analysis is described further below.

Monthly Parking Demand Factors

Studies have shown that the parking demand for a given land use will typically vary from month to month. Therefore, the monthly parking demands for the land uses within The Middle Eight development were evaluated to determine the peak monthly variations.

For each of the land uses, the monthly parking demand factors were taken from *Shared Parking*. These factors were then applied to the base parking rates to determine the monthly parking demand for each land use. For each month, the parking demands for the proposed uses were summed to identify the month with the highest parking demand. Table 3 shows the monthly parking demand factors per ULI's *Shared Parking*. The peak month is expected to be May.

TABLE 3. MONTHLY PARKING DEMAND FACTORS BY LAND USE

MONTH	MULTI-FAMILY	RESTAURANT	
		CUSTOMER	EMPLOYEE
January	1.00	0.85	0.96
February	1.00	0.85	0.96
March	1.00	0.97	1.00
April	1.00	0.95	1.00
May	1.00	0.99	1.00
June	1.00	0.98	1.00
July	0.95	1.00	1.00
August	0.95	1.00	1.00
September	1.00	0.93	1.00
October	1.00	0.96	1.00
November	1.00	0.92	1.00
December	1.00	0.96	1.00

Hourly Parking Demand

Similar to the monthly parking demand factors, studies have shown that the parking demand for a given land use will typically change from hour to hour. Therefore, the hourly parking demands for each of the proposed land uses were evaluated to determine the peak hour variations. Table 4 depicts the hourly parking demand factors per ULI's *Shared Parking*. The peak hour is expected to be 12:00 AM on weekdays and 12:00 AM on weekends.

TABLE 4. HOURLY PARKING DEMAND FACTORS BY LAND USE

TIME	WEEKDAY			WEEKEND		
	MULTI-FAMILY	RESTAURANT		MULTI-FAMILY	RESTAURANT	
		CUSTOMER	EMPLOYEE		CUSTOMER	EMPLOYEE
6 AM	0.95	0.05	0.20	1.00	0.05	0.15
7 AM	0.80	0.10	0.20	0.95	0.10	0.20
8 AM	0.67	0.20	0.30	0.88	0.20	0.30
9 AM	0.55	0.30	0.40	0.80	0.30	0.40
10 AM	0.50	0.55	0.75	0.75	0.55	0.75
11 AM	0.45	0.85	1.00	0.70	0.85	1.00
12 PM	0.40	1.00	1.00	0.68	1.00	1.00
1 PM	0.40	1.00	1.00	0.65	1.00	1.00
2 PM	0.40	0.90	0.95	0.65	0.90	0.95
3 PM	0.40	0.60	0.70	0.68	0.60	0.70
4 PM	0.45	0.55	0.60	0.71	0.55	0.60
5 PM	0.50	0.60	0.70	0.74	0.60	0.70
6 PM	0.60	0.85	0.90	0.77	0.85	0.90
7 PM	0.70	0.80	0.90	0.80	0.80	0.90
8 PM	0.80	0.50	0.60	0.83	0.50	0.60
9 PM	0.85	0.30	0.40	0.86	0.30	0.40
10 PM	0.95	0.20	0.30	0.89	0.20	0.30
11 PM	0.97	0.10	0.20	0.92	0.10	0.20
12 AM	1.00	0.05	0.20	1.00	0.05	0.20

Non-Captive Parking Factors

Studies have shown that developments containing multiple land uses will typically have a reduction in customer parking needs due to customers parking and visiting more than one use. The term "captive market" is used to describe someone already present in the area that will visit another site. For example, a resident parked at an apartment building is likely to visit an on-site restaurant for lunch, which will reduce the parking demand for the restaurant. This is considered a simultaneous trip; and therefore, results in the reduction for shared parking. It should be noted that captive parking reductions could apply to the restaurant parking that accounts for residents that live in the building that will patron the restaurant space as these residents would already be parked on site and would not generate the need for an additional parking space. However, in order to be conservative, non-captive parking reductions were not applied.

Mode Adjustment Factors

The mode adjustment factor is the percentage of visitors that drive to the project site rather than use an alternative means of transportation such as riding public transportation, taking a taxi or ride-share, riding a bicycle, or walking. In order to be conservative, no adjustments were made to account for mode adjustments.

Peak Parking Demand

For each of the proposed land uses, the proposed parking rates described in Section 2.2 – Parking Demand Analysis were multiplied by the peak monthly parking demand factor, the hourly parking demand factor, the non-captive parking factor, and the mode adjustment factor to determine the hourly parking demand for each land use. The peak parking demand for each of the land uses were then summed to determine the total hourly parking demands for the development. Table 5 presents the results of the shared parking analysis for the multi-family and restaurant portions of The Middle Eight development.

TABLE 5. SHARED PARKING MODEL – PROJECTED PARKING DEMAND

PEAK PARKING DEMAND	
WEEKDAY	**WEEKEND**
12:00 AM May	12:00 AM May
409 spaces	409 spaces

As shown in Table 5, with the proposed land uses for The Middle Eight development, there will be potential for shared parking between multi-family and restaurant land uses. Using ULI's *Shared Parking* methodology, the shared parking analysis indicates the peak parking demand of the multi-family and restaurant portions of the development is 409 parking spaces. ULI's shared parking worksheets are included in Appendix A.

Table 6 presents the required multi-family and restaurant parking that will be required once shared parking is taken into consideration. As shown in Table 6, shared parking between the multi-family and restaurant portions of the development results in a reduction of 32 parking spaces as compared to the proposed parking rates.

TABLE 6. REQUIRED PARKING FOR MULTI-FAMILY AND RESTAURANT WITH SHARED PARKING

LAND USE		QUANTITY	PROPOSED RATES	SPACES REQUIRED
Multi-Family	Studio	30 units	1.02 per unit	31
	1-Bedroom	96 units	1.02 per unit	98
	2-Bedroom	88 units	1.89 per unit	167
	3-Bedroom	40 units	2.76 per unit	111
Restaurants, Inside and Outside Seating		3,000 s.f. (indoor)	7.5 spaces per 1,000 square feet of gross floor area of the building and any outdoor seating area + 0.75 space per employee on largest shift	23
		1,000 s.f. (outdoor)		8
		4 employees		3
Multi-Family and Retail Spaces without Shared Parking				**441**
Multi-Family and Retail Spaces with Shared Parking				**409**
Shared Parking Reduction				**32**

2.4 Comparison to Similar Developments within Franklin

Parking rates and utilizations were gathered from seven existing multi-family developments in Franklin that are similar to the proposed development. Specifically, KCI Technologies counted the number of parking spaces that were used for each of the developments from 11:00 PM – 1:00 AM on a typical weekday in April 2023 when local schools were in session. From these counts, the peak parking demand for each site was determined. Table 7 presents the number of units, the current occupancy, number of parking spaces provided, parking ratio per unit, peak parking demand, and peak parking utilization rate for each of the sites that were evaluated. It should be noted that the parking ratio of 1.56 for The Middle Eight only includes parking spaces within the planned parking garage and does not include the on-street parking spaces.

TABLE 7. PARKING RATE AND UTILIZATION COMPARISON

PROPERTY	TOTAL UNITS	UNIT OCCUPANCY	RESIDENT PARKING SPACES PROVIDED	PARKING RATIO PER TOTAL UNITS	PEAK PARKING		
					DEMAND	UTILIZATION	DEMAND PER OCCUPIED UNIT
Harpeth Square[1]	150	99%	151	1.01	87	58%	0.59
The Everly at Historic Franklin	218	93%	322	1.48	191	59%	0.94
McEwen Northside Apartments	340	96%	376	1.10	270	73%	0.83
Paxton Cool Springs	328	95%	548	1.67	364	66%	1.17
Cadence Cool Springs	252	93%	399	1.58	302	76%	1.29
MAA Cool Springs	428	95%	807	1.89	507	63%	1.25
Retreat at Iron Horse	270	93%	454	1.68	294	65%	1.17
The Middle Eight	254	--	400	1.57	--	--	1.57

1 – This is a shared garage with both gated, residential parking and non-gated, valet, office, hotel, and retail parking. There were 109 vehicles parked in the non-gated, valet, office, hotel, and retail parking. These vehicles were not included in the demand count above since it could not be verified whether they were residential, office, hotel, or retail parking.

As shown in Table 7, the parking supply ratios vary from 1.01 to 1.89 across the studied sites. All of the properties reported that they had had no complaints regarding the parking. Additionally, the observed peak parking demand for each site was less than 80%, and the peak demand per occupied unit was less than 1.30 parking spaces per unit. The Middle Eight development is planning to provide 1.57 parking spaces per unit within the parking garage. Additional on-street parking spaces will be provided along Foster Lane that can also be utilized. Therefore, the proposed parking ratio for The Middle Eight should be sufficient for the parking demand and follows comparable properties in the area.

3. PARKING PLAN

The current site plan includes 400 garage parking spaces via the primary parking garage, 44 on-street parking spaces located along Foster Lane, and 42 garage parking spaces via the 2-car garages planned for each of the single-family units. This is a total of 486 parking spaces for the total site.

Within the garage, gates will be utilized to separate 367 parking spaces that will be reserved for residential parking only. The remaining 33 parking spaces within the garage and 28 on-street parking spaces will be shared parking for visitors and restaurant patrons.

Visitors and restaurant patrons visiting the project site will be able to park in the ungated parking spaces located within the parking garage or in the on-street parking spaces located along Foster Lane. Within the garage, patrons and visitors will be able to take an elevator up to the lobby/restaurant space. In addition to the elevator within the parking garage, the middle of the project site is planned to include plenty of open and walkable area including a stair feature through the middle of the project site and sidewalks are planned along the outside perimeter of the project site. Visitors and restaurant patrons can utilize these features to walk through or around the project site to access the public facilities.

4. CONCLUSIONS & RECOMMENDATIONS

Using Franklin's *Zoning Ordinance* without taking into consideration parking demand and shared parking between land uses determined that the development would require a total of 620 parking spaces. However, the development is proposing a Modification of Standards (MOS) for the multi-family parking rates as well as an Alternative Parking Plan to account for shared parking between the multi-family portion and the cafe portion of the development. Table 8 presents the parking rates based on Franklin's *Zoning Ordinance* as well as the proposed parking rates based on ITE's *Parking Generation Manual* and ULI's *Shared Parking*.

TABLE 8. REQUIRED AND PROPOSED PARKING RATES

LAND USE		REQUIRED RATES	PROPOSED RATES
Multi-Family	Studio	1.5 per unit	1.02 per unit
	1 Bedroom	1.5 per unit	1.02 per unit
	2 Bedroom	2.5 per unit	1.89 per unit
	3 Bedroom	3 per unit	2.76 per unit

Table 9 presents the required parking based on the proposed parking rates and the shared parking methodology as presented in Section 2.3 of this report.

TABLE 9. REQUIRED PARKING BASED ON PROPOSED RATES AND SHARED PARKING

LAND USE		QUANTITY	PROPOSED RATES	SPACES REQUIRED
Single-Family Home		6 units	2 per unit	12
Townhomes	3-Bedroom	3 units	3 per unit	9
Duplexes	3-Bedroom	12 units	3 per unit	36
Multi-Family	Studio	30 units	1.02 per unit	31
	1-Bedroom	96 units	1.02 per unit	98
	2-Bedroom	88 units	1.89 per unit	167
	3-Bedroom	40 units	2.76 per unit	111
Restaurants, Inside and Outside Seating		3,000 s.f. (indoor)	7.5 spaces per 1,000 square feet of gross floor area of the building and any outdoor seating area + 0.75 space per employee on largest shift	23
		1,000 s.f. (outdoor)		8
		4 employees		3
Subtotal Number of Spaces Required				**498**
Shared Parking Reduction				*-32*
Total Number of Spaces Required				**466**

As seen in Table 9, the proposed parking rates and shared parking reduces the total number of parking spaces needed for the site to 466. This results in a reduction of 154 parking spaces or 25% as compared to the base parking rates contained in Franklin's *Zoning Ordinance*.

The current site plan shows 400 garage parking spaces via the primary parking garage, 44 on-street parking spaces located along Foster Lane, and 42 garage parking spaces via the 2-car garages planned for each of the single-family units. This is a total of 486 parking spaces for the project site. Table 10 presents the proposed parking allocation by land use and parking type.

TABLE 10. PROVIDED PARKING ALLOCATION BY LAND USE AND PARKING TYPE

PARKING TYPE	LAND USE	SPACES PROVIDED
Parking Garage	Multi-Family Resident Only	367
	Shared Visitor and Cafe	33
On-Street	Single-Family/Townhomes/Duplexes Resident Only	16
	Shared Visitor and Cafe	28
Two-Car Garage	Single-Family/Townhomes/Duplexes Resident Only	42
Total Number of Spaces Provided by the Development		**486**

Additionally, parking utilization rates were gathered from seven existing multi-family developments in Franklin that are similar to the proposed development. All of these developments are currently 93%-99% occupied with utilization rates that range from 58% to 76%. Additionally, the observed peak demand per occupied unit was less than 1.30 parking spaces per unit. The Middle Eight development is planning to provide 1.57 parking spaces per unit within the parking garage. Therefore, the proposed parking ratio for The Middle Eight should be sufficient for the parking demand and follows comparable properties in the area.

APPENDIX A – ULI'S SHARED PARKING WORKSHEET

Shared Parking Demand Summary																			
Peak Month: MAY -- Peak Period: 12 AM, WEEKEND																			
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend			
	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 12 AM	Peak Mo Adj May	Estimated Parking Demand	Peak Hr Adj 12 AM	Peak Mo Adj May	Estimated Parking Demand
Retail																			
Food and Beverage																			
Fast Casual/Fast Food	4,000	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	5%	99%	1	5%	99%	1
Employee			0.75	100%	100%	0.75		0.75	100%	100%	0.75		20%	100%	1	20%	100%	1
Entertainment and Institutions																			
Hotel and Residential																			
Residential, Suburban																0%			
Studio Efficiency	30	units	1.02	100%	100%	1.02	unit	1.02	100%	100%	1.02	unit	100%	100%	31	100%	100%	31
1 Bedroom	96	units	1.02	100%	100%	1.02	unit	1.02	100%	100%	1.02	unit	100%	100%	98	100%	100%	98
2 Bedrooms	88	units	1.89	100%	100%	1.89	unit	1.89	100%	100%	1.89	unit	100%	100%	167	100%	100%	167
3+ Bedrooms	40	units	2.76	100%	100%	2.76	unit	2.76	100%	100%	2.76	unit	100%	100%	111	100%	100%	111
Reserved	91%	res spaces	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	100%	100%	-	100%	100%	-
Visitor	254	units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	50%	100%	-	50%	100%	-
Office																			
Additional Land Uses																			
													Customer/Visitor		1	Customer		1
													Employee/Resident		408	Employee/Resident		408
													Reserved		-	Reserved		-
													Total		409	Total		409

City of Franklin

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

File #: 21-04576

DATE: April 17, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks
Heather Eusebio, Research & Planning Specialist

SUBJECT:

Consideration Of COF Contract No. 2023-0095, With 228 Franklin, LLC For Parkland Impact Fee And Construction Agreement For The Middle Eight

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Parkland Impact Fee and Construction Agreement for The Middle Eight.

