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

City of Franklin

Meeting Agenda

Work Session

Tuesday, August 8, 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. Discussion Regarding Ethics Commission Findings And Recommendations Regarding Alderman Gabrielle Hanson

   Sponsors: Ethics Commission Counsel

2. Civil War Historical Commission Report

   Sponsors: Kelly Dannenfelser, Rich Buckner

3. Annual Tree Commission Report

   Sponsors: Paige Cruse, Alderman Brandy Blanton

4. Consideration Of Event Permit For Franklin High School Homecoming Parade In Downtown Franklin On September 29, 2023

   Sponsors: Milissa Reierson, Monique McCullough

5. Consideration Of Event Permit For Porchfest Sponsored By The Westhaven Foundation In Westhaven On September 30, 2023

   Sponsors: Milissa Reierson, Monique McCullough

6. Discussion Of Peddlers, Solicitors, And Itinerant Merchants - Pop-Up Commercial Merchandise Sales, Services, And Permitting Requirements
   WS 6/27/23, deferred; 7/11/23
   Sponsors: Eric Stuckey, Vernon Gerth, Jessica Davey, Blake Harper

7. Development Activity Report

   Sponsors: Tom Marsh, Katherine Harelson

8. *Consideration Of Amendment 2 To COF Contract No. 2019-0031, With Clayton Properties Group, Inc. And Reese Farms, LLC For Road Impact Fee Reimbursement Agreement In An Amount Not To Exceed

$200,000

Sponsors: Jimmy Wiseman

9. *Consideration Of Resolution 2023-55, A Resolution Authorizing The Use Of A Competitively Sealed Proposal Procurement Methods Related To The Selection Of Owner's Representation Consulting Services For The New City Hall Project

Sponsors: Eric Stuckey, Vernon Gerth

10. *Consideration Of Amendment 4 To COF Contract No. 2020-0041, With Orchard, Hiltz & McCliment, Inc. D/B/A OHM Advisors Regarding The New City Hall Project At No Cost To The City

Sponsors: Eric Stuckey, Vernon Gerth

11. *Consideration Of COF Contract No. 2023-0223, With The Tennessee Department Of Transportation To Enter Into A License Agreement To Provide Secondary Access To The Water Reclamation Facility At No Cost To The City

Sponsors: Mark Hilty, Chris Franklin

12. *Consideration Of Ordinance 2023-29, An Ordinance to Rezone 0.10 Acres From Residential 6 (R6) District To Planned (PD 20) District For The Property Located South Of Mount Hope Street And West Of 9th Avenue North, At 611 Mount Hope Street (611 Mt. Hope PUD Subdivision). Establishing A Public Hearing On September 12, 2023
FMPC 7/27/23, 9-0
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

13. Consideration Of Resolution 2023-50, A Resolution Approving A Development Plan For 611 Mt. Hope PUD Subdivision With 1 Modifications Of Development Standards (Parking), For The Property Located South Of Mount Hope Street And West Of 9th Avenue North, Located At 611 Mount Hope Street. Establishing A Public Hearing On September 12, 2023
FMPC 7/27/23, 9-0
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

14. Consideration Of Resolution 2023-51, A Resolution Approving A Revised Development Plan For Westhaven PUD Subdivision, For The Property Located South Of Highway 96 West And West Of Boyd Mill Pike. Establishing A Public Hearing On September 12, 2023
FMPC 7/27/23, 8-1
Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

15. *Consideration Of COF Contract No. 2023-0225, With Travelers Insurance To Renew The City Of Franklin's Fiduciary Liability Policy Effective July 1, 2023

Sponsors: Kevin Townsel

16. Consideration Of Ordinance 2022-18, An Ordinance To Amend The City Of Franklin Municipal Code Title 20, Chapter 2 Alarm Systems –Burglary/Holdup/Panic And To Amend - Appendix A – Chapter 20 - Miscellaneous
WS 7/11/23, deferred
Sponsors: Shauna Billingsley, Deb Faulkner

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.

City of Franklin

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

File #: 21-04720

DATE: May 25, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Kelly Dannenfelser, Asst. Director of Planning
Rich Buckner

SUBJECT:

Civil War Historical Commission Report

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Civil War Historical Commission.

BACKGROUND/STAFF COMMENTS:

This is an annual presentation to apprise the Board of Mayor and Aldermen of the ongoing activities and work of the Civil War Historical Commission.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the presentation.

City of Franklin Annual Report to the Board of Mayor and Aldermen

Civil War Historical Commission

August 8, 2023

Rich Buckner, Chair

Alan Simms, Vice Chair

Steve Bacon

Patrick Baggett, Alderman

Heather Doleshel

Rachael Finch

Colbi Layne Hogan

Marlene Holmes

Sam Huffman

Eric Jacobson

Kelly Kautzman

Pam Lewis

Alma McLemore

Tony Morreale

Mary Pearce

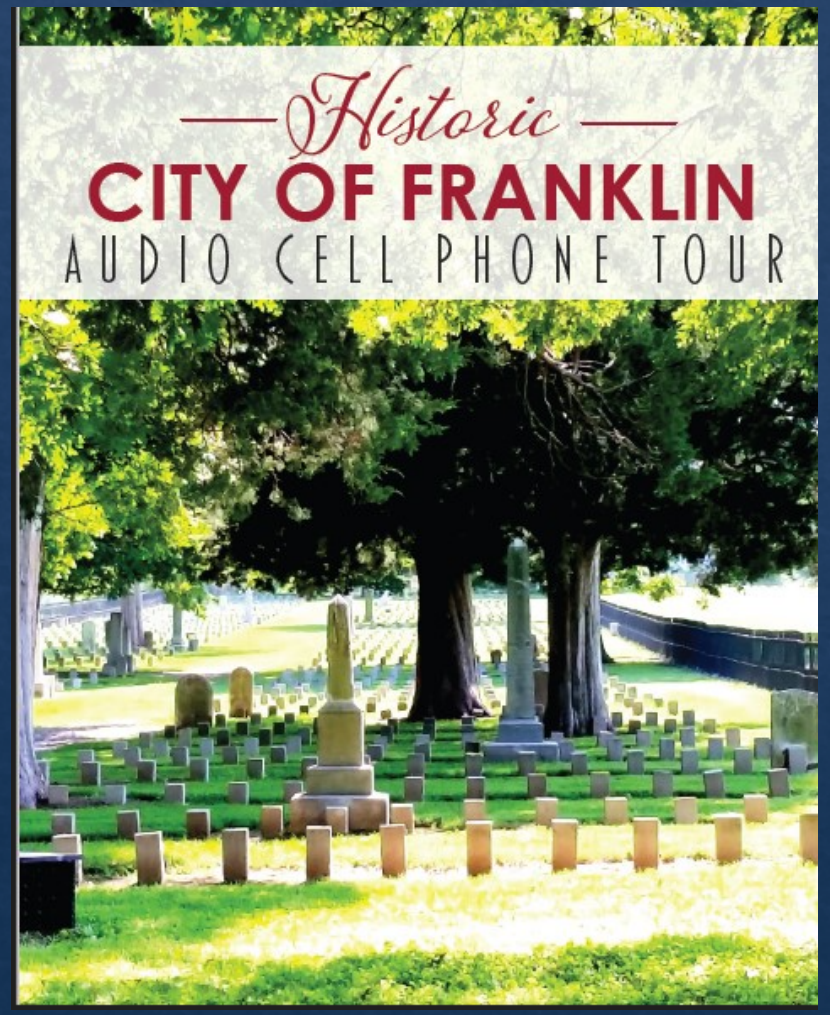
Clay Perry

Frederick Reed

MEMBERS

MEETINGS

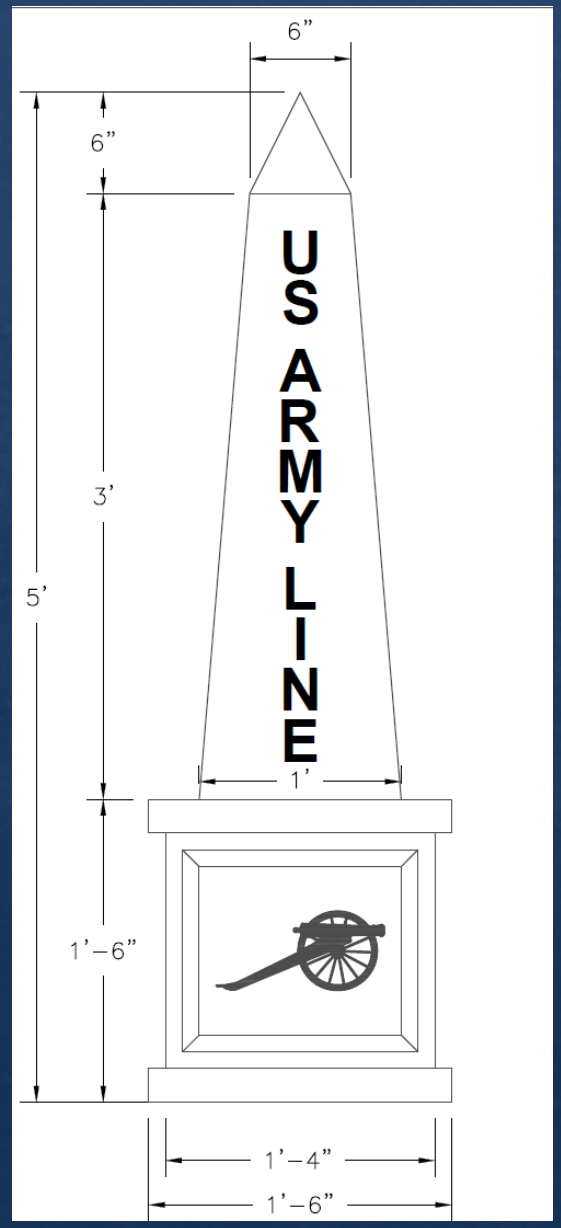
Second Thursday of every other month at 8:00 AM



HISTORIC PARKS AUDIO TOUR

Goal:
Update and expand the audio tour stops within the historic parks and sites.

Progress:
Currently evaluating the existing audio tours and examining stories that are not yet represented in the tour but are important to conveying Franklin's rich history. The tour stops will then be revised for citizens and visitors to listen and learn.



U.S. LINE MARKERS

Goal:
Demarcate the main U.S. Army defense line that was present during the Battle of Franklin on November 30, 1864.

Progress:
Two pilot program markers to be installed this month on Columbia Avenue at Carter Hill Park, at the epicenter of the Battle

The BOMA approved the program funding through the next two Fiscal Years

The Subcommittee is working on a phasing and installation plan for the remaining markers

HISTORIC WAYFINDING PLAN

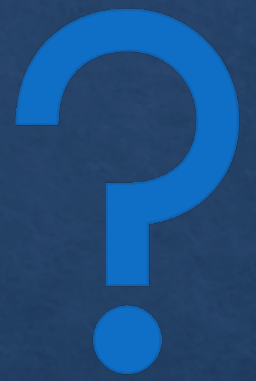


Goal:
Create a wayfinding program for branded, directional signage to historic sites across the city.

Progress:
To date, over 50% of the 94 signs have been installed. The remainder will be installed this fall to complete the program.

The Commission will continue to work collaboratively with the City staff to advance current initiatives.

RESOURCES



Questions?

City of Franklin

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

File #: 21-04830

DATE: June 19, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Paige Cruse
Alderman Brandy Blanton

SUBJECT:

Annual Tree Commission Report

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the vision and goals of the Franklin Tree Commission in the 2023 calendar year.

BACKGROUND/STAFF COMMENTS:

The Franklin Tree Commission (FTC) shall consist of seven members and shall be nominated by the Mayor and confirmed by a majority vote of the Board of Mayor and Aldermen. The duties of the Tree Commission include planning for the use of tree bank funds and charitable donations of trees or money, planning and holding an annual Arbor Day Ceremony, maintenance of a recommended tree list for the community, establishment of an official city tree, preparation of a tree plan for the community, adoption of rules and regulations pertaining to the tree program, coordination of tree-related activities, provision of tree information to the community, recognition of groups and individuals completing tree projects, and coordination of publicity concerning trees and tree programs.

The duties and responsibilities of the FTC shall include, but not be limited to, the following:

(1) Make recommendations to the Board of Mayor and Aldermen in planning for the use of tree bank funds and charitable donations of trees or money. The FTC shall approve the use of all tree bank funds for up to an amount equaling $10,000.00 or as according to the guidelines of the Municipal Code. Any amounts in the excess of $10,000.00 shall require the approval of the Board of Mayor and Aldermen.
(2) Planning and holding an annual Arbor Day Ceremony,
(3) Make recommendations to the Board of Mayor and Aldermen in the preparation of a tree plan for the community,
(4) Maintenance of a recommended tree list for the community,
(5) Make recommendations to the Board of Mayor and Aldermen in the adoption of rules and regulations pertaining to the tree program,

(6) Coordination of tree-related activities,
(7) Provision of tree information to the community,
(8) Recognition of groups and individuals completing tree projects,
(9) Coordination of publicity concerning trees and tree programs,
(10) To achieve and maintain the status of Tree City USA.

(Ord. No. 2004-110, § I, 11-9-2004; Ord. No. 2005-62, § I, 11-8-2005; Ord. No. 2006-68, § I, 10-10-2006; Ord. No. 2008-43, § I, 11-11-2008)

FINANCIAL IMPACT:

The tree bank shall be a fund to receive monies from owners or developers who remain unable to successfully plant and maintain replacement and/or required trees on the site under development, with such monies to be used for planting public trees or maintenance of said trees during their first five years, as established in the zoning ordinance. This fund shall also be used for charitable contributions given to the city for planting trees. The applicant may contribute to the tree bank an amount of money equal to the costs of providing the required density of replacement trees, according to a fee schedule approved by the FTC, and in the event that the planning staff determines that a site is eligible and what percentage of the requirement may be contributed.

As of July 2023, the current balance in the tree fund is $404,127.00.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the annual update regarding the work conducted by the Franklin Tree Commission.

City of Franklin Tree Commission Annual Report to the Board of Mayor and Aldermen

[August 8, 2023]

Brandy Blanton – Alderman

Kim Hoover - At Large

Beth Adams – At Large

Jenny Williamson – Planning Commission

Justin Stelter – Green Industry Professional

Michael Johnson – Electrical Utility

Trent Withrow – Certified Arborist

MEMBERS

MEETINGS

Meetings take place every other month, on the 4th Monday

CURRENT

~Annual Arbor Day Celebration

~Tree City USA – 17 years

~Advising on Tree Planting Projects:
100 Trees in the parks &
Main Street Reconfiguration

~Street Tree Inventory - Ongoing

OUTLOOK

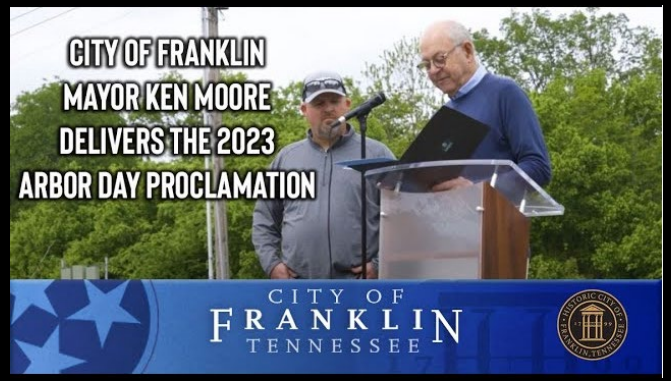
Developing Education Campaign in schools

Workshops and Lecture series

PSAs to air on all City social media platforms

Street Tree Inventory


ARBOR DAY CELEBRATION PREPS!
FEATURING
TIM BURR
CITY OF
FRANKLIN
TENNESSEE


CITY OF FRANKLIN
MAYOR KEN MOORE
DELIVERS THE 2023
ARBOR DAY PROCLAMATION
CITY OF
FRANKLIN
TENNESSEE


ARBOR DAY CELEBRATION
SATURDAY, APRIL 29
10AM - 12PM
PINKERTON PARK
405 MURFREESBORO ROAD
Touch-A-Truck
Scavenger Hunt
Giveaways
Face Painting
Photo Booth
Storytime by the public library
Popcorn
Proclamation
Demonstrations
Nashville Zoo
Grilled Cheese
CITY OF FRANKLIN PARKS
WWW.FRANKLINTN.GOV/PARKS



City of Franklin

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

File #: 21-04951

DATE: July 18, 2023

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Event Permit For Franklin High School Homecoming Parade In Downtown Franklin On September 29, 2023

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

Franklin High School has requested an event permit for their annual Homecoming Parade on September 29, 2023. The parade stages along West Main Street from Five Points to (approximately) 11th Avenue. The parade begins at 10:30 a.m. The parade route goes down Main Street to 3rd Ave North and ends at Bicentennial Park. Estimated attendance is 1,900.

FINANCIAL IMPACT:

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

RECOMMENDATION:

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

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

OFFICE USE ONLY
Permit No:
_____

HISTORIC FRANKLIN TENNESSEE

City of Franklin
Special Event Permit Application

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

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

Please list all that apply:

- Parade/March

1. **Name/purpose of event:** Franklin High 2023 Homecoming Parade
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)***:**
   Main Street needs to be closed from 10:20 am - 11:00 am or earlier if the parade ends before 11:00. Parade will exit left onto 3rd Avenue.
3. **Date or dates of event:** 09/29/2023
4. **Start/End Times of Event:**
   Parade Set-Up: begins at 9:15 am on the right side of W. Main Street between 7th and 8th Avenues. Parade Starts: 10:30 am Parade Ends: 11:00 am

   What date/time will set-up begin? 9/29/2023 10:30 AM
   What date/time will tear-down be complete? 9/29/2023 11:00 AM
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** *(if applicable):*
   Main Street needs to be closed from 10:20 am - 11:00 am or earlier if the parade ends before 11:00. Parade will exit left onto 3rd Avenue.
6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 1,200 Event Staff/Volunteers:600 Total:1,800
7. **Name of applicant and Organization Requesting Permit:**
   Jason Tigert -
   a) Address: 601 Boyd Mill Ave A-2
   Franklin, TN 37064
   b) Phone: 931-637-5456 **c) Cell:** **d) Fax:**
   e) E-mail address: jason.tigert@wcs.edu

8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) **:**
The FHS Homecoming parade is an annual event that many members of the community have come to look forward to each year. The FHS student council works with businesses of the downtown community to foster a spirit of community and make the parade and the homecoming a success and event of which the city may be proud. The FHS Homecoming parade provides an opportunity for the community to come together in support of the school. The floats and student cars provide an opportunity for students to display pride in their community and demonstrate spirit for their school. The parade is a positive tradition that many community members and alumni look forward to each year.

9. **ENCLOSE A DETAILED PDF MAP** of the event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such an event will occur. ***For large-scale events, a map or maps should be obtained from the City's GIS division.***
If also submitting a CAD file, please ensure that it is in DWG file format, and projected in TN State Plane NAD83

   Please detail any restricted parking areas on the event map.

   Event Map: 2023 Homecoming Parade Route.pdf

10. **Person in charge on day of event:** Jason Tigert Williamson County Schools
    Cell: 931-637-5456 **E-mail address:** jason.tigert@wcs.edu

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

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

    Administrative Contact List: Homecoming Parade Contact List.pdf

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

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

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

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

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

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

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

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

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

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

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

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

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

Insurance Certificate:

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

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

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

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

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

29. **Will your event include tents or other temporary structures, propane use, or open flames?** No
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require a special inspection from the Franklin Fire Department. All tents must meet the requirements of Chapter 31 of the International Fire Code. Tents 20-ft by 20-ft or larger much have an approved label or documentation showing the tent fabric meets all flammability requirements. Tents larger than 400-SF must be inspected and approved by the fire department before the event opens. All cooking operations must be inspected and approved by the fire department before the event opens. Cooking operations will be periodically inspected throughout the event. Tents should be taken down on the date the event has ended. ***Please read the Additional Requirements section of this application for more information***.

30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter: Good Neighbor Letter 2023.pdf
Good Neighbor Letter Mailing List:

HISTORIC
FRANKLIN
TENNESSEE

Rules and Regulations

Please Read All Attachments Before Signing Application.

1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all State and Federal Laws.

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

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

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

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

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

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

8) I/We understand and acknowledge that all vendors, acts, performers, organizers, and patrons must not violate any laws pertaining to adult entertainment as defined by Tennessee State law.

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

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

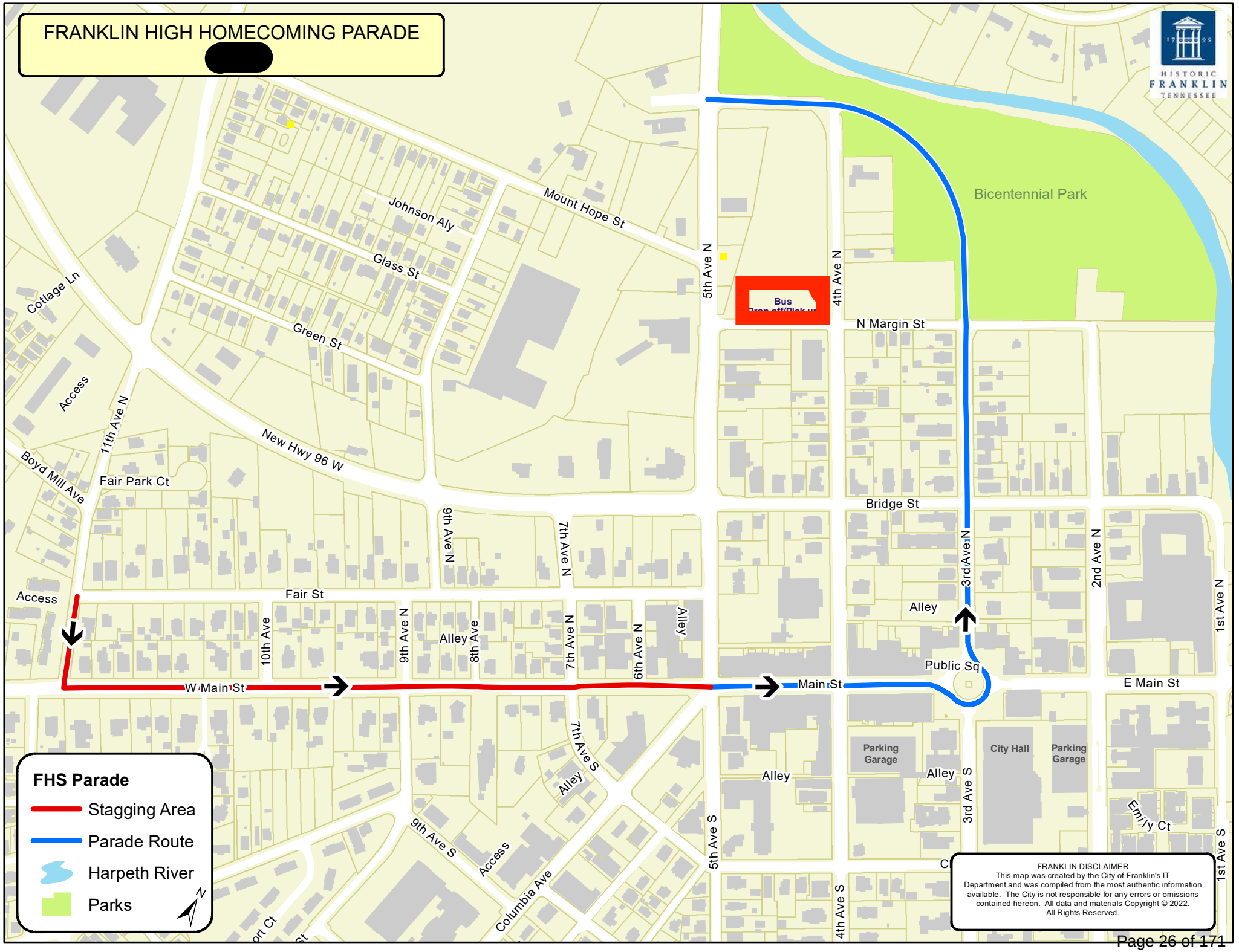
11) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City.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

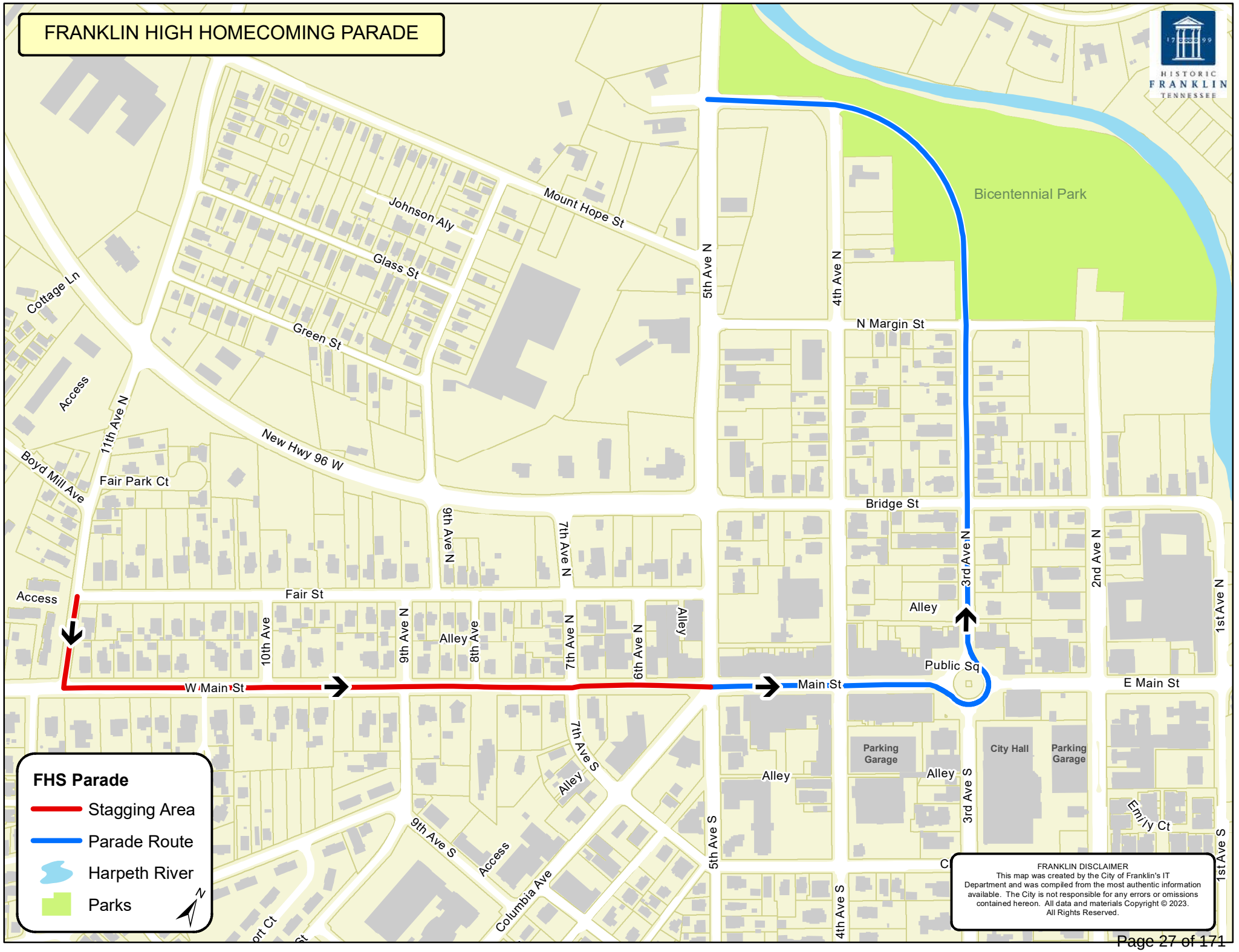
12) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: Shane Padgett Principal - Franklin High School Date: 6-1-23
(Signature and title – must be officer of organization)

Approved by the Board of Mayor and Aldermen on_____, 20____

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


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

Contact List

Name	Phone Number	Email
Shane Pantall	615-428-6462	shanep@wcs.edu
Toby Ruth	615-887-5478	edwinr@wcs.edu
Jason Tigert	931-637-5456	jason.tigert@wcs.edu

HISTORIC FRANKLIN TENNESSEE

Buildings, Structures, & Power Sources

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

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

All Permit applications are subject to permit fees.

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

HISTORIC FRANKLIN TENNESSEE

Sound Amplification

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

Applicant/Organization: Jason Tigert -
Event Name: Franklin High 2023 Homecoming Parade
Event Date(s): 09/29/2023

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

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

Authorized Signature: Jason Tigert **Date:** 06/01/2023

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

NASHVILLE

GOVERNMENT CERTIFICATE OF EXEMPTION

To: _____

_____
Vendor

The undersigned hereby certifies that the purchases of tangible personal property or services being made on this certificate of exemption are being made by the State of Tennessee, or a county or municipality within the State of Tennessee, or the Federal Government, or an agency thereof and are for the use of such government or agency.

The undersigned further certifies that the said government or agency is making the purchase direct from the above named vendor, will obtain title or has title to the property immediately when it is delivered, and will use public funds to pay directly to the above named vendor for the tangible personal property or services obtained upon this certificate of exemption.

Name of government or agency WILLIAMSON COUNTY BOARD OF EDUCATION

Date: _____

FEIN #62-6000915

Signed: Kirk Elliott

Title: Purchasing Manager

RV-F1301301

ACCT#265008664

FRANKLIN HIGH SCHOOL
810 Hillsboro Road
Franklin, TN 37064

City of Franklin

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

File #: 21-04950

DATE: July 18, 2023

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Event Permit For Porchfest Sponsored By The Westhaven Foundation In Westhaven On September 30, 2023

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

The Westhaven Foundation has requested the closure of a portion of Front Street (Oleander to Whitman) for their annual Porchfest event scheduled for September 30, 2023. The closure would be from 6 p.m. – 10 p.m. The main event, a ticketed concert, is being held at Magli Green Park. Estimated attendance is 1,400.

FINANCIAL IMPACT:

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

RECOMMENDATION:

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

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

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

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

Sanitation and Environmental Services Department:

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

Fire Department:
- Applicant must adhere to requirements provided by the Fire Marshal’s office

Revenue Management:
- Applicant must obtain a Beer Permit from the City’s Beer Board.

OFFICE USE ONLY
Permit No:
_____

HISTORIC FRANKLIN TENNESSEE

City of Franklin
Special Event Permit Application

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

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

Please list all that apply:

- Festival/Fair

1. **Name/purpose of event:** Westhaven Porchfest 2023
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)***:**
   Magli Green at 188 Front Street

   Closed Street - Front Street (Between Oleander St. & Whitman Rd)
3. **Date or dates of event:** 09/30/2023
4. **Start/End Times of Event:**
   5pm-10pm

   What date/time will set-up begin? 9/29/2023 5:00 PM
   What date/time will tear-down be complete? 9/30/2023 11:00 PM
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** *(if applicable):*
   3pm
6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 1,000 Event Staff/Volunteers:100 Total:1,100
7. **Name of applicant and Organization Requesting Permit:**
   -
   a) Address:

   ,
   b) Phone: **c) Cell:** **d) Fax:**
   e) E-mail address:
8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) **:**
   The Westhaven Foundation will be coordinating an evening concert featuring THE FRONTMEN. This will be a ticketed event. Attendees will be required to pre-purchase tickets. There will be options for VIP access and general admission. Chairs will be provided for both general admission and VIP. Outside food and beverages and personal chairs/blankets are not allowed within the concert area. This event is a fundraiser for The Westhaven Foundation, a 501(c)3!

9. **ENCLOSE A DETAILED PDF MAP** of the event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such an event will occur. ***For large-scale events, a map or maps should be obtained from the City's GIS division.***
If also submitting a CAD file, please ensure that it is in DWG file format, and projected in TN State Plane NAD83

Please detail any restricted parking areas on the event map.

Event Map: Porchfest Layout.jpg

10. **Person in charge on day of event:** Mark McCutcheon
Cell: 615-394-7782 **E-mail address:** mark@westhavenfoundation.org

11. **Name and Cell Number of at least two others available on day of event:**
Name: Bridget Short **Cell:** 217-521-7749 **E-mail address:** bridget@westhavenfoundation.org
Name: Bridget Short **Cell:** 2175217749 **E-mail address:** bridget@westhavenfoundation.og

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

Administrative Contact List: Administrative Contact List.docx

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

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

15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
IRS tax exemption letter: Westhaven Foundation - Sales Tax Exemption Form exp 2023.pdf

16. **Will you charge an admission fee?** Yes
Average admission fee: 100

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

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

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

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

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

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

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

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

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

Insurance Certificate:

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list**.
Curated events, home city ice, alpa lit Nashville, bubble bar, City of Franklin

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

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

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

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

29. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require a special inspection from the Franklin Fire Department. All tents must meet the requirements of Chapter 31 of the International Fire Code. Tents 20-ft by 20-ft or larger much have an approved label or documentation showing the tent fabric meets all flammability requirements. Tents larger than 400-SF must be inspected and approved by the fire department before the event opens. All cooking operations must be inspected and approved by the fire department before the event opens. Cooking operations will be periodically inspected throughout the event. Tents should be taken down on the date the event has ended. ***Please read the Additional Requirements section of this application for more information***.

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

HISTORIC
FRANKLIN
TENNESSEE

Rules and Regulations

Please Read All Attachments Before Signing Application.

1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all State and Federal Laws.
2) I/We agree to abide by all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
3) I/We do swear or affirm that all of the information given in this application is true and complete.
4) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.
5) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.
6) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.
7) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
8) I/We understand and acknowledge that all vendors, acts, performers, organizers, and patrons must not violate any laws pertaining to adult entertainment as defined by Tennessee State law.
9) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
10) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.
11) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
12) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

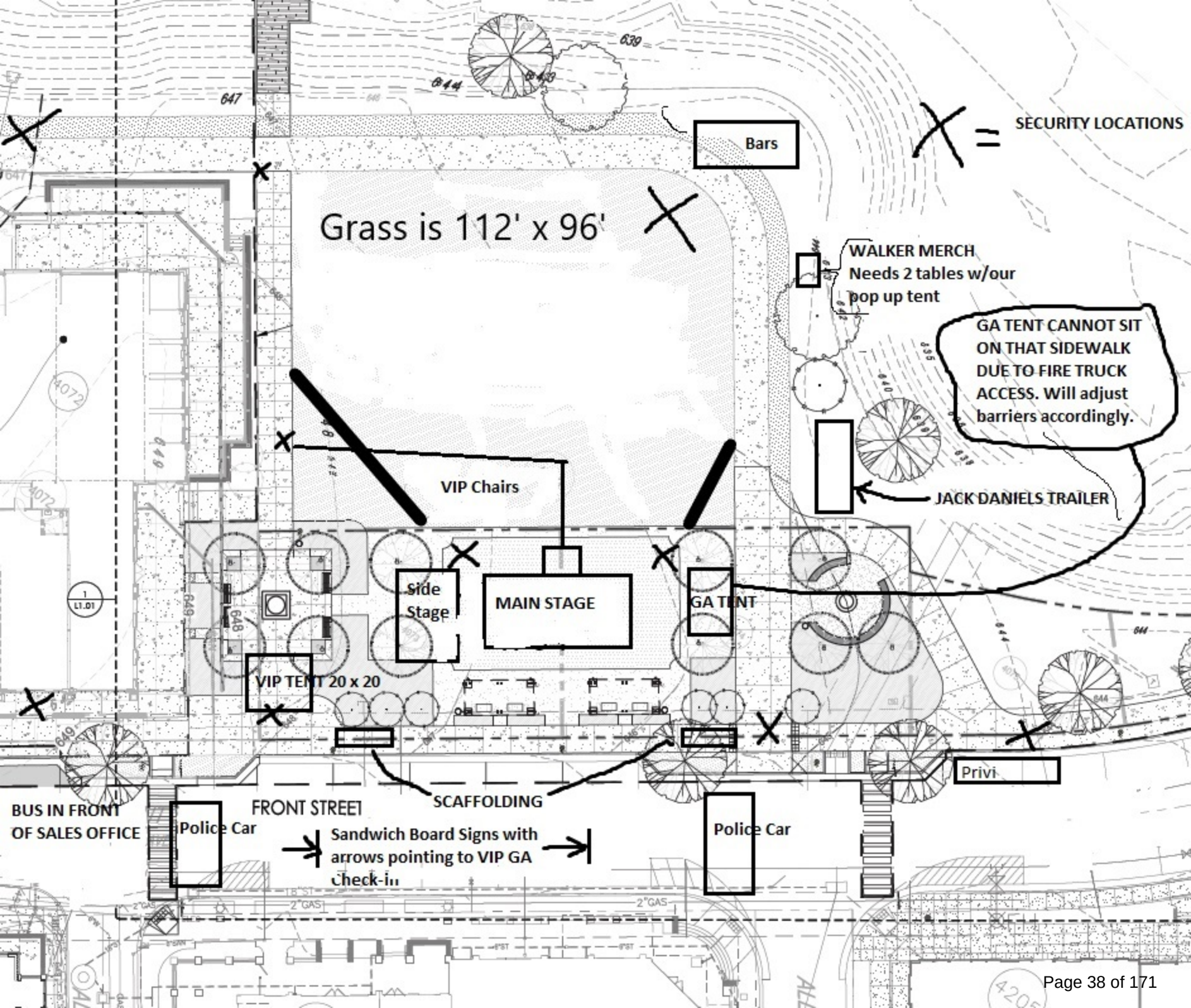
BY:_____ Date: 7/10/23
(Signature and title – must be officer of organization)

Approved by the Board of Mayor and Aldermen on_____, 20____

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

08/2022


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

HISTORIC FRANKLIN TENNESSEE

Buildings, Structures, & Power Sources

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

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

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

All Permit applications are subject to permit fees.

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

HISTORIC FRANKLIN TENNESSEE

Sound Amplification

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

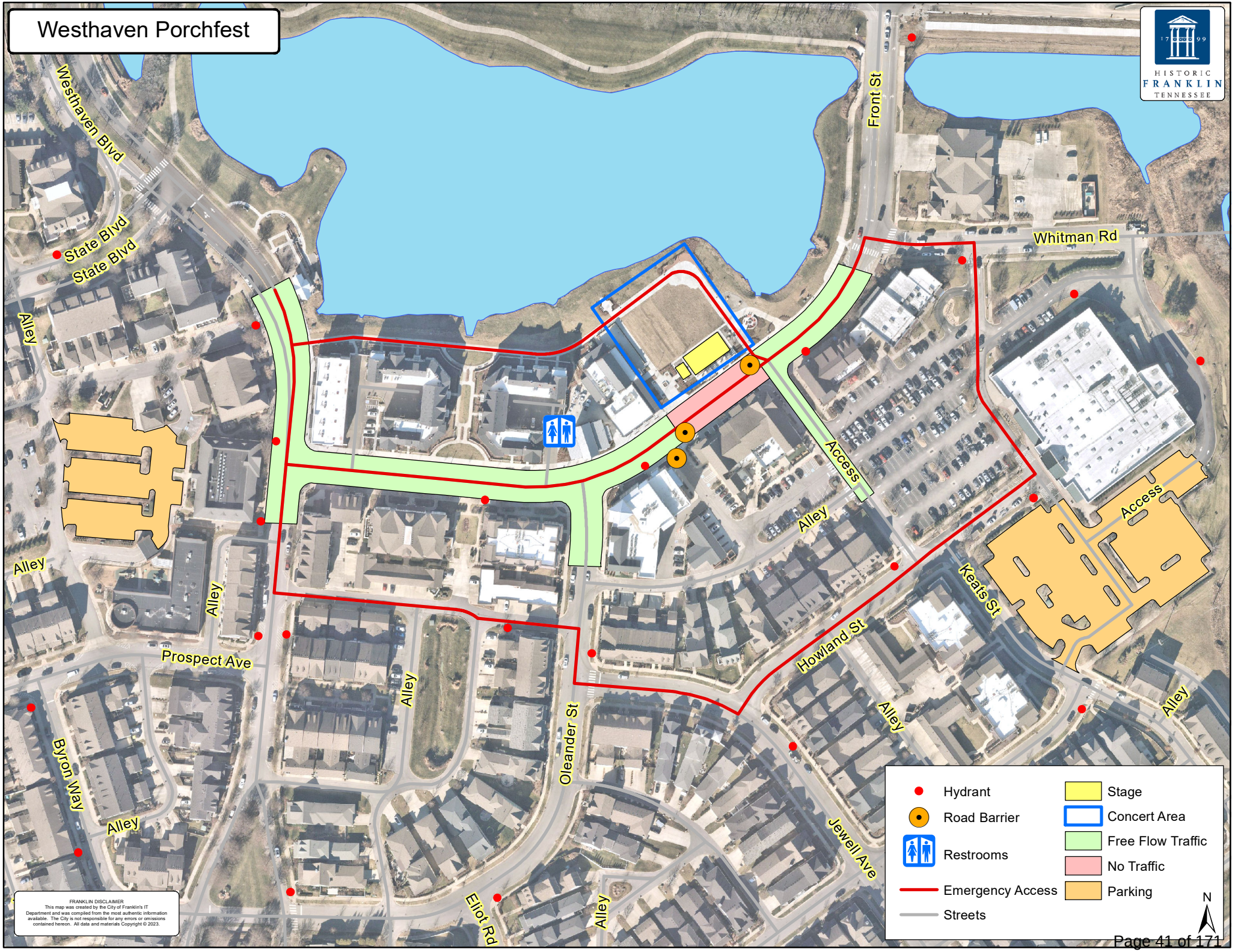
Applicant/Organization: -
Event Name: Westhaven Porchfest 2023
Event Date(s): 09/30/2023

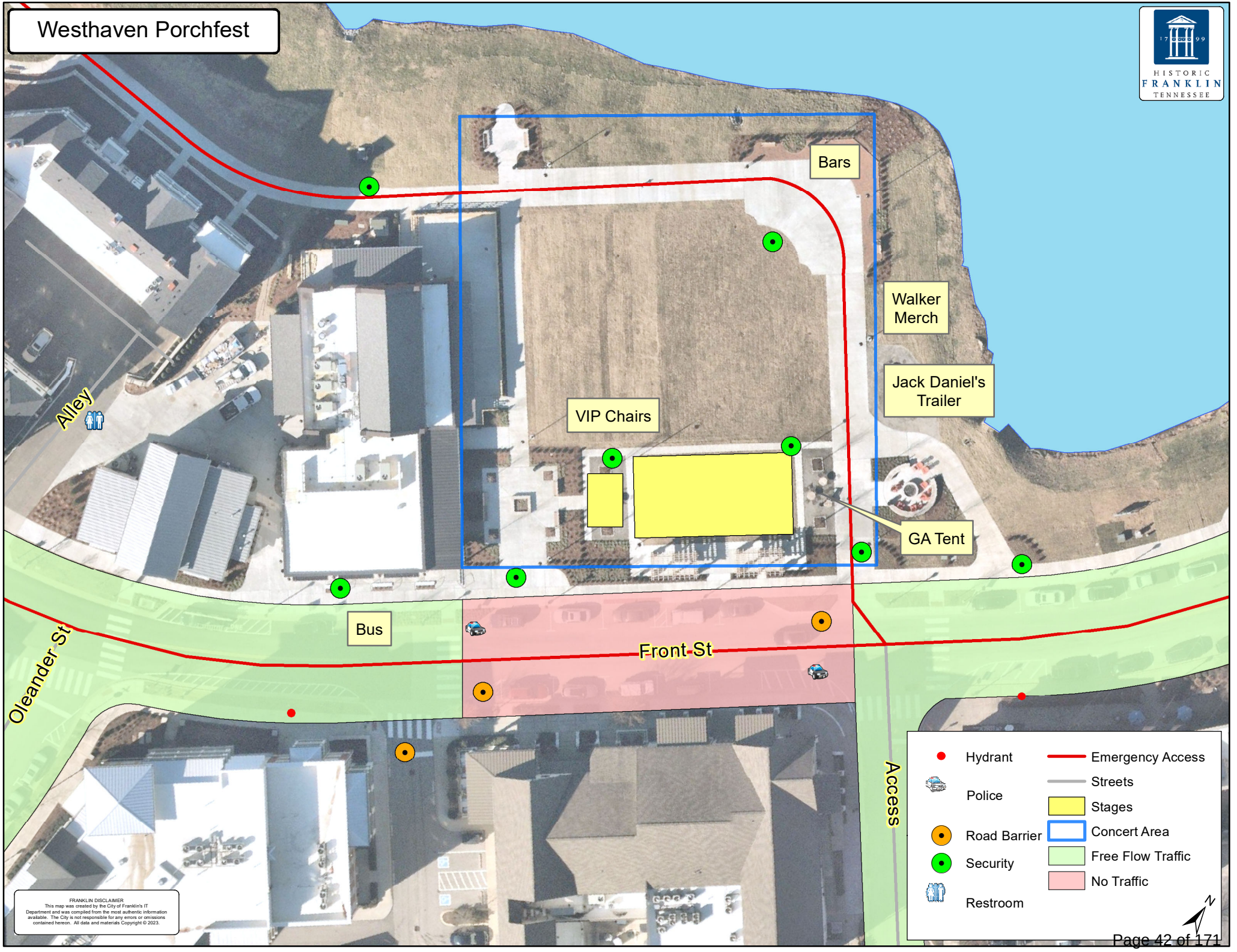
1. **Time amplification equipment will be used:** From: 5:00 PM To: 10:00 PM
2. **Exact locations sound amplification equipment will be used** *(i.e. stage located on Second Avenue). Provide map/layout if necessary.*:
   Magli Green 191 Front Street Franklin, TN 37064

   Sound Amplification Map: Porchfest Layout.jpg
3. **For what purpose will sound amplification be used?** *Please list all that apply*:
   - Band/Singers
4. **Type of Amplifier:**
   - PA System
5. **Number of Amplifiers:** Not sure **Number of Speakers:** Not sure **Number of Performers:** 3
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**
   Name: Mark McCutcheon **Cell:** 615-394-7782 **E-Mail:** mark@westhavenfoundation.org
   Name: Bridget **Cell:** 217-521-7749 **E-Mail:** bridget@westhavenfoundation.org

Authorized Signature: Bridget Short **Date:** 07/10/2023

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


Westhaven Porchfest
Westhaven Blvd
State Blvd
State Blvd
Alley
Front St
Whitman Rd
Access
Alley
Access
Alley
Alley
Alley
Keats St
Howland St
Prospect Ave
Alley
Alley
Oleander St
Alley
Byron Way
Alley
Jewell Ave
Elliot Rd
Alley
HISTORIC FRANKLIN TENNESSEE
Hydrant
Road Barrier
Restrooms
Emergency Access
Streets
Stage
Concert Area
Free Flow Traffic
No Traffic
Parking
N
FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2023.


Westhaven Porchfest
HISTORIC FRANKLIN TENNESSEE
Bars
Walker Merch
Jack Daniel's Trailer
VIP Chairs
GA Tent
Alley
Bus
Front St
Oleander St
Access
Hydrant
Police
Road Barrier
Security
Restroom
Emergency Access
Streets
Stages
Concert Area
Free Flow Traffic
No Traffic
FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2023.

Staff Conditions:

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

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

Risk Management:

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

Police Department:

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

Sanitation and Environmental Services Department:

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

Fire Department:

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

Revenue Management:

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

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-04717

DATE: July 15, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Jessica Davey, Revenue & Licensing Manager
Blake Harper, Staff Attorney

SUBJECT:

Discussion Of Peddlers, Solicitors, And Itinerant Merchants - Pop-Up Commercial Merchandise Sales, Services, And Permitting Requirements
WS 6/27/23, deferred; 7/11/23

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the permitting and operation of peddlers, solicitors, and itinerant merchants.

BACKGROUND/STAFF COMMENTS:

Title 9, Chapter 2 of the City of Franklin Municipal Code authorizes and provides for specific permitting and operating requirements for peddlers, solicitors, and itinerant merchants. This ordinance was created in the mid-1970's and amended last in 2004 and 2009.

Recently, City staff has received inquiries from potential permitees whose business models do not strictly fit the definitions and requirements in the current code as written. Additionally, some business owners have expressed concerns that some of the requirements are restrictive. City team members from Revenue Management, Building and Neighborhood Services, and Law Departments have identified sections of the Municipal Code that may be suited for an update. However, discussion and guidance from the Board regarding this section of the Municipal Code is needed.

FINANCIAL IMPACT:

For context, in FY 22 Franklin issued 63 permits with a total application fee of $3,150 and, in FY 23, we have issued 95 permits to date with $4,750 collected. If the BOMA decides to proceed with minor amendments to this section of the Municipal Code, there would likely be no additional administrative impact. Staff is not recommending that the current application fee of fifty ($50) dollars be changed.

However, with an increasing number of peddlers, solicitors, and itinerant merchants, the impact on existing brick-and-mortar businesses is not measurable.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen provide guidance on amendments to the City's Municipal Code regarding the permitting and operation of peddlers, solicitors, and itinerant merchants for consideration in the future.

Peddlers – Solicitors – Itinerant Merchants – Farm Fresh Produce Sales

Board of Mayor and Aldermen Work Session Discussion - August 8, 2023

CURRENT / RECOMMENDED / ? GUIDANCE REQUESTED

Municipal Code Regulating Factors	*Peddlers*		*Solicitors*		*Itinerant Merchants*		*Farm Fresh Produce Sales*	
Permit Required/per Individual	Y	Y	Y	Y	Y	?	Y	?
Permit Required/per location	n/a	n/a	n/a	n/a	Y	?	Y	?
Background Check/per Individual	Y	Y	Y	Y	Y	?	Y	?
$ 1000 Bond Required/per Individual	Y	N	Y	N	Y	N	Y	N
Hours of Operation 9:00 to 7:00/8:00	Y	9:00 to 6:00	Y	9:00 to 6:00	Y	?	Y	Same as Itinerant Merchants
$ 50 Application Fee	Y	Y	Y	Y	Y	Y	Y	Y
Annual Permit Fee	N/A	$ 100	N/A	$ 100	N/A	$ 100	N/A	?

Title 9 – Chapter 2
City of Franklin Municipal Code

Peddlers, Solicitors, and Itinerant Merchants

Are The Regulations Current? Topics For Discussion…

- Municipal Code – Created in mid-1970's – Last Changes 2004 and 2009
- Permit Required for Every Person - Not for a Business or Organization
- Requirement of a $ 1,000 Surety Bond/person
- Peddlers and Solicitors – Hours of Operation
  9:00 am – 7/8:00 pm --- Monday - Saturday
- Itinerant Merchants – Increased Interest in Non-Typical "Pop-up" Retail Sales/Services That Require Customers Entering a Trailer to View Goods or Receive Treatments
- Permission Required from Property Owner and Only Allowed when Open for Business. No Overnight Staging or Storage
- Should Sale of Produce be Exempt from Permit whether a single site or as a participant in a Permitted Farmers Market?

TITLE 9 BUSINESS, PEDDLERS, SOLICITORS, ETC.[1]

CHAPTER 1. MISCELLANEOUS

Sec. 9-101. Going out of business sales.

It shall be unlawful for any person to falsely represent a sale as being a "going out of business" sale. A "going out of business" sale, for the purposes of this section, shall be a "fire sale," "bankrupt sale," "loss of lease sale," or any other sale made in anticipation of the termination of a business at its present location. When any person, after advertising a "going out of business" sale, adds to his stock or fails to go out of business within 90 days he shall prima facie be deemed to have violated this section.

(1976 Code, § 5-101)

Sec. 9-102. Dance halls.

It shall be unlawful for any business place where public dancing is permitted on the premises to remain open or in operation between the hours of 1:30 A.M. and 8:00 A.M. on any day unless a special permit has been obtained in advance from the chief of police for a special event or celebration.

(1976 Code, § 5-102)

Sec. 9-103. Tree trimmers.

(1) Any person, association, or corporation, except departments of municipal or governmental agencies, engage in the business of removing trees, trimming trees, repairing trees, or performing any service wherein trees are trimmed or altered in any manner whatsoever, shall register with the city recorder before engaging in any of the aforementioned activities, and shall furnish the names and addresses of all employees or associates who are participating with him in said activities.

(2) No person shall perform any service for profit wherein trees are cut, trimmed, or altered, and wherein an accumulation of brush, wood, debris, or other refuse is the result of such work or service, without being equipped with a truck or other vehicle capable of removing said brush, wood, debris, or other refuse to a dumping area previously designated as such by the sanitation department head of the City of Franklin, and said brush, wood, debris or other refuse shall be so removed by the person causing or crating its accumulation.

(3) Any person violating any provision of this section shall be guilty of a misdemeanor and, upon conviction, shall be fined under the general penalty clause for this Code.

(1976 Code, § 5-103)

[1]Cross reference(s)—Building, plumbing, wiring and housing regulations: title 12; liquor and beer regulations: title 8; noise reductions: title 11; zoning: title 14.

CHAPTER 2. PEDDLERS, SOLICITORS, ETC.[2]

Sec. 9-201. Definitions.

(1) *Goods,wares* or *merchandise* shall mean all variety of merchandise items, whether handmade or manufactured, or services, whether personal or professional categorized as, but not necessarily limited to, souvenirs, gifts, prizes, art, school supplies, cloth, clothing or wearing apparel, toys, balloons, novelties, small appliances, works of art or crafts, directional information and/or charts, street photographers, tools or mechanical, devices of any nature.

(2) *Itinerant merchant* shall mean any person who is not a mobile food vendor, and is authorized to, engage in the giving away, the selling or offering for sale, of goods, wares or merchandise, or who solicits patronage for any person, business, or service by word of mouth, to entice or persuade anyone to buy, sell or accept goods, wares, or merchandise within the corporate limits of the city, where the above-mentioned activities are conducted from a temporary or transient location with the express, written permission of the private property owner(s). For purposes of this section, "temporary or transient location" means from a stand, stall, kiosk, trailer, and/or vehicle that is temporary and removed from the property when not open for business (unless otherwise expressly permitted by the city). This section shall also apply to any and all ancillary equipment associated with the itinerant merchant, including, but not limited to, signs, tables, chairs, marketing materials, set-ups, and/or trash bins.

(3) *Peddler* shall mean any person who goes from dwelling to dwelling, business to business, place to place or from street to street, carrying or transporting goods, wares or merchandise and offering or exposing the same for sale. Connotes one who makes sales and delivery of merchandise or services concurrently and on-the-spot to a residential or commercial customer.

(4) *Solicitor* shall mean any person who goes from dwelling to dwelling, business to business, place to place or from street to street, taking or attempting to take orders for any goods, wares or merchandise, or personal property of any nature whatever for future delivery. Does not include bona fide charitable, religious, patriotic or philanthropic organizations to the extent they are regulated by chapter 3 of this title.

(1976 Code, § 5-201; Ord. No. 2004-68, 12- -2004; Ord. No. 2018-29 , § I, 8-28-2018)

Sec. 9-202. Permit required; exemptions.

(1) It shall be unlawful for any peddler, solicitor, or itinerant merchant to ply his or her trade within the corporate limits without first obtaining a permit in compliance with the provisions of this chapter. A permit shall be issued to an individual only. No permit shall be used at any time by any person other than the one to whom it is issued.

(2) Exemptions. Except as may be required in chapter 3 of this title, the terms of this chapter shall not be applicable to persons selling at wholesale to dealers, nor to newsboys, nor to bona fide merchants who merely deliver goods in the regular course of business, nor to sellers responding to a prior invitation by the

[2]Cross reference(s)—Privilege taxes: title 5.

owner or occupant of a residence, nor to bona fide charitable, religious, patriotic or philanthropic organizations, nor to a person receiving authorization to ply his or her trade under a special event permit.

(3) Violation and penalty. Any person violating any of the provisions of this chapter, or filing, or causing to be filed, an application for a permit or certificate under this chapter containing false or fraudulent statements shall be fined as specified in appendix A, comprehensive fees and penalties. Each solicitation that occurs in violation of this chapter shall be deemed a separate offense.

(1976 Code, § 5-202; Ord. No. 2004-68, 12- -2004; Ord. No. 2009-39, § I, 7-28-2009)

Sec. 9-203. Application for permit.

(1) Applicants for a solicitor's permit under this chapter must file with the city recorder a sworn written application containing the following for each peddler, solicitor or itinerant merchant:

(a) Name and physical description of applicant.

(b) Complete permanent home address and local address of the applicant and, in the case of itinerant merchants, the local address from which proposed sales will be made.

(c) A brief description of the nature of the business and the goods to be sold or the nature of the solicitation.

(d) If employed, the name and address of the employer, together with credentials therefrom establishing the exact relationship.

(e) The length of time for which the right to do business is desired.

(f) Two recent clear photographs approximately two inches square showing the head and shoulders of the applicant.

(g) The names of at least two reputable local property owners who will certify as to the applicant's good moral reputation and business responsibility, or in lieu of the names of references, such other available evidence as will enable an investigator to evaluate properly the applicant's moral reputation and business responsibility.

(h) A statement as to whether or not the applicant has been convicted of any crime or misdemeanor or for violating any municipal ordinance; the nature of the offense; and, the punishment or penalty assessed therefor.

(i) The last three cities or towns, if that many, where applicant carried on business immediately preceding the date of application and, in the case of itinerant merchants, the addresses from which such business was conducted in those municipalities.

(j) At the time of filing the application, a nonrefundable fee as specified in appendix A, comprehensive fees and penalties, shall be paid to the city to cover the cost of investigating the facts stated therein.

(1976 Code, § 5-203; Ord. No. 2002-27, 8- -2002; Ord. No. 2004-68, 12- -2004; Ord. No. 2009-39, § II, 7-28-2009)

Sec. 9-204. Issuance or refusal of permit.

(1) Upon receipt of a complete application and all applicable fees and taxes, each application shall be referred by the city recorder to the chief of police for investigation. The chief shall report his findings to the city recorder within 72 hours.

(2) If as a result of such investigation the chief reports the applicant's moral reputation and/or business responsibility to be unsatisfactory the city recorder shall notify the applicant that his application is disapproved and that no permit will be issued. If, on the other hand, the chief's report indicates that the moral reputation and business responsibility of the applicant are satisfactory the city recorder shall issue a revocable permit upon the payment of all applicable fees and taxes and the filing of the bond required by section 9-206. The city recorder shall keep a permanent record of all permits issued.

(1976 Code, § 5-204; Ord. No. 2004-68, 12- -2004)

Sec. 9-205. Appeal.

Any person aggrieved by the action of the chief of police and/or the city recorder in the denial of a permit shall have the right to appeal to the board of mayor and aldermen. Such appeal shall be taken by filing with the mayor within 14 days after notice of the action complained of, a written statement setting forth fully the grounds for the appeal. The mayor shall set a time and place for a hearing on such appeal and notice of the time and place of such hearing shall be given to the appellant. The notice shall be in writing and shall be mailed, postage prepaid, to the applicant at his last known address at least five days prior to the date set for hearing, or shall be delivered by a police officer in the same manner as a summons at least three days prior to the date set for hearing.

(1976 Code, § 5-205)

Sec. 9-206. Bond.

Every permittee shall file with the city recorder a surety bond running to the city in the amount as specified in appendix A, comprehensive fees and penalties, or if named as an authorized participant in a special event, a peddler, solicitor or itinerant merchant shall be considered to be covered by the special event's bond or deposit as required under title 16, chapter 5 of this Code. The bond shall be conditioned that the permittee shall comply fully with all the provisions of the ordinances of this city and the statutes of the state and shall guarantee to any citizen of the city that all money paid as a down payment will be accounted for and applied according to the representations of the permittee, and further guaranteeing to any citizen of the city doing business with said permittee that the property purchased will be delivered according to the representations of the permittee. Action on such bond may be brought by any person aggrieved and for whose benefit, among others, the bond is given, but the surety may, by paying, pursuant to order of the court, the face amount of the bond to the clerk of the court in which the suit is commenced, be relieved without costs of all further liability.

(1976 Code, § 5-206; Ord. No. 2004-68, 12- -2004; Ord. No. 2009-39, § III, 7-28-2009)

Sec. 9-207. Loud noises and speaking devices.

No permittee, nor any person in his behalf, shall shout, cry out, blow a horn, ring a bell or use any sound amplifying device upon any of the sidewalks, streets, alleys, parks or other public places of the city or upon private premises in violation of the city's noise ordinance.

(1976 Code, § 5-207; Ord. No. 2004-68, 12- -2004)

Sec. 9-208. Limitations on use of streets and sidewalks.

(1) *Nonexclusive use of streets.* No permittee shall have any exclusive right to any location in the public streets, nor shall any be permitted a stationary location thereon, nor shall any be permitted to operate in a congested area where the operation might impede or inconvenience the public use of the streets. For the

purpose of this chapter, the judgment of a police officer, exercised in good faith, shall be deemed conclusive as to whether the area is congested and the public impeded or inconvenienced.

(2) *Prohibitions.* The following activities shall be declared unlawful:

(a) Soliciting by parked vehicle or movable receptacle on public streets, highways, sidewalks, right-of-way, and public places.

(b) The erection of stands or similar contrivances on public streets, highways, sidewalks, rights-of-way, and public places for the purpose of giving away displaying and/or buying or selling of goods, wares or merchandise.

(c) Sale of drinks or other prepared foods and/or edible items upon public streets, sidewalks, highways and rights-of-way, except as may be regulated elsewhere in this Code.

(1976 Code, § 5-208; Ord. No. 2004-68, 12- -2004)

Sec. 9-209. Exhibition of permit.

Permittees are required to exhibit their permits for inspection at all times and upon the request of any police officer or citizen. Failure to exhibit a permit shall constitute a violation of this section.

(1976 Code, § 5-209; Ord. No. 2004-68, 12- -2004)

Sec. 9-210. Police officers and codes officers to enforce.

It shall be the duty of all police officers and codes officers to see that the provisions of this chapter are enforced.

(1976 Code, § 5-210; Ord. No. 2004-68, 12- -2004)

Sec. 9-211. Revocation or suspension of permit.

(1) Permits issued under the provisions of this chapter may be revoked or suspended by the board of mayor and aldermen after notice and hearing, for any of the following causes:

(a) Fraud, misrepresentation, or incorrect statement contained in the application for permit, or made in the course of carrying on the permitted business.

(b) Any violation of this chapter.

(c) Conviction of any crime or misdemeanor.

(d) Conducting the business of peddler, solicitor, or itinerant merchant, as the case may be, in an unlawful manner or in such a manner as to constitute a breach of the peace or to constitute a menace to the health, safety, or general welfare of the public.

(2) Notice of the hearing for revocation of a permit shall be given by the city recorder in writing, setting forth specifically the grounds of complaint and the time and place of hearing. Such notice shall be mailed to the permittee at his last known address at least five days prior to the date set for hearing, or it shall be delivered by a police officer in the same manner as a summons at least three days prior to the date set for hearing.

(3) When reasonably necessary in the public interest the mayor may suspend a permit pending the revocation hearing.

(1976 Code, § 5-211; Ord. No. 2004-68, 12- -2004)

Sec. 9-212. Reapplication.

No permittee whose permit has been revoked shall make further application until a period of at least six months has elapsed since the last revocation.

(1976 Code, § 5-212)

Sec. 9-213. Expiration and renewal of permit.

Permits issued under the provisions of this chapter shall expire one year from the date of issuance or upon the expiration of a permit holder's privilege license, whichever is sooner. Permits may be revoked if, at any time, any condition of the permit or requirement of this chapter has not been met, including but not limited to maintaining all required permits and licenses.

(1976 Code, § 5-213; Ord. No. 2004-68, 12- -2004)

Sec. 9-214. Hours in which business may be conducted; trespassing.

(1) No permittee shall conduct any solicitations or sales except between the hours of 9:00 A.M. and 7:00 P.M. (8:00 P.M. during daylight savings time) on Monday through Saturday, it being the intent that door-to-door sales occur during daylight hours and at times when citizens feel secure in their homes to receive unexpected visitors.

(2) Trespass. It shall be unlawful and deemed to be a trespass for any permittee acting under this division to fail to leave promptly the private premises of any person who requests or directs the permittee to leave or has posted a sign that indicates solicitors are not welcome.

(Ord. No. 2002-27, 8- -2002; Ord. No. 2004-68, 12- -2004)

CHAPTER 3. CHARITABLE SOLICITORS

Sec. 9-301. Definition; permit required.

(1) *Definition.* "Charitable solicitor" means any person firm, corporation or organization who or which solicits contributions from the public, either on the streets of the city or from door-to-door, business-to-business, place-to-place or from street-to-street, for any charitable or religious organization. No entity shall qualify as a "charitable" or "religious" organization unless the organization has a current exemption certificate from the Internal Revenue Service.

(2) *Permit required.* No person shall solicit contributions or anything else of value for any charitable or religious purpose on any public street, sidewalk, or other public or private property in the City of Franklin, without a permit authorizing such solicitation in accordance with the procedure in chapter 2 of this title. This section applies only to commercial activities and to the solicitation of funds and shall not apply to any locally established organization or church operated exclusively for charitable or religious purposes if the solicitations are conducted exclusively among the members thereof, voluntarily and without remuneration for making such solicitations, and if the solicitations are in the form of collections or contributions at the regular assemblies of any such established organization or church.

(3) *Violation and penalty.* Any person violating any of the provisions of this chapter, or filing, or causing to be filed, an application for a permit or certificate under this chapter containing false or fraudulent statements

shall be fined as specified in appendix A, comprehensive fees and penalties. Each solicitation which occurs in violation of this chapter shall be deemed a separate offense.

(1976 Code, § 5-301; Ord. No. 2004-68, 12- -2004; Ord. No. 2009-39, § IV, 7-28-2009)

Sec. 9-302. Prerequisites for a permit; revocation or suspension of permit.

The city recorder shall issue a revocable permit, subject to revocation or suspension under the conditions and procedures in chapter 2 of this title. The following prerequisites must be met:

(1) The application form has been completed by the applicant and all information requested has been verified by the police chief or his designee. The application shall include all information required to be submitted of every solicitor and shall be subject to the procedure in sections 9-203—9-205 of this Code.

(2) The organization requesting permission to solicit must prove that it is a tax-exempt organization under one of the applicable provisions of the Internal Revenue Code as evidenced by a current letter from the Internal Revenue Service.

(1976 Code, § 5-302; Ord. No. 2004-68, 12- -2004)

Sec. 9-303. Time, place, and manner of restrictions.

The following restrictions are placed on the time, place and manner of charitable solicitations that may be done on any street, sidewalk, or other property in the City of Franklin, Tennessee:

(1) No person under the age of 18 is permitted to solicit on public property.

(2) No person shall be upon or go upon any street or roadway or shall be upon or go upon any shoulder of any street or roadway for the purpose of soliciting employment, business, or charitable contributions of any kind from the occupant of any vehicle.

(3) Solicitors will wear adequate identification regarding the club/charity for which they are soliciting.

(4) No club or charity may conduct a solicitation within the city limits more than once every ten months.

(1976 Code, § 5-303)

Sec. 9-304. Appeal from denial of permit.

Any applicant for a permit to make charitable or religious solicitations may appeal to the board of mayor and aldermen if a permit has not be granted within 15 days after completion of the application requirements therefor.

(1976 Code, § 5-304; Ord. No. 2004-68, 12- -2004)

Sec. 9-305. Exhibition of permit.

Any solicitor required by this chapter to have a permit shall exhibit such permit for inspection all times and upon the request of any police officer or person solicited. Failure to exhibit a permit shall constitute a violation of this section.

(1976 Code, § 5-305; Ord. No. 2004-68, 12- -2004)

Sec. 9-306. Hours in which business may be conducted; trespassing.

(1) No charitable solicitor shall conduct any solicitations or sales except between the hours of 9:00 A.M. and 7:00 P.M. (8:00 P.M. during daylight savings time) on Monday through Saturday, it being the intent that door-to-door charitable solicitations occur during daylight hours and at times when citizens feel secure in their homes to receive unexpected visitors.

(2) Trespass. It shall be unlawful and deemed to be a trespass for any permittee acting under this division to fail to leave promptly the private premises of any person who requests or directs the permittee to leave or has posted a sign that indicates solicitors are not welcome.

(Ord. No. 2004-68, 12- -2004)

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-04558

DATE: April 12, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Tom Marsh, Building and Neighborhood Services Director
Katherine Harelson, Development Services Analyst

SUBJECT:

Development Activity Report

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the development activity in Franklin for the first six months of 2023 and the entire fiscal year of 2023.

BACKGROUND/STAFF COMMENTS:

Every quarter, the Board of Mayor and Alderman is presented with a development activity report. This report includes permitting activity, fees collected, and the value of the permits being issued.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

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

DEVELOPMENT ACTIVITY REPORT

BOMA Work Session – August 8th, 2023

CY23 Mid-Year Update

FY23 Review

OVERVIEW

CY23 MID-YEAR UPDATE

PERMITTING

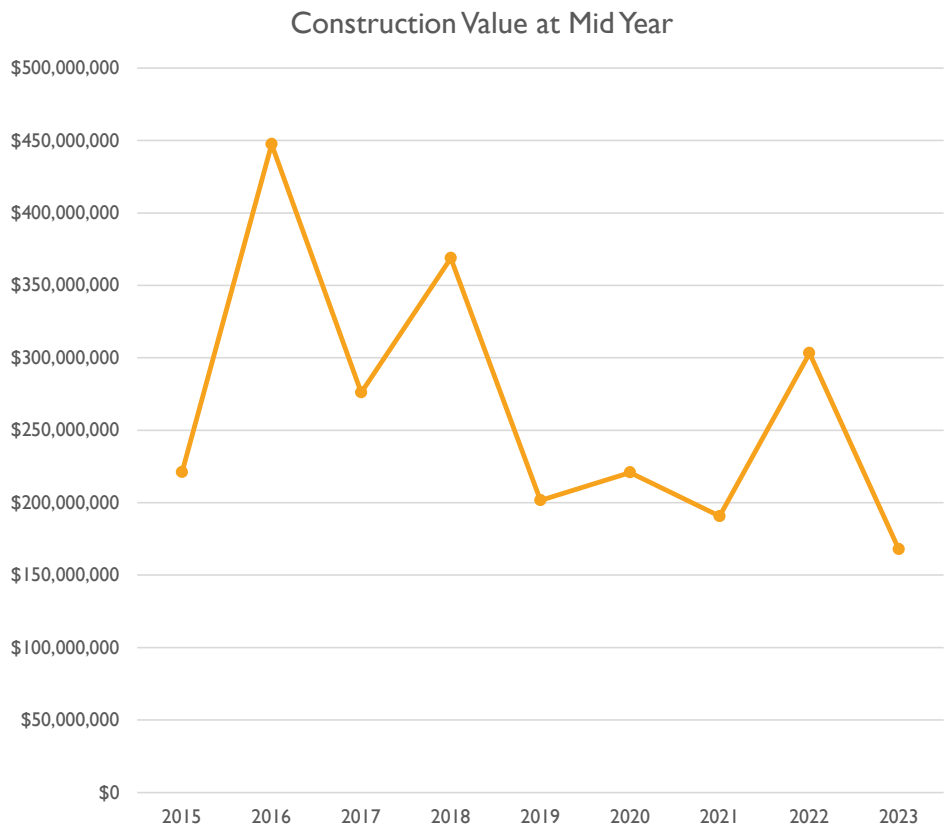
	Building Permits	Trade Permits	Other Permits	Total # of Permits
2019	564	2,396	52	3,012
2020	541	2,131	51	2,723
2021	610	2,369	78	3,057
2022	564	2,343	53	2,960
2023	488	2,032	75	2,595

PERMIT AND IMPACT FEES

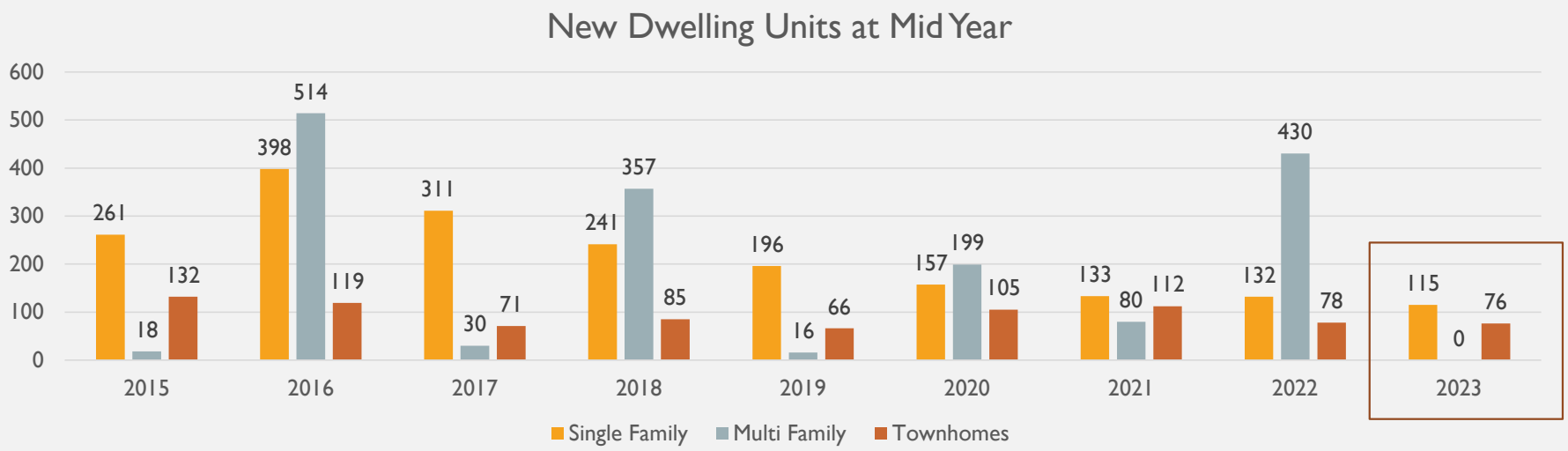
	Permit Fees	Water & Sewer Impact Fees	Road Impact Fees	Facilities Tax
2019	$1,077,730	$1,231,924	$1,852,315	$1,144,721
2020	$1,022,345	$2,420,040	$2,767,276	$1,261,747
2021	$1,047,518	$1,897,969	$1,604,883	$1,052,081
2022	$1,119,544	$1,378,195	$1,689,938	$930,178
2023	$856,335	$791,407	$1,409,222	$574,241

CONSTRUCTION VALUATION

- Construction value of permits from January – June 2023 is $166 million.
- 45% decrease from June 2022.