BACKGROUND/STAFF COMMENTS:

The Owner is in the process of developing the property located at 209 Old Liberty Pike ("Development Project"), located in Parkland Quadrant #1 of the City, consisting of 275 dwelling units on the property known as The Middle Eight. The Owner intends to develop or cause the development of appurtenances and parkland amenities ("Parkland Project") consisting of plazas, courtyards, seating areas and enhanced hardscape and landscape amenities approximately 7.2 acres.

FINANCIAL IMPACT:

The Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405, "Ordinance"); and the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars ($4,304.00) per dwelling unit. The total Parkland Impact Fee for Owner is One Million One Hundred Eighty-Three Thousand Six Hundred and No/100 Dollars ($1,183,600.00).The Owner shall pay Twenty-Five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining Seventy-Five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Two Hundred Twenty-Eight and 00/100 ($3,228.00) until such time the total obligation has been satisfied. The Owner has requested to offset a portion of the costs of construction of these improvements against any Parkland Impact Fees due from the Development Project. The estimated amount of such eligible costs, and the potential offset, was determined by the

Parks Department Director, or designee to be Five Hundred Thousand Ninety-One Eight Hundred and No/100 Dollars ($591,800.00).

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2023-0095.

PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT
FOR PRIVATE/PUBLIC
BETWEEN THE CITY OF FRANKLIN AND 228 Franklin, LLC
CONTRACT NO. 2023-0095

This PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT ("Agreement"), made and entered into this_____day of _____ 2023 by and between THE CITY OF FRANKLIN, TENNESSEE ("City") and 228 Franklin, LLC, developer of that certain land known as The Middle Eight in Williamson County, Tennessee, as more particularly described in Exhibit A attached hereto ("Owner") pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code.

WITNESSETH:

WHEREAS, Owner is in the process of developing Williamson County Property Tax Assessor's Map #63M Parcel #04.00 ("Development Project"), located in Parkland Quadrant #1 of the City, consisting of 275 dwelling units on the property known as The Middle Eight; and

WHEREAS, Owner intends to develop or cause the development of appurtenances and parkland amenities ("Parkland Project") consisting of plazas, courtyards, seating areas, and enhanced hardscape and landscape amenities on approximately 7.2 acres, all as more particularly shown and described on Exhibit A; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405, "Ordinance"); and

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars ($4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee for Owner is One Million One Hundred Eighty-Three Thousand Six Hundred and No/100 Dollars ($1,183,600.00); and

WHEREAS, Owner shall pay twenty-five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining seventy-five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Two Hundred Twenty-Eight and No/100 ($3,228.00) until such time the total obligation has been satisfied; If the total amount of dwelling units is 12 and under, the total Parkland Impact Fees should be paid up front; and

WHEREAS, Owner has requested to offset a portion of the costs of construction of these improvements against any Parkland Impact Fees due from the Development Project. The estimated amount of such eligible costs, and the potential offset, was determined by the Parks Department Director, or designee, on April 17, 2023, to be Five Hundred Ninety-One Thousand Eight Hundred and No/100 Dollars ($591,800.00); and

WHEREAS, Owner has agreed to construct the Parkland Project (the "Project") as illustrated on Exhibits A and B and described in detail below for the future enjoyment of the public free of charge, subject to the terms and conditions set forth herein; and

WHEREAS, the Parkland Project as illustrated in Exhibits A and B shall undergo further design and development which may change the size and location of the amenities as currently shown. However, the Project shall not be altered in any way that modifies the nature and type of use as contemplated in this Agreement as of the date hereof, without the express prior written consent of the City (which shall not be unreasonably withheld, conditioned, or delayed).

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PARKLAND CONSTRUCTION AND DEDICATION

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.

2. Owner agrees to and has attached all pertinent exhibits to this Agreement prior to the first submittal of this Agreement to the City for review. Owner further understands that failure to provide all pertinent exhibits prior to the first submittal of this Agreement for review will result in a delay in the agreement approval process.

3. Owner agrees to provide the City of Franklin with a Certificate of Liability Insurance evidencing General Liability insurance at $1,000,000 per occurrence and $2,000,000 aggregate limits that shall reflect the City of Franklin as Certificate Holder. Owner shall provide this Certificate of Liability Insurance prior to the signing of this Agreement and shall provide an updated Certificate of Liability Insurance as General Liability insurance renews or changes throughout the term of this Agreement.

4. The total estimated cost of land, design, and the cost of labor, equipment, supplies, and materials used to construct the Project is Five Hundred Ninety One Thousand Eight Hundred and No/100 Dollars ($591,800.00); as more particularly described in Exhibit B, and the estimated total offset to Owner is Five Hundred Ninety One Thousand Eight Hundred and No/100 Dollars ($591,800.00); upon submittal and approval of supporting documentation. Costs for the Parkland Project including land value as determined by the predetermined land value in the Ordinance, shall be valued at One Hundred Percent (100%) of the total costs, and costs for the private Project shall be valued at Fifty Percent (50%) of the total costs, as further stated in Exhibit B. The following costs are specifically excluded and not eligible for an offset: fiscal cost, including interest on money borrowed to finance the construction, cost for utility relocations, and other improvements that benefit the development.

5. As provided in Title 25, Chapter 4 of the Franklin Municipal Code, the eligible offset does not exceed the total Parkland Impact Fees due for the Development Project.

6. Owner shall be responsible for the location and protection of all existing utilities in accordance with State and local laws while utilizing the right-of-way. There shall be no offsets or reimbursement for relocation or protecting public utilities.

7. All improvements, uses, and activities shall comply with the policies established by the City of Franklin Zoning Ordinance and Municipal Code and with the terms and conditions of this Agreement.

8. Upon Completion, and prior to acceptance, of the Parkland Project improvements, Owner shall provide reasonable documentation for all such costs and provide notarized

release of liens.

9. Organized Events. If an event requires a Special Event Permit, Owner or the sponsoring entity must obtain the permit from the City prior to the event occurring on the Parkland Project area.

10. Final as-built plans shall be submitted immediately following completion of construction activities. If the Project is developed in phases, as-built plans for each phase shall be submitted once the work is complete in that phase. Acceptance of Parkland dedication and construction projects will not be issued until satisfactory as-built plans have been approved by the Parks Department Director and the City Engineer. All aspects of the Project that have been affected by construction shall be verified and appear on the as-built plans. This would include, but is not limited to the following items:

- All property lines and easements
- New and Existing structures (include restrooms, playground equipment, trail/multi-use paths, trail heads, pavilions, pools, etc.)
- Location of all "as-built" work with station and offsets
- Height and location of all fences, walls, screens, trees, and hedges over 42" tall
- All commercial driveways, paved areas, and required parking spaces
- All concealed components with station and offsets (include known buried cables, utilities, drainage structures, etc.)
- All utilities
- File formats shall be in a *.PDF along with either *.DWG, *.DXF, *.DGN, or AutoDACr14
- Two paper sets

*Note: on all sheets referencing the Tennessee State Plane Coordination System, Zone 5301, Fipszone 4100; NAD 83 datum.

Concealed components will require documented proof to be submitted with the as-built plans in the form of a certified construction log that has been generated by the design engineer. As-built plans are required to be endorsed by a Tennessee registered professional engineer and or a registered land surveyor.

11. Barring force majeure or weather delays, Owner agrees, upon thirty (30) days written notice from the City, to remove, maintain, repair, or replace trees, landscaping, and trail damage as described herein that may require reasonable removal, maintenance, repair, or replacement. The City reserves the right to assess the health of trees and landscaping, and the condition of the Parkland Project and whether trees, landscaping, and Parkland Project improvements must be replaced and maintained. If no remedy is made within the specified time, the City reserves the right to remove all affected trees and landscaping and repair the area with notice to Owner and at the sole cost and expense of Owner. Owner shall submit payment for full cost and expense incurred by the City within forty-five (45) days of the date of the invoice.

12. In the case of emergency situations where an unplanned disturbance of the trees, landscaping, and/or the Parkland Project occurs due to natural disaster, the City will perform emergency infrastructure repairs or conduct a public safety/emergency response. The City will minimize the disturbance to the extent feasible and will act swiftly for the purposes of public health, safety, and welfare. The City will bring the site back to substantially similar condition as soon as practicable, subject to budgetary

constraints, other priorities that serve the public health, safety, and welfare, seasonal limitations for replacement or planting, and weather delays.

13. The Agreement shall be effective as of the date of execution by both parties and shall terminate only as provided within this Agreement.

14. This Agreement is non-transferable to the successors or assigns of Owner unless the successor assumes the same obligations of Owner in writing. Any assignment, in whole or in part, shall be provided to the City within fifteen (15) days after the transfer of the Development Project and must be approved by the City's Board of Mayor and Aldermen.

15. Owner shall exercise the rights, privileges, and permission granted herein at Owner's own risk. Owner shall not claim any damages from the City for any injuries or damages, including death, due to the exercise of such rights, privileges, or permission or the condition of the Project. Owner shall not be precluded from damages directly resulting from the gross negligence or willful misconduct by the City and its Mayor, Aldermen, officers, employees, officials, and agents. Owner shall indemnify and hold harmless the City, its Mayor, Aldermen, officers, employees, officials, and agents, from and against all claims, actual damages, actual losses, and actual out-of-pocket expenses, including reasonable attorney's fees for outside counsel and costs, arising out of, resulting from, or in any way connected with the failure of Owner to comply with any of the provisions herein or with the City's direction to remove and/or maintain any trees, landscaping, or portions of the Parkland Project depicted in Exhibits A and B. The City shall not be liable to Owner should Owner's use of the property be hindered or disturbed. The City will not be liable to Owner for any reason not specifically stated herein.

16. The City and Owner agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.

17. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.

18. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Mark Hilty, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of Owner:
228 Franklin, LLC
Attn: Amanda McKeehan, Manager or Charles Rulick, Manager
227 3rd Avenue North
Franklin, TN 37064

19. This Agreement shall be recorded with the Williamson County Register of Deeds with a copy maintained in the City Recorder's office in City Hall, 109 Third Avenue South, Franklin, TN 37064. Upon completion of this agreement, the City agrees to cover the costs and responsibility associated with recording this Agreement.

20. This Agreement constitutes the entire agreement between the parties. There are no other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only be an instrument of equal formality signed by the respective parties.

II. GENERAL TERMS AND CONDITIONS

1. Personal Liability.
No member, Mayor, Alderman, official, or employee of the City shall be personally liable to Owner or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to Owner or successor or on any obligations hereunder; provided, however, the City shall remain liable to Owner for its gross negligence and willful misconduct. The City shall only look to Owner and the Development Project for the enforcement of Owner's obligations hereunder. None of the trustees, officers, directors, employees, members, owners, partners, or shareholders of Owner or any direct or indirect owner of Owner shall have any personal liability for any of the liability or obligations of Owner in connection herewith.

2. Warranties /Limitation of Liability/Waiver.
The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Owner to limit its liability shall be void and unenforceable.

3. Severability.
If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE **Attest:**

By:_____ By: _____
Dr. Ken Moore, Mayor Eric S. Stuckey, City Administrator

Date:_____ Date:_____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me,_____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this_____day of_____, 20___.

_____
NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By:_____
J. Blake Harper
Staff Attorney

OWNER: 228 FRANKLIN, LLC

By: __Truland Development Company, LLC__

Its: Manager_____

By: _____

Print Name: _____

Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
)
COUNTY OF_____)

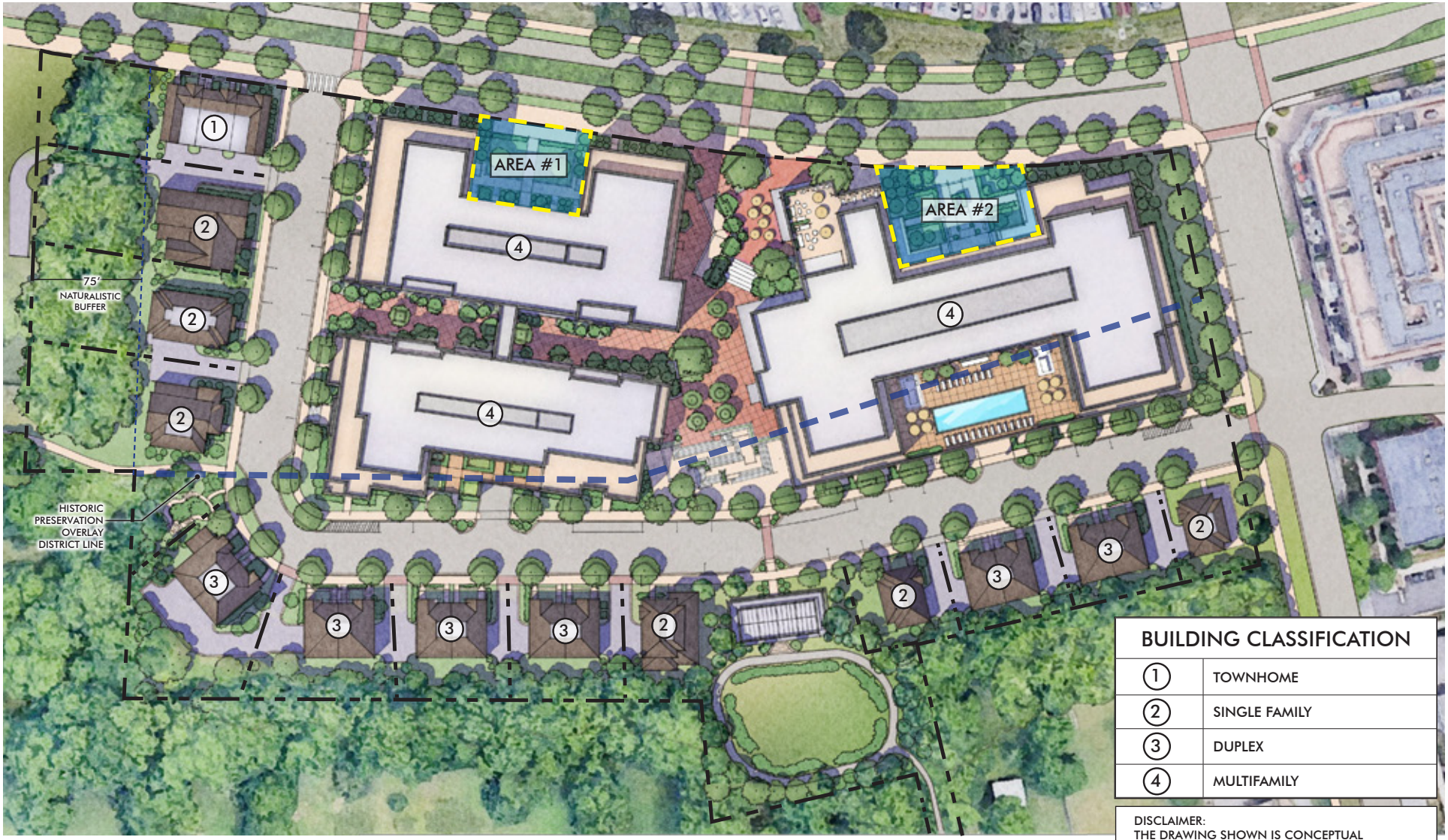
On_____, before me, _____,
Notary Public, personally appeared_____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of_____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
NOTARY PUBLIC

My Commission Expires: _____



BUILDING CLASSIFICATION	
1	TOWNHOME
2	SINGLE FAMILY
3	DUPLEX
4	MULTIFAMILY

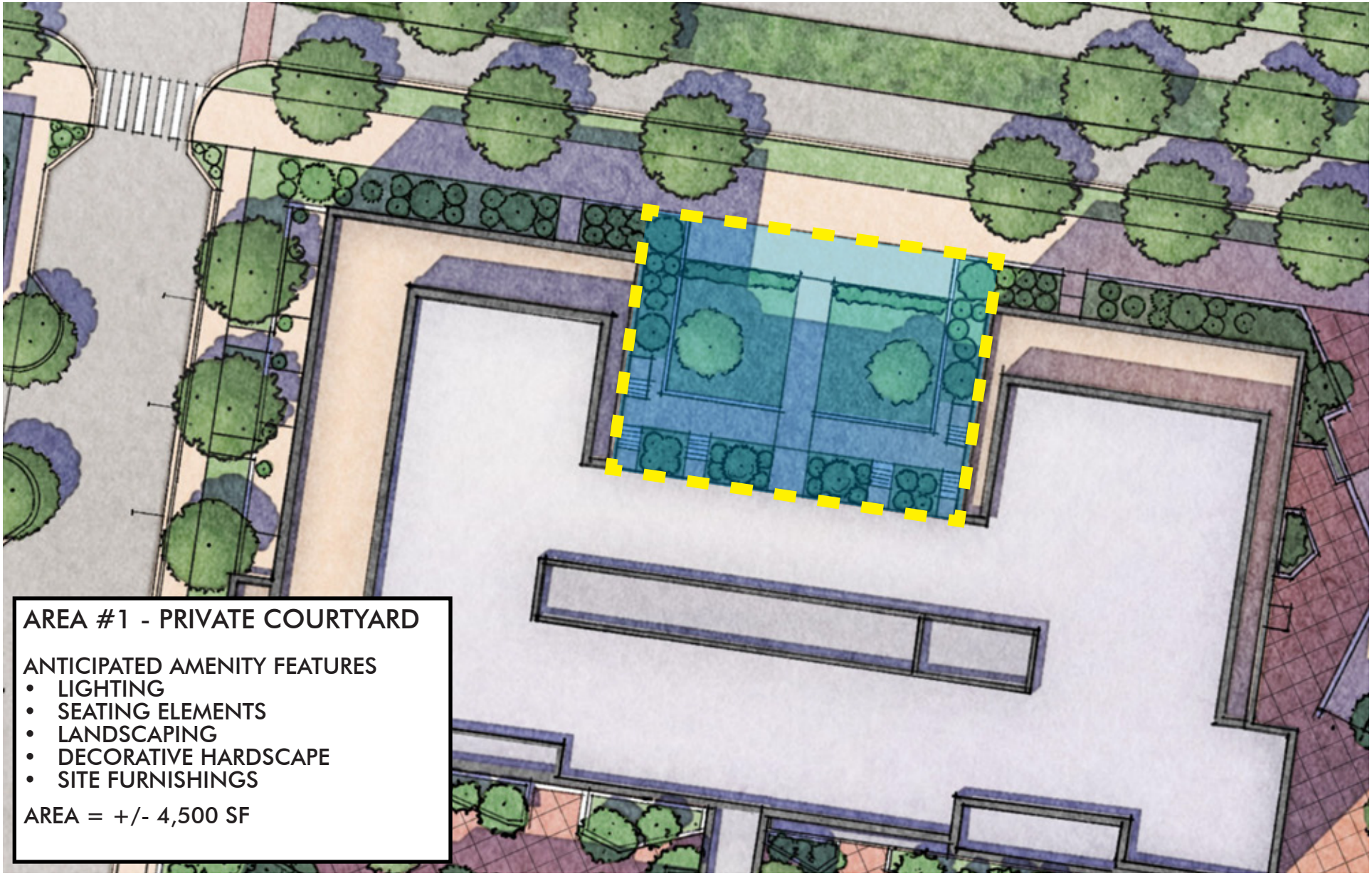
DISCLAIMER:
THE DRAWING SHOWN IS CONCEPTUAL ONLY AND FOR REFERENCE AND ILLUSTRATIVE PURPOSES ONLY. THIS DRAWING CAN CHANGE AND/OR BE REVISED AT ANYTIME WITHOUT PRIOR NOTIFICATION AND SHOULD NOT BE RELIED UPON AS A FINAL REPRESENTATION OF THE FINAL BUILT PROJECT.

ANTUNOVICH ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN
TRULAND
streetsense.
FULMER LUCAS
KCI TECHNOLOGIES
KV+D KISER VOGRIN DESIGN

OVERALL MASTER PLAN
THE MIDDLE EIGHT
FRANKLIN , WILLIAMSON COUNTY , TN

APRIL 17, 2023
PROJECT #21065

0 100 200
SCALE: 1" = 100'



ANTUNOVICH ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN
TRULAND
streetsense.
FULMER LUCAS
KCI TECHNOLOGIES
KV+D KISER VOGRIN DESIGN

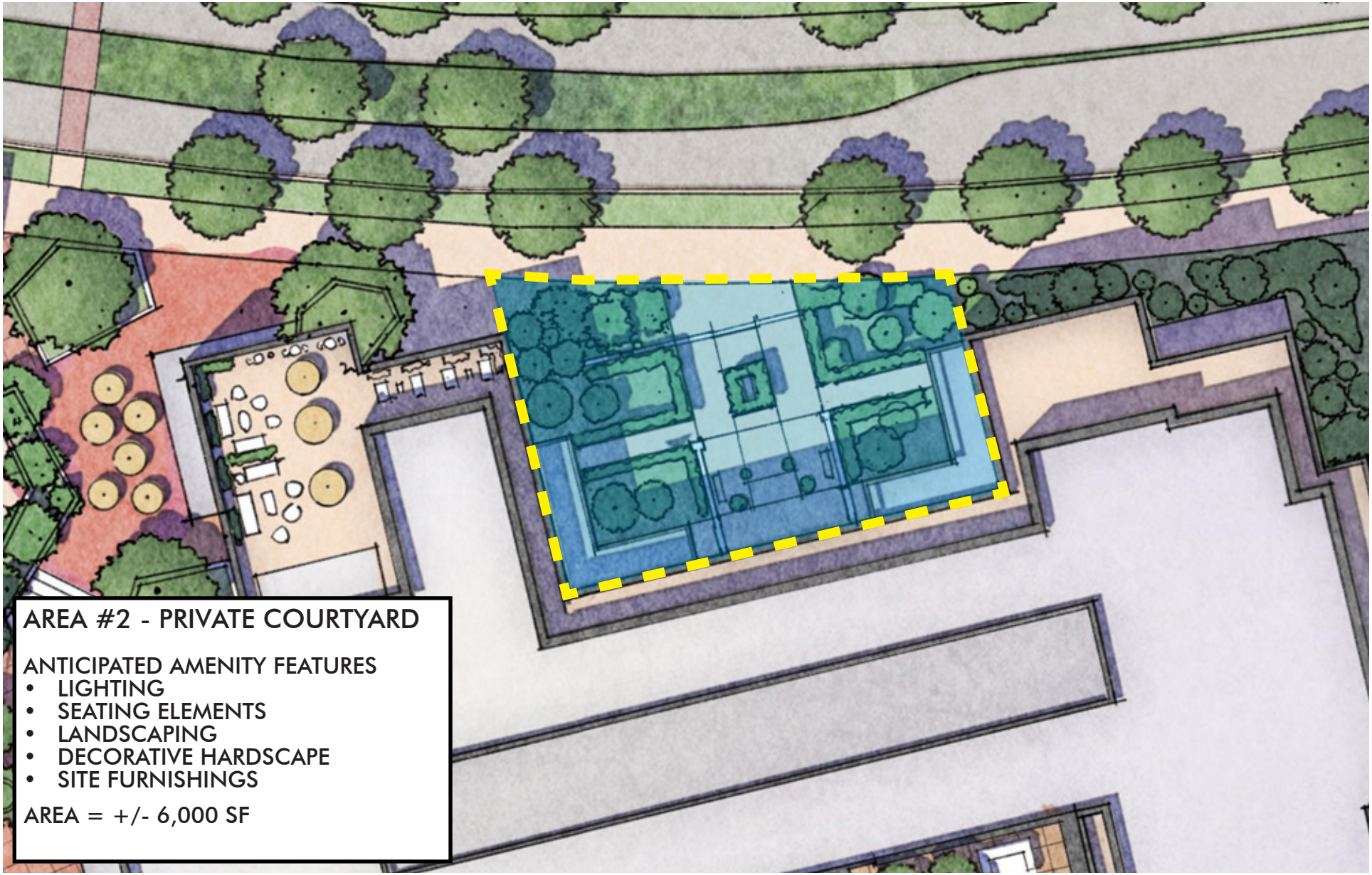
AREA #1 - PRIVATE COURTYARD

THE MIDDLE EIGHT

FRANKLIN , WILLIAMSON COUNTY , TN

APRIL 17, 2023
PROJECT #21065

0 30 60
SCALE: 1" = 30'



ANTUNOVICH ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN
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FULMER LUCAS
KCI TECHNOLOGIES
KV+D KISER VOGRIN DESIGN

AREA #2 - PRIVATE COURTYARD

THE MIDDLE EIGHT

FRANKLIN , WILLIAMSON COUNTY , TN

APRIL 17, 2023
PROJECT #21065

0 30 60
SCALE: 1" = 30'

THE MIDDLE EIGHT - Parkland Requirements - Exhibit B

Descriptions	Quantity	Unit	Unit Price	Total
Total Required Parkland Dedication	**275**	**Units**	**$4,304**	**$1,183,600**
Area 1 – Private Courtyard				
Amenity Allowance	4,500	SF	---	$295,900
Area 2 – Private Courtyard				
Amenity Allowance	6,000	SF	---	$295,900
Total Cost for Design and Construction	10,500	SF		**$591,800**
			Total	**$591,800**

Total cost of Project	**$591,800**
Parkland Impact Fee Requirement	**$1,183,600**
Allowable 50% Offset	$591,800
Dedication Beyond Requirement	0

Note: All proposed improvements to be completed in one phase.

City of Franklin

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

File #: 21-04598

DATE: May 25, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Bill Squires, Asst. City Attorney
Jessica Davey, Revenue & Licensing Manager

SUBJECT:

*Consideration Of Ordinance 2023-12, An Ordinance To Amend Title 8, Chapter 2, Section 219 Of The Franklin Municipal Code Relative To Background Checks For Beer Permit Applicants
Beer 5/9/23, 3-0
WS 5/23/23

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an ordinance to establish a ten-year lookback period for all background checks for beer permit applicants.

BACKGROUND/STAFF COMMENTS:
Currently, the City of Franklin Municipal Code provides that business owners that have been convicted of certain crimes within the past ten years shall not be eligible for a beer permit. Further, the Code states that owners or managers having been convicted of driving under the influence (DUI) may be denied a beer permit, specifying no time frame limitation. Adding a ten year lookback period for all background checks relative to beer permit applications is reasonable, sufficient, and consistent.

FINANCIAL IMPACT:

There is no financial impact.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2023-12.

ORDINANCE 2023-12

AN ORDINANCE TO AMEND TITLE 8, CHAPTER 2, SECTION 219 OF THE FRANKLIN MUNICIPAL CODE RELATIVE TO BACKGROUND CHECKS FOR BEER PERMIT APPLICANTS.

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 relative to beer permits within the City; and

WHEREAS, the City of Franklin Municipal Code Title 8, Chapter 2, Section 219 subsection (1) provides that owners having at least a five percent interest in the applicant that have been convicted of certain crimes within the past ten years shall not be eligible for a beer permit*;* and

WHEREAS, the City of Franklin Municipal Code Title 8, Chapter 2, Section 219 subsection (2) provides that an owner or manager having been convicted of driving under the influence (DUI) may be denied a beer permit, specifying no time frame limitation; and

WHEREAS, a ten-year lookback period for all background checks for beer permit applicants is reasonable, sufficient, and consistent; and

WHEREAS, the Board of Mayor and Aldermen find that this action to be in the best interest of the City.

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

SECTION I. That the Franklin Municipal Code, Title 8, Chapter 2, Section 219 be deleted in its entirety and replaced with the following:

Sec. 8-219. - Issuance of permits to persons convicted of certain crimes prohibited.

(1) No beer permit shall be issued to any person, firm, corporation, joint stock company, syndicate, or association, when any person having at least a five percent interest in the applicant has 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 years. For purposes of this section, moral turpitude means an act of baseness, vileness, or depravity in private and social duties owed to someone or to society in general, contrary to accepted rule or right and duty between two or more people.

(2) Further, a beer permit may be denied where an owner or manager has been convicted of driving under the influence (DUI), within the past ten years. Provided, however, that a manager with a DUI conviction may continue such employment if that person is also the holder of a valid server permit issued by the alcoholic beverage commission.