NEW DWELLING UNITS



FY23 REVIEW

FY23 PERMITS

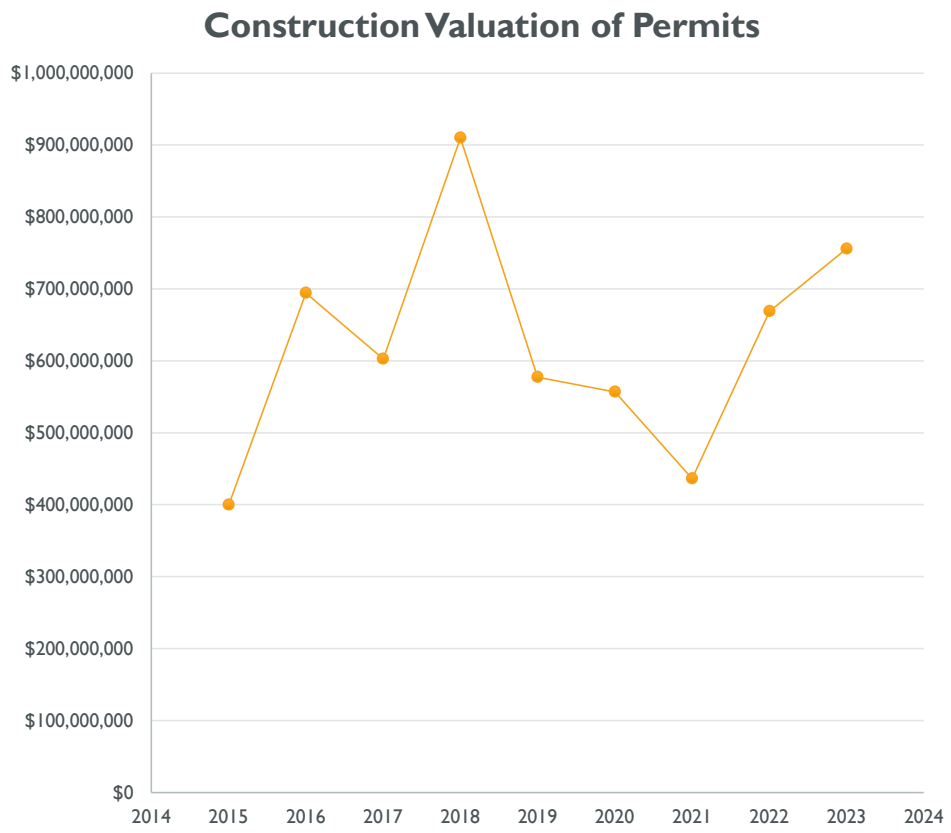
	Building Permits	Trade Permits	Other Permits	Total # of Permits
2019	1,146	4,888	99	6,133
2020	1,251	4,870	127	6,248
2021	1,338	4,779	69	6,186
2022	1,087	4,450	133	5,670
2023	1,023	4,201	140	5,364

PERMIT AND IMPACT FEES

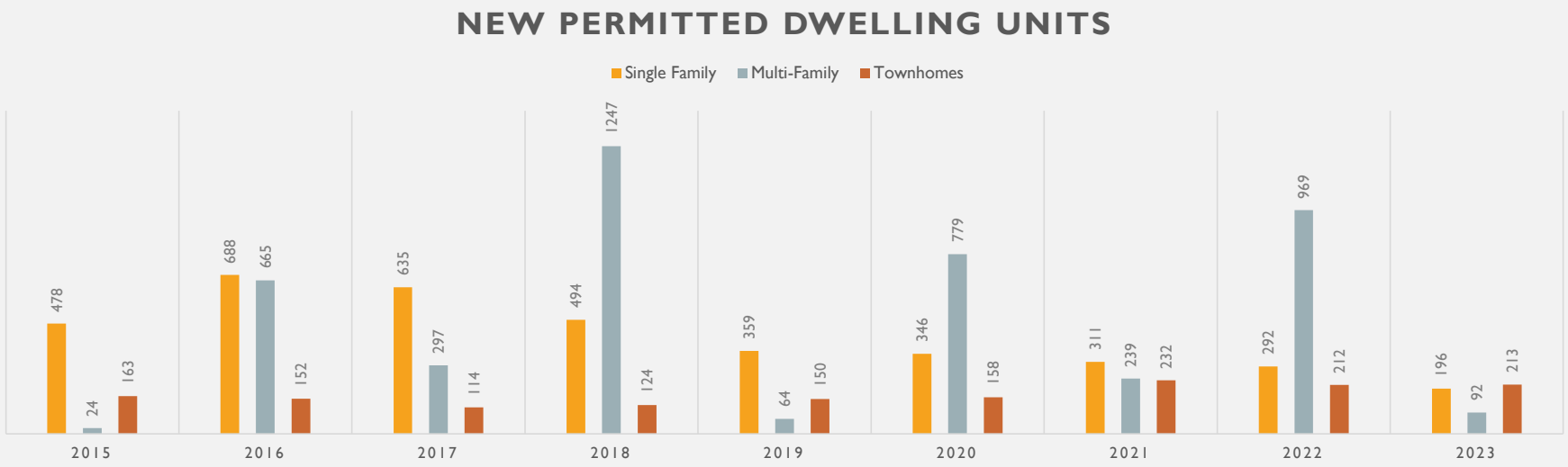
	Permit Fees	Water & Sewer	Roads	Facilities
2019	$2,047,753	$3,281,860	$5,202,097	$2,573,119
2020	$2,230,498	$4,463,453	$7,487,741	$3,130,487
2021	$2,305,406	$4,020,533	$3,959,717	$2,628,088
2022	$2,191,873	$4,181,413	$6,369,786	$2,669,852
2023	$2,164,167	$1,951,271	$4,744,452	$1,294,168

CONSTRUCTION VALUATION

- The construction value of issued permits in FY23 rose to $755 million.
- 13% increase from FY22



NEW DWELLING UNITS



FINAL THOUGHTS

- In the first half of 2023, the City has seen a decrease in permitting activity.
  - The largest slow down in activity is non-residential development. This has been a trend since the pandemic.
- In FY23, there was a decrease in multi-family units and single-family homes permitted compared to previous fiscal years.
- The City is still experiencing strong activity in plan review submittals, and several large projects are currently going through the entitlement process.

City of Franklin

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

File #: 21-04884

DATE: July 12, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Jimmy Wiseman, Asst. Director of Engineering

SUBJECT:

*Consideration Of Amendment 2 To COF Contract No. 2019-0031, With Clayton Properties Group, Inc. And Reese Farms, LLC For Road Impact Fee Reimbursement Agreement In An Amount Not To Exceed $200,000

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Amendment No. 2 to COF Contract No. 2019-0031.

BACKGROUND/STAFF COMMENTS:

The City of Franklin and Clayton Properties Group entered into a Road Impact Fee Reimbursement Agreement on August 27, 2019 as part of the Reese Farm Development. As part of the initial development, Clayton Properties Group was required to dedicate right-of-way on Del Rio PIke and the City agreed to reimburse them for the land. On April 5, 2022, the parties revised the project scope and reimbursement amount as part of Amendment No. 1. On June 30, 2022, Clayton Properties Group sold the property and proposed development to Reese Farms LLC. As part of proposed Amendment No. 2, Clayton Properties Group and Reese Farms LLC would like to assign all rights, responsibilities, and obligations to Reese Farms LLC. In addition, the City and Reese Farms LLC would like to add an additional 338' to the project as conceptual shown in Exhibit B of Amendment No. 2. This additional scope will complete a small gap of roadway on Del Rio Pike that needs to be improved. Amending this Road Impact Fee agreement will provide for more timely and cost effective delivery of this additional segment of roadway than if it were included with a future City project.

FINANCIAL IMPACT:

The total eligible cost of construction of the New Improvements is Two Hundred Thousand and 00/100 Dollars ($200,000). Reimbursement of this cost is NOT contingent upon impact fees collected as part of the Development Project.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Amendment 2 to COF Contract No. 2019-0031.

AMENDMENT NO. 2 TO
ROAD IMPACT FEE REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF FRANKLIN, TENNESSEE, CLAYTON PROPERTIES GROUP, INC. and REESE FARMS LLC
COF CONTRACT NO. 2019-0031

THIS SECOND AMENDMENT is made and entered into on this the _____ day of _____ 2023, by and between the **City of Franklin, Tennessee** ("City"), **Clayton Properties Group, Inc.** ("Developer") and **Reese Farms LLC** ("New Developer") (collectively, "Parties").

WITNESSETH:

WHEREAS, the City and the Developer are parties to that certain Road Impact Fee Reimbursement Agreement COF Contract No. 2019-0031 ("Agreement") dated August 27th, 2019, wherein the Developer agreed to dedicate right-of-way on Del Rio Pike, a collector roadway, as described in Connect Franklin, the City of Franklin's Major Thoroughfare Plan (the "Improvements") and the City agreed to reimburse Forty-Two Thousand Four Hundred Fifty and No/100 Dollars ($42,450.00) for right-of-way dedication; and

WHEREAS, the City and Developer entered into Amendment No. 1 to the Agreement ("First Amendment"), dated April 5, 2022, wherein the parties revised the project scope and reimbursement amount from Forty-Two Thousand Four Hundred Fifty and No/100 Dollars ($42,450.00) to Three Hundred Fifty-Six Thousand Seven Hundred Sixty-Nine and No/100 Dollars ($356,769.00); and

WHEREAS, on June 30th, 2022, the Developer sold the property related to the Development Project to New Developer; and

WHEREAS, by way of this Second Amendment, the Parties would like to amend the Agreement to assign all rights, responsibilities, and obligations of Developer to New Developer; and

WHEREAS, the City and New Developer also desire to amend the Agreement to increase the scope of work under the Development Project and make certain other modifications as described herein. All other terms and conditions of the Agreement remain without modification.

NOW, THEREFORE, for and in consideration of the premises, the mutual covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Capitalized Terms. Capitalized terms used herein and not otherwise defined shall have the same meanings ascribed to them in the Agreement or otherwise Amendment No. 1.

2. New Developer's Responsibilities and Duties. New Developer agrees to perform the additional construction of 338' of Del Rio Pike as conceptual shown in Exhibit B. The following terms and conditions apply solely to the addition 338' as conceptually shown in Exhibit B ("New Improvements").

3. Reimbursement. The total eligible cost of construction of the New Improvements is Two Hundred Thousand and 00/100 Dollars ($200,000). Reimbursement of this cost is NOT contingent upon impact fees collected as part of the Development Project.

4. 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. Except as modified herein, the terms and conditions of the Agreement shall remain in full force and effect.

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.

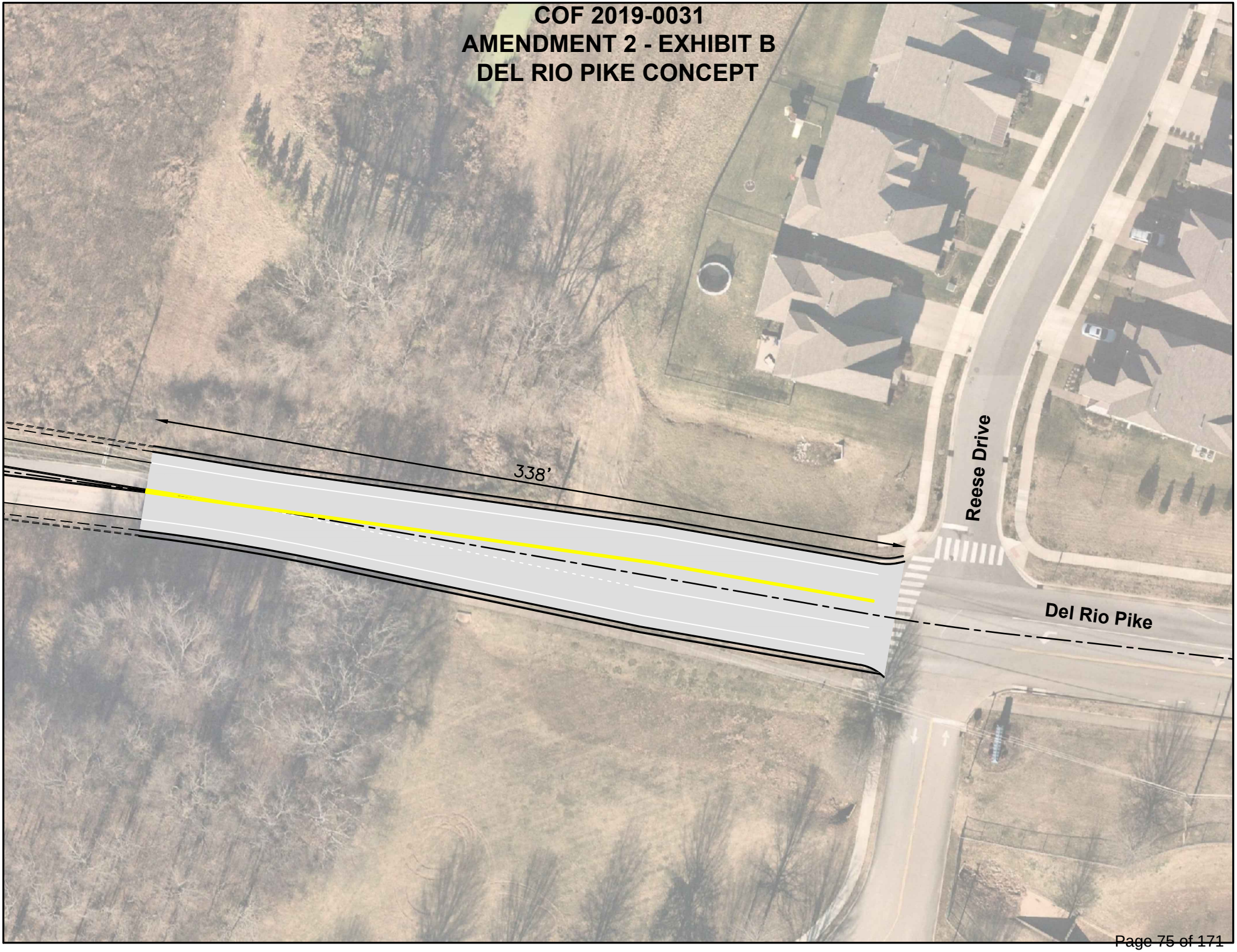
6. Counterparts; Electronic Signatures. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument. Signatures transmitted by facsimile, pdf, or other electronic means shall be deemed original signatures for all purposes hereunder.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written above.

CITY OF FRANKLIN, TENNESSEE:	**DEVELOPER**
By: _____ Dr. Ken Moore, Mayor Dr. Date: _____	By: _____ Print Name: _____ Title: _____ Date: _____
Attest:	**NEW DEVELOPER**
By: _____ Eric S. Stuckey City Administrator Date: _____	By: _____ Print Name: _____ Title: _____ Date: _____

Approved as to Form:

_____
William E. Squires
Assistant City Attorney


COF 2019-0031
AMENDMENT 2 - EXHIBIT B
DEL RIO PIKE CONCEPT
338'
Reese Drive
Del Rio Pike

City of Franklin

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

File #: 21-04879

DATE: July 3, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development

SUBJECT:

*Consideration Of Resolution 2023-55, A Resolution Authorizing The Use Of A Competitively Sealed Proposal Procurement Methods Related To The Selection Of Owner's Representation Consulting Services For The New City Hall Project

PURPOSE:

The purpose of this resolution is to authorize the use of the competitive sealed proposal procurement method for choosing an Owner's Representative consulting services for the New City Hall project for a term of award.

BACKGROUND/STAFF COMMENTS:

Tennessee law and City ordinance both require the Board of Mayor and Aldermen to authorize use of the competitive sealed proposal procurement method for choosing suppliers and/or service providers whenever the Board determines that the use of competitive sealed bidding is either not practicable or not advantageous for the City.

For the planned procurement of an Owner's Representative in the New City Hall project, there is more than one solution to this purchasing issue and the competitive sealed proposal procurement method will assist in choosing the best solution and service provider. As part of the selection process, staff and a BOMA-selected representative will conduct interviews with a subset of the prospective candidates.

FINANCIAL IMPACT:

The financial impact of the procurement remains to be determined but will be incorporated into the project budget.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2023-55.

RESOLUTION 2023-55

A RESOLUTION AUTHORIZING THE USE OF A COMPETITIVELY SEALED PROPOSAL PROCUREMENT METHODS RELATED TO THE SELECTION OF OWNER'S REPRESENTATION CONSULTING SERVICES FOR THE NEW CITY HALL PROJECT

WHEREAS, pursuant to Tenn. Code Ann. § 12-3-1207 the City may use competitive sealed proposals rather than competitive sealed bids when the City adopts a process for the use of competitive sealed proposals and determines that the use of competitive sealed bidding is either not practicable or not advantageous to the City; and

WHEREAS, the City passed Ordinance 2019-24 on August 13, 2019, authorizing the use of the competitive sealed proposal procurement method; and

WHEREAS, should the City choose to pursue conducting its own competitive process for establishing the basis of pricing pursuant to sealed submittals and published legal notice, then City staff requests authority to use the competitive sealed proposal procurement method for determining which service provider to recommend for award of debt collection services for a term of award; and

WHEREAS, July 14, 2020, the City Board of Mayor and Aldermen ("BOMA") approved Resolution 2020-108 authorizing City Staff to commence contract negotiations with a consultant to perform architectural and engineering design services related to the new City Hall project; and

WHEREAS, in furtherance of Resolution 2020-108, on October 27, 2020, BOMA approved a Professional Services Agreement with a consultant for new City Hall under COF 2020-0041; and

WHEREAS, in addition to architectural and engineering design services under COF 2020-0041, at the current phase of the project, City Staff advise the use of a separate consultant to support the City, seek cost efficiencies, assist the planning and successful execution of the New City Hall project ("Owner's Representative"); and

WHEREAS, the Board of Mayor and Aldermen find that the use of the competitive sealed proposal procurement method is advantageous to the City because qualifications, experience, and competence are more important than price in making the purchase, and because there is more than one solution to this purchasing issue and the competitive sealed proposal procurement method will assist in choosing the best solution and service provider.

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

BOMA authorize the use of a competitively sealed proposal procurement related to the selection of Owner's Representation consulting services for the new City Hall project.

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

ATTEST:

By:_____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-04970

DATE: July 19, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development

SUBJECT:

*Consideration Of Amendment 4 To COF Contract No. 2020-0041, With Orchard, Hiltz & McCliment, Inc. D/B/A OHM Advisors Regarding The New City Hall Project At No Cost To The City

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Amendment No. 4 to the professional services agreement (PSA) with OHM Advisors regarding the New City Hall Project at no cost to the City.

BACKGROUND/STAFF COMMENTS:

As it relates to the New City Hall project, the City and Consultant once again desire to amendment the Professional Services Agreement to modify the Completion Schedule and Fee Schedule previously approved under Amendment No. 3 to the Professional Services Agreement. The changes proposed under Amendment No. 4 to PSA are considered by Staff to be routine, project management related and non-monetary.

FINANCIAL IMPACT:

There is no additional cost to the proposed amendment other PSA.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Amendment No. 4 to COF Contract No. 2020-0041.

DocuSign Envelope ID: 9A0DBA68-5CB9-4336-AE67-468ADA66D4A3

AMENDMENT NO. 4 TO
PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY FOR DESIGN OF NEW CITY HALL FACILITY
COF CONTRACT NO. 2020-0041

THIS FOURTH AMENDMENT is made and entered into on this the _____day of _____, 2023, by and between the **City of Franklin, Tennessee** ("City") and **Orchard, Hiltz & McCliment, Inc. d/b/a OHM Advisors** ("Consultant").

WITNESSETH:

WHEREAS, City and Consultant entered into a Professional Services Agreement (the "Agreement") entitled Design of New City Hall Facility – Phase I, dated 27th day of October 2020. The adopted master plan identified programmed space needs for a 115,000-square-foot building with a subgrade parking level with approximately 200 spaces; and

WHEREAS, the City and the Consultant entered into Amendment No. 1 to the Agreement ("First Amendment"), dated October 13th, 2021; and

WHEREAS, the City and Consultant entered into Amendment No. 2 to the Agreement ("Second Amendment"), dated April 13th, 2022; and

WHEREAS, the City and Consultant entered into Amendment No. 3 to the Agreement ("Third Amendment"), dated January 12th, 2023; and

WHEREAS, the parties once again desire to amend the Agreement through this Fourth Amendment ("Fourth Amendment") to modify the Completion Schedule and Fee Schedule previously approved under Amendment No. 3 to the Agreement, and make certain other modifications as described herein attached hereto as "Appendix A". All other terms and conditions of the Agreement remain without modification.

NOW, THEREFORE, for and in consideration of the premises, the mutual covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Capitalized Terms. Capitalized terms used herein and not otherwise defined shall have the same meanings ascribed to them in the Agreement.

2. Completion Schedule; Fee Schedule. The Completion Schedule and Fee Schedule attached to this Amendment as "Appendix A" are incorporated herein by this reference.

3. Waiver. Neither party's failure nor delay to exercise 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.

4. Precedence. In the event of conflict between this Amendment and the provisions of the previous Agreement(s), 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

DocuSign Envelope ID: 9A0DBA68-5CB9-4336-AE67-468ADA66D4A3

conflict (or to the extent the Agreement is silent), take precedence unless such document expressly states that it is amending this Amendment.

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. 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.

7. 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.

8. 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.

9. Counterparts; Electronic Signatures. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument. Signatures transmitted by facsimile, pdf, or other electronic means shall be deemed original signatures for all purposes hereunder.

IN WITNESS WHEREOF, the parties have executed this Fourth Amendment.

The CITY OF FRANKLIN, TENNESSEE

By:_____

Dr. Ken Moore

Mayor

Date: _____

Attest:

_____

Eric S. Stuckey
City Administrator
Date: _____

Approved as to Form:

_____
J. Blake Harper
Staff Attorney

CONSULTANT

DocuSigned by:

By: _____
A9519FE8D525401...

Print: JOHN HARDT

Title: VP Architecture & Planning

Date: 7/19/2023

City of Franklin

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

File #: 21-04968

DATE: July 19, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works
Chris Franklin, Public Works Operations Analyst

SUBJECT:

*Consideration Of COF Contract No. 2023-0223, With The Tennessee Department Of Transportation To Enter Into A License Agreement To Provide Secondary Access To The Water Reclamation Facility At No Cost To The City

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF Contract No. 2023-0223 with the Tennessee Department Of Transportation (TDOT) to enter into a License Agreement for a secondary access from Mack Hatcher Parkway to the Water Reclamation Facility.

BACKGROUND/STAFF COMMENTS:

During construction of the upgrades to the Water Reclamation Facility (WRF) on Claude Yates Drive, temporary access off Mack Hatcher Memorial Parkway was granted to allow construction traffic to be diverted away from Claude Yates Drive in the interest of safety for Franklin High School, the Williamson County recreation facilities, and pedestrians. This temporary access is scheduled to be removed after the completion of the upgrades to the WRF project. In the interest of public safety, the City of Franklin requested that TDOT allow the temporary access road to become a permanent access road. This contract is a license from TDOT to continue using the access road from Mack Hatcher on a permanent basis. This permanent access will allow the Water Management Department to continue to divert certain truck traffic from Claude Yates Drive and onto the Mack Hatcher access.

FINANCIAL IMPACT:

There is no cost associated with this license agreement.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2023-0223

This Instrument prepared by:
State of Tennessee
Department of Transportation
Region 3
6601 Centennial Blvd.
Nashville, TN 37243
(Local Government)

Project Nos. F-397(3),
94092-3216-14
Tract No. 6
Williamson County
Request No. 7084

LICENSE AGREEMENT

THIS AGREEMENT is made and entered into as of this the _____ day of _____, 20__ by and between THE STATE OF TENNESSEE, acting by and through its Commissioner of Transportation, (hereinafter referred to as "State") and the CITY OF FRANKLIN, TENNESSEE (hereinafter referred to as "Licensee").

WHEREAS, Licensee desires to use a portion of the Licensed Premises to provide a secondary access to the Water Reclamation Facility at US 431/SR 397 on Mack Hatcher Memorial Parkway being more specifically described in Exhibit A being attached to and made a part of this License; and

WHEREAS, the State is willing to permit said use of the Licensed Premises subject to certain conditions, namely, that the secondary access licensed hereunder remain a locked gate and be a right-in/right-out only access.

NOW, THEREFORE, in consideration of the execution of this License Agreement, it is mutually agreed between the parties hereto as follows:

1. **LICENSE** – Licensee is hereby granted permission to use the Licensed Premises to install, maintain, and operate a secondary locked gated and right in/right out only access to the Water Reclamation Facility at US 431/SR 397 on Mack Hatcher Memorial Parkway (hereinafter referred to as the "Improvements").

2. **USE OF LICENSED PREMISES** – Licensee shall be permitted to use the Licensed Premises for a public use purpose, subject to cancellation for failure to continue public use for the operation of the Improvements. Licensee shall not be permitted to use the Licensed Premises for any other purpose except by prior written permission of the State. Licensee's use of the Licensed Premises is subject to any easements of record and to the right of any utility owner to operate and maintain any existing utility facilities within the Licensed Premises.

3. **FEE** – Licensee shall pay $0 per year to the State for the use of the Licensed Premises.

4. **TERM** – The License is a 10-year, renewable license which shall begin on _____, 20___ and shall end on _____, 20___.

5. **ACCESS** – The State shall provide Licensee access to the Licensed Premises at all times for the uses authorized herein.

6. **MAINTENANCE** – The costs of any maintenance and operation of the Improvements shall be at the sole expense of Licensee.

7. **TRAFFIC CONTROL** – At no time will work authorized by this license agreement interfere with the normal flow of traffic on roadways adjoining the Licensed Premises. Licensee is responsible for providing traffic control for this work zone in accordance with the requirements of the current *Manual on Uniform Traffic Control Devices*. If proper traffic control is not in place, TDOT may order Licensee to stop work until proper traffic control is put in place.

8. **FIRE HAZARD** – The Licensed Premises shall not be used for the manufacture or storage of flammable material or for any other purpose deemed by the State or the Federal Highway Administration to be a potential fire hazard or other hazard to the highway. The determination as to whether or not a use constitutes such a hazard shall be in the sole discretion of the State or the Federal Highway Administration. The operation and maintenance of said property will be subject to regulation by the State to protect against fire or other hazard which could impair the use, safety or appearance of the highway. Licensee shall provide access, at all times, for firefighters and accompanying equipment.

9. **DAMAGE TO STATE PROPERTY** – Licensee shall be liable for any damage to state property resulting from Licensee's use of the Licensed Premises and/or installation and operation of the Improvements, including but not limited to, the roadway, shoulders, guardrail, drainage, landscaping, signs and controlled-access fences. All repair or replacement of such damage shall be made in accordance with the current TDOT Standard Specifications for Road and Bridge Construction, TDOT Standard Drawings and any other applicable design and/or construction standards or guidelines.

10. **LIABILITY** – Licensee shall assume all liability for claims arising out of conduct on the part of the Licensee for which it would be liable under the Tennessee Governmental Tort Liability Act, Tenn. Code Ann. § 29-20-101, et seq., up to the limits for which it can be held liable for such conduct under that act, arising from its use of the Licensed Premises. In addition, Licensee shall require that any contractor of Licensee that performs any work on the Licensed Premises, including any installation, maintenance, or operation of the Improvements, shall indemnify and hold harmless the State and all of its officers, agents and employees from all suits, actions or claims of any character arising from the contractor's acts or omissions in the prosecution of the work.

11. **INSURANCE** – The Licensee, its successors and assigns, agrees to maintain adequate public liability insurance, which may include self-insurance, and will provide satisfactory evidence of such insurance to the State. Further, the liability limits of this insurance must not be less than the exposure and limits of the Licensee's liability under the Tennessee Governmental Tort Liability Act, Tenn. Code Ann. § 29-20-101, et seq. The insurance policy shall include a provision for the insurance company to notify the State in writing of any cancellation or changes of the policy at least 30 days in advance of the cancellation or change. In addition, Licensee shall require that any contractor of Licensee that performs any work on the Licensed Premises, including any installation, maintenance, or operation of the Improvements, shall provide proof of adequate and appropriate general liability insurance providing liability coverage in an amount not less than $1 million dollars per occurrence and $300,000 per claimant, naming the State of Tennessee as an additional insured.

12. **PERMITS** – Licensee is responsible for obtaining and paying the costs of all permits, licenses or other approvals by any regulatory body having jurisdiction over the uses authorized herein. Prior to commencing the work authorized herein, Licensee shall notify Tennessee One Call regarding any excavation(s) and shall ensure that the provisions of Tenn. Code Ann. § 65-31-101 *et seq.* are met.

13. **COMPLIANCE** – All work on the Licensed Premises shall be performed in compliance with current TDOT Landscape Design Guidelines and TDOT Standard Drawings in addition to applicable federal, state and local laws and regulations. Should Licensee fail or neglect to comply with any term or condition of this License Agreement or to comply with written notice and demand, this License shall be subject to termination. In the event of such termination, Licensee shall immediately remove any and all of its Improvements from the licensed Premises and surrender all rights and privileges under this License Agreement; otherwise, on written notification by the State, the Improvements will be removed and said Licensed Premises restored to its former condition in a timely manner at the expense of the Licensee.

14. **TITLE VI ASSURANCES** – The Licensee for itself, its successors in interest and assigns, as part of the consideration hereof does hereby covenant and agree that in the event facilities are constructed, maintained, or otherwise operated on the property described in this License Agreement for a purpose for which the State or a State program or activity is extended or for another purpose involving the provision of similar services or benefits, the Licensee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as said regulations shall be amended.

15. **AMERICANS WITH DISABILITIES ACT ASSURANCES** – The Licensee for itself, its successors in interest and assigns, as part of the consideration hereof does hereby covenant and agree that in the event facilities are constructed, maintained, or otherwise operated on the property described in this License Agreement for a purpose for which the State or a State program or activity is extended or for another purpose involving the provision of similar services or benefits, the Licensee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 28, Code of Federal Regulations, Parts 35 and 36, Nondiscrimination on the Basis of Disability in State and Local Government Services and Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities, and as said regulations shall be amended. The Licensee further agrees that if any pedestrian facilities are constructed, maintained, or operated on the property described in this License, the Licensee shall construct, maintain, and operate such facilities in compliance with the Architectural and Transportation Barriers Compliance Board's "Accessibility Guidelines for Pedestrian Facilities in Public Rights-of-Way" (proposed 36 CFR Part 1190; published in the Federal Register, July 26, 2011).

16. **REVERSION** – In the event that the Licensed Premises is needed for a transportation project, Licensee shall remove any and all of its Improvements from the Licensed Premises and surrender all rights and privileges under this License Agreement within 60 days of receiving written notice from the State. In the event that the Licensed Premises is needed for a highway maintenance project, the use of the Licensed Premises will cease temporarily until the maintenance project is completed. In the event that a utility owner needs to maintain an existing utility facility, the Licensee's use of the Licensed Premises may cease or be impaired until the utility maintenance activity is completed.

17. **ADJACENT PROPERTY** – Licensee states and affirms that the Improvements constructed and maintained on the Licensed Premises are not relevant to any adjacent property's activities, features, or attributes that qualify the adjacent property for protection under Section 4(f) of the Department of Transportation Act of 1966 (Pub. L. 89—670, 80 Stat. 931) now codified at 23 U.S.C. § 138, 49 U.S.C. § 303, and 23 CFR Part 774 (hereinafter referred to as "Section 4(f)").

Therefore, neither the act of reversion nor termination of this Agreement, nor any transportation related activities occurring on the Licensed Premises (including, but not limited to, maintenance activities, construction activities, etc.), would result in a substantial impairment to the activities, features, or attributes that may qualify Licensee's adjacent or nearby property for protection under Section 4(f).

18. **NO PERMANENT OWNERSHIP** – Licensee does not currently possess, nor through this Agreement acquire, permanent ownership or control over the Licensed Premises.

19. **TERMINATION** – The State may terminate this License at will with 60 days written notice to Licensee.

20. **ASSIGNMENT** – The license shall not be transferred, conveyed or assigned to another party without prior written approval from the State.

TO THE LICENSEE:	**TO THE STATE:**
City of Franklin City Hall Chris Franklin 109 3rd Avenue South Suite 300 Franklin, Tennessee 37064	State of Tennessee Department of Transportation Brian Dickerson, Excess Land Manager Suite 600, James K. Polk Building 505 Deaderick Street Nashville, Tennessee 37243-0337

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

LICENSEE:

CITY OF FRANKLIN, TENNESSEE

_____ DATE: _____
Mayor Ken Moore

APPROVED AS TO FORM
AND LEGALITY:

_____ DATE: _____
Attorney for Licensee

STATE OF TENNESSEE

_____ DATE: _____
Howard H. Eley, Commissioner
Tennessee Department of Transportation

APPROVED AS TO FORM
AND LEGALITY:

_____ DATE: _____

John Reinbold, General Counsel
Tennessee Department of Transportation

Exhibit A
(See attached 5 pages)

CIVIL
INFRASTRUCTURE
ASSOCIATES

307 Hickerson Drive
Murfreesboro, TN 37129
tel 615.663.7678
www.cia-engineers.com

CONTROLLED ACCESS DESCRIPTION

State of Tennessee Property
Mack Hatcher Memorial Parkway / US Route 431 / SR 397
Franklin, Tennessee

Request for Break in Controlled Access
US Route 431 / S.R. 397
(Mack Hatcher Memorial Parkway)
TDOT State Project No. – 94092-3216-14 (Tract 6)

Break in Controlled Access being Requested:

Beginning at a break in the 4-foot woven wire fence near the southern right-of-way of Mack Hatcher Memorial Parkway, TDOT Project No. 94092-3216-14, said point being 120.14 feet left of centerline station 462+95.40, thence South 75 degrees 19 minutes 44 seconds West, 88.25 feet to a break in the 4-foot woven wire fence near the southern right-of-way of Mack Hatcher Memorial Parkway, said point being 119.30 feet left of centerline station 463+80.99, being a break in the Controlled Access of said Mack Hatcher Memorial Parkway, 88.25 feet in length.

Ryan W. Beasley, RLS
TN RLS No. 2821

CIA Project 2022-112

City of Franklin
Request 7084
Plans Cover Sheet

Index of Sheets (CONST.)

SEE SHEET IA FOR CONST. INDEX

TENN.	YEAR	SHEET NO.
	1987	1
FED. AID PROJ. NO.	F-397(3)	
STATE PROJ. NO.	94092-3216-14	

TENN. DEPT. OF TRANSPORTATION
DESIGN DIVISION
FILE NO. X 37

DEPA... TATION
BUREAU ... ELOPMENT

WILLIAMSON COUNTY

FRANKLIN BY-PASS

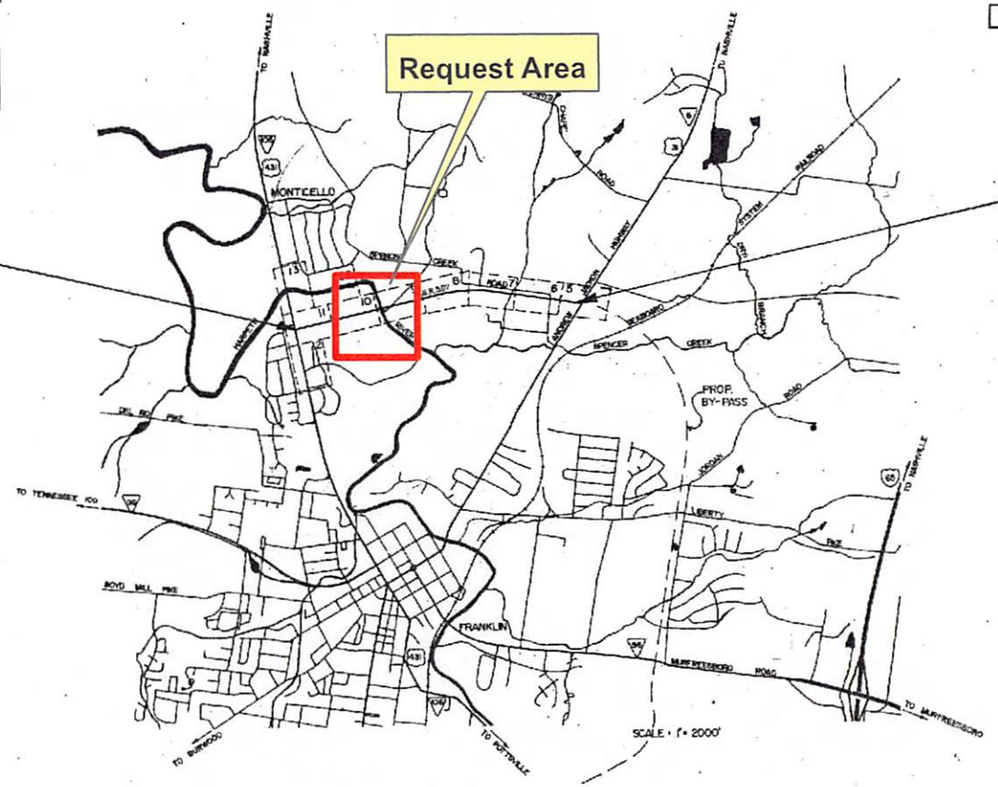
FROM S.R.6 TO S.R. 106

(CONST.)

STATE HIGHWAY NO. 397



NOTE: PROJECT RUNS FROM EAST TO WEST



94092-3216-14
END PROJ. F-397(3) (CONST.)
STA. 487+07.106

94092-3216-14
BEGIN PROJ. F-397(3) (CONST.)
STA. 401+00

NO EQUATIONS
EXCLUSION
FROM STA 407+90 TO STA. 409+10 120'- TO BE CONST. UNDER FUTURE PROJ.

DESIGN DATA		
ADT	1987	4400
ADT	2007	11,700
DHV	2007	1404
D		55 - 45
T		4%
V		60 MPH

ROADWAY	LENGTH	1.555	MILES
BRIDGE	LENGTH	0.052	MILES
* BOX BRIDGE	LENGTH	0.007	MILES
PROJECT	LENGTH	1.607	MILES

* NOT INCLUDED IN PROJ. LENGTH

APPROVED _____ STATE TRANSPORTATION ENGINEER

DATE _____

APPROVED _____ COMMISSIONER

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

APPROVED: _____

DIVISION ADMINISTRATOR _____ DATE

Map Information

Requestor: City of Franklin
County: Williamson
Federal No: F-397(3)
State No: 94092-3216-14
Tract No: 6
QuadMap: 63NE

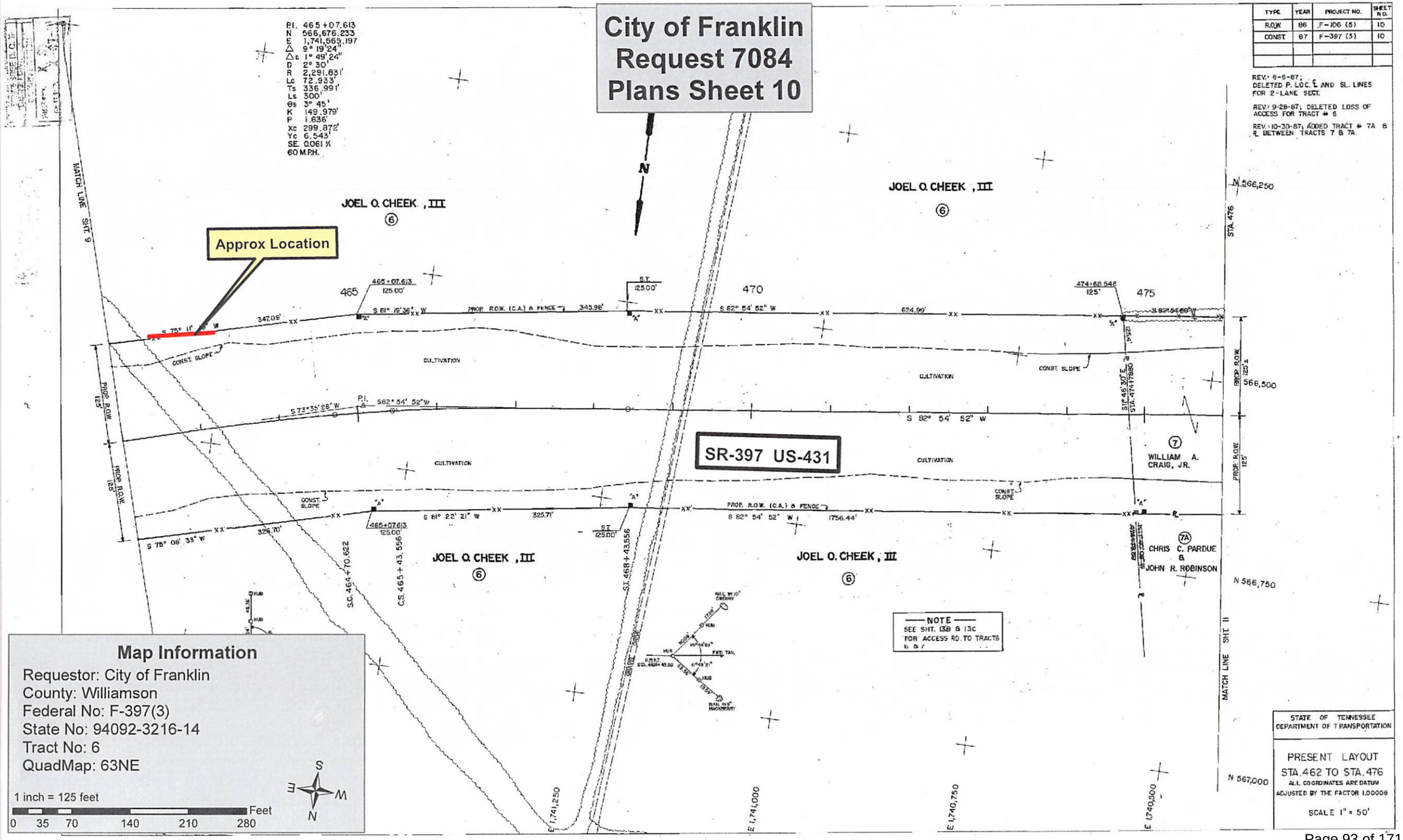
1 inch = 122 feet

0 35 70 140 210 280 Feet

N W E S

SCANNED

City of Franklin Request 7084 Plans Sheet 10



TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	86	F-106 (5)	10
CONST.	87	F-397 (3)	10

REV.: 8-6-87; DELETED P. LOC. ℄ AND SL. LINES FOR 2-LANE SECT.