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:

By: _____
Eric Stuckey
City Administrator

Approved as to form by:

_____
William E. Squires
Assistant City Attorney

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

PASSED FIRST READING _____

PASSED SECOND READING: _____

City of Franklin

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

File #: 21-04596

DATE: April 24, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks
Heather Eusebio, Research & Planning Specialist

SUBJECT:

Consideration Of Amendment 3 To COF Contract No. 2019-0007, With Reese Farms, LLC For Parkland Impact Fee And Greenway Trail System Construction Agreement (Change In Owner Only)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Owner change for the Parkland Impact Fee and Greenway Trail System Agreement for Reese Farms.

BACKGROUND/STAFF COMMENTS:

The Owner has changed from Clayton Properties Group, Inc. to Reece Farms, LLC. The Owner is in the process of developing the property located at 2970 Del Rio Pike consisting of sixty-eight (68) attached townhome lots, and sixty-four (64) detached single-family lots. Reese Farms, LLC has agreed to design and construct a Greenway Trail System located within the outer limits of The Fields at Reese Farm, PUD, but not limited to, the Greenway trail, trail,heads, existing trees, shrubbery, and associated appurtenances such as signage, benches, and other associated amenities as approved by the City of Franklin.

FINANCIAL IMPACT:

The amendment requested has no financial impact on the existing COF Contract No.2019-0007; owner name change only.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Amendment 3 to COF Contract No. 2019-0007.

AMENDMENT NO. 3 TO COF CONTRACT NO. 2019-0007
PARKLAND IMPACT FEE AND GREENWAY TRAIL SYSTEM CONSTRUCTION AGREEMENT BETWEEN THE CITY OF FRANKLIN, CLAYTON PROPERTIES GROUP, INC, AND REESE FARMS, LLC.

This Amendment No. 3 to COF Contract No. 2019-0007 ("Amendment") is entered into by Clayton Properties Group, Inc., (hereinafter "Clayton") and the City of Franklin ("City") to amend the Owner from Clayton to Reese Farms, LLC ("Reese Farms").

WITNESSETH:

WHEREAS, the City and Clayton are parties to that certain Parkland Impact Fee Agreement ("Agreement") dated July 7, 2022; and

WHEREAS, the parties desire to amend the Agreement to demonstrate the removal and replacement of the original Owner and make certain other modifications as described herein; and

WHEREAS, the parties desire to modify the Agreement to amend the Owner from Clayton Properties Group, Inc. and assign it to Reese Farms, LLC; and

WHEREAS, the parties also desire to amend *Section 21* of the Agreement to replace the Notice Information for Owner to that of Reese Farms.

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

1. The foregoing recitals are incorporated by reference as if fully state herein:

2. The Agreement shall be amended to replace Clayton Properties Group, Inc. with Reese Farms, LLC, as Owner. Any and all references to Clayton Properties Group, Inc. or "Clayton" shall be amended and replaced with Reese Farms, LLC.

3. Section 21 of the Agreement shall be amended to read as follows:

All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:
City of Franklin
Attn: Eric Stuckey
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of the Reese Farms, LLC:
ATTN: Austin Pennington
3020 Stansberry Lane Suite 101
Franklin, TN 37069

4. Waiver. Neither party's failure nor delay exercising any of its rights or powers under this Amendment will constitute or be deemed a waiver or forfeiture of those rights or powers. For a waiver of a right or power to be effective, it must be in writing signed by the waiving party. An effective waiver of a right or power shall not be construed as either (a) a future or continuing waiver of that same right or power, or (b) the waiver of any other right or power.

5. Severability. If any term or provision of the Amendment is held to be illegal or unenforceable, the validity or enforceability of the remainder of the Amendment will not be affected.

6. Precedence. In the event of conflict between this Amendment and the provisions of the previous Agreement or any other contract, agreement, or other document to which this Amendment may accompany or incorporate by reference, the provisions of this Amendment will, to the extent of such conflict (or to the extent the Agreement is silent), take precedence unless such document expressly states that it is amending this Amendment.

7. Entire Agreement. The Amendment between the parties supersedes any prior or contemporaneous communications, representations, or agreements between the parties, whether oral or written, regarding the subject matter of the entire Amendment. The terms and conditions of this Amendment may not be changed except by an amendment expressly referencing this Amendment by section number and signed by an authorized representative of each party.

8. Additions/Modifications. If seeking any addition or modification to the Amendment, the parties agree to reference the specific paragraph number sought to be changed on any future document or purchase order issued in furtherance of the Amendment, however, an omission of the reference to same shall not affect its applicability. In no event shall either party be bound by any terms contained in any purchase order, acknowledgement, or other writings unless: (a) such purchase order, acknowledgement, or other writings specifically refer to the Amendment or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Amendment; and (c) such purchase order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.

9. Breach. Upon deliberate breach of the Amendment by either party, the non-breaching party shall be entitled to terminate the Amendment without notice, with all of the remedies it would have in the event of termination and may also have such other remedies as it may be entitled to in law or in equity.

10. Survival. This Amendment shall survive the completion of or any termination of the original contract, revised contract, or agreement or other document to which it may accompany or incorporate by reference.

11. All other provisions of the Agreement dated July 7, 2022, are unchanged and remain in full force and effect.

[Signature pages follow next]

IN WITNESS WHEREOF, the said parties have hereunto set their signatures on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE **Attest:**

By:_____ By: _____
Dr. Ken Moore, Mayor Eric S. Stuckey, City Administrator

Date:_____ Date:_____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____, 20___.

_____
NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
J. Blake Harper
Staff Attorney

REESE FARMS, LLC

By: _____

Name: _____

Title:_____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

On _____, before me, _____,
Notary Public, personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____(seal)
Signature

My Commission Expires: _____

Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

PARKLAND IMPACT FEE AND GREENWAY TRAIL SYSTEM CONSTRUCTION AGREEMENT BETWEEN THE CITY OF FRANKLIN AND CLAYTON PROPERTIES GROUP, INC. COF CONTRACT NO. 2019-0007 AS AMENDED

PARKLAND IMPACT FEE AND GREENWAY TRAIL SYSTEM CONSTRUCTION AGREEMENT, (this "Agreement"), pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code, made and entered into this 7 day of July ~~2019~~ 2020 by and between THE CITY OF FRANKLIN, TENNESSEE ("City") and CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation (hereinafter "Clayton"), owner of that certain land consisting of approximately 44 acres +/- of land located at 2970 Del Rio Pike, Franklin, Williamson County, Tennessee, being Parcel No. 1.03 on Williamson County Tax Assessor's Map No. 63, as more particularly described in Exhibit A attached hereto (the "Property").

WITNESSETH:

WHEREAS, Clayton is in the process of developing the Property (the "Development Project"), consisting of sixty-eight (68) attached townhome lots, and sixty-four (64) detached single-family lots all as more particularly shown on Exhibit A; and

WHEREAS, pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code Clayton has agreed to design and construct a Greenway Trail System located within the outer limits of The Fields at Reese Farm PUD, but not limited to, the greenway trail, trailheads, existing trees, shrubbery, and associated appurtenances such as signage, benches, and other associated amenities as approved by the City of Franklin, all as more particularly shown and described on Exhibit B attached hereto; and

WHEREAS, the Greenway Trail System encompasses approximately 1.1471 acres of land on property known as The Fields at Reese Farm PUD all as more particularly shown and described on Exhibit C attached hereto; and

WHEREAS, Clayton has requested to offset a portion of the costs of construction of these improvements against any Parkland Impact Fees due from the Development Project, and the estimated amount of such eligible costs, and the potential offset, was determined by the Parks Department Director on January 23, 2019, to be FIVE HUNDRED SIXTY-EIGHT THOUSAND ONE HUNDRED TWENTY-EIGHT and 00/100 Dollars ($568,128.00) as itemized in attached Exhibit E; and

WHEREAS, Clayton has agreed to plat and dedicate land to the City and to construct the Greenway Trail System improvements as illustrated on Exhibits B and C and described in detail below for the future enjoyment of the public, , subject to the terms and conditions set forth herein; and

WHEREAS, any and all Greenway Trail System improvements located on public and/or privately-owned property as illustrated in the approved Exhibits B and C shall not be altered, expanded, or in any way modified in any material way from the level, nature and type of use as contemplated in

Law Dept. approved (4) 02.11.20

this Agreement as of the date hereof, without the express prior written consent of the City (which shall not be unreasonably withheld, conditioned or delayed); and

WHEREAS, any approved fixed structures associated with the Greenway Trail System, examples may include fencing, benches, off-street parking, signage, etc. as illustrated on Exhibits B and C and further detailed on the approved construction drawings on file with the City of Franklin Parks Department that may be located in the Greenway Trail System shall not be altered, expanded, or in any way modified in any material way by Clayton with respect to the nature and intensity of its use without the written consent of the City (which shall not be unreasonably withheld, conditioned or delayed).

NOW, THEREFORE, in consideration of the terms, conditions and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT OF LANDSCAPING IN THE CITY RIGHT-OF-WAY

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.

2. Clayton agrees to and has attached all pertinent exhibits to this contract prior to the first submittal of this agreement to the City for review. Clayton further understands that failure to provide all pertinent exhibits prior to the first submittal of this agreement for review will result in a delay in the agreement approval process.

3. Clayton and City agree that Clayton shall be eligible and shall receive an offset of applicable Parkland Impact Fees as hereafter set forth for the Greenway Trail System, dedication of land and easements, and associated improvements as illustrated in Exhibits B and C, and as allowed under Title 25, Chapter 4 of the City of Franklin Municipal Code.

4. The total estimated cost of land and/or easement dedication, design, and the cost of labor, equipment, supplies, and materials used to construct the trail improvement as itemized in attached Exhibit D is $542,904.56 and the estimated total offset to Clayton is $568,128.00, as indicated in Exhibit E, upon submittal and approval of supporting documentation. The following costs are specifically excluded and not eligible for an offset: fiscal cost, including interest on money borrowed to finance the construction, cost for utility relocations, and other improvements that benefit the development.

5. Pursuant to Title 25, Chapter 4 of the Franklin Municipal Code, the eligible offset does and shall not exceed the total Parkland Impact Fees due for the Development Project.

6. Notwithstanding any other applicable ordinances, park improvements shall be completed within two (2) years from the date of approval of issuance of the first building permit in the development. Clayton shall post a Letter of Credit or cash surety with the City for the cost of the Parkland Impact Fees at the same time as the fees that are due for recording of the final plat, or for issuance of a building permit, whichever occurs first, or in accordance with the provision for the City of Franklin Charter or a Contract for Parkland Impact Fees,

Parkland Dedication and/or Construction of Park Improvements approved by the BOMA, when applicable

7. Clayton will build, construct, and dedicate the greenway trails within The Fields at Reese Farm PUD as depicted in Exhibit C. The Fields at Reese Farm PUD parkland dedication area totals 1.1471 acres. The City of Franklin will maintain the Greenway Trail System and appurtenances located on The Fields at Reese Farm PUD into perpetuity beginning on the completion of the Greenway Trail.

8. Clayton shall be responsible for the location and protection of all existing utilities in accordance with State and local laws while utilizing the right-of-way. There shall be no offsets or reimbursement for relocating or protecting public utilities.

9. Naming Rights. The policy of the City is to reserve naming or renaming of city assets to those circumstances which tradition and practice have shown to best serve the interests of the City and assure a worthy and enduring legacy for the City.

10. Organized Events. Events require a Special Event Permit which may be obtained through the Franklin Parks Department. No entity shall sponsor, host or organize an event on the public greenway trail without prior approval of the Special Event Permit.

11. All improvements, uses, and activities shall comply with the policies established by the City of Franklin Zoning Ordinance and Municipal Code with the terms and conditions of this Agreement.

12. Upon completion and prior to acceptance of the Greenway Trail System improvements, Clayton will provide reasonable documentation for all such cost and provide notarized release of liens.

13. Final as-built plans shall be submitted immediately following completion of construction activities. If the project is developed in phases, as-built plans for each phase shall be submitted once the work is complete in that phase. Acceptance of Parkland dedication and construction projects will not be issued until satisfactory as-built plans have been approved by the Parks Department Director and the City Engineer. All aspects of the project that have been affected by construction shall be verified and appear on the as-built plans. This would include, but is not limited to the following items:
    - All property lines and easements
    - New and Existing structures (include restrooms, playground equipment, trail/multi-use paths, trail heads, pavilions, pools, etc.)
    - Location of all "as-built" work with station and offsets
    - Height and location of all fences, walls, screens, trees, and hedges over 42" tall
    - All commercial driveways, paved areas, and required parking spaces
    - All concealed components with station and offsets (include known buried cables, utilities, drainage structures, etc.)
    - All utilities

- File formats shall be in a *.PDF along with either *.DWG, *.DXF, *.DGN, or AutoDACr14
- Two paper sets
  *Note: on all sheets referencing the Tennessee State Plane Coordination System, Zone 5301, Fipszone 4100; NAD 83 datum.

Concealed components will require documented proof to be submitted with the as-built plans in the form of a certified construction log that has been generated by the design engineer. As-built plans are required to be endorsed by a Tennessee registered professional engineer and or a registered land surveyor.

14. Barring force majeure or weather delays, and prior to the release of the maintenance bond, Clayton agrees, upon thirty (30) days written notice from the City, to remove, repair or replace trees, landscaping, and trail damage as described herein that may require reasonable removal, repair or replacement. The City reserves its right to determine health of the trees, landscaping, and condition of the Greenway Trail System and, whether trees, landscaping, and Greenway Trail System are to be replaced and maintained. If no remedy is made within the specified time, the City reserves the right to remove all affected trees and landscaping and repair the trail with notice to Clayton and at the sole cost and expense of Clayton. Clayton shall submit payment for full cost and expense incurred by the City within forty-five (45) days of the date of the invoice.

15. In the case of emergency situations where unplanned disturbance of the trees, landscaping and Greenway Trail System, occurs due to natural disaster, emergency infrastructure repairs, or public safety/emergency response, the City to minimize disturbance to the extent feasible but must act swiftly for the purposes of public safety, health and welfare. The City will bring the site back to substantially similar condition as soon as practicable, subject to budgetary constraints; other priorities that serve the public health, safety, and welfare; seasonal limitations for replacement or planting; and weather delays.

16. The permission granted by this Agreement shall be effective as of the date of execution by both parties and shall terminate only as provided within this Agreement.

17. This Agreement is non-transferable to the successors or assigns of Clayton unless the successor assumes the same obligations of Clayton in writing. Such assignment shall be provided to the City within fifteen (15) days after the transfer of the Development Project. Upon assignment, Clayton shall be relieved from any and all further liability under this Agreement, including, without limitation, pursuant to Section 18 hereof. The City shall have the right to immediately remove trees, landscaping, and Greenway Trail System for which this Agreement is granted upon assignment or transfer by Clayton; subject, however, to application made by the successor for and due diligence in obtaining approval by the City of a new Agreement for the existing landscaping to remain in the right-of-way.

18. Clayton shall exercise the rights, privileges and permission granted herein at Clayton's own risk. Clayton shall not claim any damages from the City for any injuries or damages,

including death, about or because the exercise of such rights, privileges or permission, the condition of the non-exclusive, all-access public easement or the use of the non-exclusive, all-access public easement excluding gross negligence or willful misconduct by the City and its Mayor, Aldermen, officers, employees, officials and agents. Clayton shall indemnify and hold harmless the City, its Mayor, Alderman, officers, employees, officials and agents, from and against all claims, actual damages, actual losses and actual out-of-pocket expenses, including reasonable attorney's fees for outside counsel and costs, arising out of, resulting from, or in any way connected with the failure of Clayton to comply with any of the provisions specified herein or with the City's direction to remove and/or maintain any trees, landscaping, or portions of the Greenway Trail System depicted in Exhibits B and C. The City shall not be liable to Clayton should Clayton's use of the property be hindered or disturbed. The City will not be liable to Clayton for any reason not specifically stated herein.

19. The City and Clayton agree that the terms and conditions contained herein shall be binding on and shall insure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.

20. Applicable Law/Choice Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.

21. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:	In the case of Clayton:
City of Franklin Attn: Eric Stuckey 109 Third Ave. South P.O. Box 305 Franklin, TN 37065-0305	Clayton Properties Group, Inc. Attn. Maverick Green 393 Maple Street, Suite 100 Gallatin, TN 37066

22. This Agreement shall be recorded with the Williamson County Register of Deeds with a copy maintained in the City Recorder's office in City Hall, Franklin, TN. Upon completion of this Agreement, the City agrees to cover the costs and responsibility associated with recording this Agreement.

23. This Agreement constitutes the entire agreement between parties. There are no further or other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only by an instrument of equal formality signed by the respective parties.

Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

II. GENERAL TERMS AND CONDITIONS

1. **Personal Liability.**
No member, Mayor, Alderman, official, or employee of the City shall be personally liable to Clayton or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to Clayton or successor or on any obligations hereunder; provided, however, the City shall remain liable to Clayton for its gross negligence and willful misconduct. The City shall only look to Clayton and the Development Project for the enforcement of Clayton's obligations hereunder. None of the trustees, officers, directors, employees, members, owners, partners or shareholders of Clayton or any direct or indirect owner of Clayton shall have any personal liability for any of the liability or obligations of Clayton in connection herewith. The City shall maintain, at a minimum, adequate public liability insurance with monetary limits of not less than Clayton's liability.

2. **Warranties/Limitation of Liability/Waiver.**
The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Clayton to limit its liability shall be void and unenforceable.

3. **Severability.**
If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected. Notwithstanding the foregoing, Clayton's liability to the City under this Agreement, including, but not limited to, its indemnification of the City, and any maintenance obligations for the Greenway Trail, shall terminate upon the City's acceptance of Clayton's dedication of the Greenway Trail located on the Property, as evidenced by the City's release of the Letter of Credit or cash surety required in paragraph #6 under Part I of this Agreement.

[Signature pages follow next]

Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE

By: _____
Dr. Ken Moore, Mayor
Date: 7/7/2022

Attest:

By: _____
Eric S. Stuckey, City Administrator
Date: 7/7/2022

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, Hannah Lampela, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 7 day of July, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 1/14/2026

HANNAH LAMPELA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Approved as to form:

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

Law Dept. approved (4) 02.11.20

HANNAH LAMPERT
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation

By: Chris ONeal
Name: Chris ONeal
Title: Vice-President

STATE OF TENNESSEE)
COUNTY OF Davidson)

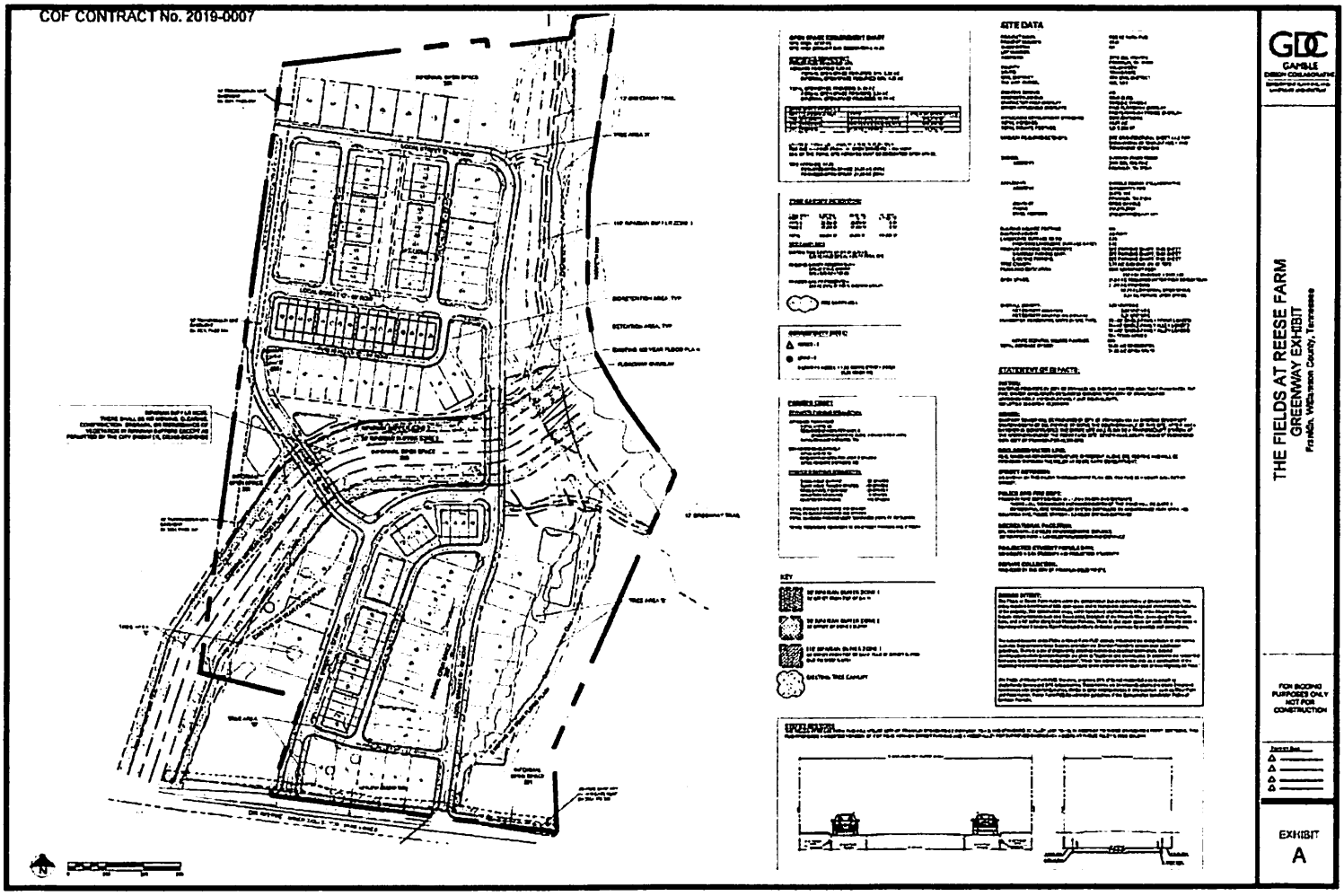
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chris Oneal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Clayton Properties Group, Inc., a Tennessee corporation, the within named bargainer, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chris Oneal.

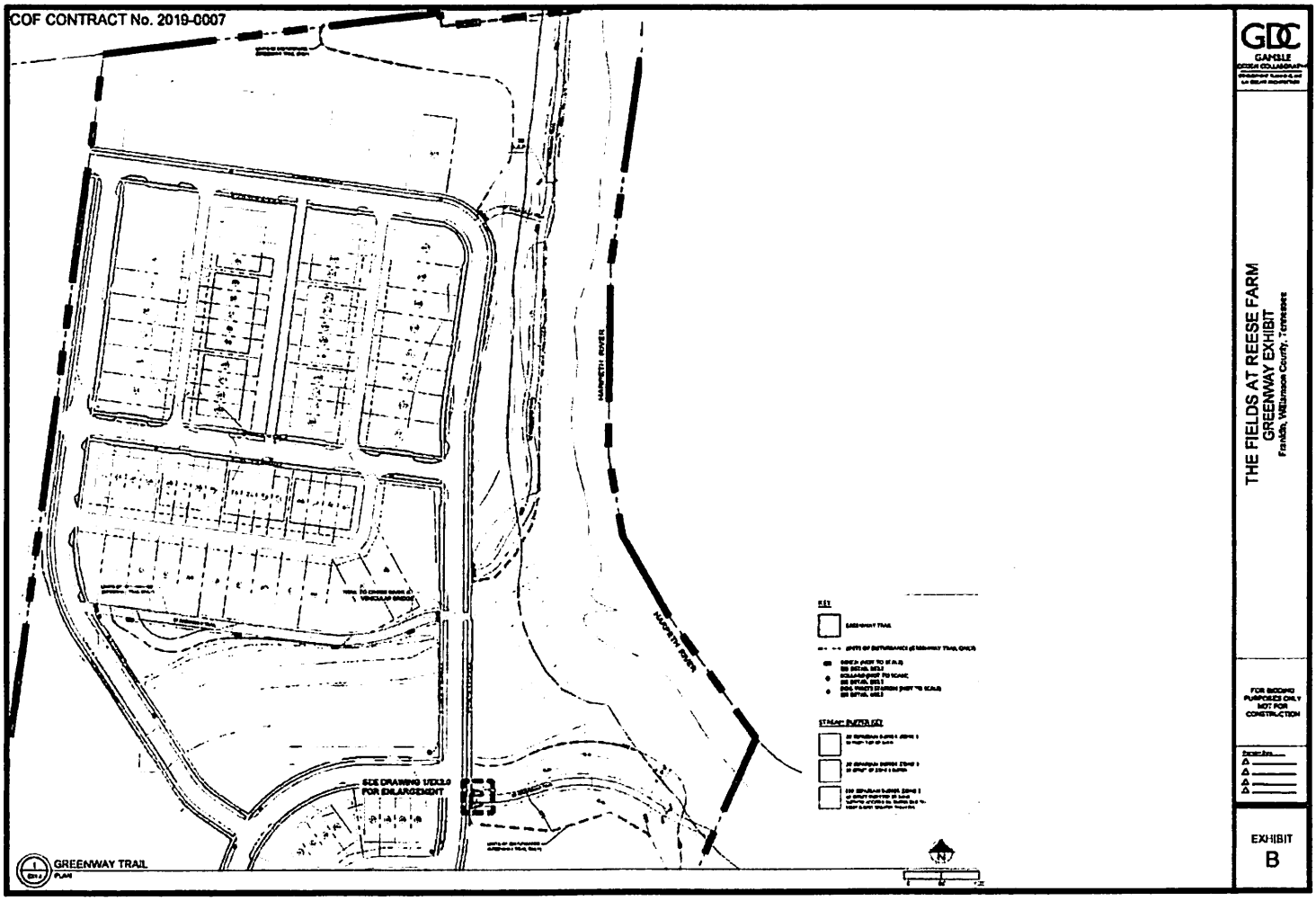
Witness my hand and seal at office in Nashville, Tennessee, this 12 day of January, 2020.

Emily Duckworth
Notary Public
My Commission Expires: 05/05/2025

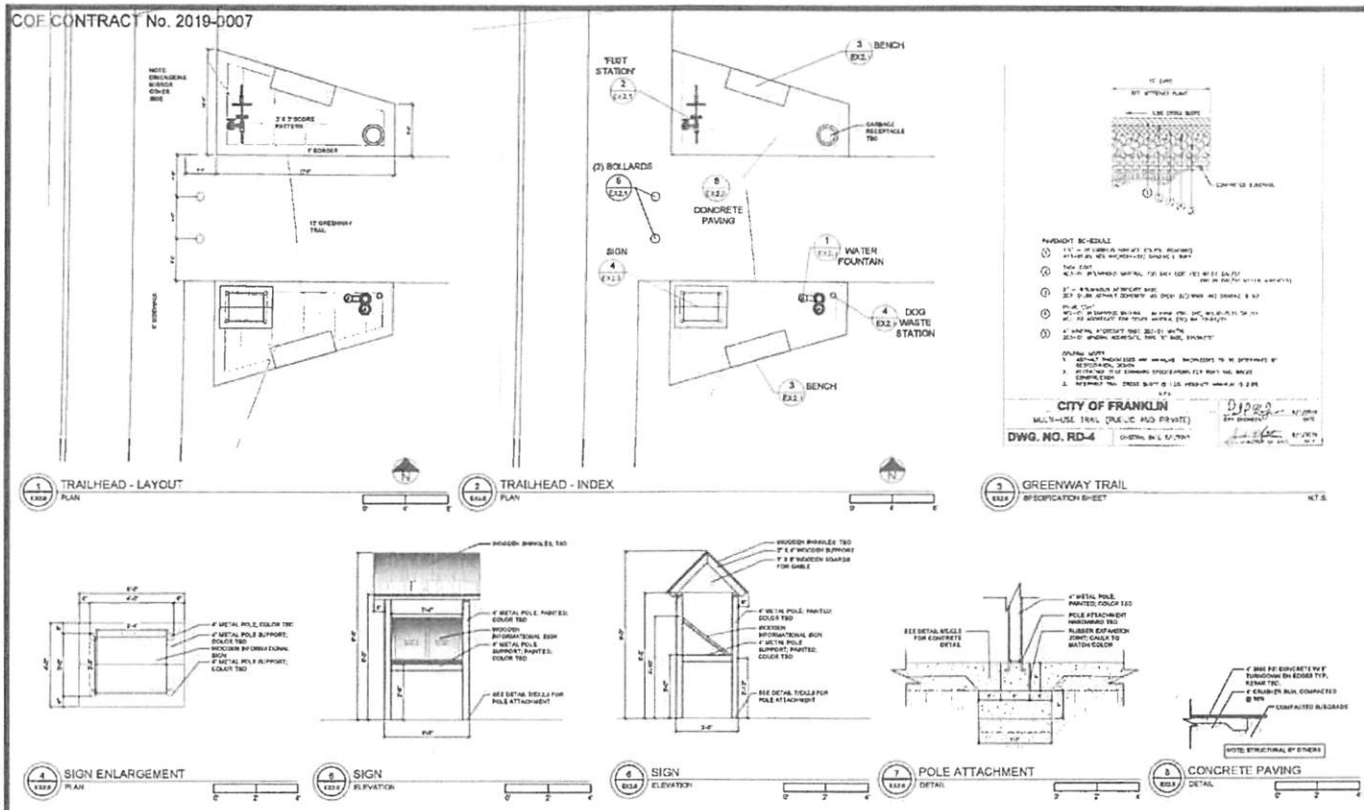
EMILY DUCKWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Law Dept. approved (4) 02.11.20