REV.: 9-28-87; DELETED LOSS OF ACCESS FOR TRACT # 6.

REV.: 10-30-87; ADDED TRACT # 7A & R. BETWEEN TRACTS 7 & 7A.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

PRESENT LAYOUT
STA. 462 TO STA. 476
ALL COORDINATES ARE DATUM ADJUSTED BY THE FACTOR 1.00008

SCALE 1" = 50'

Map Information

Requestor: City of Franklin
County: Williamson
Federal No: F-397(3)
State No: 94092-3216-14
Tract No: 6
QuadMap: 63NE

1 inch = 125 feet

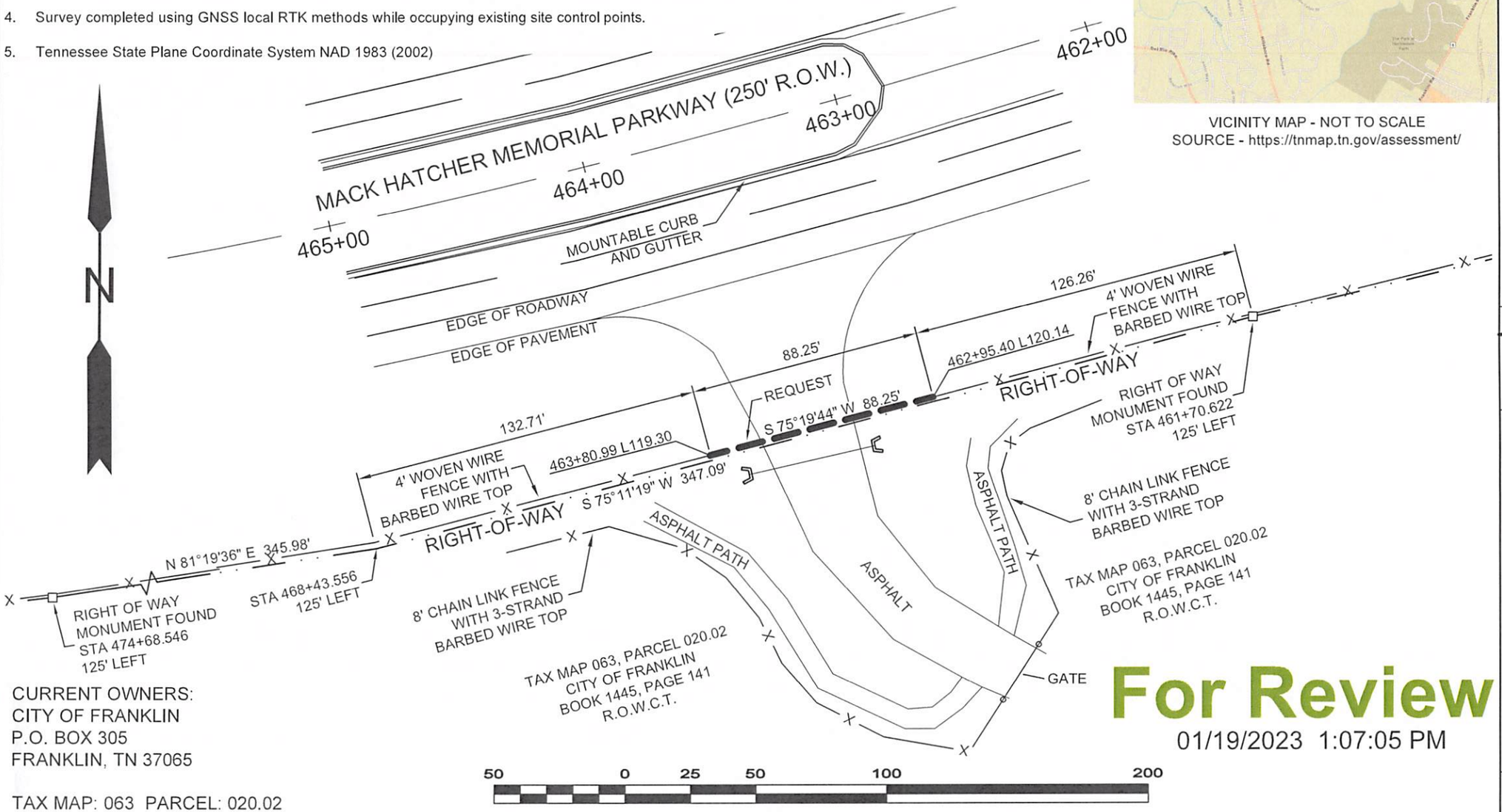
0 35 70 140 210 280 Feet

NOTES:

1. Field work completed November 9, 2022.
2. This survey did not include any investigation into the property boundary, and is not a general property survey according to the Tennessee State Board of Examiners for Land Surveyor as defined under rule 0820-03-07.
3. This survey did not include any investigation into subsurface utilities, therefore no utilities are shown hereon. A TN811 request (if available) and a thorough investigation of underground utilities should be completed prior to any earth moving work or disturbances
4. Survey completed using GNSS local RTK methods while occupying existing site control points.
5. Tennessee State Plane Coordinate System NAD 1983 (2002)



VICINITY MAP - NOT TO SCALE
SOURCE - https://tnmap.tn.gov/assessment/



DRAWING SCALE: 1 INCH = 50 FEET

CURRENT OWNERS:
CITY OF FRANKLIN
P.O. BOX 305
FRANKLIN, TN 37065

TAX MAP: 063 PARCEL: 020.02
DEED REFERENCE:
BOOK 1445, PAGE 141 R.O.W.C.T.

For Review
01/19/2023 1:07:05 PM

REQUEST FOR BREAK IN CONTROLLED ACCESS

STATE OF TENNESSEE PROJECT
NO. 94092-3216-14 (TRACT 6)
MACK HATCHER MEMORIAL PARKWAY /
US ROUTE 431 / TENNESSEE STATE ROUTE 397
FRANKLIN, WILLIAMSON CO., TN

ORIG ISSUE DATE: 1/19/2023

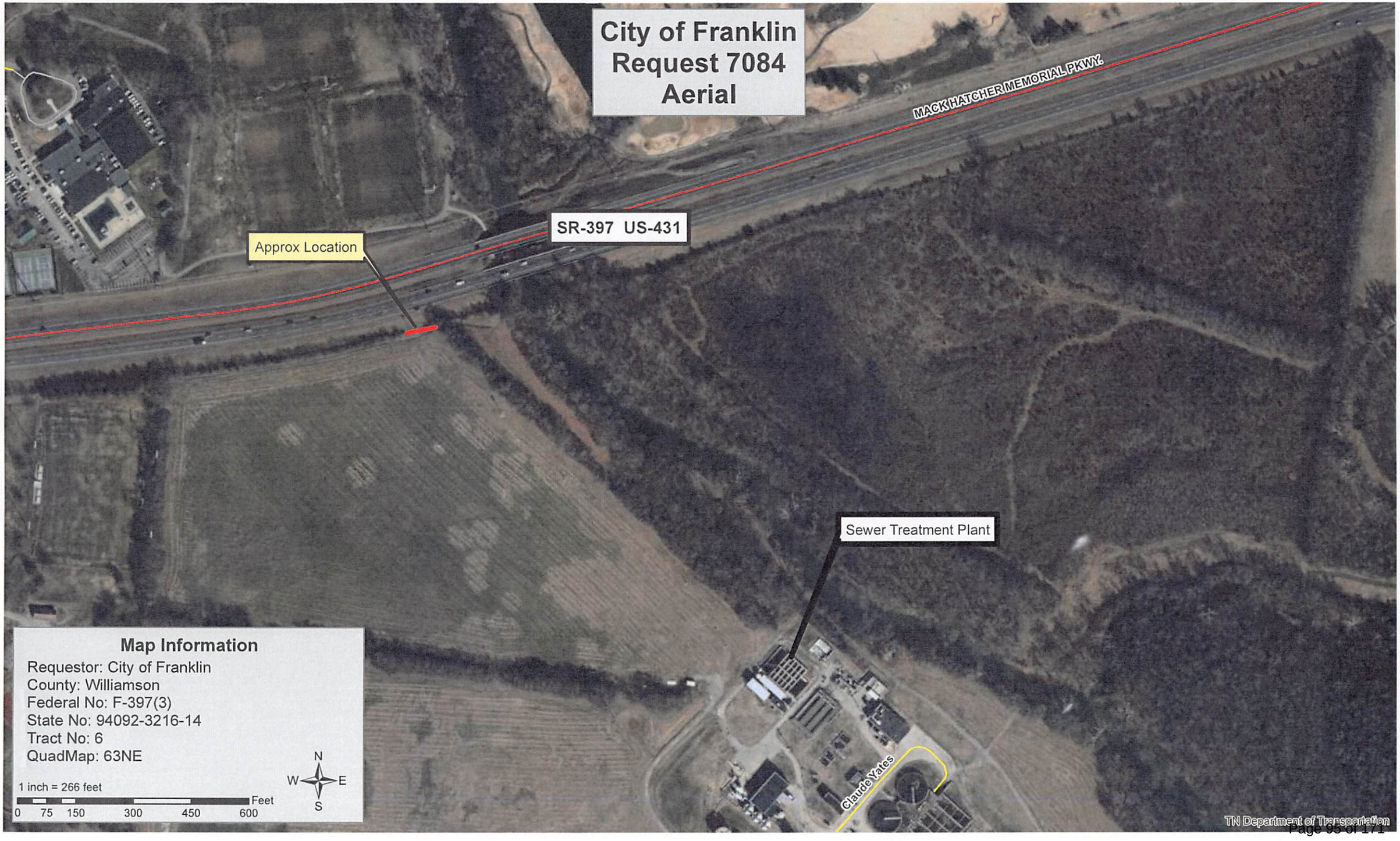
REVISIONS: NO. / DATE / DESC.

CIVIL INFRASTRUCTURE ASSOCIATES
307 HICKERSON DRIVE
MURFREESBORO, TN 37129
www.cia-engineers.com

CHECKED BY: RWB
DRAWN BY: SJL
CIA JOB NO.: 2013-04

SV 1.0

SHEET NO. 1 OF 1


City of Franklin
Request 7084
Aerial
MACK HATCHER MEMORIAL PKWY.
SR-397 US-431
Approx Location
Sewer Treatment Plant
Claude Yates
Map Information
Requestor: City of Franklin
County: Williamson
Federal No: F-397(3)
State No: 94092-3216-14
Tract No: 6
QuadMap: 63NE
1 inch = 266 feet
Feet
0 75 150 300 450 600
N
W E
S
TN Department of Transportation

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-04919

DATE: July 27, 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
Joseph Bryan, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2023-29, An Ordinance to Rezone 0.10 Acres From Residential 6 (R6) District To Planned (PD 20) District For The Property Located South Of Mount Hope Street And West Of 9th Avenue North, At 611 Mount Hope Street (611 Mt. Hope PUD Subdivision). Establishing A Public Hearing On September 12, 2023
FMPC 7/27/23, 9-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8209
Applicant: Derrick Solomon, Hard Bargain Association
Owner: Hard Bargain Association, Derrick Solomon, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the property at 611 Mount Hope Street to Planned (PD 20) District to accommodate the 611 Mt. Hope PUD Subdivision. The property is currently zoned Residential 6 (R6) and is 0.10 acres. The PUD proposes one duplex building for a total of two residential units. Envision Franklin places this parcel in the Compact Residential Design Concept, which is specific to the Natchez and Hard Bargain historic neighborhoods. For Compact Residential, Envision Franklin states, "Infill and redevelopment should be contextually compatible and composed of primarily single-family cottages, with limited new duplexes, live-work units, and accessory dwellings." The infill development and limited number of new units is in accordance with the recommendations of Envision Franklin.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Ordinance 2023-29 by a vote of 9-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2023-29.

ORDINANCE 2023-29

AN ORDINANCE TO REZONE 0.10 ACRES FROM RESIDENTIAL 6 (R6) TO PLANNED (PD 20) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MOUNT HOPE STREE AND WEST OF 9TH AVENUE NORTH. (611 MT. HOPE 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 20) 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 2023-50,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 **Residential 6 (R-6)** District to **Planned (PD 20)** District:

Map-Parcel	Acres
78B B – 17.00	0.10
Total	0.10

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

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

611 MOUNT HOPE STREET DUPLEX
DEVELOPMENT PLAN

JULY 2023

611 MT. HOPE STREET
FRANKLIN, TN 37064
PARCELS: 078B-B01700
COF PROJECT NUMBER: 8209
COF PROJECT NUMBER: 8210



VICINITY MAP
SCALE IN FEET
0 1000 2000



SITE LOCATION MAP
SCALE IN FEET
0 60 120

SHEET LIST TABLE	
Sheet Number	**Sheet Title**
C0.0	COVERSHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING AND DRAINAGE
C4.0	ROW & ACCESS PLAN
C5.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL ELEVATIONS

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	2022-41 2/14/2023
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022

COMPREHENSIVE REVIEW AT 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 CAN ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES

MINIMUM LANDSCAPE SURFACE AREA: 1306 SF (30%)
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 0.01 AC (10%)
EXISTING PARKING: 2 SPACES
TOTAL PARKING REQUIRED, BY USE: 6 SPACES
TOTAL PARKING PROPOSED: 5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): NO

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

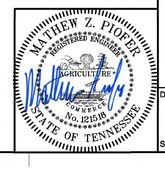
COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

MODIFICATION OF STANDARDS REQUESTS:

REQUESTING MODIFICATION OF THE STANDARD 10.1.5 CALCULATION OF MINIMUM PARKING AND TABLE 10.1.6. REDUCTION OF REQUIRED PARKING FOR A 3 BEDROOM DUPLEX RESIDENCE FROM 3 PER RESIDENCE TO 2.5 PER RESIDENCE. REASON FOR REDUCTION IS LIMITED SPACE AVAILABLE FOR ON-SITE PARKING.

REQUESTING MODIFICATION OF THE BUILDING HEIGHT STANDARD OF COMPACT RESIDENTIAL DESIGN CONCEPT. INCREASE OF ALLOWABLE DEVIATION FROM 0.5 STORIES TO 0.75 STORIES FROM BLOCK FACE AVERAGE ON MT. HOPE STREET. REASON FOR INCREASE IS FULL 2ND STORY ALLOWS GREATER LIVING SPACE FOR RESIDENTS ON A SMALL LOT AND PROPOSED 2 STORY RESIDENCE DOES NOT DETRACT FROM OR OVERWHELM EXISTING HISTORIC STRUCTURES.

PRELIMINARY
NOT FOR CONSTRUCTION



CONTACT LIST

WATER MANAGEMENT

FRANKLIN WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
ATTN: BEN MCNEIL
EMAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE

FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-459-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

TELEPHONE SERVICE

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

PLANNING & ZONING

FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES

CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER

CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE

ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

ENGINEERING

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: MATHEW PIOFER, PE
PHONE: (615) 333-7797

SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: BENJAMIN J. HRON, PLS
PHONE: (615) 333-7797

OWNER

HARD BARGAIN ASSOCIATION
P.O BOX 545
FRANKLIN, TN 37065
CONTACT: DERRICK SOLOMON

STATEMENT OF IMPACTS

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

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 0.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 0.3 MI (FRANKLIN FIRE STATION 1)
NEAREST RECREATIONAL FACILITY: 0.4 MI (BICENTENNIAL PARK)

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

BASIS OF BEARINGS

BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NSRS11.TNF).

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEMA FLOOD INSURANCE RATE MAPS 47187C0192G, EFFECTIVE DATE DECEMBER 12, 2016.

UTILITY NOTE

AVAILABLE PLANS AND OBSERVED EVIDENCE WAS USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN.

SPECIFICATION NOTE

PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARD SPECIFICATIONS.

811 Know what's below. Call before you dig.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

REVISION RECORD

NO	DATE	DESCRIPTION

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

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

COVERSHEET

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: C0.0
SHEET OF

P:\332-0001\332-2241-Draft Documents\-CADD\Dwg\C0101_332224-CV01-C010.dwg[C0.0] 6/7/2023 - shoki - LY: 7/6/2023 2:06 PM

NORTH

MT HOPE ST 50' R.O.W.
(MINOR COLLECTOR)

EXISTING 8" SANITARY SEWER
EXISTING OVERHEAD ELECTRIC
EXISTING UTILITY POLE
EXISTING 2 CAR PARKING SPACE
EXISTING ELECTRICAL SERVICE TO BE REMOVED
EXISTING UTILITY POLE DO NOT DISTURB
EXISTING 6" CAST IRON WATER
EXISTING WALK TO BE REMOVED
EXISTING TREES TO BE REMOVED
EXISTING ASPHALT DRIVE TO BE REMOVED
EXISTING ROCK WALL TO BE PARTIALLY REMOVED
EXISTING TREES TO BE REMOVED
EXISTING GAS VALVE
EXISTING PORCH TO BE REMOVED
PORCH
EXISTING RESIDENCE TO BE REMOVED
EXISTING RESIDENCE
EXISTING ROCK WALL
(1) 12" HACKBERRY
(2) 13" HACKBERRY
(3) 16" MULBERRY
(6) 10" HACKBERRY
(4) 27" MAPLE
21" MAPLE
(3)
EXISTING 8" SANITARY SEWER
EXISTING ROCK WALL
(7) 29" HACKBERRY
EXISTING IRON PIN "JLW" RLS #1732
EXISTING PK IN ROOT
EXISTING 22" DLB HACKBERRY
EXISTING SEPTIC TANK CRUSHED AND FILLED
EXISTING GRATE

9TH AVE N R.O.W. VARIES
(MINOR COLLECTOR)

23.48'
100.05'
18.54'
S 83°12'01" W 50.00'
S 06°47'59" E 33.05'
N 07° 36' 25" W 90.74'

ANGELA L. GENTRY
613 MT HOPE STREET
DEED BOOK 5396 PAGE 911 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 16
(R-6 ZONING)

HARD BARGAIN MT HOPE INC.
611 MT HOPE. STREET
DEED BOOK 9190 PAGE 132 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 17
(R-6 ZONING)

THE PRIMITIVE BAPTIST CHURCH OF FRANKLIN
375 9th AVE N
DEED BOOK 5055 PAGE 503 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 18
(R-6 ZONING)

DOG BEACH LLC
373 9th AVE N
DEED BOOK 7613 PAGE 925 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 19
(R-6 ZONING)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- EXISTING TREELINE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- GV — EXISTING GAS VALVE
- PROPOSED LIMITS OF BUILDING DEMOLITION
- PAVEMENT TO BE REMOVED FULL DEPTH
- LINEAR OBJECT TO BE REMOVED
- OBJECT TO BE REMOVED

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES

MINIMUM LANDSCAPE SURFACE AREA: 1306 SF (30%)
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 0.01 AC (10%)
EXISTING PARKING: 2 SPACES
TOTAL PARKING REQUIRED, BY USE: 6 SPACES
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HISTORIC RESOURCE TREATMENT (Y/N): NO

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

CITY OF FRANKLIN NOTES

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   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID – 078BB01700
   - DEED BOOK – 9190
   - DEED PAGE – 132
   - DEVELOPMENT – HARD BARGAIN
   - LOT –

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PFOFFER
REGISTERED ENGINEER
AGRICULTURE
OWNER
No. 121518
STATE OF TENNESSEE

Know what's below. Call before you dig.

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REVISION RECORD

NO	DATE	DESCRIPTION

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

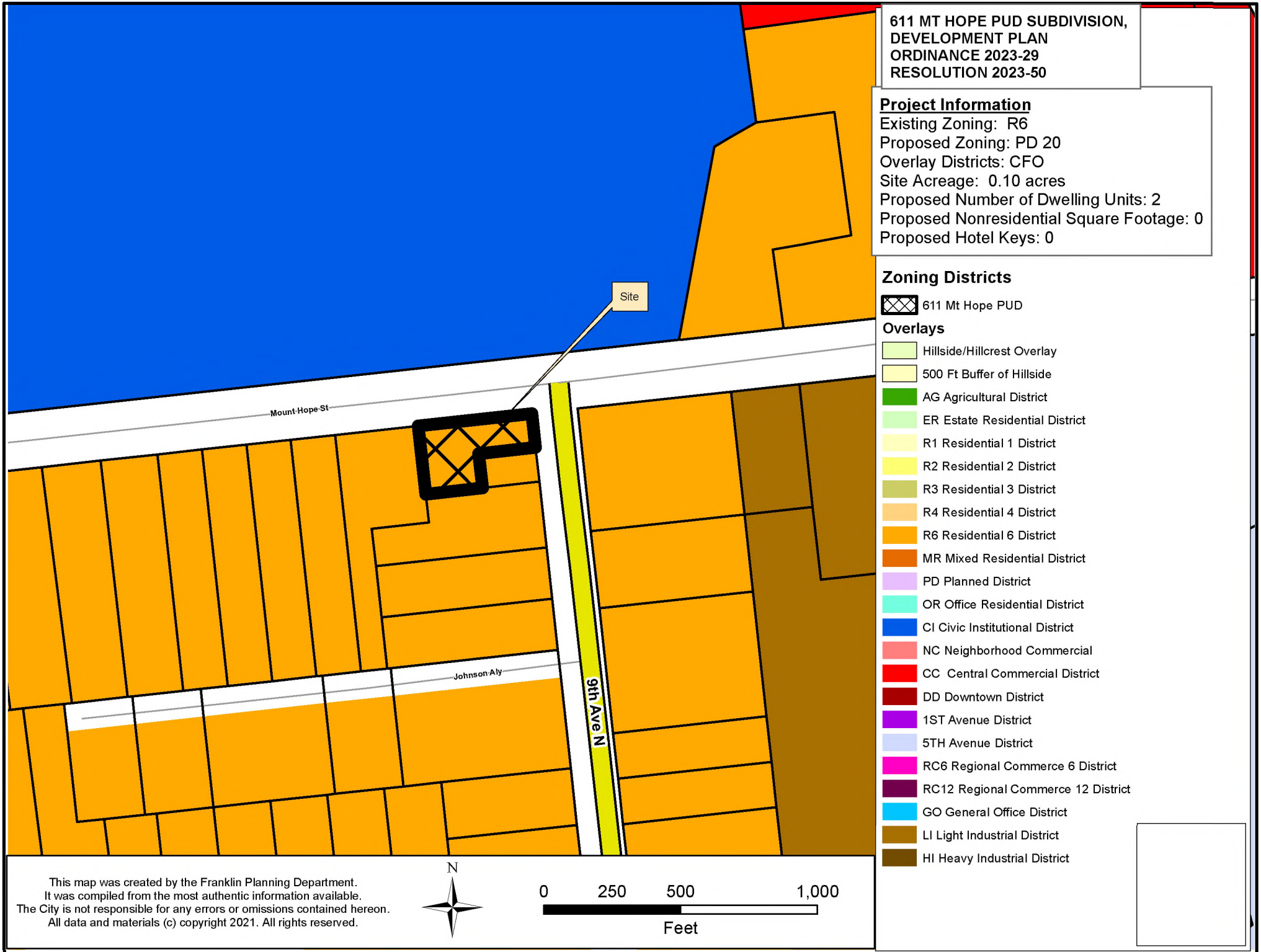
HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

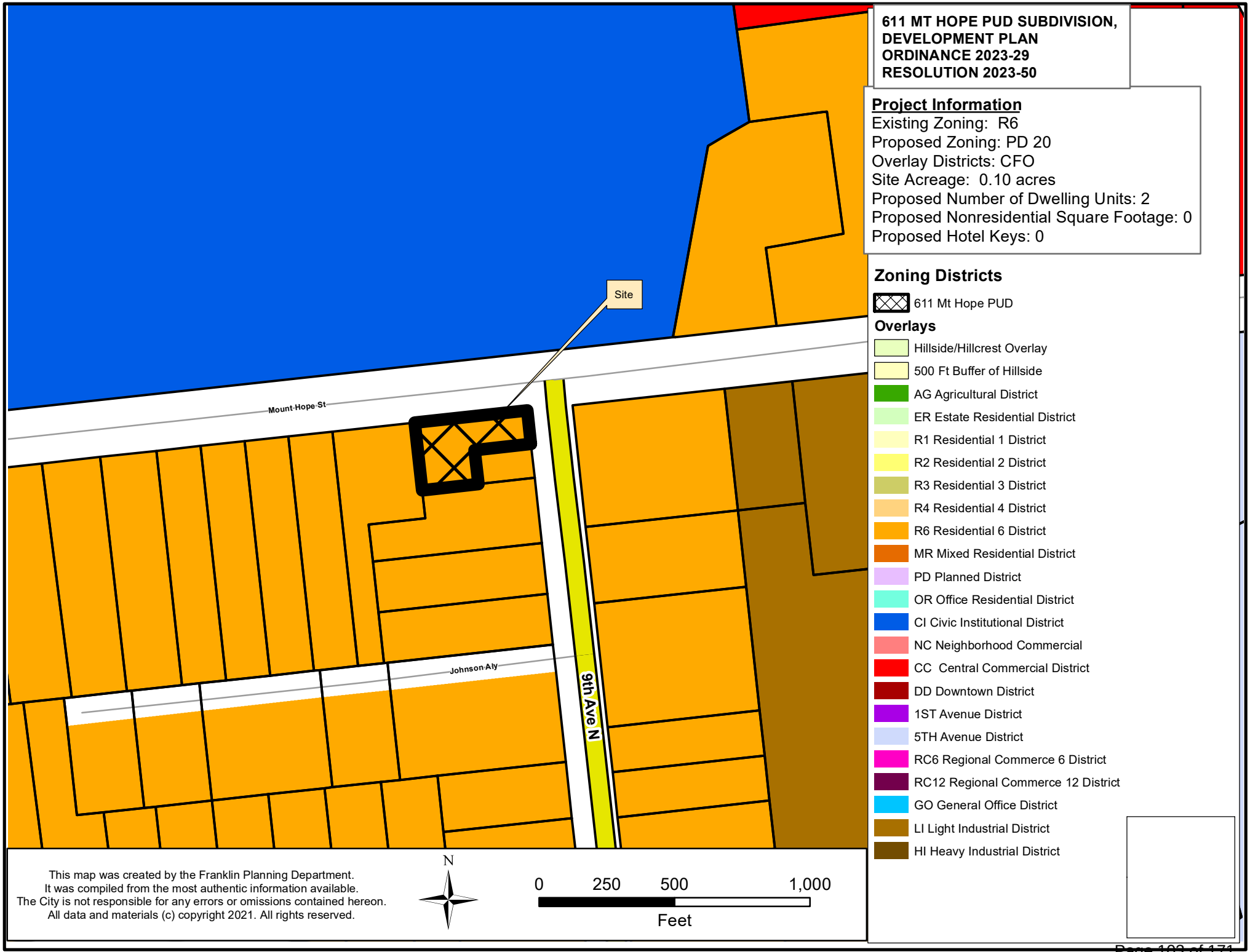
EXISTING CONDITIONS PLAN

DATE:	JULY 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:			332-224
APPROVED BY:			RGM

DRAWING NO.: C1.0
SHEET OF

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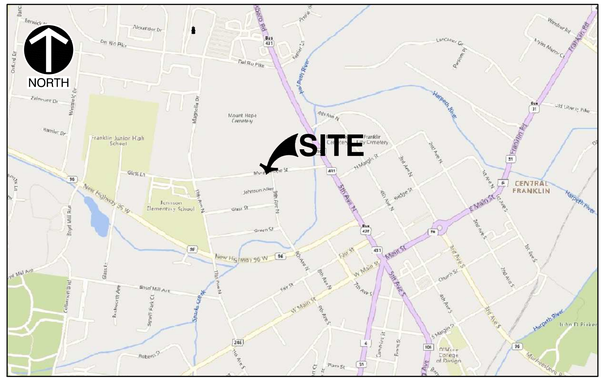

611 MT HOPE PUD SUBDIVISION,
DEVELOPMENT PLAN
ORDINANCE 2023-29
RESOLUTION 2023-50
Project Information
Existing Zoning: R6
Proposed Zoning: PD 20
Overlay Districts: CFO
Site Acreage: 0.10 acres
Proposed Number of Dwelling Units: 2
Proposed Nonresidential Square Footage: 0
Proposed Hotel Keys: 0
Zoning Districts
611 Mt Hope PUD
Overlays
Hillside/Hillcrest Overlay
500 Ft Buffer of Hillside
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Site
Mount Hope St
Johnson Aly
9th Ave N
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


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Feet

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DEVELOPMENT PLAN

JULY 2023

611 MT. HOPE STREET
FRANKLIN, TN 37064
PARCELS: 078B-B01700
COF PROJECT NUMBER: 8209
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SITE LOCATION MAP
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TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	2022-41 2/14/2023
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022

COMPREHENSIVE REVIEW AT SITE PLAN:

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HISTORIC RESOURCE TREATMENT (Y/N): NO

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

CITY OF FRANKLIN NOTES

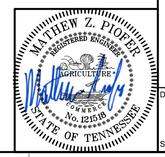
1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

MODIFICATION OF STANDARDS REQUESTS:

REQUESTING MODIFICATION OF THE STANDARD 10.1.5 CALCULATION OF MINIMUM PARKING AND TABLE 10.1.6. REDUCTION OF REQUIRED PARKING FOR A 3 BEDROOM DUPLEX RESIDENCE FROM 3 PER RESIDENCE TO 2.5 PER RESIDENCE. REASON FOR REDUCTION IS LIMITED SPACE AVAILABLE FOR ON-SITE PARKING.

REQUESTING MODIFICATION OF THE BUILDING HEIGHT STANDARD OF COMPACT RESIDENTIAL DESIGN CONCEPT. INCREASE OF ALLOWABLE DEVIATION FROM 0.5 STORIES TO 0.75 STORIES FROM BLOCK FACE AVERAGE ON MT. HOPE STREET. REASON FOR INCREASE IS FULL 2ND STORY ALLOWS GREATER LIVING SPACE FOR RESIDENTS ON A SMALL LOT AND PROPOSED 2 STORY RESIDENCE DOES NOT DETRACT FROM OR OVERWHELM EXISTING HISTORIC STRUCTURES.

PRELIMINARY
NOT FOR CONSTRUCTION



CONTACT LIST

WATER MANAGEMENT
FRANKLIN WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
ATTN: BEN MCNEIL
EMAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE
FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE
MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-459-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE
COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

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

PLANNING & ZONING
FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES
CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

STATEMENT OF IMPACTS

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

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 0.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 0.3 MI (FRANKLIN FIRE STATION 1)
NEAREST RECREATIONAL FACILITY: 0.4 MI (BICENTENNIAL PARK)

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

811 Know what's below. Call before you dig.

BASIS OF BEARINGS

BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NSRS11.TNF).

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEMA FLOOD INSURANCE RATE MAPS 47187C0192G, EFFECTIVE DATE DECEMBER 12, 2016.

UTILITY NOTE

AVAILABLE PLANS AND OBSERVED EVIDENCE WAS USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN.

SPECIFICATION NOTE

PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARD SPECIFICATIONS.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

ENGINEERING
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: MATHEW PIOFER, PE
PHONE: (615) 333-7797

SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: BENJAMIN J. HRON, PLS
PHONE: (615) 333-7797

OWNER
HARD BARGAIN ASSOCIATION
P.O BOX 545
FRANKLIN, TN 37065
CONTACT: DERRICK SOLOMON

REVISION RECORD

NO	DATE	DESCRIPTION

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

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

COVERSHEET

DRAWN BY:	SNH
CHECKED BY:	MZP
DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO.:	332-224
APPROVED BY:	RGM

DRAWING NO.: C0.0
SHEET OF

P:\332-224_Draft Documents_CAD\Dwg\C0.0\332-224-C0.0.dwg[C0.0] 1/1/2023 - 2:08 PM

NORTH

MT HOPE ST 50' R.O.W.
(MINOR COLLECTOR)

9TH AVE N R.O.W. VARIES
(MINOR COLLECTOR)

EXISTING UTILITY POLE
EXISTING OVERHEAD ELECTRIC
EXISTING 8" SANITARY SEWER
EXISTING 2 CAR PARKING SPACE
EXISTING ELECTRICAL SERVICE TO BE REMOVED
EXISTING UTILITY POLE DO NOT DISTURB
EXISTING 6" CAST IRON WATER
EXISTING WALK TO BE REMOVED
EXISTING TREES TO BE REMOVED
EXISTING ASPHALT DRIVE TO BE REMOVED
EXISTING ROCK WALL TO BE PARTIALLY REMOVED
EXISTING TREES TO BE REMOVED
EXISTING GAS VALVE
EXISTING OVERHEAD ELECTRIC
EXISTING ROCK WALL
EXISTING PORCH TO BE REMOVED
PORCH
EXISTING RESIDENCE TO BE REMOVED
EXISTING RESIDENCE
EXISTING 8" SANITARY SEWER
EXISTING GRATE
EXISTING IRON PIN "JLW" RLS #1732
EXISTING PK IN ROOT
EXISTING 22" DLB HACKBERRY
EXISTING SEPTIC TANK CRUSHED AND FILLED

(1) 12" HACKBERRY
(2) 13" HACKBERRY
(3) 16" MULBERRY
(6) 10" HACKBERRY
(4) 27" MAPLE
(3) 21" MAPLE
(7) 29" HACKBERRY

S 83°12'01" W 50.00'
S 06°47'59" E 33.08'
N 06°47'59" W 33.08'
23.48'
100.04'
18.54'

ANGELA L. GENTRY
613 MT HOPE STREET
DEED BOOK 5396 PAGE 911 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 16
(R-6 ZONING)

HARD BARGAIN MT HOPE INC.
611 MT HOPE. STREET
DEED BOOK 9190 PAGE 132 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 17
(R-6 ZONING)

THE PRIMITIVE BAPTIST CHURCH OF FRANKLIN
375 9th AVE N
DEED BOOK 5055 PAGE 503 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 18
(R-6 ZONING)

DOG BEACH LLC
373 9th AVE N
DEED BOOK 7613 PAGE 925 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 19
(R-6 ZONING)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- EXISTING TREELINE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- GV — EXISTING GAS VALVE
- PROPOSED LIMITS OF BUILDING DEMOLITION
- PAVEMENT TO BE REMOVED FULL DEPTH
- LINEAR OBJECT TO BE REMOVED
- OBJECT TO BE REMOVED

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES
MINIMUM LANDSCAPE SURFACE AREA:	1306 SF (30%)
OPEN SPACE SF REQUIRED:	N/A
NATURAL AREA SF REQUIRED:	N/A
TREE CANOPY RETENTION ACREAGE:	0.01 AC (10%)
EXISTING PARKING:	2 SPACES
TOTAL PARKING REQUIRED, BY USE:	6 SPACES
TOTAL PARKING PROPOSED:	5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N):	NO

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
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   - PARCEL ID - 078BB01700
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   - DEVELOPMENT - HARD BARGAIN
   - LOT -

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PIOPER
REGISTERED ENGINEER
AGRICULTURE
OWNER
No. 121518
STATE OF TENNESSEE

811 Know what's below. Call before you dig.

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REVISION RECORD

NO	DATE	DESCRIPTION

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

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

EXISTING CONDITIONS PLAN

DATE:	JULY 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:			332-224
APPROVED BY:			RGM

DRAWING NO.: C1.0
SHEET OF

P:\332-001\332-224\1-Draft Documents\1-CADD\Dwg\C1.0\1 332224-CV01-C1.0.dwg(C1.0) LS(7/6/2023 - nplotter) - LP: 7/6/2023 2:06 PM

City of Franklin

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

File #: 21-04920

DATE: July 27, 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
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2023-50, A Resolution Approving A Development Plan For 611 Mt. Hope PUD Subdivision With 1 Modifications Of Development Standards (Parking), For The Property Located South Of Mount Hope Street And West Of 9th Avenue North, Located At 611 Mount Hope Street. Establishing A Public Hearing On September 12, 2023
FMPC 7/27/23, 9-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8210
Applicant: Derrick Solomon, Hard Bargain Association
Owner: Hard Bargain Association, Derrick Solomon, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for the property at 611 Mt. Hope Street. The property consists of 0.10 acres. The PUD proposes one duplex building for a total of two residential units. Envision Franklin places this parcel in the Compact Residential Design Concept, which is specific to the Natchez and Hard Bargain historic neighborhoods. For Compact Residential, Envision Franklin states that these areas, "typically consist of low-scale cottages, small building footprints, small lots, and shallow setbacks. These established characteristics of the historically significant neighborhoods should be preserved. Infill and redevelopment should be contextually compatible and composed of primarily single-family cottages, with limited new duplexes, live-work units, and accessory dwellings." The development plan as proposed is consistent with the recommendations of Envision Franklin.

The applicant has included two Modifications of Standards requests. However, after further review, staff has determined that the second MOS request for building height is not necessary and that what is being proposed meets Envision Franklin as well as the Zoning Ordinance.