COF CONTRACT No. 2019-0007
SITE DATA
THE FIELDS AT REESE FARM
GREENWAY EXHIBIT
Franklin, Williamson County, Tennessee
FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION
EXHIBIT
A


COF CONTRACT No. 2019-0007
GDC
GAMBLE
THE FIELDS AT REESE FARM
GREENWAY EXHIBIT
Franklin, Williamson County, Tennessee
FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION
EXHIBIT
B
MAGNETH RIVER
SEE DRAWING L0.0.0 FOR ENLARGEMENT
GREENWAY TRAIL
PLAN

COF CONTRACT No. 2019-0007



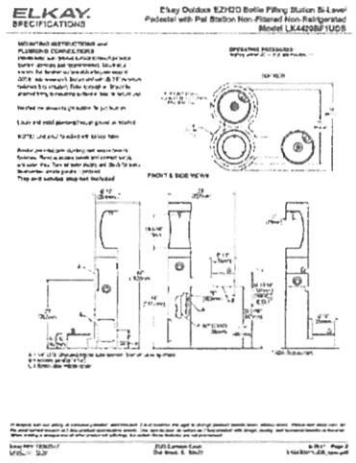
GDC
GAMBLE DESIGN COLLABORATIVE

THE FIELDS AT REESE FARM
GREENWAY EXHIBIT
Franklin, Williamson County, Tennessee

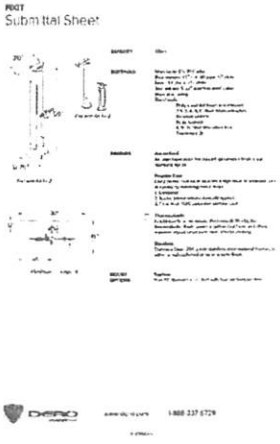
FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

EXHIBIT
C-1

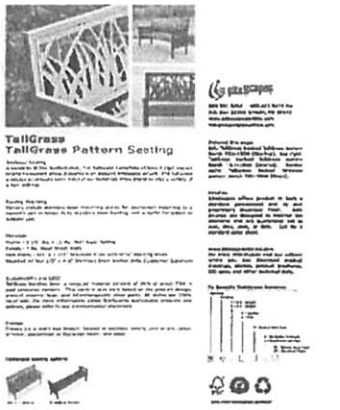
COF CONTRACT No. 2019-0007



1 EX2.1 WATER FOUNTAIN
SPECIFICATION SHEET N.T.S.

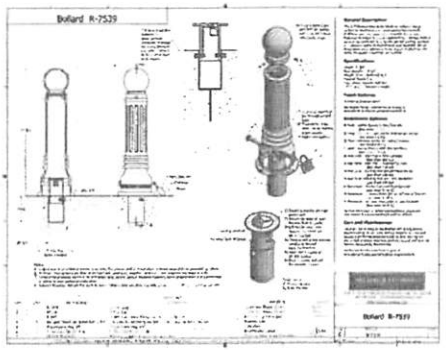


2 EX2.1 'FIXIT' STATION
SPECIFICATION SHEET N.T.S.



3 EX2.1 BENCH
SPECIFICATION SHEET N.T.S.

4 EX2.1 DOG WASTE STATION
SPECIFICATION SHEET N.T.S.



5 EX2.1 BOLLARD
SPECIFICATION SHEET N.T.S.

GDC
GAMBLE DESIGN COLLABORATIVE

THE FIELDS AT REESE FARM
GREENWAY EXHIBIT
Franklin, Williamson County, Tennessee

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

EXHIBIT
C-2

Exhibit D

SOUTHERN SITE CONTRACTORS

COF CONTRACT No. 2019-0007

Proposal From
Southern Site Contractors

Goodall Homes	Reese Farm Walking Trail		DATE:	12/21/2018
Name	Job Description			
393 Maple Street	Del Rio Pike			
Street	Address			
Gallatin, TN 37066	Franklin	Williamson	TN	
City	City	County	State	
N/A	Gamble Design/Kimley Horn			
Owner	Architect			
N/A	N/A			
Address	Bid Opening Date			

Estimates and Qualifications:

Item	Unit Price	Type			
Paving	4,778.00	$	25.00	$ 119,450.00	Includes Base and Top Coat
Road Base Rock	2,406.44	$	24.00	$ 57,754.56	
Base Labor	6.00	$	5,000.00	$ 30,000.00	
Layout	5.00	$	1,200.00	$ 6,000.00	
Erosion Control	1.00	$	19,000.00	$ 19,000.00	
Grading, Clearing, and Fine Grading	1.00	$	98,200.00	$ 98,200.00	
Bollards	8.00	$	1,500.00	$ 12,000.00	
Benches	11.00	$	2,500.00	$ 27,500.00	
Dog Waste Station	4.00	$	1,500.00	$ 6,000.00	
Water Fountain	1.00	$	10,000.00	$ 10,000.00	
Domestic Tap and Backflow	1.00	$	3,000.00	$ 3,000.00	
Sewer Tap	1.00	$	2,000.00	$ 2,000.00	
Signage	1.00	$	7,500.00	$ 7,500.00	
Bike Rack	1.00	$	5,000.00	$ 5,000.00	
Concrete	1.00	$	14,500.00	$ 14,500.00	
Trash Can	1.00	$	2,500.00	$ 2,500.00	
Final Stablization	3.00	$	2,000.00	$ 6,000.00	
Construction Management	1.00	$	46,500.00	$ 46,500.00	
Design Fees	1.00	$	35,000.00	$ 35,000.00	
Engineering Fees	1.00	$	22,000.00	$ 22,000.00	
Survey Work	1.00	$	8,500.00	$ 8,500.00	
Legal Counsel	1.00	$	4,500.00	$ 4,500.00	
				$ 542,904.56	

This is a proposal, subject to the Credit Approval of Clayton Properties Group, dba Southern Site Contractors (SSC), herby proposing to furnish labor, equipment, and materials to complete the work in accordance with the plans and specifications for the sum of _____ Dollars ($_____) and/or unit prices specified above. The other party to this contract agrees to make monthly progress payments to SSC on account of work performed under this contract, unless otherwise explicitly stated, until all work has been satisfactorily completed and invoiced, following which final payment will be made within thirty (30) days. The monthly progress payments shall be paid within ten (10) days following the end of the previous month, or mailing of the invoice from SSC, whichever is later, wherein the other party to this contract is also the owner of the project. In case the other party to this contract is another tiered contractor, the monthly progress payments paid by him to SSC shall be made within thirty (30) days following the end of the previous month, or mailing the invoice from SSC, whichever is later.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any additional work, alterations, or deviations from the applicable specifications involving extra work will be an extra charge above the amount of this contract. Such extra work must be agreed upon by both parties before the work is commenced, either by written change order, or a field work order signed by both parties. All agreements are contingent upon strikes, accidents or delays beyond our control. The other party to this contract agrees to carry all necessary insurance to protect the work and to provide adequate protection for himself. SSC is insured for Workers Compensation, public liability, and automobile liability.

In the event payment is not made to SSC within the time stated above, the other party to this contract agrees to pay interest at the maximum legal rate on the unpaid balance until the account is paid in full. In the event this contract or account is placed in the hands of an attorney for enforcement or collection, the other party to this contract agrees to pay all costs, expenses, and attorney fees incurred by SSC. Also, in the event payments exceed the time described above, SSC reserves the right to suspend or stop work until all past due accounts are paid in full along with any interest that may be due. Owner/GC to be responsible for all cost to de-mobilize and re-mobilize in the event that we remove our equipment from the project.

For further consideration of the contract, the contractor involved in the contract agrees to notify SSC in writing simultaneously with the filing of Notice of Completion with the Register's office in the county in which the property is located or elsewhere.

This proposal and any contract arising out of this proposal is contingent upon and subject to the following additional term, which shall be deemed by the parties by this reference to be incorporate and made a part of any contract arising herefrom. In the event of any conflict between the terms of the contract and the terms of this proposal, the terms of this proposal shall control, and it is the intent of the parties to the contract that this proposal shall be and hereby is incorporated into and made part of the contract.

Clayton Properties Group, dba Southern Site Contractors
by: _____ PRINT NAME
Proposal is withdrawn if not accepted within _____ Days

We Accept the Proposal as Specified Above

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payment will be made as outlined above

Accepted:
Date: _____

_____
Owner/Prime Contractor

BY: _____
Authorized Signature

SOUTHERN SITE CONTRACTORS

COF CONTRACT No. 2019-0007

Proposal From
Southern Site Contractors

DATE: 12/21/2018

Name 393 Maple Street	Job Description Del Rio Pike		
Street Gallatin, TN 37066	Address Franklin		
City N/A	City Gamble Design/Kimley Horn	County -	State -
Owner N/A	Architect N/A		
Address	Bid Opening Date -		

Exclusions/Notes/Qualifications

Accepted:

Date: _____ BY: _____

Owner/Prime Contractor Initials

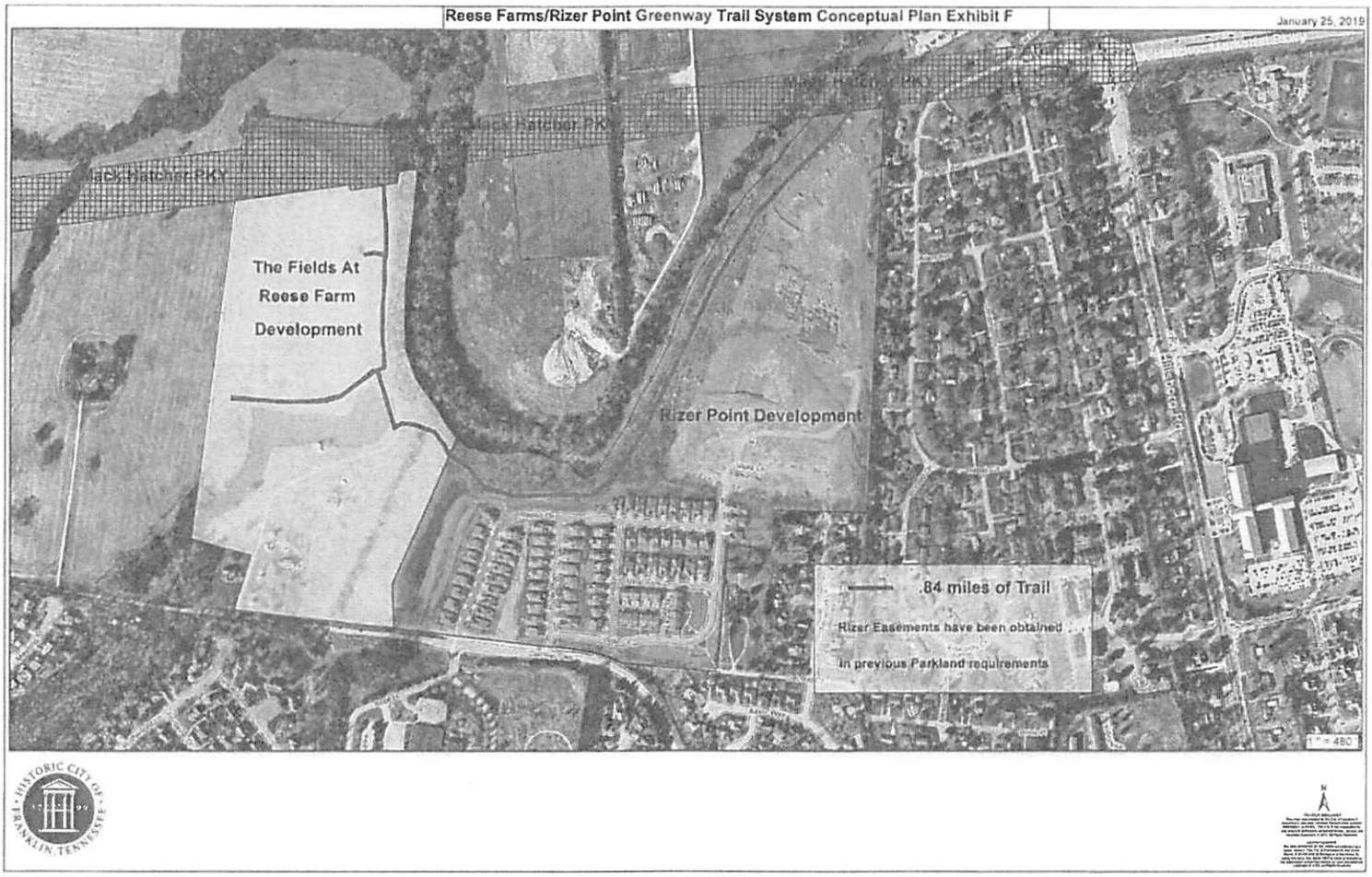
Exhibit E: Opinion of Cost

Based on the City of Franklin's Parkland Dedication Ordinance (Ord. 2016-25), the opinion of cost is as follows. Clayton Properties Group, Inc. (hereinafter, "Clayton") will be developing the property known as The Fields at Reese Farms located at 2970 Del Rio Pike, Franklin, Williamson County, Tennessee. The development will include sixty-eight (68) attached townhome lots and sixty-four (64) detached single-family lots. The total dwelling units on the property has been determined to be one hundred thirty-two (132) units. The Total Parkland Impact Fee Obligation Per Dwelling Unit, as pre-determined in the Parkland Dedication Ordinance, is $4,304.00. The total obligation for The Fields at Reese Farms, based on the one-hundred thirty-two (132) dwelling units at the assessed price of $4,304.00, is $568,128.00. This amount must be paid, "at the same time the fees that are due for recording of the final plat, or for issuance of a building permit, whichever occurs first, or in accordance with the provisions of the City of Franklin Charter or a Contract for Parkland Impact Fees, Parkland Dedication and/or Construction of Park Improvements approved by the BOMA, when applicable," (Ord. 2016-25 sec. 25-405). The amount may be reimbursed in part or in full based on the Parks Department's assessment of any parkland construction on the development's property.