MODIFICATIONS OF STANDARDS:

The applicant has submitted a Modifications of Standards request for a reduction in required parking for 3-bedroom residential units from 3 parking spaces to 2.5 parking spaces. Due to the limited space on the property, and the availability of on-street parking nearby, the request can be supported.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval with conditions of Resolution 2023-50 by a vote of 9-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2023-50 with conditions.

RESOLUTION 2023-50

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR 611 MT. HOPE PUD SUBDIVISION WITH 1 MODIFICATIONS OF DEVELOPMENT STANDARDS (PARKING), FOR THE PROPERTY LOCATED SOUTH OF MOUNT HOPE STREET AND WEST OF 9TH AVENUE NORTH, LOCATED AT 611 MOUNT HOPE STREET.

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 2023-29; 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
78B B – 17.00	0.10
Total	0.10

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 611 Mt. Hope PUD Subdivision are as follows:

Entitlements	611 Mt Hope PUD
Base Zone District	PD 20
Other Zoning Overlays	CFO
Number of Dwelling Units	2
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Open Space Requirements	0
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 to 2.5 spaces per 3-bedroom unit.** Approved: _____ Denied: _____	10.1.6 Minimum Parking Minimum of 3 spaces per 3-bedroom unit. *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2023-29, 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 S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____6/6/23_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____6/22/23_____

NEIGHBORHOOD MEETING: _____6/7/23_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

611 MOUNT HOPE STREET DUPLEX
DEVELOPMENT PLAN

JULY 2023

611 MT. HOPE STREET
FRANKLIN, TN 37064
PARCELS: 078B-B01700
COF PROJECT NUMBER: 8209
COF PROJECT NUMBER: 8210



VICINITY MAP
SCALE IN FEET
0 1000 2000



SITE LOCATION MAP
SCALE IN FEET
0 60 120

SHEET LIST TABLE	
Sheet Number	**Sheet Title**
C0.0	COVERSHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING AND DRAINAGE
C4.0	ROW & ACCESS PLAN
C5.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL ELEVATIONS

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	2022-41 2/14/2023
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022

COMPREHENSIVE REVIEW AT 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 CAN ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES

MINIMUM LANDSCAPE SURFACE AREA: 1306 SF (30%)
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 0.01 AC (10%)
EXISTING PARKING: 2 SPACES
TOTAL PARKING REQUIRED, BY USE: 6 SPACES
TOTAL PARKING PROPOSED: 5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): NO

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

CITY OF FRANKLIN NOTES

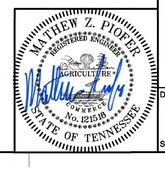
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   - LOT -

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PRELIMINARY
NOT FOR CONSTRUCTION



CONTACT LIST

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FRANKLIN WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
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FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

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660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

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

PLANNING & ZONING
FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES
CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

STATEMENT OF IMPACTS

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

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 0.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 0.3 MI (FRANKLIN FIRE STATION 1)
NEAREST RECREATIONAL FACILITY: 0.4 MI (BICENTENNIAL PARK)

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

811 Know what's below. Call before you dig.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

BASIS OF BEARINGS

BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NSRS11.TNF).

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEMA FLOOD INSURANCE RATE MAPS 47187C0192G, EFFECTIVE DATE DECEMBER 12, 2016.

UTILITY NOTE

AVAILABLE PLANS AND OBSERVED EVIDENCE WAS USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN.

SPECIFICATION NOTE

PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARD SPECIFICATIONS.

ENGINEERING
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: MATHEW PIOFER, PE
PHONE: (615) 333-7797

SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: BENJAMIN J. HRON, PLS
PHONE: (615) 333-7797

OWNER
HARD BARGAIN ASSOCIATION
P.O BOX 545
FRANKLIN, TN 37065
CONTACT: DERRICK SOLOMON

REVISION RECORD

NO	DATE	DESCRIPTION

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

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

COVERSHEET

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: **C0.0**
SHEET OF

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NORTH

MT HOPE ST 50' R.O.W.
(MINOR COLLECTOR)

9TH AVE N R.O.W. VARIES
(MINOR COLLECTOR)

EXISTING UTILITY POLE
EXISTING OVERHEAD ELECTRIC
EXISTING 8" SANITARY SEWER
EXISTING 2 CAR PARKING SPACE
EXISTING ROCK WALL TO BE PARTIALLY REMOVED
EXISTING ELECTRICAL SERVICE TO BE REMOVED
EXISTING UTILITY POLE DO NOT DISTURB
EXISTING WALK TO BE REMOVED
EXISTING TREES TO BE REMOVED
EXISTING ASPHALT DRIVE TO BE REMOVED
EXISTING TREES TO BE REMOVED
EXISTING 6" CAST IRON WATER
EXISTING GAS VALVE
EXISTING OVERHEAD ELECTRIC
EXISTING ROCK WALL
EXISTING PORCH TO BE REMOVED
PORCH
EXISTING RESIDENCE TO BE REMOVED
EXISTING RESIDENCE
EXISTING 8" SANITARY SEWER
EXISTING GRATE
EXISTING IRON PIN "JLW" RLS #1732
EXISTING PK IN ROOT
EXISTING 22" DLB HACKBERRY
EXISTING SEPTIC TANK CRUSHED AND FILLED

(1) 12" HACKBERRY
(2) 13" HACKBERRY
(3) 16" MULBERRY
(6) 10" HACKBERRY
(4) 27" MAPLE
(1) 21" MAPLE
(7) 29" HACKBERRY

23.48'
100.05'
S 86°47'56" E 33.05'
S 83°12'01" W 50.00'
S 83°12'01" W 50.00'
N 07° 36' 25" W 90.14'
18.54'

ANGELA L. GENTRY
613 MT HOPE STREET
DEED BOOK 5396 PAGE 911 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 16
(R-6 ZONING)

HARD BARGAIN MT HOPE INC.
611 MT HOPE. STREET
DEED BOOK 9190 PAGE 132 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 17
(R-6 ZONING)

THE PRIMITIVE BAPTIST CHURCH OF FRANKLIN
375 9th AVE N
DEED BOOK 5055 PAGE 503 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 18
(R-6 ZONING)

DOG BEACH LLC
373 9th AVE N
DEED BOOK 7613 PAGE 925 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 19
(R-6 ZONING)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- EXISTING TREELINE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- GV — EXISTING GAS VALVE
- PROPOSED LIMITS OF BUILDING DEMOLITION
- PAVEMENT TO BE REMOVED FULL DEPTH
- LINEAR OBJECT TO BE REMOVED
- OBJECT TO BE REMOVED

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES

MINIMUM LANDSCAPE SURFACE AREA: 1306 SF (30%)
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 0.01 AC (10%)
EXISTING PARKING: 2 SPACES
TOTAL PARKING REQUIRED, BY USE: 6 SPACES
TOTAL PARKING PROPOSED: 5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): NO

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID – 078BB01700
   - DEED BOOK – 9190
   - DEED PAGE – 132
   - DEVELOPMENT – HARD BARGAIN
   - LOT –

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PFOFFER
REGISTERED ENGINEER
AGRICULTURE
OWNER
No. 121519
STATE OF TENNESSEE

Know what's below. Call before you dig.

NOTE TO CONTRACTOR
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REVISION RECORD

NO	DATE	DESCRIPTION

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

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

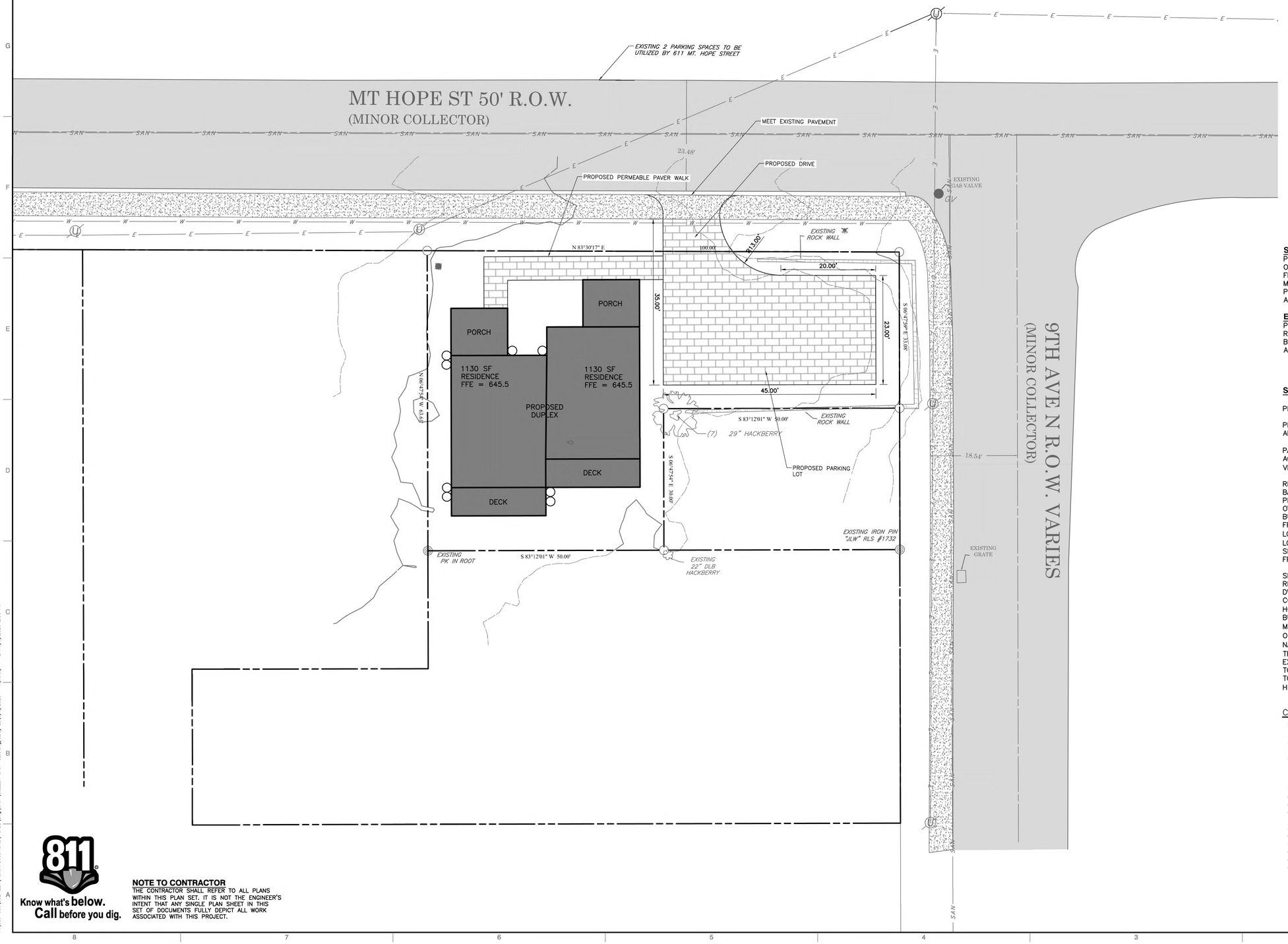
EXISTING CONDITIONS PLAN

DATE:	JULY 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:			332-224
APPROVED BY:			RGM

DRAWING NO.: **C1.0**
SHEET OF

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NORTH



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- EXISTING TREELINE
- PROPOSED PERMEABLE PAVERS
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED CONCRETE
- G — PROPOSED GAS LINE
- SAN — PROPOSED SANITARY LINE
- W — PROPOSED WATERLINE

STATEMENT OF IMPACTS:
PROJECT IS NOT ANTICIPATED TO GENERATE A SIGNIFICANT NUMBER OF ADDITIONAL TRIPS TO HAVE A SIGNIFICANT EFFECT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES.
MAXIMUM WATER DEMAND – 700 GPD
PEAK SEWAGE FLOW – 700 GPD
ADDITIONAL IMPERVIOUS AREA – 2800 SF

ENVISION FRANKLIN COMPLIANCE STATEMENT:
PROJECT MEETS THE ENVISION GOAL BY UTILIZING COMPACT RESIDENTIAL CONCEPTS. THE PROJECT WILL MAINTAIN A SMALL BUILDING FOOTPRINT WITH SHALLOW SETBACKS. ENVISION FRANKLIN ALLOWS DUPLEXES IN THIS AREA.

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTIAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES

MINIMUM LANDSCAPE SURFACE AREA: 1306 SF (30%)
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 0.01 AC (10%)
EXISTING PARKING: 2 SPACES
TOTAL PARKING REQUIRED, BY USE: 6 SPACES
TOTAL PARKING PROPOSED: 5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): NO

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID – 078BB01700
   - DEED BOOK – 9190
   - DEED PAGE – 132
   - DEVELOPMENT – HARD BARGAIN
   - LOT –

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 20 40

Know what's below. Call before you dig.

NOTE TO CONTRACTOR
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MATTHEW Z. PIOPER — REGISTERED ENGINEER — AGRICULTURE — No. 121516 — STATE OF TENNESSEE

REVISION RECORD

NO	DATE	DESCRIPTION

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

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

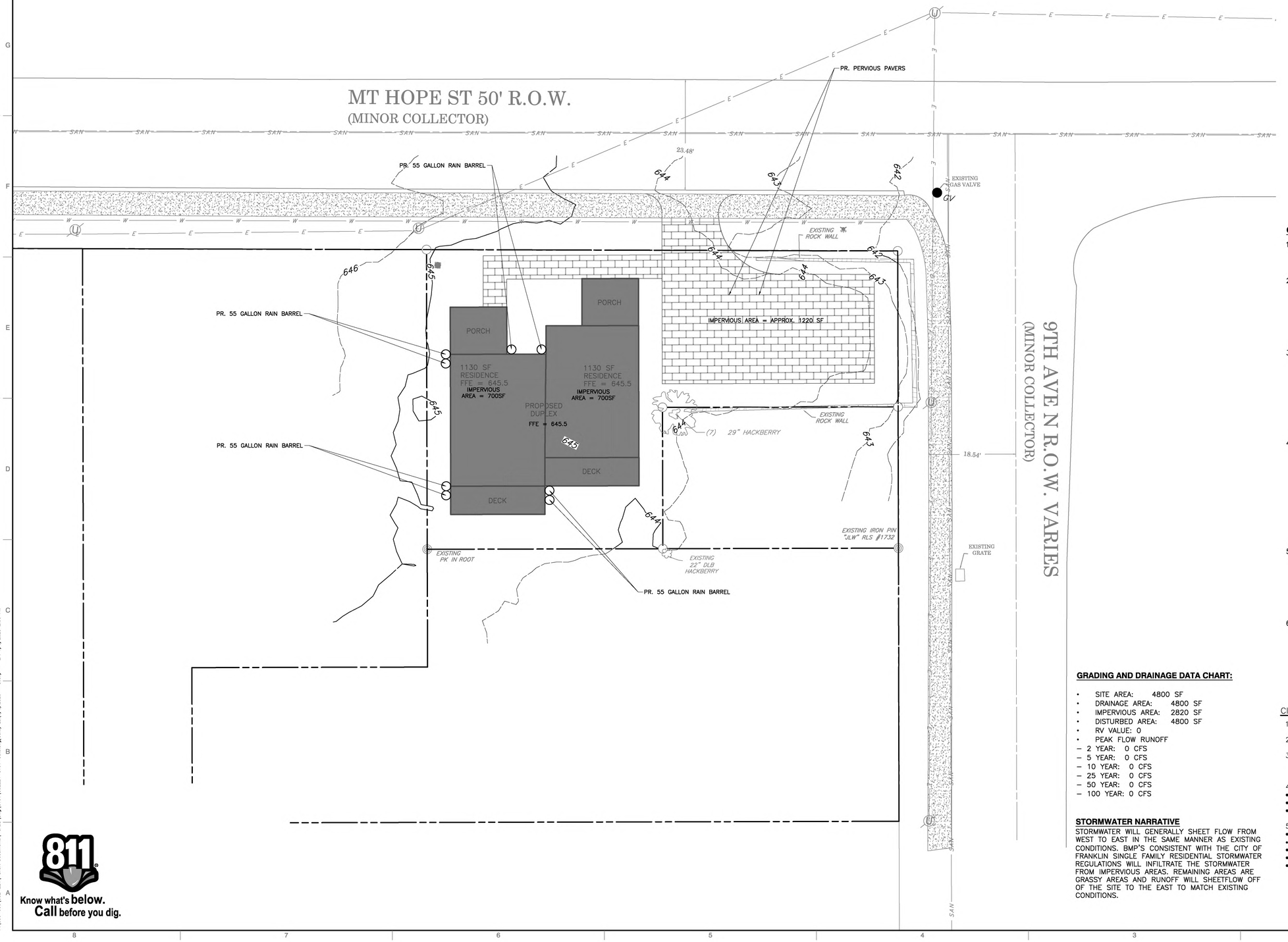
DEVELOPMENT PLAN

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: C2.0
SHEET OF

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NORTH



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
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- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- PROPOSED PERMEABLE PAVERS
- PROPOSED LIMITS OF DISTURBANCE
- 1050 — PROPOSED INDEX (MAJOR) CONTOUR
- 1048 — PROPOSED INTERMEDIATE (MINOR) CONTOUR
- 5.00% — PROPOSED SLOPE LABEL
- 595.68 — PROPOSED SPOT ELEVATION
- TW=598.37, BW=595.63 — TOP OF WALL ELEVATION, BOTTOM OF WALL ELEVATION
- TC=594.00, BC=593.50 — TOP OF CURB ELEVATION, BOTTOM OF CURB ELEVATION

GRADING 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. 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.
6. 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.

GRADING AND DRAINAGE DATA CHART:

- SITE AREA: 4800 SF
- DRAINAGE AREA: 4800 SF
- IMPERVIOUS AREA: 2820 SF
- DISTURBED AREA: 4800 SF
- RV VALUE: 0
- PEAK FLOW RUNOFF
- 2 YEAR: 0 CFS
- 5 YEAR: 0 CFS
- 10 YEAR: 0 CFS
- 25 YEAR: 0 CFS
- 50 YEAR: 0 CFS
- 100 YEAR: 0 CFS

STORMWATER NARRATIVE

STORMWATER WILL GENERALLY SHEET FLOW FROM WEST TO EAST IN THE SAME MANNER AS EXISTING CONDITIONS. BMP'S CONSISTENT WITH THE CITY OF FRANKLIN SINGLE FAMILY RESIDENTIAL STORMWATER REGULATIONS WILL INFILTRATE THE STORMWATER FROM IMPERVIOUS AREAS. REMAINING AREAS ARE GRASSY AREAS AND RUNOFF WILL SHEETFLOW OFF OF THE SITE TO THE EAST TO MATCH EXISTING CONDITIONS.

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID – 078BB01700
   - DEED BOOK – 9190
   - DEED PAGE – 132
   - DEVELOPMENT – HARD BARGAIN
   - LOT –

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PIOPER — REGISTERED ENGINEER — AGRICULTURE BY — No. 121519 — STATE OF TENNESSEE

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

REVISION RECORD

NO	DATE	DESCRIPTION

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

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

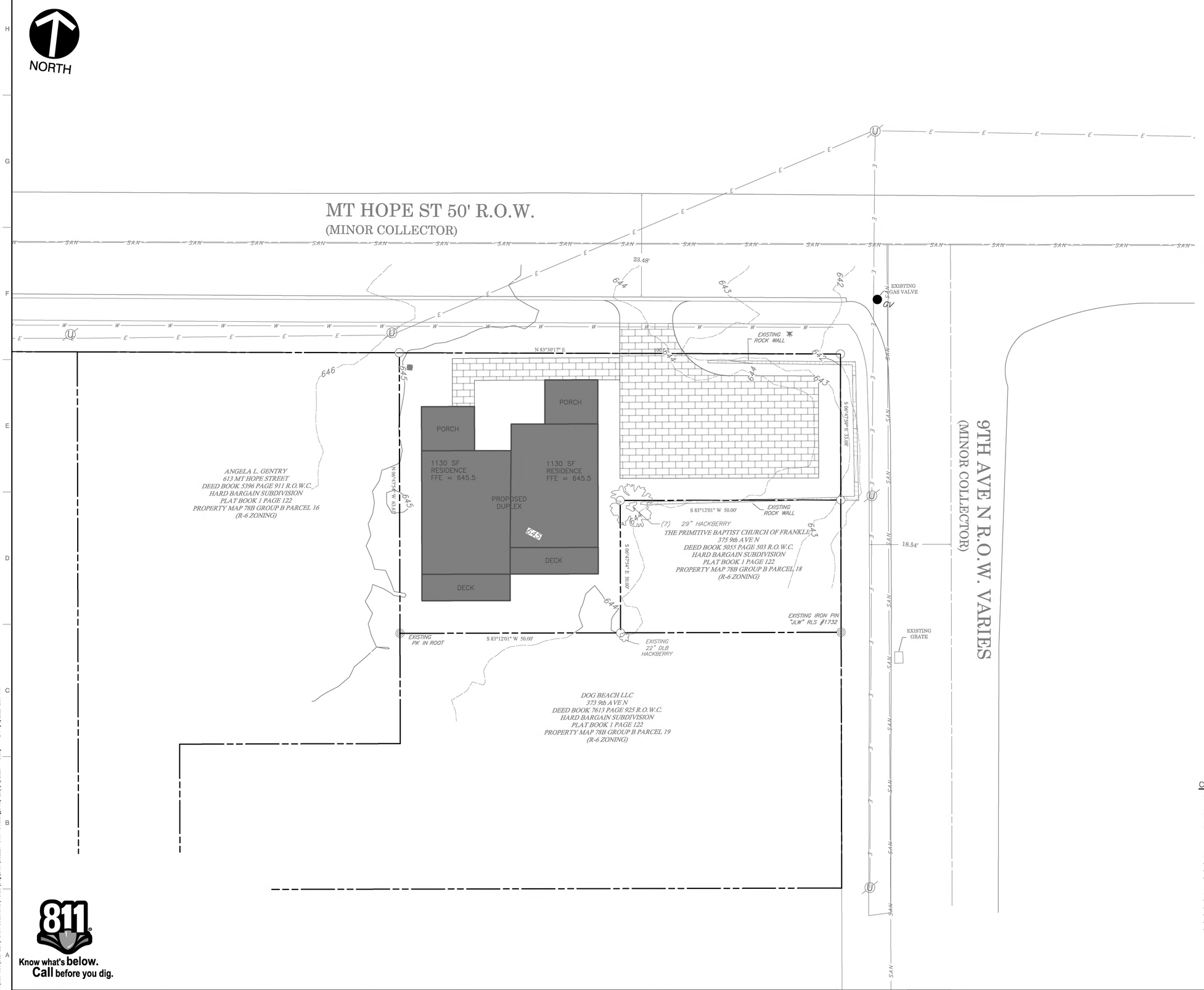
GRADING AND DRAINAGE PLAN

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: C3.0
SHEET OF

Know what's below. Call before you dig.

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE

CITY OF FRANKLIN R.O.W. & 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.

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

PRELIMINARY NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PIOPER REGISTERED ENGINEER AGRICULTURE No. 121516 STATE OF TENNESSEE

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REVISION RECORD

NO	DATE	DESCRIPTION

CEC
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117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

HARD BARGAIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

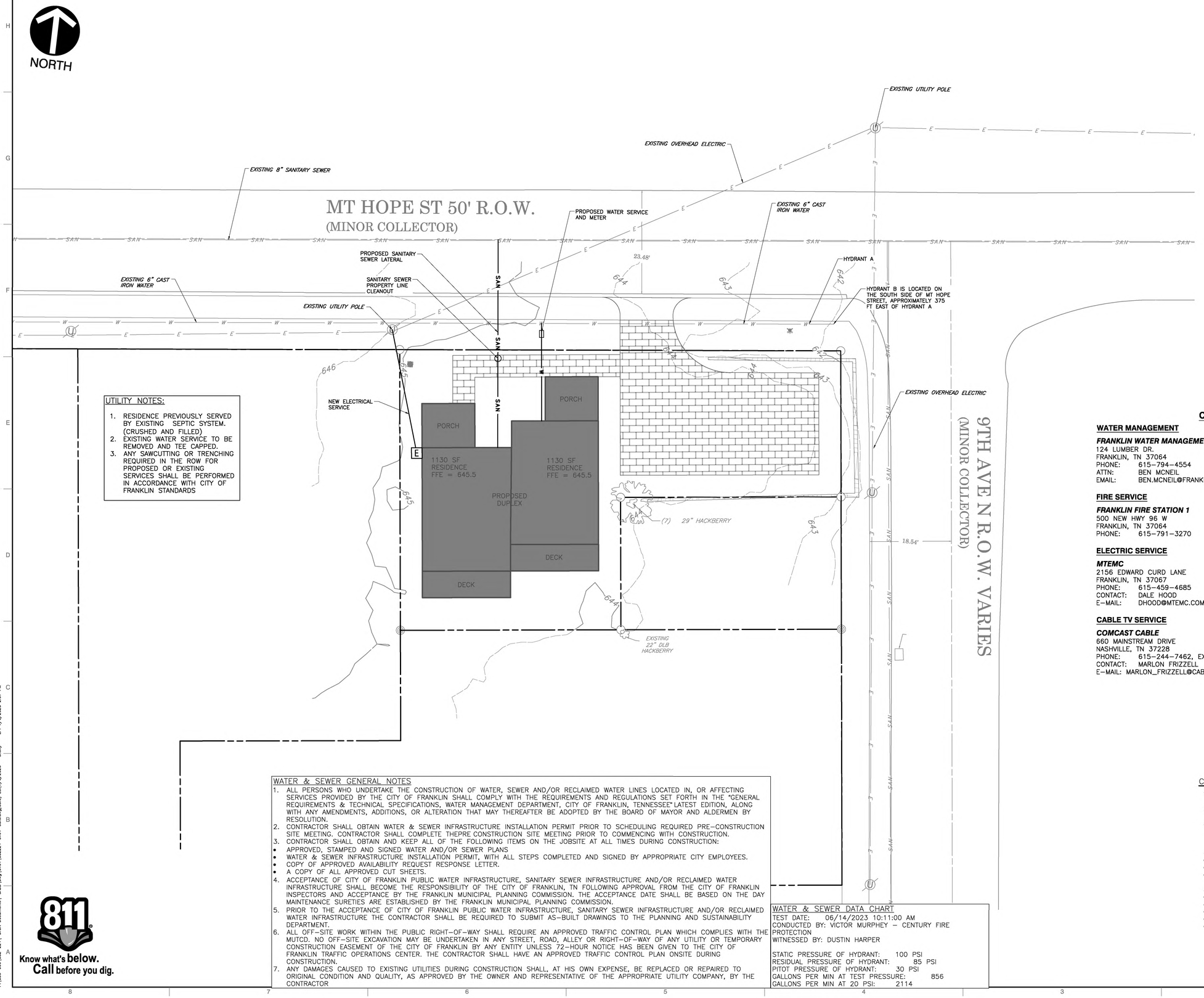
ROW AND ACCESS PLAN

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: C4.0
SHEET OF

P:\332-2001\332-224\1-Draft Documents\1-2020\Dwg\C101\332224-C101-C4.0.dwg[C4.0] LS(7/6/2023 - anu) - LP 7/6/2023 2:07 PM

NORTH



UTILITY NOTES:

1. RESIDENCE PREVIOUSLY SERVED BY EXISTING SEPTIC SYSTEM. (CRUSHED AND FILLED)
2. EXISTING WATER SERVICE TO BE REMOVED AND TEE CAPPED.
3. ANY SAWCUTTING OR TRENCHING REQUIRED IN THE ROW FOR PROPOSED OR EXISTING SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARDS

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- W — PROPOSED WATER LINE
- E — PROPOSED ELECTRIC
- G — PROPOSED GAS LINE
- COMM — PROPOSED COMMUNICATION LINE

CONTACT LIST

WATER MANAGEMENT
FRANKLIN WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
ATTN: BEN MCNEIL
EMAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE
FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE
MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-459-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE
COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

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

PLANNING & ZONING
FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES
CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

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 THEPRE 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:
   - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   - A COPY OF ALL APPROVED CUT SHEETS.
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 PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY 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

WATER & SEWER DATA CHART

TEST DATE: 06/14/2023 10:11:00 AM
CONDUCTED BY: VICTOR MURPHEY - CENTURY FIRE PROTECTION
WITNESSED BY: DUSTIN HARPER

STATIC PRESSURE OF HYDRANT:	100 PSI
RESIDUAL PRESSURE OF HYDRANT:	85 PSI
PITOT PRESSURE OF HYDRANT:	30 PSI
GALLONS PER MIN AT TEST PRESSURE:	856
GALLONS PER MIN AT 20 PSI:	2114

CITY OF FRANKLIN NOTES

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   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PIOPER — REGISTERED ENGINEER — AGRICULTURE — No. 121510 — STATE OF TENNESSEE

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REVISION RECORD		
NO	DATE	DESCRIPTION

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

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

UTILITY PLAN

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: **C5.0**
SHEET OF

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
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- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK

EXISTING TREE INVENTORY

TREE NUMBER	SIZE	STATUS
1	12" HACKBERRY	
2	13" HACKBERRY	
3	16" MULBERRY	
4	27" MAPLE	
5	21" MAPLE	
6	10" HACKBERRY	

CITY OF FRANKLIN TREE PRESERVATION NOTES

1. EXISTING TREE CANOPY ON SITE = 0.06 AC
   - 1.1. TOTAL SITE ACREAGE = 0.11 AC
   - 1.2. 0.06 TREE CANOPY AC / 0.11 TOTAL SITE AC = 0.5 SITE TREE CANOPY COVERAGE
2. 1 SPECIMEN TREE LOCATED ON SITE.
3. TOTAL TREE CANOPY = 2719 SF
   - 3.1. TREE CANOPY TO REMAIN = 505 SF

AERIAL IMAGE INFORMATION

1. 2023 MICROSOFT CORPORATION – 2022 MAXAR – CNES(2022) DISTRIBUTION AIRBUS DS

CITY OF FRANKLIN TREE PROTECTION NOTES

1. 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.

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

CITY OF FRANKLIN NOTES

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SCALE IN FEET
0 10 20

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AGRICULTURE
No. 121510
STATE OF TENNESSEE

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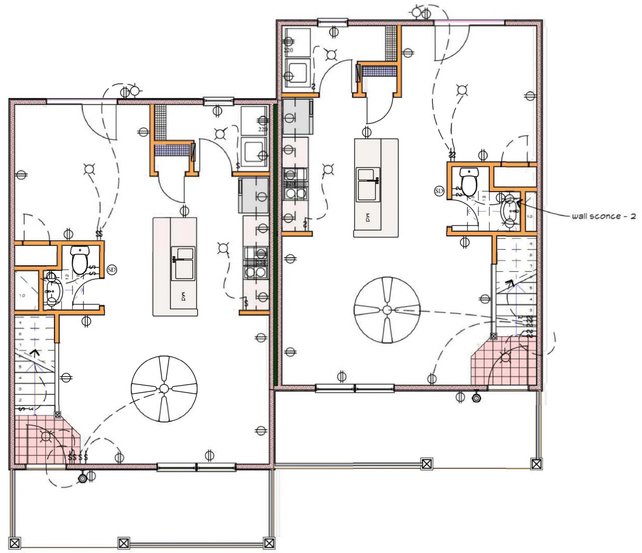
HARD BARGAIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

TREE PRESERVATION PLAN

		SNH
DATE:	JULY 2023	DRAWN BY: MZP
DWG SCALE:	AS SHOWN	CHECKED BY: 332-224
PROJECT NO:		RGM
APPROVED BY:		

DRAWING NO.: L1.0
SHEET OF

P:\330-000\332-224\Civil Documents\-CADD\Dwg\Civil\332224-Civil-L1.0.dwg[L1.0] LS(7/9/2023 - akell) - LP: 7/9/2023 2:07 PM



Electrical - Floor 1 Plan

scale 3/16" = 1'-0"





Front Elevation

scale 1/4" = 1'-0"

85 Hiaway Trail

www.thompsonplans.com

Rick Thompson - Architect

828-734-2553

original print date
3/15/23

plan # DP1002A+ 5

This plan is licensed to Hard Bargain Association

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All Federal, State and local codes shall be considered as a part of these documents, and shall take preference over anything shown or implied if differences arise.

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COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

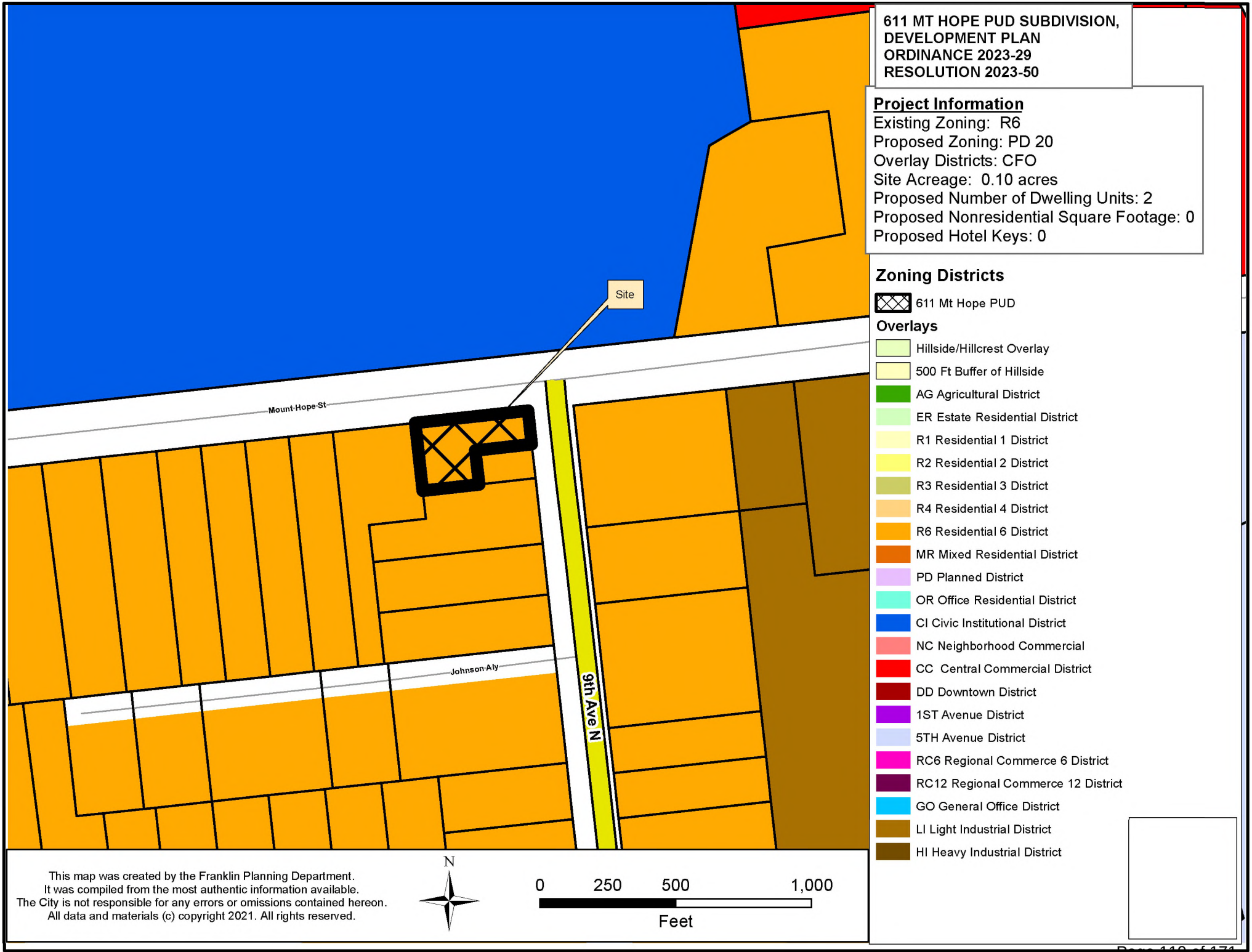
ARCHITECTURAL ELEVATIONS

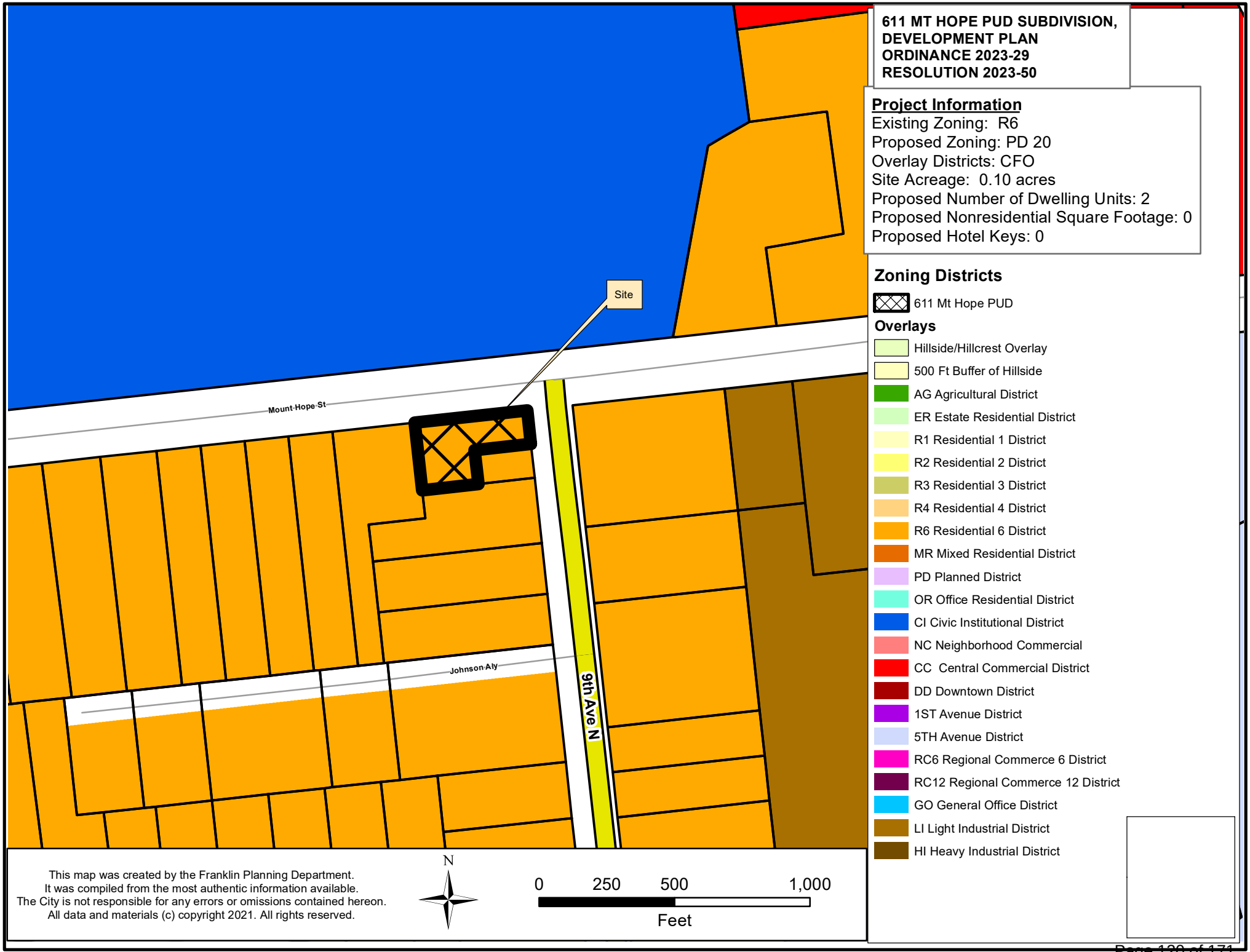
DATE:	JULY 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:			332-224
APPROVED BY:			RGM

DRAWING NO.: A1.0

SHEET OF

P:\332-0001\332-224\Draft Documents\1-0000\Dwg\C101\332224-C101-A1.0.dwg[A1.0] LS[7/9/2023 - wsh]) - LP: 7/9/2023 2:08 PM


611 MT HOPE PUD SUBDIVISION,
DEVELOPMENT PLAN
ORDINANCE 2023-29
RESOLUTION 2023-50
Project Information
Existing Zoning: R6
Proposed Zoning: PD 20
Overlay Districts: CFO
Site Acreage: 0.10 acres
Proposed Number of Dwelling Units: 2
Proposed Nonresidential Square Footage: 0
Proposed Hotel Keys: 0
Zoning Districts
611 Mt Hope PUD
Overlays
Hillside/Hillcrest Overlay
500 Ft Buffer of Hillside
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Site
Mount Hope St
Johnson Aly
9th Ave N
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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N
0 250 500 1,000
Feet


611 MT HOPE PUD SUBDIVISION,
DEVELOPMENT PLAN
ORDINANCE 2023-29
RESOLUTION 2023-50
Project Information
Existing Zoning: R6
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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
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N
0 250 500 1,000
Feet

COF no: 8210

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Addressing

General Issues

28. Addressing

lori.jarosz@franklintn.gov Addresses are 611 Mount Hope Street and 609 Mount Hope Street.
[Edited By Lori Jarosz]

Engineering - Checklist

General Issues

21. Development Plan

lance.fittro@franklintn.gov This is an advisory comment to be addressed at Site Plan:

This comment to remain as a condition to be addressed with the future Site Plan submittal:
At Site Plan, applicant shall submit a Stormwater Management Report which includes Stormwater Management calculations based on the portion of the property which is to be developed and accounts for any applicable offsite drainage areas. The submitted Stormwater Management Plan shall comply with the Single Family Stormwater guidelines as outlined in the Single Family Stormwater Manual. The manual, standard details for typical on-site measures, and sizing calculation tool can be found on the City's website at:

https://www.franklintn.gov/government/departments-a-j/engineering/stormwater-management/single-family-stormwater

Parks

General Issues

5. Parkland Impact Fee

kevinl@franklintn.gov Parkland information shall be placed on the plan set and all plans going foward.

Parkland Impact
2 units with one existing
1unit x $4,304=$4,304 due at the final plat

Planning

General Issues

19. Building height

joseph.bryan@franklintn.gov Advisory comment: after further review, the proposed 2-story height is in compliance with Envision Franklin and the Zoning Ordinance. A MOS for height is not required.

27. Parking

joseph.bryan@franklintn.gov Applicant shall show on and off street parking spaces on the plan sheets

Planning (Landscape)

General Issues

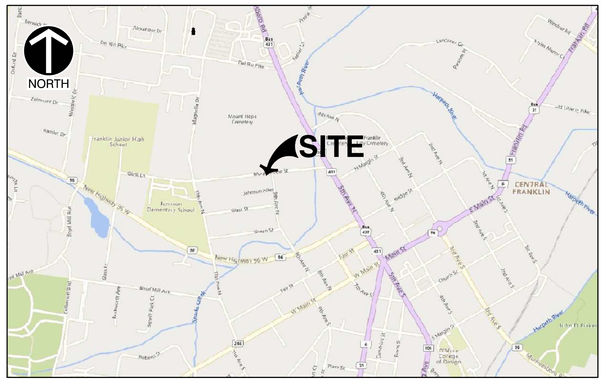
9. Tree Preservation Plan

jason.arnold@franklintn.gov	Tree 4 is a specimen tree and if removed it will require 2 to 1 replacement. A 27" tree will require 54" of replacement trees, This can be addressed at site plan.

611 MOUNT HOPE STREET DUPLEX
DEVELOPMENT PLAN

JULY 2023

611 MT. HOPE STREET
FRANKLIN, TN 37064
PARCELS: 078B-B01700
COF PROJECT NUMBER: 8209
COF PROJECT NUMBER: 8210



VICINITY MAP
SCALE IN FEET
0 1000 2000



SITE LOCATION MAP
SCALE IN FEET
0 60 120

SHEET LIST TABLE	
Sheet Number	**Sheet Title**
C0.0	COVERSHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING AND DRAINAGE
C4.0	ROW & ACCESS PLAN
C5.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL ELEVATIONS

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	2022-41 2/14/2023
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022

COMPREHENSIVE REVIEW AT 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 CAN ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES

MINIMUM LANDSCAPE SURFACE AREA: 1306 SF (30%)
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 0.01 AC (10%)
EXISTING PARKING: 2 SPACES
TOTAL PARKING REQUIRED, BY USE: 6 SPACES
TOTAL PARKING PROPOSED: 5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): NO

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

MODIFICATION OF STANDARDS REQUESTS:

REQUESTING MODIFICATION OF THE STANDARD 10.1.5 CALCULATION OF MINIMUM PARKING AND TABLE 10.1.6. REDUCTION OF REQUIRED PARKING FOR A 3 BEDROOM DUPLEX RESIDENCE FROM 3 PER RESIDENCE TO 2.5 PER RESIDENCE. REASON FOR REDUCTION IS LIMITED SPACE AVAILABLE FOR ON-SITE PARKING.

REQUESTING MODIFICATION OF THE BUILDING HEIGHT STANDARD OF COMPACT RESIDENTIAL DESIGN CONCEPT. INCREASE OF ALLOWABLE DEVIATION FROM 0.5 STORIES TO 0.75 STORIES FROM BLOCK FACE AVERAGE ON MT. HOPE STREET. REASON FOR INCREASE IS FULL 2ND STORY ALLOWS GREATER LIVING SPACE FOR RESIDENTS ON A SMALL LOT AND PROPOSED 2 STORY RESIDENCE DOES NOT DETRACT FROM OR OVERWHELM EXISTING HISTORIC STRUCTURES.

PRELIMINARY
NOT FOR CONSTRUCTION

CONTACT LIST

WATER MANAGEMENT

FRANKLIN WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
ATTN: BEN MCNEIL
EMAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE

FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-459-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

TELEPHONE SERVICE

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

PLANNING & ZONING

FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES

CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER

CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE

ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

STATEMENT OF IMPACTS

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

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 0.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 0.3 MI (FRANKLIN FIRE STATION 1)
NEAREST RECREATIONAL FACILITY: 0.4 MI (BICENTENNIAL PARK)

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

811 Know what's below. Call before you dig.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

BASIS OF BEARINGS

BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NSRS11.TNF).

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEMA FLOOD INSURANCE RATE MAPS 47187C0192G, EFFECTIVE DATE DECEMBER 12, 2016.

UTILITY NOTE

AVAILABLE PLANS AND OBSERVED EVIDENCE WAS USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN.

SPECIFICATION NOTE

PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARD SPECIFICATIONS.

ENGINEERING

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: MATHEW PIOFER, PE
PHONE: (615) 333-7797

SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: BENJAMIN J. HRON, PLS
PHONE: (615) 333-7797

OWNER

HARD BARGAIN ASSOCIATION
P.O BOX 545
FRANKLIN, TN 37065
CONTACT: DERRICK SOLOMON

MATTHEW Z. PIOFER — REGISTERED ENGINEER — AGRICULTURE — No. 121519 — STATE OF TENNESSEE

REVISION RECORD

NO	DATE	DESCRIPTION

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

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

COVERSHEET

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO.	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: C0.0
SHEET OF

P:\330-000\332-224\-Draft Documents\-CAD\Dwg\C401\332224-C01-C0.0.dwg[C0.0] 15:7/6/2023 - shnh - LP: 7/6/2023 2:08 PM

NORTH

MT HOPE ST 50' R.O.W.
(MINOR COLLECTOR)

9TH AVE N R.O.W. VARIES
(MINOR COLLECTOR)

EXISTING UTILITY POLE
EXISTING OVERHEAD ELECTRIC
EXISTING 8" SANITARY SEWER
EXISTING 2 CAR PARKING SPACE
EXISTING ELECTRICAL SERVICE TO BE REMOVED
EXISTING UTILITY POLE DO NOT DISTURB
EXISTING 6" CAST IRON WATER
EXISTING WALK TO BE REMOVED
EXISTING TREES TO BE REMOVED
EXISTING ASPHALT DRIVE TO BE REMOVED
EXISTING ROCK WALL TO BE PARTIALLY REMOVED
EXISTING TREES TO BE REMOVED
EXISTING GAS VALVE
EXISTING OVERHEAD ELECTRIC
EXISTING PORCH TO BE REMOVED
PORCH
EXISTING RESIDENCE TO BE REMOVED
EXISTING RESIDENCE
EXISTING ROCK WALL
(1) 12" HACKBERRY
(2) 13" HACKBERRY
(3) 16" MULBERRY
(6) 10" HACKBERRY
(4) 27" MAPLE
(3) 21" MAPLE
EXISTING 8" SANITARY SEWER
(7) 29" HACKBERRY
EXISTING ROCK WALL
EXISTING GRATE
EXISTING IRON PIN "JLW" RLS #1732
EXISTING PK IN ROOT
EXISTING 22" DLB HACKBERRY
EXISTING SEPTIC TANK CRUSHED AND FILLED

23.48'
100.54'
S 83°12'01" W 50.00'
S 06°47'59" E 33.08'
N 06°47'59" W 33.08'
18.54'

ANGELA L. GENTRY
613 MT HOPE STREET
DEED BOOK 5396 PAGE 911 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 16
(R-6 ZONING)

HARD BARGAIN MT HOPE INC.
611 MT HOPE. STREET
DEED BOOK 9190 PAGE 132 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 17
(R-6 ZONING)

THE PRIMITIVE BAPTIST CHURCH OF FRANKLIN
375 9th AVE N
DEED BOOK 5055 PAGE 503 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 18
(R-6 ZONING)

DOG BEACH LLC
373 9th AVE N
DEED BOOK 7613 PAGE 925 R.O.W.C.
HARD BARGAIN SUBDIVISION
PLAT BOOK 1 PAGE 122
PROPERTY MAP 78B GROUP B PARCEL 19
(R-6 ZONING)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- EXISTING TREELINE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- GV — EXISTING GAS VALVE
- PROPOSED LIMITS OF BUILDING DEMOLITION
- PAVEMENT TO BE REMOVED FULL DEPTH
- LINEAR OBJECT TO BE REMOVED
- OBJECT TO BE REMOVED

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES
MINIMUM LANDSCAPE SURFACE AREA:	1306 SF (30%)
OPEN SPACE SF REQUIRED:	N/A
NATURAL AREA SF REQUIRED:	N/A
TREE CANOPY RETENTION ACREAGE:	0.01 AC (10%)
EXISTING PARKING:	2 SPACES
TOTAL PARKING REQUIRED, BY USE:	6 SPACES
TOTAL PARKING PROPOSED:	5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N):	NO

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PIPER
REGISTERED ENGINEER
AGRICULTURE
OWNER
No. 121518
STATE OF TENNESSEE

Know what's below. Call before you dig.

NOTE TO CONTRACTOR
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REVISION RECORD

NO	DATE	DESCRIPTION

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

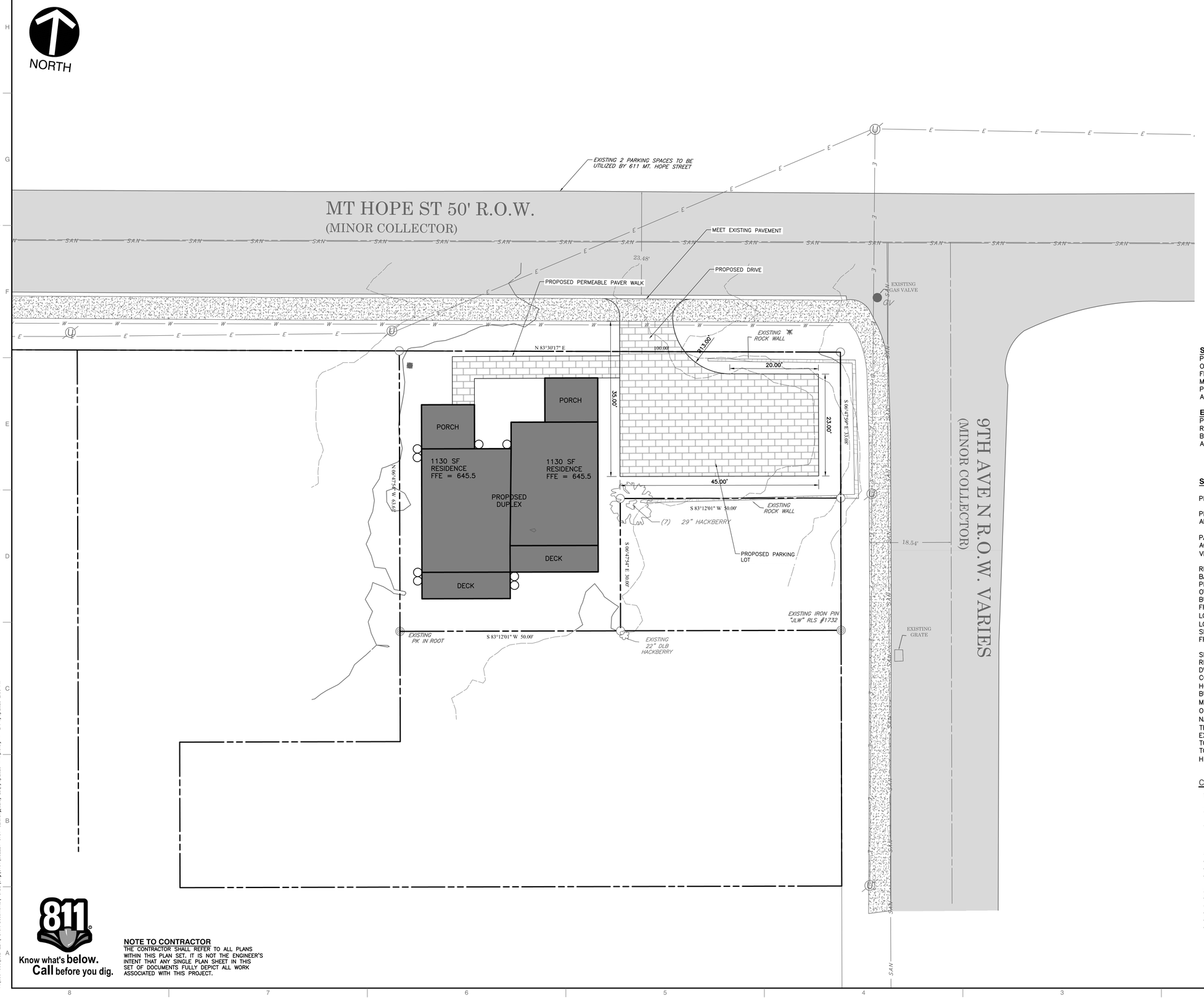
HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

EXISTING CONDITIONS PLAN

DATE:	JULY 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:			332-224
APPROVED BY:			RGM

DRAWING NO.: C1.0
SHEET OF

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- EXISTING TREELINE
- PROPOSED PERMEABLE PAVERS
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED CONCRETE
- G — PROPOSED GAS LINE
- SAN — PROPOSED SANITARY LINE
- W — PROPOSED WATERLINE

STATEMENT OF IMPACTS:
PROJECT IS NOT ANTICIPATED TO GENERATE A SIGNIFICANT NUMBER OF ADDITIONAL TRIPS TO HAVE A SIGNIFICANT EFFECT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES.
MAXIMUM WATER DEMAND – 700 GPD
PEAK SEWAGE FLOW – 700 GPD
ADDITIONAL IMPERVIOUS AREA – 2800 SF

ENVISION FRANKLIN COMPLIANCE STATEMENT:
PROJECT MEETS THE ENVISION GOAL BY UTILIZING COMPACT RESIDENTIAL CONCEPTS. THE PROJECT WILL MAINTAIN A SMALL BUILDING FOOTPRINT WITH SHALLOW SETBACKS. ENVISION FRANKLIN ALLOWS DUPLEXES IN THIS AREA.

SITE DATA CHART

PROJECT NAME:	611 MOUNT HOPE STREET DUPLEX
PROJECT NUMBER:	984787
ADDRESS:	611 MT. HOPE STREET FRANKLIN, TN 37064
PARCEL(S):	078B-B01700
ACREAGE OF SITE:	0.10 ACRES
VESTING:	N/A
REGULATIONS	
BASE ZONING:	R-6 RESIDENTAL
PROPOSED ZONING:	PD 20
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED:	DUPLEX
FRONTAGE TYPES APPLIED:	YARD
LOT WIDTH (RESIDENTIAL):	40 FT
LOT SIZE (RESIDENTIAL):	4000 SF
SETBACKS-	
FRONT YARD:	AVERAGE OF ADJACENT BUILDINGS OR 5 FT MINIMUM
SIDE YARD:	5 FT
REAR YARD:	5 FT
DWELLING UNIT COUNT, BY TYPE:	2 UNITS
COMMERCIAL SF, BY USE:	0 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	1.5 STORIES

MINIMUM LANDSCAPE SURFACE AREA: 1306 SF (30%)
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 0.01 AC (10%)
EXISTING PARKING: 2 SPACES
TOTAL PARKING REQUIRED, BY USE: 6 SPACES
TOTAL PARKING PROPOSED: 5 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): NO

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID – 078BB01700
   - DEED BOOK – 9190
   - DEED PAGE – 132
   - DEVELOPMENT – HARD BARGAIN
   - LOT –

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 20 40

MATTHEW Z. PIOPER
REGISTERED ENGINEER
AGRICULTURE
No. 121516
STATE OF TENNESSEE

811 Know what's below. Call before you dig.

NOTE TO CONTRACTOR
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REVISION RECORD

NO	DATE	DESCRIPTION

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

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

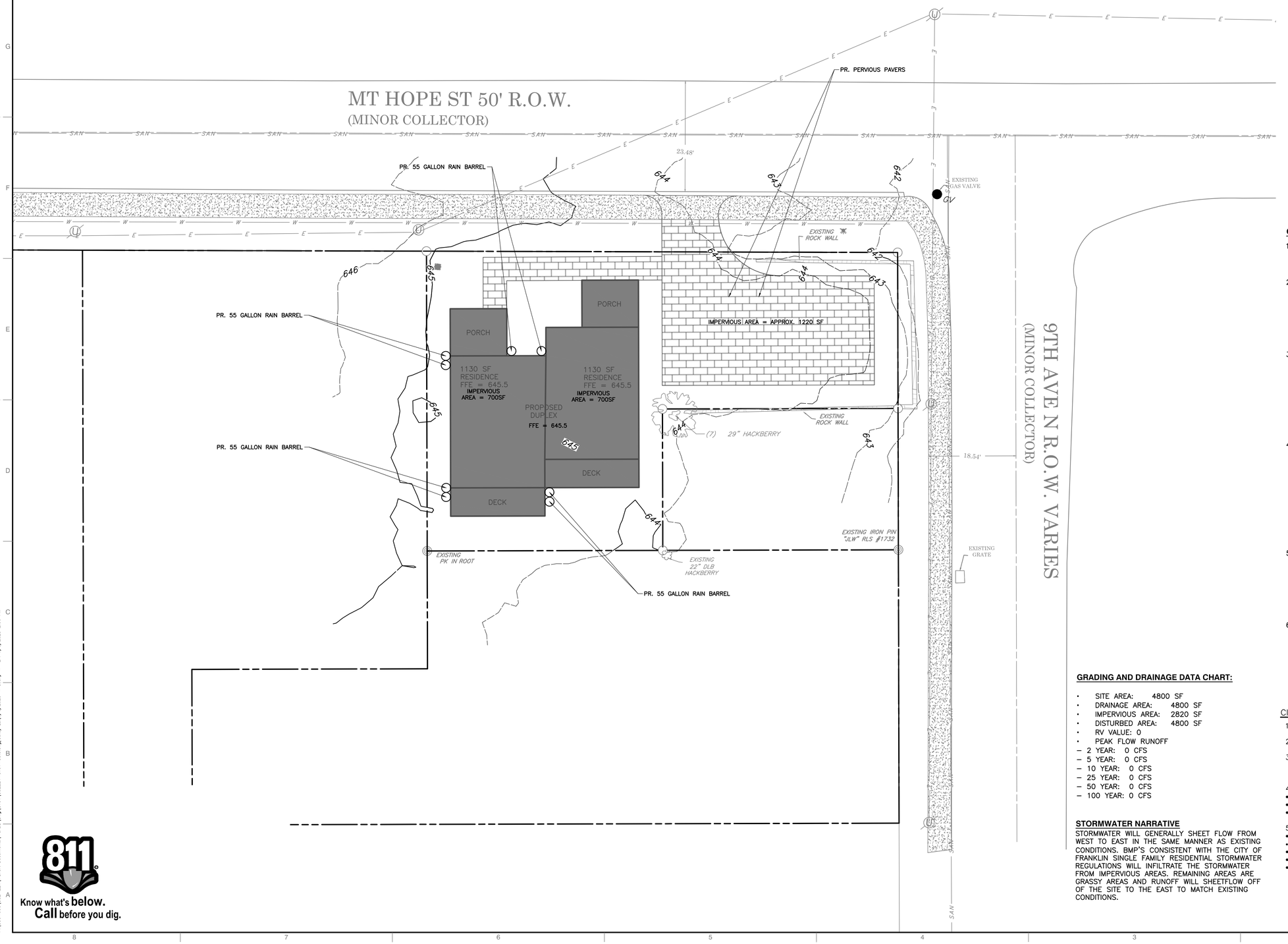
DEVELOPMENT PLAN

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: **C2.0**
SHEET OF

P:\332-0001\332-224\1-Draft Documents\1-CADD\Dwg\C101\332224-C101-C2.0.dwg[C2.0] LS(7/6/2023 - mpioller) - LP: 7/6/2023 2:06 PM

NORTH



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
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- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- PROPOSED PERMEABLE PAVERS
- PROPOSED LIMITS OF DISTURBANCE
- 1050 — PROPOSED INDEX (MAJOR) CONTOUR
- 1048 — PROPOSED INTERMEDIATE (MINOR) CONTOUR
- 5.00% — PROPOSED SLOPE LABEL
- 595.68 × — PROPOSED SPOT ELEVATION
- TW=598.37 / BW=595.63 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- TC=594.00 / BC=593.50 — TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION

GRADING 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. 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.
6. 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.

GRADING AND DRAINAGE DATA CHART:

- SITE AREA: 4800 SF
- DRAINAGE AREA: 4800 SF
- IMPERVIOUS AREA: 2820 SF
- DISTURBED AREA: 4800 SF
- RV VALUE: 0
- PEAK FLOW RUNOFF
- 2 YEAR: 0 CFS
- 5 YEAR: 0 CFS
- 10 YEAR: 0 CFS
- 25 YEAR: 0 CFS
- 50 YEAR: 0 CFS
- 100 YEAR: 0 CFS

STORMWATER NARRATIVE

STORMWATER WILL GENERALLY SHEET FLOW FROM WEST TO EAST IN THE SAME MANNER AS EXISTING CONDITIONS. BMP'S CONSISTENT WITH THE CITY OF FRANKLIN SINGLE FAMILY RESIDENTIAL STORMWATER REGULATIONS WILL INFILTRATE THE STORMWATER FROM IMPERVIOUS AREAS. REMAINING AREAS ARE GRASSY AREAS AND RUNOFF WILL SHEETFLOW OFF OF THE SITE TO THE EAST TO MATCH EXISTING CONDITIONS.

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA : +/- 1126 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
   - ANY FEMA FLOODWAY
   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

PRELIMINARY NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PIOFER — REGISTERED ENGINEER — AGRICULTURE — No. 121518 — STATE OF TENNESSEE

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

NO	DATE	REVISION RECORD DESCRIPTION

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

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

GRADING AND DRAINAGE PLAN

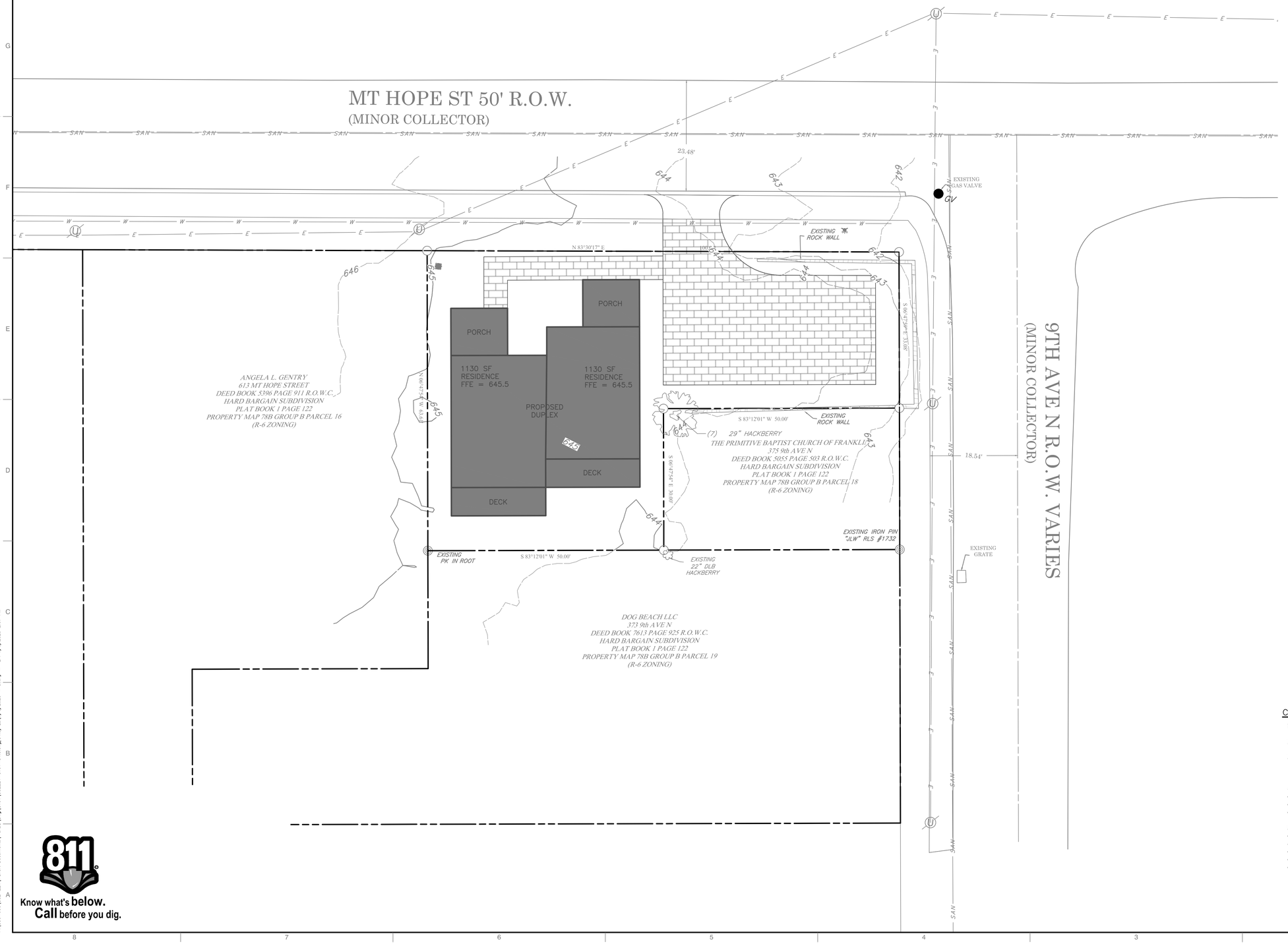
DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO.	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: C3.0
SHEET OF

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NORTH



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE

CITY OF FRANKLIN R.O.W. & 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.

CITY OF FRANKLIN NOTES

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   - ENVISION FRANKLIN BOUNDARY
   - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

PRELIMINARY NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PIOPER — REGISTERED ENGINEER — AGRICULTURE — No. 121516 — STATE OF TENNESSEE

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REVISION RECORD

NO	DATE	DESCRIPTION

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615-333-7797 · 800-763-2326
www.cecinc.com

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

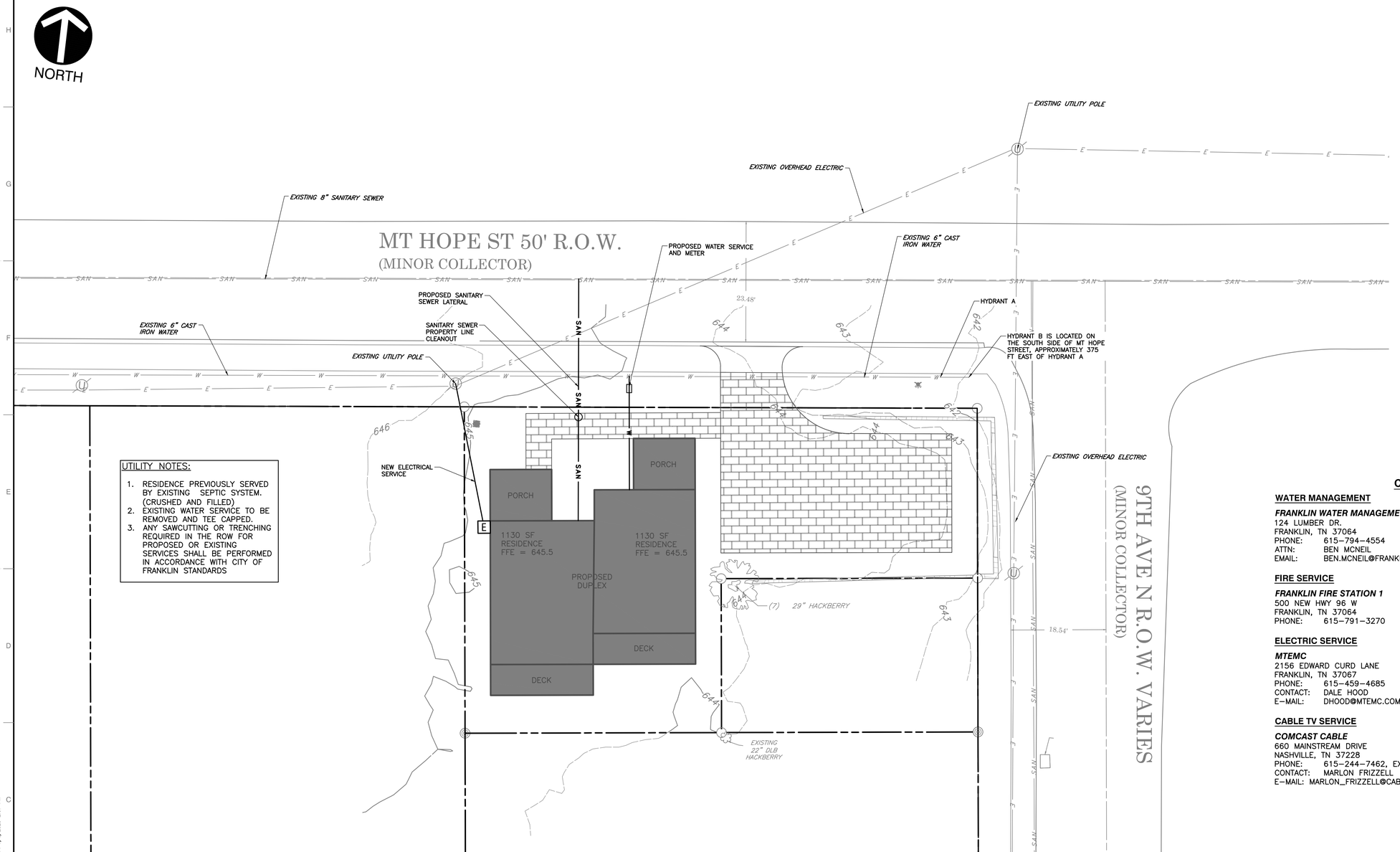
ROW AND ACCESS PLAN

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
APPROVED BY:	RGM
DRAWN BY:	SNH
CHECKED BY:	MZP

DRAWING NO.: C4.0
SHEET OF

P:\332-2001\332-224\-Draft Documents\-CADD\Dwg\C101\332224-C101-C4.0.dwg[C4.0] LS(7/6/2023 - 8:04) - LP: 7/6/2023 2:07 PM

NORTH



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
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- EXISTING EDGE OF PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- ST — EXISTING STORM PIPE
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- W — PROPOSED WATER LINE
- E — PROPOSED ELECTRIC
- G — PROPOSED GAS LINE
- COMM — PROPOSED COMMUNICATION LINE

UTILITY NOTES:

1. RESIDENCE PREVIOUSLY SERVED BY EXISTING SEPTIC SYSTEM. (CRUSHED AND FILLED)
2. EXISTING WATER SERVICE TO BE REMOVED AND TEE CAPPED.
3. ANY SAWCUTTING OR TRENCHING REQUIRED IN THE ROW FOR PROPOSED OR EXISTING SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARDS

CONTACT LIST

WATER MANAGEMENT
FRANKLIN WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
ATTN: BEN MCNEIL
EMAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE
FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE
MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-459-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE
COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

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

PLANNING & ZONING
FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES
CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

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 THEPRE 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:
   - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   - A COPY OF ALL APPROVED CUT SHEETS.
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 PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY 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

WATER & SEWER DATA CHART

TEST DATE: 06/14/2023 10:11:00 AM
CONDUCTED BY: VICTOR MURPHEY - CENTURY FIRE PROTECTION
WITNESSED BY: DUSTIN HARPER

STATIC PRESSURE OF HYDRANT: 100 PSI
RESIDUAL PRESSURE OF HYDRANT: 85 PSI
PITOT PRESSURE OF HYDRANT: 30 PSI
GALLONS PER MIN AT TEST PRESSURE: 856
GALLONS PER MIN AT 20 PSI: 2114

CITY OF FRANKLIN NOTES

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5. PROPERTY NOTES :
   - PARCEL ID - 078BB01700
   - DEED BOOK - 9190
   - DEED PAGE - 132
   - DEVELOPMENT - HARD BARGAIN
   - LOT -

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PIOPER — REGISTERED ENGINEER — AGRICULTURE — No. 121610 — STATE OF TENNESSEE

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REVISION RECORD

NO	DATE	DESCRIPTION

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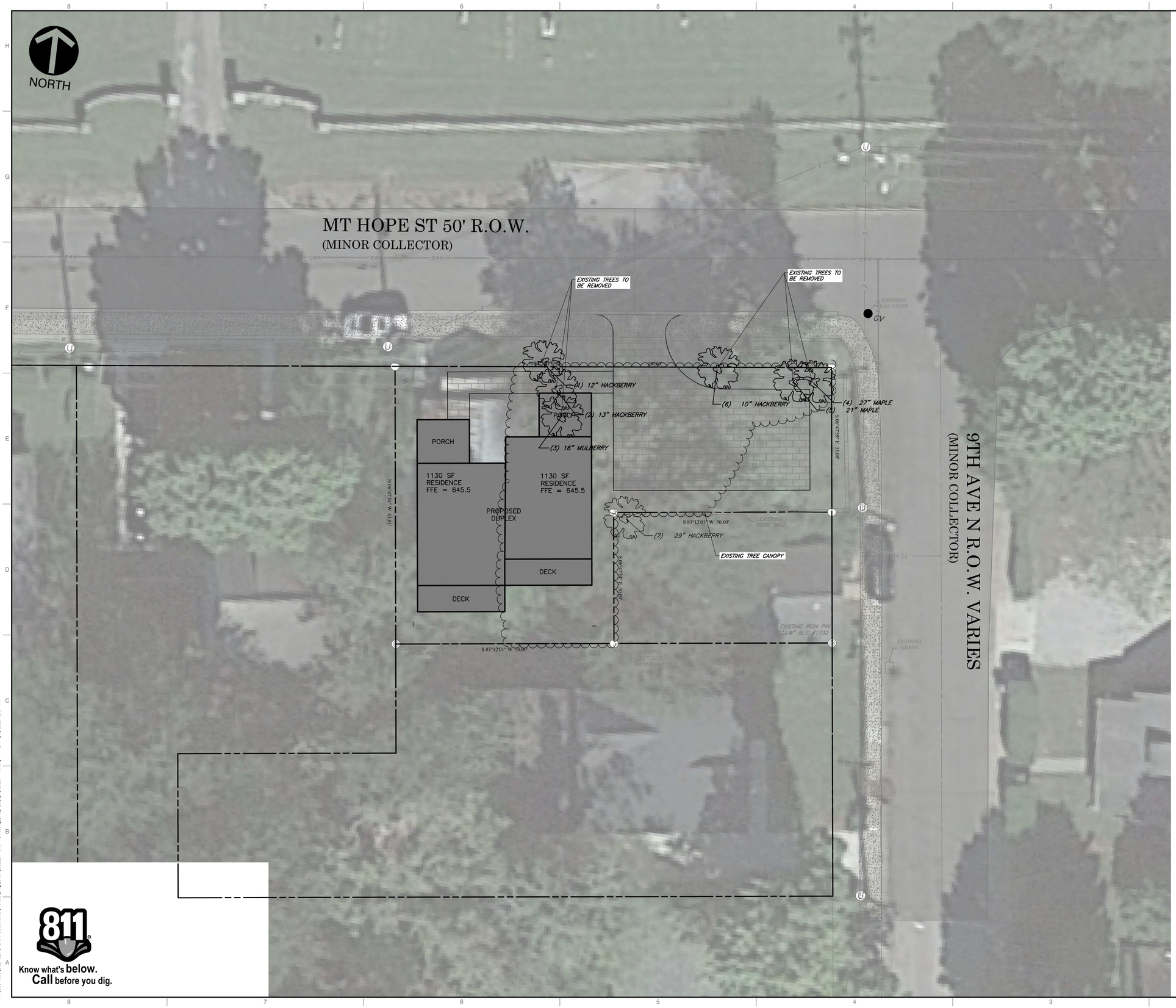
HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

UTILITY PLAN

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: C5.0
SHEET OF

P:\330-0001\332-224\1-Draft Documents\1-CAD\Dwg\C101\332224-C101-C5.0.dwg[C5.0] LS(7/6/2023 - shell) - LP, 7/6/2023 2:07 PM



LEGEND

- EXISTING PROPERTY LINE
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- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
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- UG-E — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING CONCRETE
- EXISTING SIDEWALK

EXISTING TREE INVENTORY

TREE NUMBER	SIZE	STATUS
1	12" HACKBERRY	
2	13" HACKBERRY	
3	16" MULBERRY	
4	27" MAPLE	
5	21" MAPLE	
6	10" HACKBERRY	

CITY OF FRANKLIN TREE PRESERVATION NOTES

1. EXISTING TREE CANOPY ON SITE = 0.06 AC
   - 1.1. TOTAL SITE ACREAGE = 0.11 AC
   - 1.2. 0.06 TREE CANOPY AC / 0.11 TOTAL SITE AC = 0.5 SITE TREE CANOPY COVERAGE
2. 1 SPECIMEN TREE LOCATED ON SITE.
3. TOTAL TREE CANOPY = 2719 SF
   - 3.1. TREE CANOPY TO REMAIN = 505 SF

AERIAL IMAGE INFORMATION

1. 2023 MICROSOFT CORPORATION – 2022 MAXAR – CNES(2022) DISTRIBUTION AIRBUS DS

CITY OF FRANKLIN TREE PROTECTION NOTES

1. 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.