Clayton intends to dedicate 1.1471 acres of land to the City and construct a greenway trail, which will ultimately connect to the trail system in Rizer Point and Mack Hatcher. The Appendix states, Off-sets for Private Parkland set-aside available for Public use when in an all access public easement will be, "calculated at 100% of the Parkland Dedication in Lieu of Parkland Impact Fee Off-Set amount if the parkland improvement is a project consistent with the Comprehensive Parks and Recreation Master Plan." Based on this calculation, Clayton is eligible for a one hundred (100) percent off-set of the parkland impact fees in the amount of $568,128.00 for the dedication of land, construction of greenway trail. This is the maximum off-set amount available for this project, and it will be reimbursed to Clayton at the completion of the project.

The table below is a summary of the above information.

Total Parkland Impact Fee for 132 units @ $4,304/unit	$568,128.00
Eligible amount of off-set based on 100% of total Parkland Impact Fee	$568,128.00


Reese Farms/Rizer Point Greenway Trail System Conceptual Plan Exhibit F
January 25, 2019
Mack Hatcher PKY
The Fields At
Reese Farm
Development
Rizer Point Development
.84 miles of Trail
Rizer Easements have been obtained
in previous Parkland requirements
1" = 480'
HISTORIC CITY OF FRANKLIN, TENNESSEE

Goodall HOMES

YOUR Dream STARTS HERE

February 26, 2019

Vernon Gerth
Assistant City Administrator
109 3rd Avenue South
City of Franklin, TN 37064

Mr. Gerth:

Goodall Homes requests and agrees to a slightly revised Parkland Impact Fee Agreement that requires Goodall Homes to Plat the Greenway Right of Way with each Section of the Reese Farms Development, bond the greenway trail's construction cost, and complete the construction of the greenway trail prior to the final Certificate of Occupancy for the Development. The appropriate Parkland Dedication Fees would be reimbursed to the Developer upon acceptance of the trail and required documentation that substantiates the cost of construction. Upon acceptance of this improvement and release of bonds, the City would be responsible for maintaining the structural integrity of the trail. Goodall Homes and eventually the Reese Farms Homeowners Association agree to maintain the trail free of debris and, the grass mowed and in good conditions consistent with the other common areas located within the subdivision. This trail will eventually connect from Mack Hatcher to Del Rio Pike per the Development Plan design/layout of the trail.

Sincerely,

David Stumpf
Division President

RESOLUTION NO. 2020-03

A RESOLUTION TO AMEND COF CONTRACT NO. 2019-0007 PARKLAND AGREEMENT IMPACT FEE AND GREENWAY TRAIL SYSTEM CONSTRUCTION, AS AMENDED, BETWEEN THE CITY OF FRANKLIN AND CLAYTON PROPERTIES GROUP, INC.

WHEREAS, on October 8, 2019, the Board of Mayor and Aldermen approved Resolution No. 2019-94 Amending COF Contract No. 2019-0007; and

WHEREAS, after the Law Department made the changes to the document approved through the Resolution, the agreement was sent to Clayton Properties Group, Inc. (hereinafter, "Clayton") for signature; and

WHEREAS, Clayton has requested to amend the contract to change the following language. Language to be added appears in **bold** and language to be removed appears with a ~~strikethrough~~. Clayton requests to amend the language as follows:

> "WHEREAS, Clayton has agreed to plat and dedicate land **to the City** and to construct the Greenway Trail System improvements as illustrated on Exhibits B and C and described in detail below for the future enjoyment of the public, subject to the terms and conditions set forth herein; and"

to paragraph five (5), page one (1), under the title WITNESSETH; and

> "14. Barring force majeure or weather delays, **and prior to the release of the maintenance bond,** Clayton agrees, upon thirty (30) days written notice from the City, to remove, repair, or replace trees, landscaping, and trail damage as described herein that may require reasonable removal, repair or replacement. The City reserves its right to determine the health of the trees, landscaping, and condition of the Greenway Trail System and, whether trees, landscaping and Greenway Trail System are to be replaced and maintained. If no remedy is made within the specified time, the City reserves the right to remove all affected trees and landscaping and repair the trail with notice to Clayton and at the sole cost and expense of Clayton. Clayton shall submit payment for full cost and expense incurred by the City within forty-five (45) days of the date of the invoice."

to page four (4), paragraph fourteen (14), under section I. Agreement of Landscaping in the City Right-of-Way.

WHEREAS, the agreement has not been signed by either party, and the Law Department has approved the additional language.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS: COF Contract No. 2019-007, as amended, shall be further amended to include the following:

Paragraph five (5), page one (1), under the title WITNESSETH shall now read as follows:

> "WHEREAS, Clayton has agreed to plat and dedicate land **to the City** and to construct the Greenway Trail System improvements as illustrated on Exhibits B and C and described in detail

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-04103

DATE: March 23, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks
Heather Eusebio, Research & Planning Specialist

SUBJECT:

Consideration Of COF Contract No. 2021-0119, With Franklin Special School District For The Interlocal Agreement For The Freedom Ballfields

PURPOSE:

The purpose of this Interlocal Agreement is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the joint use agreement between the City of Franklin and the Franklin Special School District for the Phase 1 Baseball and Softball Field Renovation and restroom/concession stand structure.

BACKGROUND/STAFF COMMENTS:

Franklin Special School District (FSSD) and COF have constructed Freedom Ballfields and Restroom/Concession Stand Structure ("Ballfields") on the grounds of Freedom Middle School site that is owned by FSSD; for the use by students, faculty, staff and the general public for community purposes, in accordance with the policies and procedures contained in this Agreement and such additional policies and procedures as may be developed, for the purpose of enhancing the services and facilities that may be offered by either party individually. FSSD and COF wish to specify the method for sharing capital and operating costs, their relative responsibilities for the operation and staffing of the Ballfields, and the manner in which the construction, operation, and use of the Ballfields. FSSD and COF have determined that the Ballfields will result in both economic and operational benefits to both parties that could not be fully realized if acting independently.

FINANCIAL IMPACT:

The interlocal agreement specifies all areas of responsibilities each entity will maintain during the term of the agreement.

RECOMMENDATION:

Staff recommends the Board of Mayor and Aldermen approve COF Contract No. 2021-0119.

INTERLOCAL AGREEMENT BETWEEN THE CITY OF FRANKLIN AND THE FRANKLIN SPECIAL SCHOOL DISTRICT

THIS INTERLOCAL AGREEMENT is by and between the City of Franklin, Tennessee, located at 109 Third Avenue South, Franklin, Tennessee 37064 (hereinafter "COF"), and the Franklin Special School District, located at 507 New Highway 96 West, Franklin, Tennessee (hereinafter "FSSD"), is entered into on this the _____day of _____2023.

WHEREAS, COF and FSSD are public instrumentalities of the State of Tennessee and, as such, are authorized to enter into interlocal agreements pursuant to Tennessee Code Annotated, Section 12-9-104;

WHEREAS, the COF Board of Mayor and Aldermen approved Resolution 2016-05, adopting the Comprehensive Parks and Recreation Master Plan; and

WHEREAS, the programming and facilities of FSSD were evaluated and documented in the Master Plan Summary Report by COF in partnership with FSSD, incorporating public input from parents, students, and teachers of FSSD, and the broader community; and

WHEREAS, COF 2015 Comprehensive Parks and Recreation Master Plan recommended exploring an Interlocal Agreement with FSSD regarding parks programming and facilities following the completion of COF Contract No. 2018-0085: Phase I Baseball & Softball Field Renovation; Batting Cages and Restroom/Concession Building for Freedom Middle School, Poplar Grove Middle and Elementary Schools; and

WHEREAS, FSSD and COF have constructed the Freedom Ballfields and Restroom/Concession Building (collectively referred to herein as "Ballfields") on the grounds of the Freedom Middle School site that is owned by FSSD; for the use of students, coaches, teachers and any COF sponsored use, in accordance with the policies and procedures contained in this Agreement and such additional policies and procedures as may be developed, for the purpose of enhancing the services and facilities that may be offered by either party individually; and

WHEREAS, COF is a government organization charged with the responsibility of providing the community a service which is the purpose of the proposed Ballfields and this Agreement; and

WHEREAS, FSSD and COF desire to set forth their respective rights, duties, obligations, and procedures to facilitate cooperation concerning the joint use of the Ballfields, include without limitation the responsibilities of both parties toward the maintenance and operation of the Ballfields; and

WHEREAS, FSSD and COF wish to specify the method for sharing capital and operating costs, their relative responsibilities for the operation and staffing of the Ballfields, and the manner in which the safety of school students will be maintained during school hours, and other terms pertinent to the construction, operation, and use of the Ballfields; and

WHEREAS, the FSSD and COF have determined that the Ballfields will result in both economic and operational benefits to both parties that could not be fully realized if acting independently.

WHEREAS, this document will be reevaluated after the first (1st) year of operation, then every other year thereafter.

NOW, THEREFORE, in the joint and mutual exercise of their powers, and in consideration of the mutual covenants herein contained, FSSD and COF agree to the follows**:**

TERMS

1. **Term of Agreement.** The term of this Agreement shall commence upon execution by both parties and shall remain in effect for eight (8) years. After the initial eight (8) year term, the agreement shall automatically renew every four (4) years unless terminated as specified herein.

2. **Description of Facility.** FSSD owns the buildings, parking lots, and school grounds of Freedom Middle School located at 750 Highway 96, Franklin, TN 37064. The portion of the school site dedicated to the construction of the Ballfields is shown as Exhibit A attached hereto and incorporated by reference. Both parties contend that the Ballfields have been constructed in accordance with the approved plans and specifications as depicted in Exhibit A.

3. **Purpose of Facility.** The purpose of the Ballfields will be to provide the students of FSSD schools, and the members of the COF, regular access to improved, updated facilities. The Ballfields, in addition to supporting the district's educational purposes, is anticipated to support many youth and community groups, and will be provided at minimal cost to the community. The Ballfields are intended to support activities such as the home fields for FSSD boys' baseball, girls' softball, and weekend tournament recreation programs. COF will coordinate maintenance with the FSSD Athletic Director to minimize disruption and impact to the site's normal school routine.

4. **Construction of Facility.** FSSD and COF have been jointly responsible for the construction of the Ballfields and for entering into all agreements required for, and relating to, the construction of the Ballfields. FSSD has been responsible for complying with all State and local laws relating to the construction of school facilities. The City Engineer and Parks Director have monitored the construction of the Ballfields as well as its ongoing condition and operation and kept the parties informed of the status of each. The Parks Director and District Superintendent are hereby authorized to delegate their authority in such manner as mutually agreed upon. COF has overseen the construction of the facility and will oversee the day-to-day maintenance and upkeep of each field. FSSD grants COF, and its agents and assigns, a right of entry onto the Ballfields at times mutually agreeable to the parties for daily maintenance of each field.

5. **Funding Responsibilities for Capital Construction.** All ***future*** capital construction projects shall be shared between the FSSD fifty percent (50%) and the COF fifty percent (50%) of the total bid and potential unforeseen change orders in the field during construction. FSSD and COF shall budget additional funds every two (2) years for field maintenance and will each be responsible for fifty percent (50%) of any major field renovations/projects such as tilling and regrading infield skin areas, major sod work, correcting drainage issues, large irrigation repairs and unexpected weather-related events (i.e., damage to turf to include winter kill, high winds, etc.). These improvements may be completed by an outside contractor or COF Parks personnel at COF's sole reasonable discretion.

6. **Joint Use of the Facility.** FSSD and COF shall share the enjoyment and joint use of the Ballfields. The Parties hereby agree to cooperate in coordinating programs and activities conducted at the Ballfields so as to avoid conflicting or competing uses. To ensure the availability of the Ballfields to FSSD and COF on an equitable basis, and based upon the purposes and intentions set forth herein, the following guidelines shall control the scheduling of the Ballfields:

    a. **Scheduling Responsibility:** FSSD and COF shall be mutually responsible for scheduling all use of the Ballfields.

b. **District Priority:** FSSD shall have exclusive use and control of the Ballfields from one (1) hour prior of the regular start of school until three (3) hours after the end of regular school hours during the times of year when school is in session. During non-school hours, FSSD shall have priority use of the Ballfields when scheduling all district-sponsored athletics, activities, and other functions.

c. **City Priority:** The Ballfields shall be available for COF purposes to the maximum extent possible after regular school hours, on weekends, and during times school is not in regular session (summer months). COF Parks staff hours: 6:30 a.m. – 3:00 p.m. Monday – Friday.

d. **Scheduling Events:** On an annual basis, FSSD shall provide COF a schedule of all FSSD activities and events for each school year as soon as such schedule is prepared. COF shall then submit a proposed schedule of COF activities and events to FSSD. FSSD shall notify COF of any additional events, not originally scheduled, as soon as practicable and such FSSD events shall take priority over any other previously scheduled event. To avoid excessive disruption of events scheduled, FSSD shall keep newly added events to a minimum (i.e., school ball, travel, summer camps, and summer programs).

e. **Tournaments:** On an annual basis, FSSD and COF shall schedule existing and proposed tournaments for the calendar year on a shared schedule of events. Tournaments may include end of the year school-based activities, fundraising tournaments, and COF sponsored tournaments. FSSD and COF shall not exceed eight (8) combined tournaments in a calendar year. FSSD may host up to three (3) tournaments and COF may host up to five (5) tournaments per year. The number of tournaments shall be re-evaluated every two (2) years with both parties.

f. **Special Events:** On an annual basis, FSSD shall schedule existing and proposed special events for the calendar year and place on the yearly schedule of events. Special events may include end of the year school-based activities and fundraising events. FSSD shall not exceed two (2) special events in a calendar year. Every two (2) years, both parties shall re-evaluate the permitted number of special events.

g. **Coordination:** The designated representatives of FSSD and COF shall meet at least annually, to discuss operations and scheduling of the Ballfields and make any necessary adjustments. Discussion shall include: restrictive field usage during summer months for turf re-growth or special projects (*July-August*); restrictive field usage during winter for turf re-growth (*November-January*); batting cages open year-round.

h. **City's Right to Access:** COF reserves the right to access the ballfield premises during the week and on weekends. This will be on a limited basis and COF will not unreasonably interfere with existing programs of FSSD. COF may enter the Ballfields at any reasonable time to view or make repairs at COF sole reasonable discretion. Additionally, there shall be a mutually agreed upon period from June through August of each year during which the Ballfields may be temporarily closed by COF for maintenance. This may include care such as seasonal aeration, over-seeding, and mound/infield repairs. COF reserves the right to access the equipment room, electrical/irrigation, restrooms.

i. **Security of Field(s):** Closing the joint-use facility at night will be done by the FSSD during the week when school is in session. COF will be responsible of locking the fields when scheduled games will be played the same day as the field(s) preparation. COF shall also lock

the fields on weekends when COF tournaments are in play for the duration of the event. FSSD and COF shall both be responsible for locking fields when maintenance on the site is taking place deemed non-playable for a certain timeframe.

j. **Site & Field Signage:** Any and all signage shall be re-evaluated every two (2) years by both parties.

k. **Disaster Relief Area:** In the event any federal, state or local government agency declares a state of emergency in which the school site and/or the Ballfields is designated or determined to be a "disaster relief area", FSSD and COF acknowledge and agree that this Agreement, including any and all rights hereunder, are suspended for a reasonable time following the removal of such designation or determination of a "disaster relief area".

l. **Governance:** Any and all persons using the Ballfields shall abide by local, state, and federal laws and regulations as well as local school board policies and administrative regulations.