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   - DEED BOOK – 9190
   - DEED PAGE – 132
   - DEVELOPMENT – HARD BARGAIN
   - LOT –

PRELIMINARY NOT FOR CONSTRUCTION

SCALE IN FEET
0 10 20

MATTHEW Z. PIOPER REGISTERED ENGINEER AGRICULTURE No. 121516 STATE OF TENNESSEE

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

REVISION RECORD

NO	DATE	DESCRIPTION

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FRANKLIN, TENNESSEE 37064

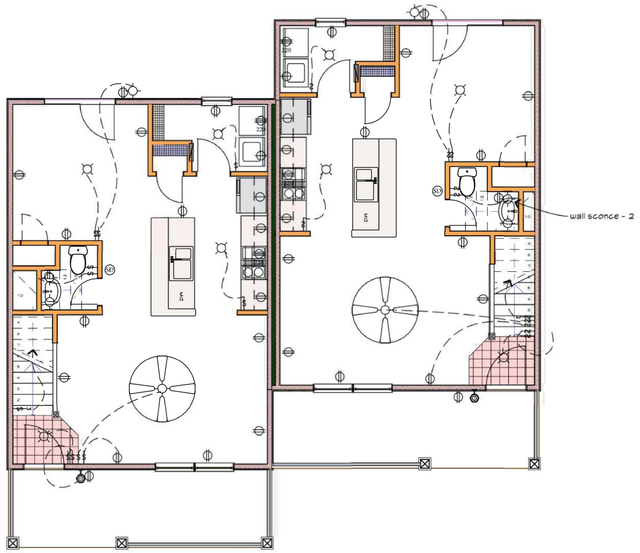
TREE PRESERVATION PLAN

DRAWN BY:	SNH
CHECKED BY:	MZP
DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
APPROVED BY:	RGM

DRAWING NO.: L1.0
SHEET OF

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Electrical - Floor 1 Plan

scale 3/16" = 1'-0"





Front Elevation

scale 1/4" = 1'-0"

www.thompsonplans.com
Rick Thompson - Architect
828-734-2553
85 Hiaway Trail

original print date
3/15/23

plan # DP1002A+ 5

All Federal, State and local codes shall be considered as a part of these documents, and shall take preference over anything shown or implied if differences arise.

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REVISION RECORD

NO	DATE	DESCRIPTION

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615-333-7797 · 800-763-2326
www.cecinc.com

COF REZONING PROJ #: 8209
COF DEV PLAN PROJ #: 8210

HARD BARGIN ASSOCIATION
611 MT. HOPE STREET DUPLEX
611 MT. HOPE STREET
FRANKLIN, TENNESSEE 37064

ARCHITECTURAL ELEVATIONS

DATE:	JULY 2023
DWG SCALE:	AS SHOWN
PROJECT NO:	332-224
DRAWN BY:	SNH
CHECKED BY:	MZP
APPROVED BY:	RGM

DRAWING NO.: A1.0

SHEET OF

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File #: 21-04662

DATE: July 27, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2023-51, A Resolution Approving A Revised Development Plan For Westhaven PUD Subdivision, For The Property Located South Of Highway 96 West And West Of Boyd Mill Pike. Establishing A Public Hearing On September 12, 2023
FMPC 7/27/23, 8-1

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8217
Applicant: Jase Jackson, Ragan Smith Associates
Owner: Michael McNally, SVP Southern Land Company

BACKGROUND/STAFF COMMENTS:
The purpose of this proposed revision of Westhaven PUD Subdivision Development Plan is to increase the height allowance to 5-stories for the proposed independent living facility located in the Jewell property area and remove the road connection from the Jewell property area to New Highway 96 West. The request to allow for 5-stories would better align with what is allowed within the Westhaven Pattern book. The request to remove the road connection to New Highway 95 West is to accommodate a stream and a wetland on the north side of the property. The City would not support roadway construction impacts to these features and the Traffic Impact Analysis had very minimal trips projected at this connection. The Developer has provided a memo update to the TIA and there were no significant impacts to the original recommendations. There are no proposed changes to the total number of dwelling units or to the commercial square footage.

Envision Franklin places this development within the Design Concepts of Mixed Residential and Neighborhood Mixed Use. The Mixed Residential design concept includes residential neighborhoods with a combination of single family dwellings, big houses, duplexes and townhomes. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods. The Neighborhood Mixed Use design concept provides a diverse mix of high activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian

scale, with high quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support.

This development plan revision is consistent with Envision Franklin and maintains the vision of the original concept for the Westhaven development. Westhaven PUD Subdivision, Development Plan, Revision 5 was approved by BOMA in October 2020.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2023-51 by a vote of 8-1.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2023-51.

RESOLUTION 2023-51

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR WESTHAVEN PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF HIGHWAY 96 WEST AND WEST OF BOYD MILL PIKE

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

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

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

WHEREAS, the BOMA originally rezoned the subject Property as part of Ordinance 2001-11 on June 19, 2001, and adopted a concept plan as part of Ordinance 2001-11, as was the process at the time; 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 in Resolution 2019-130, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

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

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 2.4.2 (15).

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
Map 64 28,28.02,12, 23.01, 23.02, 25.02 Map 77 1,1.01, 1.02, 1.03, 10.4 Map 64O A-G Map 77B A-6	1520.03
Total	1520.03

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

SECTION III: That the overall entitlements, as amended, for the Westhaven PUD Subdivision are as follows:

Entitlements	Westhaven PUD
Base Zone District	PD (2.26, 250,000)
Other Zoning Overlays	FFO, FWO, HHO
Number of Dwelling Units	3441
Number of Nonresidential Square Footage	250,000
Open Space Requirements	770.04
Original Development Plan Approval	Ordinance No. 2001-11 Date of approval: 6/19/2001
Development Plan Revision Number	6

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

SECTION VI. That this Resolution shall take effect upon approval by the Board of Mayor and Alderman, the health, safety, and welfare of the citizens requiring it.

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

Attest:

By:_____
ERIC S. STUCKEY
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____

NEIGHBORHOOD MEETING: _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

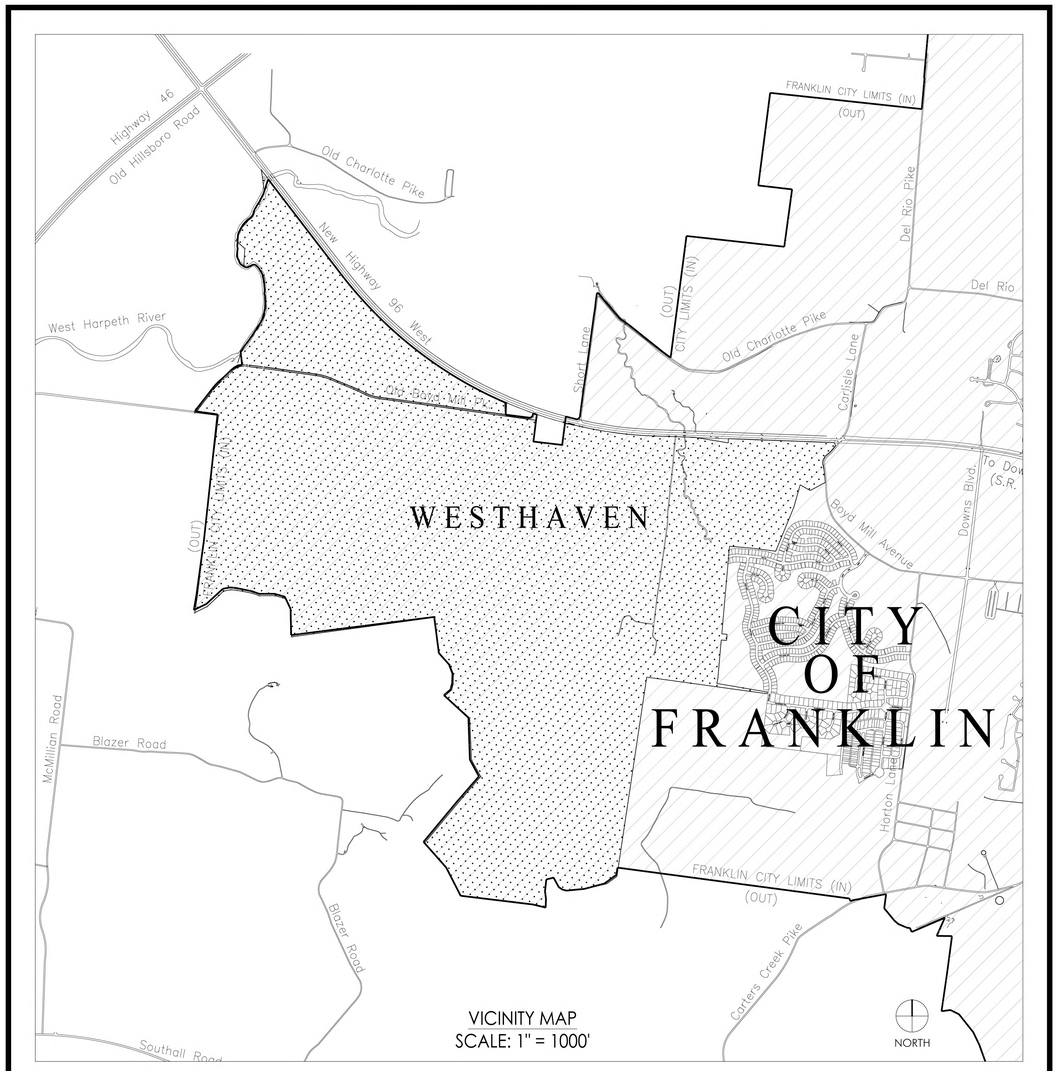
CONCEPT PLANS FOR

WESTHAVEN

A PLANNED RESIDENTIAL COMMUNITY

FIFTH CIVIL DISTRICT | C.O.F. PROJECT #8217

CITY OF FRANKLIN | WILLIAMSON COUNTY | TENNESSEE



VICINITY MAP
SCALE: 1" = 1000'

6

THE PURPOSE OF THE PROPOSED REVISION TO CONCEPT PLAN REVISION 5 IS TO MAKE THE FOLLOWING CHANGES TO THE EAST AREA (JEWELL) PLAN:

1. INCREASE THE HEIGHT OF ONE PROPOSED STRUCTURE TO 5 STORIES. THE WESTHAVEN PATTERN BOOK GOVERNS HEIGHT BY STORIES AND ALLOWS FOR 5 STORIES IN THIS AREA.
2. REORGANIZATION OF THE BUILDING ARRANGEMENT AND ROAD NETWORK TO CREATE A MORE APPEALING PROJECT IN THE DESIGN STYLE OF WESTHAVEN.
3. REMOVE THE ROAD CONNECTION FROM THE JEWELL AREA TO NEW HWY 96 WEST.
4. NO CHANGES TO THE TOTAL NUMBER OF DWELLING UNITS OR COMMERCIAL SQUARE FOOTAGES ARE PROPOSED WITH THIS REVISION

INDEX OF SHEETS

Sheet	Description
CP-1	COVER SHEET
CP-2	EXISTING CONDITIONS AND SITE DATA
CP-3	CONCEPT PLAN
CP-4	TRANSECT REGULATION PLAN
CP-5	OPEN SPACE PLAN
CP-7	THOROUGHFARE DESIGNATIONS PLAN
CP-9	EAST AREA PLAN
CP-11	CONCEPTUAL EAST UTILITY PLAN
CP-14	CONCEPTUAL ARCHITECTURE
C7.0	EMERGENCY MANAGEMENT PLAN

DEVELOPER:

SOUTHERN LAND COMPANY

Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400
Nashville, Tennessee 37215
(615) 778-3150 | www.southernland.com

THE FOLLOWING CODES AND ORDANANCES GOVERN THE WESTHAVEN CONCEPT PLANS, PER THE AGREEMENTS WITH THE CITY OF FRANKLIN DATED JULY 16, 2021:

- Zoning Ordinance – 7/1/2018
- Subdivision Regulations – 2/28/2013
- Stormwater BMP Manual – 1/1/2016
- Technical Specifications for Utility Installation – 12/10/2013
- Transportation Street Technical Standards – 4/25/2017
- Municipal Code – Effective dates vary per standard. Standards effective on 9/30/2019 apply.

THOSE CODES AND ORDINANCES WILL REMAIN ENFORCEABLE WITH THE APPROVAL OF REVISION 6.

PROJECT OWNERSHIP:

WESTHAVEN PARTNERS, LLC
96 WEST LAND HOLDINGS, LLC
96 WEST LAND HOLDINGS II, LLC
WESTHAVEN JEWELL OWNER, LLC

Individual owners with 5% or greater interest:
The Verallo Foundation | ROKEPA Investment Company, L.P. |
PPMC Limited Partnership | Springlake, G.P.
c/o Southern Land Company, LLC 3990 Hillsboro Pike, Suite 400, Nashville, TN 37215

NOTES:

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

APPLICANT:

LANDSCAPE ARCHITECT:
JOSEPH BENJAMIN CRENSHAW, R.L.A.
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE
SUITE 400
NASHVILLE, TN 37215
(615) 778-3150

6 DENOTES REV#6 CHANGES

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SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 778-3150 - Fax (615) 778-2825 - www.southernland.com

FRANKLIN CITY OF TENNESSEE — JOSEPH BENJAMIN CRENSHAW — REGISTERED LANDSCAPE ARCHITECT — 07/06/2023

WESTHAVEN
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

- THE DESIGN AND DRAWINGS CONTAINED WITHIN ARE A DOCUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF SOUTHERN LAND COMPANY. THESE DRAWINGS & DOCUMENTS ARE PROVIDED FOR A ONE-TIME USE AND SHALL NOT BE REPRODUCED , PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF SLC.
- SLC MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, OR IMPLIED, WITH RESPECT TO THIS PLAN, AND IT SHALL HAVE NO LIABILITY FOR DIRECT, INDIRECT OR CONSEQUENTIAL DAMAGES ARISING FROM ANY USE OF THIS PLAN IN ACCORDANCE WITH THIS PLAN.
- MODIFICATIONS TO THIS PLAN SHOULD ONLY BE PERFORMED BY A QUALIFIED ARCHITECT, ENGINEER, LANDSCAPE ARCHITECTURE OR CONTRACTOR.

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REVISIONS:

1	05/26/2023: PRE APP SUBMITTAL
2	06/12/2023: INITIAL SUBMITTAL
3	07/06/2023:RESUBMITTAL OF CORRECTED PLANS
4	
5	
6	
7	
8	

DATE: 06/12/2023

JOB #:

PROJECT #: COF 8217

COVER SHEET

SHEET NO.
CP-1

Owners:

WESTHAVEN PARTNERS, LLC
96 WEST LAND HOLDINGS I, LLC
96 WEST LAND HOLDINGS II, LLC
WESTHAVEN JEWELL OWNER, LLC
3990 HILLSBORO PIKE | SUITE 400 | NASHVILLE, TN 37215
Contact: Ben Crenshaw

Applicant:

SOUTHERN LAND COMPANY,LLC
3990 HILLSBORO PIKE | SUITE 400 | NASHVILLE, TN 37215
(615) 778-3150
Contact: BEN CRENSHAW

6

Concept Plan (Rev.6)

DEVELOPMENT	C.O.F. Project No.	APPROVE DATE	DISTRICT ACRES	REMAINING DISTRICT ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY\ TOWNHOME DWELLING UNITS	CUMULATIVE SECTION DWELLING UNITS	CUMULATIVE DISTRICT DWELLING UNITS	REMAINING DISTRICT DWELLINGS	COMMERCIAL BLDG. SPACE (SF)	CUMULATIVE COMMERCIAL BLDG. SPACE (SF)	REMAINING COMMERCIAL SPACE (SF)	GOVERNMENT INSTITUTIONAL SPACE (SF)	CUMULATIVE GOVERNMENT INSTITUTIONAL SPACE (SF)
Concept Plan (Rev.5)	6408	10/27/2020	1520.03	1520.03	---	---	---	0	3441	---	---	250,000	0	0
Section 1		4/18/2002	18.91	1501.12	51	0	51	51	3390	0	0	250,000	0	0
Section 2		6/20/2002	16.68	1484.44	61	0	61	112	3329	0	0	250,000	0	0
Section 3 (Rev. 1)		2/20/2003	8.23	1476.21	0	47	47	159	3282	0	0	250,000	0	0
Section 4 (Rev. 1)		7/17/2003	17.05	1459.17	26	43	0	43	202	3239	0	0	250,000	0	0
Section 5 (Rev. 1)		3/14/2003	6.54	1452.63	12	15	27	229	3212	0	0	250,000	0	0
Section 6 (Rev. 1)		4/17/2003	15.21	1437.42	48	0	48	277	3164	0	0	250,000	0	0
Section 7		10/16/2003	17.88	1419.54	48	0	48	325	3116	0	0	250,000	0	0
Section 8		12/20/2003	8.16	1411.37	3	0	3	328	3113	0	0	250,000	0	0
Section 9		1/15/2004	4.65	1406.72	32	0	32	360	3081	0	0	250,000	0	0
Section 10		4/15/2004	8.53	1398.19	24	0	24	384	3057	0	0	250,000	0	0
Section 11		4/15/2004	23.33	1374.86	80	10	90	474	2967	0	0	250,000	0	0
Section 12		4/15/2004	30.14	1344.72	61	0	61	535	2906	0	0	250,000	0	0
Section 13		1/25/2005	16.95	1327.77	61	15	76	611	2830	0	0	250,000	0	0
Section 14		1/25/2005	16.70	1311.07	50	16	66	677	2764	0	0	250,000	0	0
Section 15		3/24/2005	14.25	1296.82	0	11	11	688	2753	33,403	33,403	216,597	0	0
Section 15-Lot 4005	1451	6/28/2007	0.29	---	0	4	4	692	2749	0	33,403	216,597	0	0
Section 15-Lot 4010	2142	12/10/2010	0.99	---	0	0	0	692	2749	12,051	45,454	204,546	0	0
Section 15-Lots 4001 & 4015	1953	9/16/2009	1.56	---	0	0	0	692	2058	19,033	64,487	185,513	0	0
Section 15- Resub Lot 4011			0.68	---	0	8	8	700	2741	0	64,487	185,513	0	0
Section 16		5/26/2005	7.80	1289.02	29	0	29	729	2712	0	64,487	185,513	0	0
Section 17 (Rev. 2)	1452	6/28/2007	10.22	1278.80	28	0	28	757	2684	0	64,487	185,513	0	0
Section 18	1038	1/26/2006	49.69	1229.11	52	0	52	809	2632	0	64,487	185,513	0	0
Section 19	1047	2/23/2006	7.89	1221.22	23	0	23	832	2609	0	64,487	185,513	0	0
Section 20	1062	3/23/2006	180.40	1040.82	0	0	0	832	2609	0	64,487	185,513	0	0
Section 20-Lot 847	1158	6/5/2007	1.27	1039.55	0	0	0	832	2609	0	64,487	185,513	0	0
Section 20-Lot 848	1656	4/24/2008	12.60	1026.95	0	0	0	832	2609	28,876	93,363	156,637	0	0
Section 20-Lot 1158	1656	4/24/2008	1.54	1025.41	0	0	0	832	2609	0	93,363	156,637	0	0
Section 20-Lot 1159	1656	4/24/2008	8.65	1016.76	0	0	0	832	2609	0	93,363	156,637	0	0
Section 21, Rev. 1	1530	9/27/2007	3.66	1013.10	4	16	20	852	2589	0	93,363	156,637	0	0
Sec. 21, Rev. 1, Lot 1140 Subdivide	1679	5/22/2008	0.00	1013.10	0	17	17	869	2572	0	93,363	156,637	0	0
Section 22	1159	6/22/2006	9.14	1003.96	22	0	22	891	2550	0	93,363	156,637	0	0
Section 23	1239	9/28/2006	4.61	999.36	15	0	15	906	2535	0	93,363	156,637	0	0
Section 24	1257	10/26/2006	18.44	980.92	58	0	58	964	2477	0	93,363	156,637	0	0
**Section 25		10/26/2006	38.71	942.21	0	0	0	964	2477	0	93,363	156,637	0	0
*Sec. 25-Lots 4202-4204	1657	5/22/2008	7.13	---	0	0	0	964	2477	48,808	142,171	107,829	0	0
*Sec. 25-Lots 4201 & 4205	1807	11/20/2008	1.42	---	0	0	0	964	2477	16,360	158,531	91,469	0	0
**Section 25-Lot 4022	1953	9/16/2009	0.25	---	0	0	0	964	2477	0	158,531	91,469	0	0
Section 26 Rev 1	2038	4/26/2007	22.46	919.75	70	18	88	1052	2389	0	158,531	91,469	0	0
Section 27 - Rev 1	1704	6/26/2008	53.99	865.76	32	0	32	1084	2357	0	158,531	91,469	0	0
Section 28	2225	6/23/2011	3.02	862.74	23	0	23	1107	2334	0	158,531	91,469	0	0
Section 29 - Rev 1	2029	4/14/2010	11.95	850.79	22	0	22	1129	2312	0	158,531	91,469	0	0
* Section 30	2951	1/23/2014	17.11	833.68	12	0	12	1141	2300	0	158,531	91,469	0	0
Section 31	1871	3/26/2009	13.99	819.69	0	0	0	1141	2300	0	158,531	91,469	117,897	117,897
Section 32	2191	4/28/2011	2.29	817.40	0	12	12	1153	2288	0	158,531	91,469	0	117,897
Section 33	5757	1/22/2015	10.83	806.57	33	0	33	1186	2255	0	158,531	91,469	0	117,897
Section 34	2299	11/17/2011	9.12	797.45	27	0	27	1213	2228	0	158,531	91,469	0	117,897
Section 35	2388	4/26/2012	6.74	790.71	26	12	38	1251	2190	0	158,531	91,469	0	117,897
Section 15 (Live-Work Units)	2426	5/24/2012	0.34	790.37	0	7	7	1258	2183	2450	160,981	89,019	0	117,897
Section 15(Lots 4001,4041-4048)	2496	10/25/2012	1.05	789.32	0	19	19	1277	2164	2,450	163,431	86,569	0	117,897
Section 36	2519	9/27/2012	8.94	780.38	48	0	48	1325	2116	0	163,431	86,569	0	117,897
Section 37	2541	10/25/2012	4.77	775.61	6	16	22	1347	2094	0	163,431	86,569	0	117,897
Section 38	2599	12/12/2012	7.16	768.45	33	8	41	1388	2053	0	163,431	86,569	0	117,897
*Section 25 Resub of Lot 4200	2725	5/23/2013	0.93	---	0	6	6	1394	2047	10268	173,699	76,301	0	117,897
* Section 27 - Rev 2	2746	06/27/2013	6.13	* ---	14	0	14	1408	2033	0	173,699	76,301	0	117,897
*Section 37, Lot 1447 (Condo Bldg.)	2808	8/12/2013	0.60	* ---	0	12	12	1420	2021	0	173,699	76,301	0	117,897
Section 39	2837	9/26/2013	8.00	760.45	42	0	42	1462	1979	0	173,699	76,301	0	117,897
Section 40	2876	10/24/2013	18.72	741.73	10	29	39	1501	1940	0	173,699	76,301	0	117,897
Section 41	2876	10/24/2013	9.88	731.85	48	0	48	1549	1892	0	173,699	76,301	0	117,897
*Section 39, Rev 1, Lots 1489-1490	4585	7/7/2014	1.36	* ---	0	24	24	1573	1868	0	173,699	76,301	0	117,897
Section 42	4623	8/28/2014	0.69	731.16	0	9	9	1582	1859	0	173,699	76,301	0	117,897
Section 43	4665	11/20/2014	15.28	715.88	57	0	57	1639	1802	0	173,699	76,301	0	117,897
*Section 25-Lot 4021	6965	1/22/2016	0.64	---	0	16	16	1655	1786	2091	175,790	74,210	0	117,897
Section 44 Rev. 2	6345	4/3/2017	18.82	697.06	41	16	57	1712	1729	0	175,790	74,210	0	117,897
Section 45	6044	4/8/2016	9.88	687.18	46	0	46	1758	1683	0	175,790	74,210	0	117,897
Section 46 Rev. 1	6346	4/3/2017	5.54	681.64	20	8	28	1786	1655	0	175,790	74,210	0	117,897
Section 47	6222	9/22/2016	5.89	675.75	33	0	33	1819	1622	0	175,790	74,210	0	117,897
Section 48	6223	9/22/2016	5.15	670.60	16	0	16	1835	1606	0	175,790	74,210	0	117,897
Section 49	6481	8/13/2019	10.77	659.83	26	20	46	1881	1560	0	175,790	74,210	0	117,897
Section 50	6480	7/27/2017	11.96	647.87	43	8	51	1932	1509	0	175,790	74,210	0	117,897
*Section 25 Resub of Lot 4020	6637	5/17/2019	1.58	---	0	20	20	1996	1445	3112	178,902	71,098	0	117,897
Section 52	6721	1/28/2020	12.54	627.54	50	0	50	2046	1395	0	178,902	71,098	0	117,897
Section 53	6747	8/3/2018	6.89	620.65	33	0	33	2079	1362	0	178,902	71,098	0	117,897
Section 54	6748	4/13/2020	36.00	584.65	37	0	37	2116	1325	0	178,902	71,098	0	117,897
Section 55	6805	5/14/2019	3.04	581.61	16	0	16	2132	1309	0	178,902	71,098	0	117,897
Section 56	7378	3/17/2021	3.99	577.62	12	0	12	2144	1297	0	178,902	71,098	0	117,897
Section 57	7115	7/8/2021	12.69	564.93	34	0	34	2178	1263	0	178,902	71,098	0	117,897
Section 58	7284	2/5/2021	17.82	547.11	39	0	39	2217	1224	0	178,902	71,098	0	117,897
Section 59	7434	2/8/2021	10.87	536.24	62	0	62	2279	1162	0	178,902	71,098	0	117,897
Townsend Boulevard	7435	7/29/2021	4.44	531.80	0	0	0	2279	1162	0	178,902	71,098	0	117,897
Section 60	7476	8/25/2021	23.71	508.09	47	0	47	2326	1115	0	178,902	71,098	0	117,897
Section 61	7593	9/8/2021	14.81	493.28	62	0	62	2388	1053	0	178,902	71,098	0	117,897
Section 62 (Blakeford)	7644	11/19/2021	24.36	468.92	0	61	61	2449	992	0	178,902	71,098	0	117,897
Jewell Phase 1 (Rev.1)	8103	5/4/2023	39.93	428.99	8	46	54	2503	938	0	178,902	71,098	0	117,897
Section 63	7971	4/21/2023	17.87	411.12	77	0	77	2580	861	0	178,902	71,098	0	117,897
Golf Course Maintenance	8038	4/5/2023	2.17	408.95	0	0	0	2580	861	9434	188,336	61,664	0	117,897

1. Property can be referenced as tax maps:

Owner	Map	Parcel#
Westhaven Jewell Owner, LLC 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	64	28&28.01&28.02
Middle Tennessee Electric Membership Corporation PO Box 681709 Franklin, TN 37268	77	1.05
Westhaven Partners, LLC & 96-West Land Holdings, LLC 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	64 64O 77 77B	23.00,23.01,23.02,25.02 A-G 1.00,1.01,1.02,1.03,1.04 A-G

2. The site boundaries shown are based on the Alta Land Survey prepared by John M. Duffer, Gresham, Smith & Partners, 1400 Nashville City Center, 511 Union Street, Nashville, TN. 37219. (615) 770-8150, and E. Roberts Alley and Associates, Inc. 300 10th Avenue South, Nashville, TN. 37203. A boundary abstract prepared by Tim Buchanan, 130 West Harbor, Hendersonville, TN. 37075. (615) 822-7445. Site boundary information for additional 7.27 acre parcel prepared by Arrowhead Survey, 4151 Old Hillsboro Road, Franklin, TN 37064, 615-599-7347.

3. All wetland and blueline stream information provided by:
   a. Development & Environmental Planning Associates, Inc. (DEPA) 484 Hwy 70 E Crossville, TN 38555
   b. Lord and Winter 8161 Hwy 100 Suite #209 Nashville, TN 37221
   c. All aquatic resources depicted in revision 6. except those in the affected Jewell area. are those that were delineated for Revision 5. Aquatic resources depicted in Jewell are per HD dated 01/13/2020.

4. The topo and existing conditions provided by Gresham Smith and Partners, 1400 Nashville City Center, 511 Union St., Nashville, TN. 37219, (615) 770-8100

5. Part of the site is located within the 100-year floodplain and is found on FIRM map:
   #470204 0070 E
   #470204 0125 E
   #470204 0130 E
   #470206 0130 E
   dated January 16, 2003.

6. A benchmark is located on a highway monument on the southwest corner common open space lot within the Founders Pointe Development along New Highway 96 West with an elevation of 686.32.

7. AQUATIC RESOURCES
BUFFERS DEPICTED IN THIS PLAN REFLECT THE CURRENT HYDROLOGIC DETERMINATIONS ACCEPTECT BY THE CITY OF FRANKLIN.

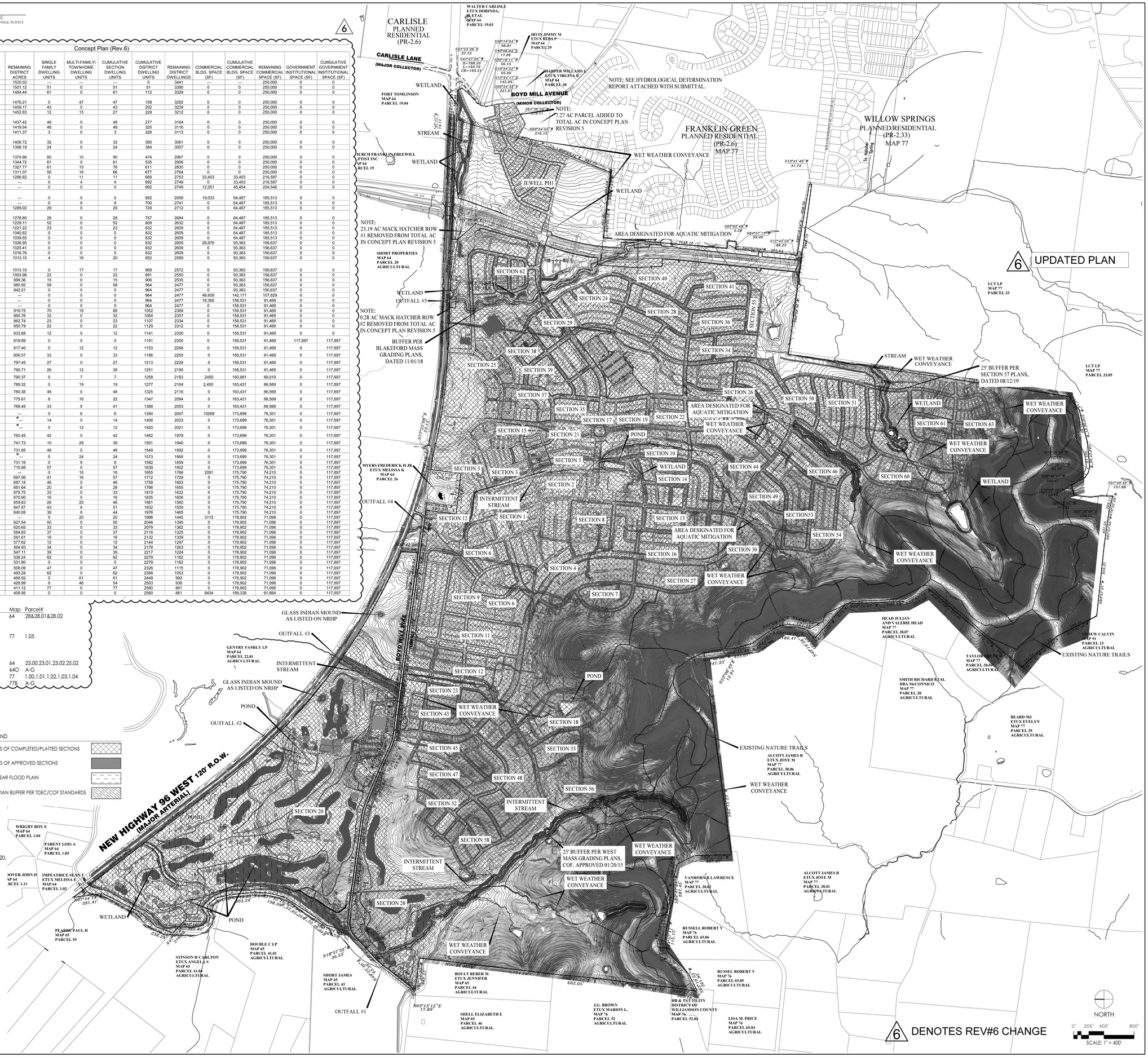
LEGEND

AREAS OF COMPLETED/PLATTED SECTIONS

AREAS OF APPROVED SECTIONS

100 YEAR FLOOD PLAIN

RIPARIAN BUFFER PER TDEC/COF STANDARDS



6 DENOTES REV#6 CHANGE

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07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FIFTH CIVIL DISTRICT

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1	05/26/2023: PRE APP SUBMITTAL
2	06/12/2023: INITIAL SUBMITTAL
3	07/06/2023:RESUBMITTAL OF CORRECTED PLANS
4	
5	
6	
7	
8	

DATE: 06/12/2023

JOB #:

PROJECT #: COF 8217

EXISTING CONDITIONS & SITE DATA

SHEET NO.
CP-2

A. TOTAL SITE ACREAGE 1,520.03 ACRES

B. PREVIOUS APPROVALS

PLANNED RESIDENTIAL (PR) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2020 APPROVAL REV 5
TOTAL ACREAGE	±1,305.39 ACRES	±1,359.00 ACRES	±1,354.17 ACRES	±1,354.17 ACRES	±1520.03 ACRES
PROPOSED NUMBER OF DWELLING UNITS*	1,565 UNITS	1,976 UNITS*	1,976 UNITS*	1,976 UNITS*	3441 UNITS*
GROSS DENSITY	1.20 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	2.26 UNITS/ACRE

*DOES NOT INCLUDE ALLOWABLE ACCESSORY APARTMENTS ("GRANNY FLATS").

PLANNED COMMERCIAL (PC) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	
TOTAL ACREAGE	±230.84 ACRES	±177.23 ACRES	±183.01 ACRES	±183.01 ACRES	
PROPOSED NUMBER DWELLING UNITS	435 UNITS	774 UNITS**	774 UNITS**	774 UNITS*	
GROSS DENSITY	1.88 UNITS/ACRE	2.96 UNITS/ACRE	2.87 UNITS/ACRE	2.87 UNITS/ACRE	

**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS.

TOTAL PROPOSED COMMERCIAL SPACE	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	250,000 SQUARE FEET
OPEN SPACE ACREAGE	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2020 APPROVAL REV 5
	±813.44 ACRES	±706.50 ACRES	±787.39 ACRES	±769.12 ACRES	±770.04 ACRES

C. CURRENT CONCEPT PLAN - REV 6

TOTAL ACREAGE (SD-X DISTRICT)	1520.03
TOTAL NUMBER DWELLING UNITS	3441 UNITS**
GROSS RESIDENTIAL DENSITY	2.26 UNITS/ACRE
PROPOSED COMMERCIAL SPACE	250,000 SQUARE FEET
OPEN SPACE ACREAGE	±771.37 ACRES

**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS. ANY AGE-TARGETED OR AGE-RESTRICTED ATTACHED OR DETACHED UNITS WILL NOT APPLY TO THE 250 MAXIMUM PERMITTED SENIOR HOUSING UNITS.

Proposed Product Type Comparison		
	Revision 5	Revision 6
Single-Family/Townhome/Duplex-Completed	2116	2580
Single-Family/Duplex-To Go	842*	429*
Townhome-To Go	141*	100*
Senior Housing (State Registered Beds)	0*	0*
Apartment/Condominium/Multifamily - To Go	312*	312*
Live/Work - To Go	30*	20*
Total	3441	3441

*Note: 20 Total Live/Work Units to date Existing or Approved
*Note: Actual product types may vary by 20% of listed totals without Planning Commission Approval.