7. **Operations of Facility.** FSSD and COF shall share responsibility for the day-to-day operations of the Ballfields. FSSD shall be responsible for providing staffing, supervision, and security during regularly scheduled school hours/when school is in session and during any official school-sponsored activities that occur after school hours. COF shall be responsible for providing staffing, supervision, and security as deemed necessary by mutual agreement during all times in which the Ballfields are used for COF sponsored activities and events.

   a. **Restroom/Concession:** FSSD has rights for the use of the Restroom/Concession Buildings that are located at the Ballfields. FSSD shall be responsible for cleanliness and overall appearance of the concession area. The parties agree that when COF sponsors or permits other special events, FSSD reserves the right of first refusal to sell concessions for that activity with the profits of those concessions to be awarded to FSSD. However, should FSSD decline to sell concessions, COF reserves the right to sell concessions. Large special events sponsored by COF may require concession offerings in addition to those supported by FSSD, in which case COF will notify FSSD in advance.
   COF is only responsible for maintaining the restrooms during COF tournaments. This includes before, during, and after the tournament (cleaning and stocking inventory).

   b. **Rental Use:** Neither party shall sub-lease and/or rent the Ballfields. All usage shall be kept for FSSD and COF only.

8. **Responsibility for Costs.** FSSD shall be responsible to pay the full share of the applicable operations and utilities costs for the Ballfields, including water and sewer, electricity, gas and refuse disposal, and custodial maintenance of any structures.

   a. **FSSD:** FSSD shall budget additional funds every two (2) years for **capital improvements** for field maintenance. FSSD shall also be responsible for maintenance of the entire complex including, but not limited to, Restroom/Concession Building, batting cages, bullpens, artificial turf, all hardscapes, bleachers, dugouts, scoreboards, padding, field netting, fencing, irrigation pump, storage bins, stormwater retention, signage (on and off field), shade structures, lighting, etc. (See Exhibit B).

      i. **Operations & Maintenance:** FSSD shall be responsible for the safety, security, and operations of the entire facility, including the performance of all maintenance to building interiors, custodial services and consumable supplies,

floor re-finishing, painting, and maintenance of all electrical, plumbing, roofing, HVAC, and mechanical components of the building(s).

b. **COF:** COF shall budget for day-to-day maintenance which should include personnel, equipment, and materials for one (1) baseball field and one (1) softball field. COF shall be responsible for cost of all field/turf material within the fence areas of each field. COF will be responsible for the cost of replacement nettings of each batting cage, monthly inspections, and replacement of Musco lighting bulbs and breakers for each field. An annual cost analysis will be submitted to FSSD Director of Schools at the end of each fiscal year ending June 30th.

i. **Common grounds between the baseball and softball fields:** Common grounds between the baseball and softball fields shall be maintained by COF for two (2) years and will be re-evaluated by both parties after that time. COF shall be responsible for the following: mowing, weed trimming, edging, blowing, fertilizing, and spraying. COF shall also maintain all trees, shrubbery, mulching and landscape beds. FSSD shall be responsible for all hardscape and trail areas on a daily basis. (See Exhibit B)

ii. **Equipment and Field Maintenance:** All investments made by the COF in equipment to provide for the maintenance of the Ballfields belongs to COF. COF shall be responsible for the day-to-day maintenance of the Ballfields. COF shall supply the heavy equipment and personnel to maintain the Ballfields as safe, playable surfaces. FSSD shall not apply any material to the Ballfields without the prior written approval of COF.

- ***Agronomics:*** COF shall be the only entity to apply chemicals to fields. COF staff maintains C03 certifications that allow them to apply product. This includes: spraying, fertilizing, topdressing, aerifying, verticutting, fraze mowing.

- ***Chalking*:** For the first (1st) year only, COF shall be responsible for chalking both fields prior to the first game. This responsibility shall be evaluated by both parties at the one-year evaluation of this Agreement.

- ***Irrigation*:** COF shall maintain all irrigation to include basic repairs of raising heads and replacing valves/solenoids when needed. This includes all winterization of irrigation on fields and monthly audits/run times. FSSD shall be responsible for the irrigation pump.

- ***Light Maintenance*:** FSSD shall be responsible for any light maintenance such as additional chalking for each game, raking and approved hand-dragging equipment for maintaining playing surface during practices or games.

- ***Regular & Seasonal Maintenance*:** COF shall be the only entity permitted to use motorized equipment on the site(s) to maintain the Ballfields for the duration of this Agreement.

9. **Student Safety.** The safety and security of FSSD students and staff are of paramount importance. The Ballfields' use by non-district users (for sponsored events) will be governed by FSSD Board's policies and administrative regulations regarding facilities use. No one shall be permitted to use alcohol, tobacco, or any illegal drugs at the school site or Ballfields at any time. As the safety and security of FSSD students and staff is of the utmost importance, the use of the Ballfields during school hours will be limited to students, teachers, and other FSSD staff. The use of the Ballfields by COF will take place when school is not in session and will be governed by the FSSD Board's policies and administrative regulations regarding facilities use and by this Agreement.

10. **Insurance.** Each party agrees to either self-insure in an amount not less than specified below or insure against damages or injuries which may arise from the activities contemplated by this Agreement by purchasing and maintaining for the term of this Agreement a Commercial General Liability insurance policy, and Automobile Liability policy, both with a combined single limit of not less than One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) annual aggregate, which policies shall include or be endorsed to include the other party as an Additional Insured. The Commercial General Liability policy shall include a Waiver of Subrogation. The Parties agree to provide evidence of such insurance upon request by providing a Certificate of Insurance at the beginning of each fiscal year. Each party shall also carry Workers Compensation Insurance for its own employees with statutory limits as required by law and Employers Liability Insurance with limits of one million dollars ($1,000,000) each Accident for Bodily Injury by Accident, One Million Dollars ($1,000,000.00) for each Employee for Bodily Injury by Disease, and a One Million Dollar ($1,000,000.00) Policy Limit for Bodily Injury by Disease. The Workers Compensation policy shall include a Waiver of Subrogation.

    COF shall additionally provide proof of Abuse and Molestation insurance with a combined single limit of not less than One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) annual aggregate, which policy shall include or be endorsed to include FSSD as an Additional Insured.

    FSSD shall provide Property and Commercial General Liability insurance in the same manner and at the same level as it does for other FSSD facilities located on property owned by FSSD, except that it shall add by endorsement to its Commercial General Liability policy, COF, its officers, agents, employees, independent contractors and elected and appointed official, as Additional Insured. COF shall add FSSD, its officers, agents, employees, independent contractors and elected and appointed officials, as Additional Insured on its existing Commercial General Liability insurance policy.

    COF shall require all third parties to provide a Certificate of Insurance evidencing Commercial General Liability insurance with COF and FSSD named as an Additional Insured with Waiver of Subrogation and proof of Workers Compensation and Employers Liability insurance with Waiver of Subrogation with the same limits as referenced for COF and FSSD.

11. **Alterations.** FSSD will not make any alterations, additions, substitutions, subtractions, or replacements to the Ballfields which would have an adverse effect on either the nature of the Ballfields or the function or value, unless such alterations, additions, substitutions, subtractions, replacements, or improvements may be readily removed or re-added without damage to the Ballfields. Any alterations, additions, or improvements to the Ballfields which may not be readily removed without damage to the Ballfields, and any substitutions or replacements, shall be considered to constitute a part of the Ballfields and shall be approved by COF in writing prior to commencement of any work on the Ballfields as set forth herein.

12. **Accident Report Form.** COF shall submit within twenty-four (24) hours all accident reports to the FSSD Administrative office. In the same way, FSSD shall notify COF within twenty-four (24) hours of all accident reports on the surface of the Ballfields to the Administrative offices of the COF Parks Department.

13. **Termination.** This Agreement may be terminated by either party, with cause, upon ninety (90) days written notice. Should FSSD terminate the eight-year (8) term with the COF prior to the end of the agreement; FSSD and the COF shall access the total value of the project to include time and assets. FSSD shall reimburse the COF for each year of expenses for capital cost, operations, and maintenance for the duration of the contract.

14. **Notice.** Any notice provided pursuant to the Agreement, if specified to be in writing shall be in writing and shall be deemed given: three (3) days after deposit in the mail where sender is located, if sent via certified mail return receipt requested postage prepaid addressed as provided below. All notices must be addressed to the parties as set forth below.

In the Case of COF:
City of Franklin Parks Department
Attn: Parks Director
109 Third Avenue South
P.O. Box 305
Franklin, TN 37065

In the Case of FSSD:
Franklin Special School District,
Attn: Dr. David Snowden, Ph. D.
Director of Schools
507 New Hwy 96 W
Franklin, TN 37064

15. **Relationship.** In consideration of the mutual covenants provided herein, the parties agree that nothing contained herein is intended to be or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting an agency relationship in any manner whatsoever. The individual parties are and shall remain independent entities with respect to this Agreement.

16. **Binding.** This Agreement shall be binding upon the parties and shall take effect from and after its ratification and signing by all parties after obtaining appropriate approval pursuant to the requirements of applicable law.

17. **Dispute Resolution.** The parties may agree to participate in 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.

18. **Severability.** The parties agree that if any part, term, or provision of this Agreement is determined to be illegal or in conflict with any law of the State of Tennessee by any court with jurisdiction, the validity of the remaining portions or provisions shall not be affected. The rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

19. **Specific Performance**. The parties recognize that the rights afforded to each under this Agreement are unique and, accordingly, the individual agencies 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.

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

21. **Assignment**. The rights and obligations of this Agreement are not assignable.

22. **Law/Venue**. 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, become subject to litigation, the venue for such action will be exclusively maintained in a court of competent jurisdiction sitting in Williamson County, Tennessee.

23. **Entire Agreement**. This Agreement represents the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral, with respect to the subject matter hereof. This Agreement may be amended only by written instrument signed by all parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date(s) indicated below.

CITY OF FRANKLIN, TENNESSEE

By: _____
Dr. Ken Moore
Mayor
Date: _____

Attest: _____
Eric S. Stuckey
City Administrator
Date: _____

Approved as to Form:

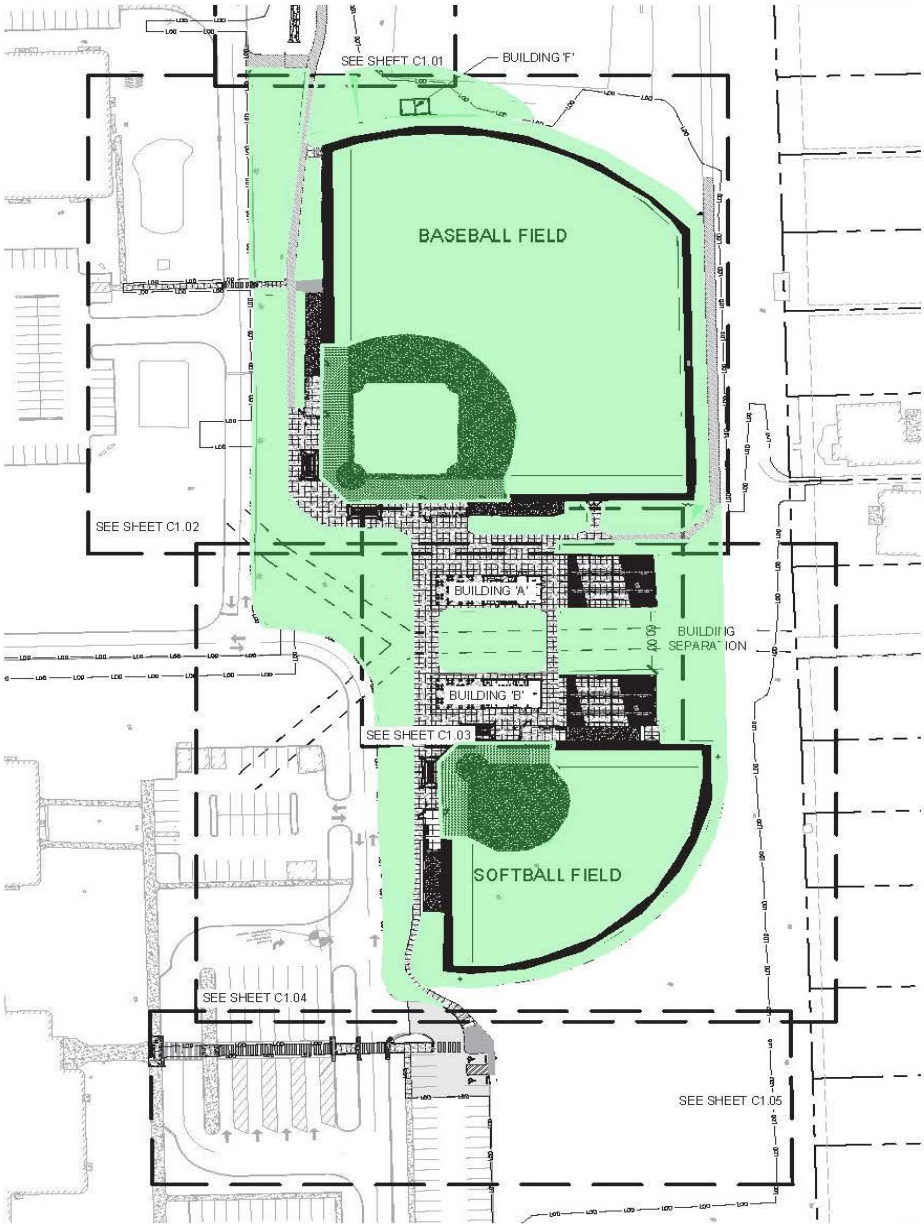
By: _____
J. Blake Harper
Staff Attorney

FRANKLIN SPECIAL SCHOOL DISTRICT

By: _____
Dr. David Snowden, Ph.D.
Director of Schools
Date: _____

Exhibit A - Master Plan

Exhibit B - Common Grounds



Map Legend

Green Space: COF Maintenance Responsibility

All Other Space: FSSD Maintenance Responsibility

See Operational & Maintenance Costs (9.a.)