Westhaven PUD Additional Lot Comparison Chart

	Concept Plan Rev 5	Concept Plan Rev 6
Residential Entitlements		
Westhaven West of Mack Hatcher (Original PUD)	3025	3025
Jewell Property (Original PUD)	400	400
J & J Farms (7.27 Acres Added to PUD)	16*	16*
Total	3441	3441
Commercial Entitlements		
Westhaven West of Mack Hatcher	250000	250000
Jewell Property**	0	0
J & J Farms (7.27 Acres)**	0	0
Total	250000	250000

*Approximate Total Based on Total Density of PUD Applied to 7.27 Acres
Proposed Lot Configuration Crosses Original PUD Boundary.
**Residental Private Amenities Are Allowed in the Area East of Mack Hatcher.

General Notes

1. Refer to the traffic study being completed by KCI Technologies Inc. consultants (submitted concurrently) for the total daily trips generated by the proposed development.
2. Street servicing this project shall be public.
3. The applicant will dedicate the necessary utility easements for the installation of public utilities.
4. The nearest police station is located at 900 Columbia Avenue, which is approximately 3.0 miles from the development.
5. The nearest city fire station is located within Westhaven at the corner of Front Street and Tilly Street.
6. The nearest park and recreational facilities are located approximately 1.3 miles southeast of the development on Boyd Mill Avenue at Jim Warren Park. The Williamson County Soccer Association game fields are located adjacent to Twin Oaks Drive. Check Park and the Williamson County Recreation Center are approximately 4 miles from the development.
7. Refuse collection and disposal shall be provided by the City of Franklin.
8. Stormwater detention facilities will be constructed to minimize impacts of increased runoff on downstream properties. The existing and proposed lakes will be used for the majority of all detention/ retention requirements.
9. The applicant will cooperate with the City of Franklin Sewer and Water Department and HB & TS Utility District to provide adequate utility infrastructure to this development.
10. Lighting will be provided to ensure safe movement of pedestrians/vehicles and for security purposes. Street lighting shall be designed by a registered Professional Engineer. Directional lighting will be designed so as to minimize glare and reflection on adjacent properties.
11. Proposed lighting shall include:
    *Intermittent street lighting of streets.
    *Lighting of identification signage located at development and neighborhood entrances.
    *Lake aeration fountain lights.
    *Central Village Greens and courtyard lighting.
12. Signs will meet the requirements of City of Franklin Zoning Ordinance, Chapter 8.7 Signs. Sign controls will be established, for the development, to safely facilitate pedestrian and vehicular movement in an attractive and efficient manner. Signage will be compatible with the surroundings, will be appropriate to residential scale and express the identity of the development.
13. Majority of the vegetation and hedgerows shall be preserved to maintain a natural vegetated buffer between adjacent land and proposed uses. The applicant will endeavor to preserve existing suitable trees along the edges and the interior of the site. Existing trees to be saved will be flagged prior to the commencement of construction.
14. Preservation of trees over 8" shall be accomplished by constructing temporary tree protection fencing to prohibit construction traffic and material storage within the tree dripline, thereby protecting the tree root system.
15. The site is located on the south side of New Highway 96 West and is bisected by the Proposed Mack Hatcher Parkway. New Highway 96 West is a Major Arterial and Mack Hatcher is an Expressway. This location allows dispersal of traffic to the east and west via New Highway 96 West and north and south via Mack Hatcher.
16. All property east of Mack Hatcher Parkway shall be served by the City of Franklin Water System.
17. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or designee.
18. Areas noted as pond and wetland areas shall be assessed and permitted/mitigated for before site plan approval.
19. For all future Site Plan submittals, the Franklin Fire Department will require review of access into, around, and leaving the property to ensure that emergency vehicles are able to negotiate turning movements without causing damage to parked vehicles, landscaping, fixtures, buildings, etc. This review will be conducted based on an owner/developer provided Autoturn illustration(s) using the "Tower 2" template at all requested intersections and roadway/alley radii which shows the full vehicle swept path showing unobstructed travel. Any areas based on this review that are not deemed feasible may require revisions during the Site Plan submittal prior to final approval.

NOTES:

1. AREAS SHOWN WITHIN CLOUDS GRAPHICALLY INDICATE REVISIONS TO CONCEPT PLAN WHEN COMPARED TO 2020 REVISION 5 APPROVED PLANS.
2. THE HILLSIDE/HILLCREST OVERLAY (HHO) IS SHOWN ON THIS PLAN FOR COMPARISON AND INFORMATIONAL PURPOSES ONLY. THE PREVIOUS REVISION TO THE WESTHAVEN CONCEPT PLAN IS AN UPDATE TO PREVIOUSLY APPROVED DEVELOPMENT LIMITS WHICH PREDATE THE HHO AND ENCROACH THE INTO HHO BOUNDARY. BASED ON THOSE PREVIOUS APPROVALS AND AGREEMENTS WITH THE CITY OF FRANKLIN, FUTURE DEVELOPMENT MAY ENCROACH THE HHO BOUNDARY; HOWEVER, MUST REMAIN WITHIN THE LINE SHOWN AS DEVELOPMENT LIMITS OF THOSE PREVIOUSLY APPROVED PLANS.

LEGEND

AREAS OF COMPLETED/PLATTED SECTIONS

AREAS OF APPROVED SECTIONS

RIPARIAN BUFFER PER TDEC/COF STANDARDS

NOTE:
AREA OF CONCEPT PLAN PROPOSED REV #6 IS LIMITED TO HIGHLIGHTED AREA.
SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

6 UPDATED PLAN

CARLISLE LANE (MAJOR COLLECTOR)
BOYD MILL AVENUE (MINOR COLLECTOR)
OLD CHARLOTTE PIKE (LOCAL)
SHORT LANE (LOCAL)
NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)
ROSE CREEK DRIVE (LOCAL)

PROPOSED CONDOMINIUM BUILDINGS
PROPOSED COMMUNITY AMENITY
PROPOSED MAIL KIOSK LOCATION
PROPOSED TOWNHOMES, DUPLEX ES AND DETACHED LOTS
PROPOSED ACTIVE ADULT FACILITY
FUTURE STREET CONNECTION TO ADJOINING PROPERTY
SINGLE GARAGES FOR CONDOMINIUMS, TYP.
300' DEVELOPMENT SETBACK
PROPOSED MAIL KIOSK LOCATION
PROPOSED COMMUNITY AMENITY
PROPOSED CONDOMINIUM & TOWNHOMES
PROPOSED COMMERCIAL USES
LIVE/WORK UNITS *L - PROPOSED (MAY BE DESIGNED AS RESIDENTIAL ONLY USE)
PROPOSED MAIL KIOSK LOCATION
FUTURE STREET CONNECTION TO ADJOINING PROPERTY
PROPOSED TOWNHOMES & SINGLE-FAMILY DETACHED LOTS
EXISTING NATURE TRAILS
300' DEVELOPMENT SETBACK TOWN CENTER
LIVE/WORK UNITS (L - EXISTING)
PROPOSED MAIL KIOSK LOCATION
OPEN SPACE (PRESERVATION AREA)
NEIGHBORHOOD CENTER
OPEN SPACE (PRESERVATION AREA)
WESTHAVEN HOA MAINTAINED ATHLETIC PRACTICE FIELDS (UNLIT)
GLASS INDIAN MOUND AS LISTED ON NRHP
300' DEVELOPMENT SETBACK
PROPOSED SINGLE-FAMILY DETACHED LOTS
NEIGHBORHOOD AMENITY CENTER #1
OPEN SPACE (PRESERVATION AREA)
HILLSIDE/HILLCREST OVERLAY
DEVELOPMENT LIMITS OF PREVIOUSLY APPROVED CONCEPT PLANS
EXISTING NATURE TRAILS
HILLSIDE/HILLCREST OVERLAY
DEVELOPMENT LIMITS OF PREVIOUSLY APPROVED CONCEPT PLANS
GLASS INDIAN MOUND AS LISTED ON NRHP
NEIGHBORHOOD AMENITY CENTER #2
GOLF CLUBHOUSE
EXISTING NATURE TRAILS
+/-478' DISTANCE FROM CENTER OF CUL-DE-SAC TO RIGHT-OF-WAY AT ADJOINING STREET
HILLSIDE/HILLCREST OVERLAY
DEVELOPMENT LIMITS OF PREVIOUSLY APPROVED CONCEPT PLANS
OPEN SPACE (PRESERVATION AREA)
PROPOSED MAIL KIOSK LOCATION
LOTS DENOTED WITH '*' SYMBOL WILL REQUIRE A FIRE SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NFPA STANDARDS DUE TO LENGTH OF CUL-DE-SAC STREET.
PROPOSED SINGLE-FAMILY DETACHED LOTS
NEIGHBORHOOD CENTER
+/-403' DISTANCE FROM CENTER OF CUL-DE-SAC TO RIGHT-OF-WAY AT ADJOINING STREET
FUTURE STREET CONNECTION TO ADJOINING PROPERTY
PROPOSED TOWNHOMES & SINGLE-FAMILY DETACHED LOTS
+/-772' DISTANCE FROM CENTER OF CUL-DE-SAC TO RIGHT-OF-WAY AT ADJOINING STREET

6 DENOTES REV#6 CHANGE

NORTH
0' 200' 400' 800'
SCALE: 1" = 400'

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07/06/2023

WESTHAVEN
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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5	
6	
7	
8	

DATE: 06/12/2023
JOB #:
PROJECT #: COF 8217

CONCEPT PLAN

SHEET NO.
CP-3

PROPOSED LOCAL ZONES

KEY	LOCAL DEVELOPMENT ZONE	ZONING CATEGORY	TOTAL AREA REV. 5	TOTAL AREA REV. 6	PERCENTAGE REV. 5	PERCENTAGE REV. 6
	SPECIAL DISTRICT D	PD	±225.77 Ac.	±225.77 Ac.	±14.85%	±14.85%
	URBAN CENTER T-5	PD	±130.05 Ac.	±133.01 Ac.	±8.56%	±8.75%
	GENERAL URBAN T-4	PD	±592.42 Ac.	±589.46 Ac.	±38.97%	±38.78%
	SUB-URBAN T-3	PD	±185.67 Ac.	±185.67 Ac.	±12.21%	±12.21%
	RURAL PRESERVE T-1		±386.12 Ac.	±386.12 Ac.	±25.41%	±25.41%
	BUILDING					
	PROPERTY LINE					

6

NOTE:
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SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

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CARLISLE LANE (MAJOR COLLECTOR)

BOYD MILL AVENUE (MINOR COLLECTOR)

OLD CHARLOTTE PIKE (LOCAL)

SHORT LANE (LOCAL)

NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)

6 DENOTES REV#6 CHANGE

NORTH

0' 200' 400' 800'

SCALE: 1" = 400'

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07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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6	
7	
8	

DATE: 06/12/2023

JOB #:

PROJECT #: COF 8217

TRANSECT REGULATION PLAN

SHEET NO.
CP-4

OPEN SPACE: REVISION 5

FORMAL: (formally landscaped and regularly maintained)	±32.69 ACRES	4.25%
INFORMAL: (+3 acre, informally landscaped and minimal or no maintenance)	±723.33 ACRES	93.93%
GENERAL: (+3 acre, informally landscaped and minimal or no maintenance)	±14.02 ACRES	1.82%
TOTAL OPEN SPACE:	±770.04 ACRES	

OPEN SPACE: REVISION 6

FORMAL: (formally landscaped and regularly maintained)	±33.5 ACRES	4.34%
INFORMAL: (+3 acre, informally landscaped and minimal or no maintenance)	±723.85 ACRES	93.84%
GENERAL: (+3 acre, informally landscaped and minimal or no maintenance)	±14.02 ACRES	1.82%
TOTAL OPEN SPACE:	±771.37 ACRES	

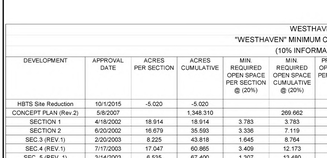
6

LEGEND

- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE
- GENERAL OPEN SPACE
- RIPARIAN BUFFER PER TDEC/COF STANDARDS
- BICYCLE /PEDESTRIAN PATH *
- PEDESTRIAN CORRIDORS
- NATURE TRAILS
- NATURE TRAIL HEADS
- TRAIL STOPS/OVERLOOKS

WESTHAVEN OPEN SPACE DATA
"WESTHAVEN" MINIMUM COMMON OPEN SPACE: 270.666 ACRES
(10% INFORMAL, 5% FORMAL, 5% OTHER)

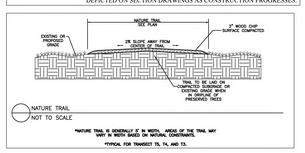
DEVELOPMENT	APPROVAL DATE	ACRES PER SECTION	ACRES CUMULATIVE	MIN REQUIRED OPEN SPACE PER SECTION @ (20%)	MIN REQUIRED OPEN SPACE CUMULATIVE @ (20%)	PROPOSED OPEN SPACE PER SECTION	PROPOSED OPEN SPACE CUMULATIVE	OPEN SPACE PERCENTAGE CUMULATIVE	REMAINING OPEN SPACE ACRES	MIN REQUIRED OPEN SPACE ACRES FORMAL 5%	PROPOSED OPEN SPACE ACRES FORMAL	MIN REQUIRED OPEN SPACE ACRES INFORMAL 10%	PROPOSED OPEN SPACE ACRES INFORMAL
HBTS Site Reduction	10/1/2015	-5.020	-5.020										
CONCEPT PLAN (Rev 2)	5/8/2007		1,348.310		269.662				269.662	13.483		26.966	
SECTION 1	4/18/2002	18.914	18.914	3.783	3.783	1.210	1.210	0.449%	268.452	0.946	1.210	1.891	0.000
SECTION 2	6/20/2002	16.679	35.593	3.336	7.119	0.815	2.025	0.751%	267.637	0.834	0.486	1.668	0.329
SEC 3 (REV.1)	2/20/2003	8.225	43.818	1.645	8.764	2.733	4.758	1.764%	264.904	0.411	1.787	0.823	0.946
SEC 4 (REV.1)	7/17/2003	17.047	60.865	3.409	12.173	0.024	4.782	1.773%	264.880	0.852	0.000	1.705	0.000
SEC. 5 (REV. 1)	3/14/2003	6.535	67.400	1.307	13.480	2.350	7.132	2.645%	262.530	0.327	2.350	0.654	0.000
SEC 6 (REV.1)	4/17/2003	15.211	82.611	3.042	16.522	0.708	7.840	2.907%	261.822	0.761	0.000	1.521	0.638
SECTION 7	10/16/2003	17.883	100.494	3.577	20.099	0.000	7.840	2.907%	261.822	0.894	0.000	1.788	0.000
SECTION 8	11/20/2003	8.163	108.657	1.633	21.731	6.654	14.494	5.37%	255.168	0.408	6.654	0.816	0.000
SECTION 9	1/15/2004	4.651	113.308	0.930	22.662	0.000	14.494	5.37%	255.168	0.233	0.000	0.465	0.000
SECTION 10	4/15/2004	8.532	121.840	1.706	24.368	0.000	14.494	5.37%	255.168	0.427	0.000	0.853	0.000
SECTION 11	4/15/2004	23.329	145.169	4.666	29.034	1.179	15.673	5.81%	253.989	1.166	1.179	2.333	0.000
SECTION 12	4/15/2004	30.141	175.310	6.028	35.062	11.450	27.123	10.06%	242.539	1.507	0.000	3.014	8.751
SECTION 13	11/18/2004	16.952	192.262	3.390	38.452	11.450	38.573	14.30%	231.089	0.848	0.805	1.695	0.000
SECTION 14	11/18/2004	16.702	208.964	3.340	41.793	4.919	43.492	16.13%	226.170	0.835	0.991	1.670	3.928
SECTION 15	3/24/2005	14.247	223.211	2.849	44.642	0.000	43.492	16.13%	226.170	0.712	0.000	1.425	0.000
SECTION 16	6/26/2005	7.804	231.015	1.561	46.203	0.000	43.492	16.13%	226.170	0.390	0.000	0.780	0.000
SEC 17 (REV2)	6/28/2007	10.225	241.240	2.045	48.248	2.008	45.500	16.87%	224.162	0.511	0.000	1.023	1.372
SECTION 18	1/26/2006	49.684	290.924	9.937	58.185	27.780	73.280	27.17%	196.382	2.484	0.000	4.968	27.780
SECTION 19	2/23/2006	7.888	298.812	1.578	59.762	1.932	75.212	27.89%	194.450	0.394	0.000	0.789	1.932
SEC. 20-LOTS 5024-5025	3/23/2006	180.400	479.212	36.080	95.842	180.400	255.612	94.79%	14.050	9.020	0.000	18.040	180.400
SEC. 20 LOT 848 (added mixed grille 07-13-10)	4/24/2008	12.600	491.812	2.520	98.362	0.900	256.512	95.12%	13.150	0.630	0.340	1.260	0.900
SEC 21 - LOT 1140 RESUB (REV.1)	5/22/2008	3.664	495.476	0.733	99.095	0.045	256.557	95.14%	13.105	0.183	0.000	0.366	0.000
SECTION 22	6/22/2006	9.140	504.616	1.828	100.923	1.094	257.651	95.55%	12.011	0.457	0.000	0.914	1.094
SECTION 23	9/28/2006	4.607	509.223	0.921	101.845	0.573	258.224	95.76%	11.438	0.230	0.573	0.461	0.000
SECTION 24	10/26/2006	18.437	527.660	3.687	105.532	3.533	261.757	97.07%	7.905	0.922	0.620	1.844	2.913
SECTION 25	10/26/2006	36.680	564.340	7.336	112.868	0.000	261.757	97.07%	7.905	1.834	0.000	3.668	0.000
SEC 25-Lot 4204	5/22/2008	1.711	---	---	---	1.711	263.468	97.70%	6.194	---	0.000	---	1.711
SEC 26 (REV 1)	5/19/2010	22.460	586.800	4.492	117.360	3.387	266.855	98.96%	2.807	1.123	0.000	2.246	3.322
SEC 27 (REV 1)	6/26/2008	53.989	640.789	10.798	128.158	-55.566	302.421	112.15%	-32.759	2.699	0.000	5.399	35.150
SECTION 28	6/23/2011	3.960	644.749	0.792	128.950	7.404	309.825	114.89%	-40.163	0.198	0.000	0.396	0.000
SEC. 29 (REV 1)	4/14/2010	11.948	656.697	2.390	131.339	0.784	310.609	115.18%	-40.947	0.597	0.784	1.195	0.000
SECTION 30	9/25/2008	17.475	674.172	3.495	134.834	11.656	322.265	119.51%	-52.603	0.874	0.000	1.748	11.547
SECTION 32	4/28/2011	2.29	676.462	0.458	135.292	0.000	322.265	119.51%	-52.603	0.1145	0.000	0.229	0.000
SECTION 33	8/25/2011	0	676.462	0	135.292	0	322.265	119.51%	-52.603	0	0.000	0	0
SECTION 33 (REV 1)	12/15/2014	0		0						0		0	
SECTION 34	11/17/2011	7.8	684.262	1.56	136.852	1.07	323.335	119.90%	-53.673	0.39	0.000	0.78	1.07
SECTION 35	4/26/2012	6.65	690.912	1.33	138.182	0.16	323.495	119.96%	-53.833	0.3325	0.000	0.665	0.16
SEC 15 - LOT 4032 (RESUBD)	5/24/2012	0	690.912	0	138.182	0.02	323.515	119.97%	-53.853	0	0.000	0	0.02
SEC 15 - LOTS 4001 + 4041-4048	10/25/2012	0	690.912	0	138.182	0.04	323.555	119.99%	-53.893	0	0.040	0	0
SECTION 36	9/27/2012	8.94	699.852	1.788	139.970	0	323.555	119.99%	-53.893	0.447	0	0.894	0
SECTION 37	10/25/2012	4.77	704.622	0.954	140.924	0.33	323.885	120.11%	-54.223	0.2385	0	0.477	0
SECTION 38	12/12/2012	7.16	711.782	1.432	142.356	0	323.885	120.11%	-54.223	0.358	0	0.716	0
SECTION 27 Rev. 2	6/27/2013	0	711.782	0	142.356	0.731	324.616	120.38%	-54.954	0	0	0	0
SECTION 37 Lot 1447	8/12/2013	0.6	712.382	0	142.356	0	324.616	120.38%	-54.954	0.03	0	0.06	0
SECTION 39	9/26/2013	8.00	720.382	1.6	143.956	0.49	325.106	120.56%	-55.444	0.4	0	0.8	0
SECTION 40	10/24/2013	18.72	739.102	3.744	147.700	7.75	332.856	123.43%	-63.194	0.936	0.51	1.872	7.24
SECTION 41	10/24/2013	9.88	748.982	1.976	149.676	0	325.106	120.56%	-55.444	0.494	0	0.988	0
SEC 39 - LOTS 1489-1490	7/7/2014	1.36	750.342	0.272	149.948	0	325.106	120.56%	-55.444	0.068	0	0.136	0
SECTION 42	8/24/2014	0.07	750.412	0.01392	149.690	0.398	325.504	120.71%	-55.842	0.00348	0	0.00696	0.398
SECTION 43	11/20/2014	15.28	765.692	3.056	152.746	2.85	328.354	121.77%	-58.692	0.764	0	1.528	0
SECTION 33	1/22/2015	10.83	776.522	2.17	154.916	0.51	328.864	121.95%	-59.202	0.5415	0	1.083	0.51
SECTION 44		0.00	776.522	0	154.916	0	328.864	121.95%	-59.202	0	0	0	0
SECTION 25, LOT 4021	1/22/2016	0.64	777.162	0.128	155.044	0	328.864	121.95%	-59.202	0.032	0	0.064	0
SECTION 26, LOTS 838, 1158, & 5024		4.78	781.942	0.956	156.000	4.42	333.284	123.59%	-63.622	0.239	2.06	0.478	2.36
SECTION 44 Rev 1	7/28/2016	18.61	800.552	3.722	159.722	5.69	338.974	125.70%	-69.312	0.9305	0.83	1.861	4.86
SECTION 45	4/8/2016	9.95	810.502	1.99	161.712	0	338.974	125.70%	-63.622	0.4975	0	0.995	0
SECTION 46	7/28/2016	5.68	816.182	1.136	162.848	0	338.974	125.70%	-63.622	0.284	0	0.568	0
SECTION 47	9/22/2016	5.89	822.072	1.178	164.026	0	338.974	125.70%	-63.622	0.2945	0	0.589	0
SECTION 48	9/22/2016	5.15	827.222	1.03	165.056	0	338.974	125.70%	-63.622	0.2575	0	0.515	0
SECTION 49	8/3/2018	10.77	837.992	2.154	167.210	2.15	341.124	126.50%	-65.772	0.5385	0	1.077	2.15
SECTION 50	1/17/2018	11.96	849.952	2.392	169.602	0.28	341.404	126.60%	-66.052	0.598	0	1.196	0.28
SECTION 51	11/2/2017	7.79	857.742	1.558	171.160	0	341.404	126.60%	-66.052	0.3895	0	0.779	0
SECTION 52	2/8/2019	13.06	870.802	2.612	173.772	0	341.404	126.60%	-66.052	0.653	0.93	1.306	0
SECTION 53	8/3/2018	6.89	877.692	1.378	175.150	0	341.404	126.60%	-66.052	0.3445	0	0.689	0
SECTION 54	11/8/2018	8.71	886.402	1.742	176.892	0	341.404	126.60%	-66.052	0.4355	0	0.871	0
SECTION 55	5/14/2019	3.04	889.442	0.608	177.500	0	341.404	126.60%	-66.052	0.152	0	0.304	0
SECTION 56	3/17/2021	3.99	893.432	0.798	178.298	0	341.404	126.60%	-66.052	0.1995	0	0.399	0
SECTION 57	7/8/2021	8.84	902.272	1.768	180.066	0	341.404	126.60%	-66.052	0.442	0	0.884	0.47
SECTION 58	2/5/2021	12.70	914.972	2.54	182.606	5.9	347.304	128.79%	-71.952	0.635	0	1.27	5.9
SECTION 59	2/8/2021	10.86	925.832	2.172	184.778	0	347.304	128.79%	-71.952	0.543	0	1.086	0
SECTION 60	8/25/2021	14.69	940.522	2.938	187.716	13.06	360.364	133.64%	-85.012	0.7345	0	1.469	13.06
SECTION 61	9/8/2021	14.81	955.332	2.962	190.678	0.4	360.764	133.78%	-85.412	0.7405	0	1.481	0.4
SECTION 62	11/19/2021	21.73	977.062	4.346	195.024	11.91	372.674	138.20%	-97.322	1.0865	0.26	2.173	11.65
JEWELL PHASE 1		23.71	1000.772	4.742	199.766	23.68	396.354	146.98%	-121.002	1.1855	1.35	2.371	22.33
SECTION 63		56.08	1056.852	11.216	210.982	40.03	436.384	161.83%	-161.032	2.804	0	5.608	40.03
GOLF MAINT. FACILITY		2.17	1059.022	0.434	211.416	0	436.384	161.83%	-161.032	0.1085	0	0.217	0



ASPHALT BICYCLE/PEDESTRIAN PATH SECTION

NOT TO SCALE

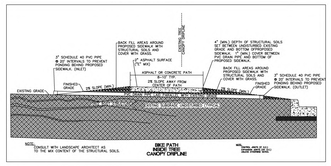
*BIKE PATH IS GENERALLY 10' IN WIDTH.
AREAS OF THE PATH ARE REDUCED TO 8' IN WIDTH DUE TO NATURAL CONSTRAINTS.
* WIDTH AND LOCATION ARE CONCEPTUAL IN NATURE AND WILL BE DEPICTED ON SECTION DRAWINGS AS CONSTRUCTION PROGRESSES.



NATURE TRAIL
NOT TO SCALE

*NATURE TRAIL IS GENERALLY 6' IN WIDTH. AREAS OF THE TRAIL MAY VARY IN WIDTH BASED ON NATURAL CONSTRAINTS.

*TYPICAL FOR TRANSECT TS, T4, AND T3.



NOTE: CONSULT WITH LANDSCAPE ARCHITECT AS TO THE AMOUNT OF THE STRUCTURAL SOILS.

BIKE PATH AREAS WITH CANOPY OVERLINE

NOTE:

WESTHAVEN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF BIKEWAYS AND TRAILS OUTSIDE OF THE WESTHAVEN BOUNDARY.

NOTE:
AREA OF CONCEPT PLAN PROPOSED REV #6 IS LIMITED TO HIGHLIGHTED AREA.
SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

6 UPDATED PLAN

CARLISLE LANE (MAJOR COLLECTOR)
BOYD MILL AVENUE (MINOR COLLECTOR)
NEIGHBORHOOD AMENITY CENTER OPEN SPACE
MACK HARCHER BIKEWAY CORRIDOR BY OTHERS
EXISTING HIGHWAY 96 BICYCLE ROUTE
OLD CHARLOTTE PIKE (LOCAL)
ELEMENTARY SCHOOL
PEDESTRIAN ACCESS
SHORT LANE (LOCAL)
OPEN SPACE (PRESERVATION AREA) 4.5 ACRES
OPEN SPACE (PRESERVATION AREA) 3.5 ACRES
OPEN SPACE (PRESERVATION AREA) 2.5 ACRES
EXISTING/ NATURE TRAIL
WESTHAVEN HOA-MAINTAINED ATHLETIC PRACTICE FIELDS (UNLIT)
NEIGHBORHOOD OPEN SPACE
GOLF CLUBHOUSE
NEW HIGHWAY 96 WEST 120' R.O.W. (PLANNED MAJOR ARTERIAL)
GOLF CLUBHOUSE/ OPEN SPACE/ PARKING
OPEN SPACE (PRESERVATION AREA) 2.5 ACRES
OPEN SPACE (PRESERVATION AREA) 3.5 ACRES
EXISTING NATURE TRAIL
PEDESTRIAN ACCESS

6 DENOTES REV#6 CHANGE

NORTH

0' 200' 400' 800'

SCALE: 1" = 400'

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Office 615.370.1500 - Fax 615.370.1501 - southernland.com

07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:

1	05/26/2023: PRE APP SUBMITTAL
2	06/12/2023: INITIAL SUBMITTAL
3	07/06/2023:RESUBMITTAL OF CORRECTED PLANS
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DATE: 06/12/2023
JOB #:
PROJECT #: COF 8217

OPEN SPACE/ BICYCLE/ PEDESTRIAN SYSTEM PLAN

SHEET NO.
CP-5

PROPOSED THOROUGHFARE DESIGNATIONS

XXX-XX-XX
- Thoroughfare Type
- Right of Way Width
- Pavement Width

Thoroughfare Types

BV - Boulevard
AV - Avenue
ST - Street
OW - One Way
CAL - Commercial Alley
LN - Residential Alley

1. Refer to The Westhaven Pattern Book for Local Zones definitions/ Regulations and Thoroughfare Standards.
2. Any automobile travelway not identified shall be considered to be an alley.

DESIGNATION	DESIGN SPEED	CATEGORY
CBV-V-V	25 M.P.H.	COLLECTOR
BV-V-40	25 M.P.H.	COLLECTOR
BV-76-40	25 M.P.H.	COLLECTOR
BV-68-40	25 M.P.H.	COLLECTOR
AV-50-40	20 M.P.H.	MINOR COLLECTOR
AV-38.5-28.5	20 M.P.H.	MINOR COLLECTOR
ST-36-26	20 M.P.H.	LOCAL
ST-27-26	20 M.P.H.	LOCAL
ST-48-38	25 M.P.H.	LOCAL
ST-46-36	25 M.P.H.	LOCAL
OW-32-22	20 M.P.H.	LOCAL
OW-30-20	20 M.P.H.	LOCAL
OW-34-24	20 M.P.H.	LOCAL
OW-36-26	20 M.P.H.	LOCAL
OW-27-26	20 M.P.H.	LOCAL
OW-31-30	20 M.P.H.	LOCAL
CAL-30-20	10 M.P.H.	ALLEY
LN-22-16	10 M.P.H.	ALLEY

*NOTE:
OW-36-26 HAS BEEN MODIFIED TO OW-40-28 AT THE REQUEST OF CITY OF FRANKLIN TO PROVIDE FIRE ACCESS. 6

NOTE:
AREA OF CONCEPT PLAN PROPOSED REV #6 IS LIMITED TO HIGHLIGHTED AREA.
SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

6

CARLISLE LANE (MAJOR COLLECTOR)

BOYD MILL AVENUE (MINOR COLLECTOR)

OLD CHARLOTTE PIKE (LOCAL)

SHORT LANE (LOCAL)

ROLLING HILL PIKE (LOCAL)

NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)

NORTH

0' 200' 400' 800'
SCALE: 1" = 400'

6 DENOTES REV#6 CHANGE

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07/06/2023

WESTHAVEN
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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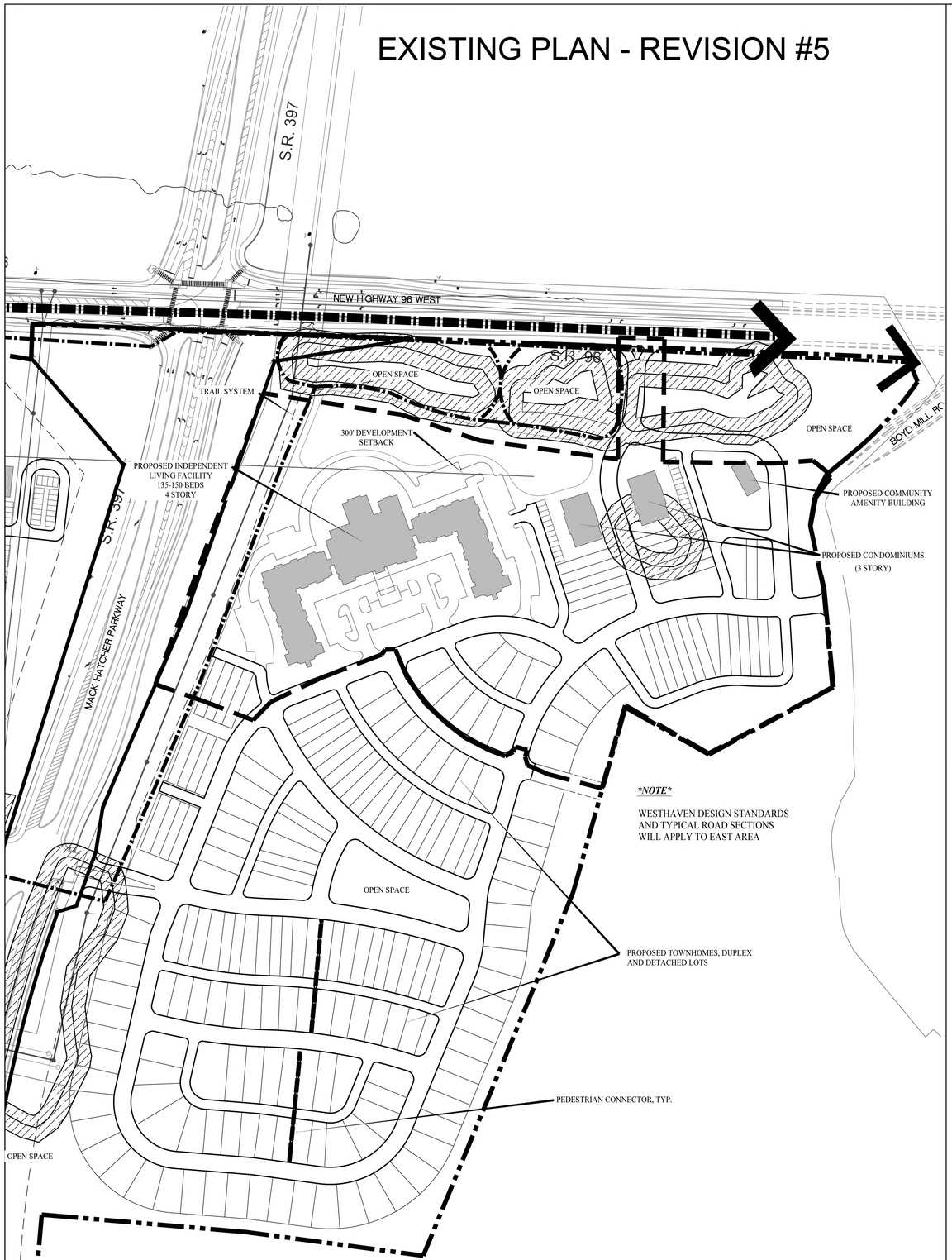
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DATE: 06/12/2023
JOB #:
PROJECT #: COF 8217

THOROUGHFARE DESIGNATIONS PLAN

SHEET NO.
CP-7

EXISTING PLAN - REVISION #5



EAST AREA CONCEPT PLAN - REV #5

NORTH

0' 50' 100' 200'

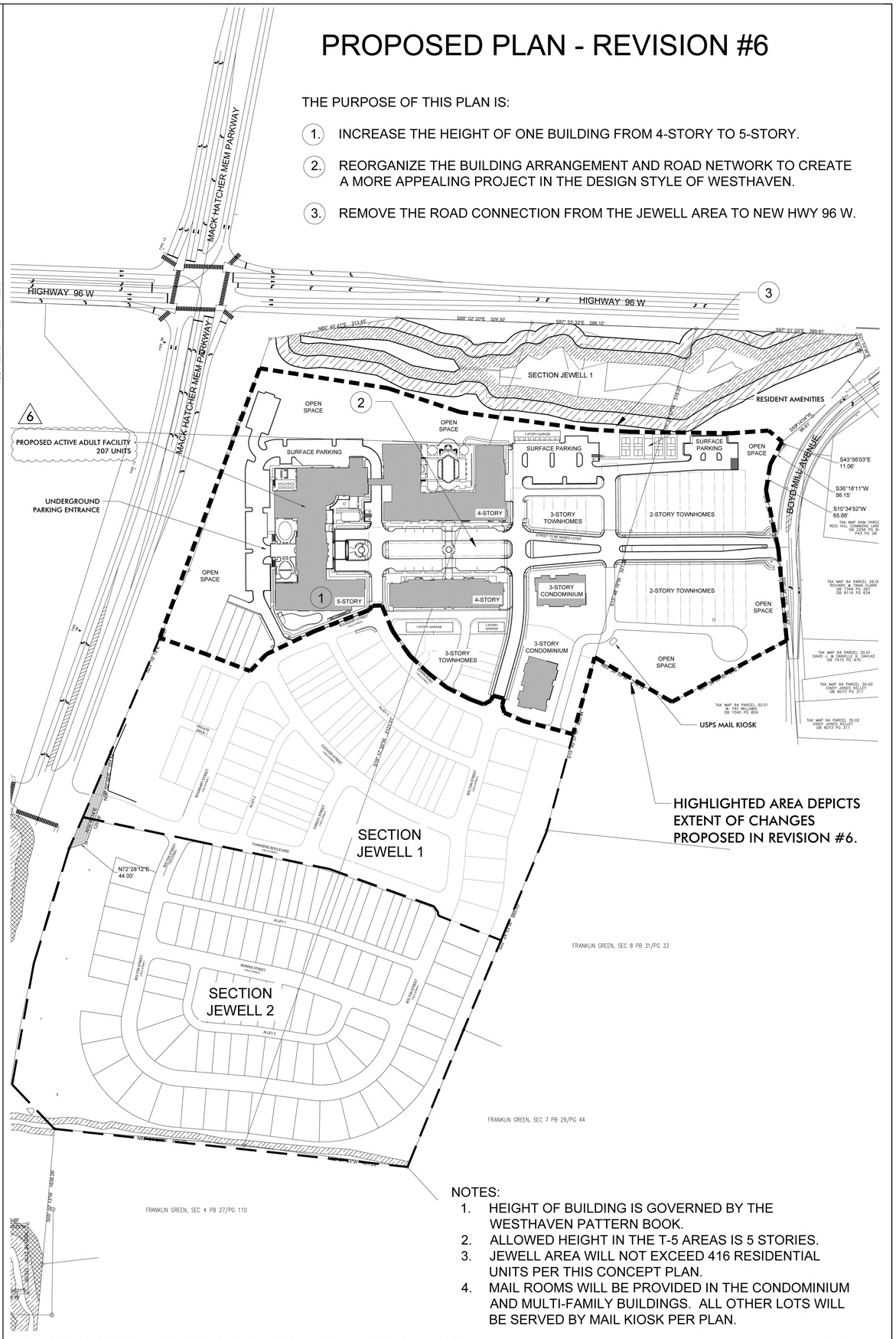
SCALE: 1" = 100'

6 SHEET ADDED

PROPOSED PLAN - REVISION #6

THE PURPOSE OF THIS PLAN IS:

1. INCREASE THE HEIGHT OF ONE BUILDING FROM 4-STORY TO 5-STORY.
2. REORGANIZE THE BUILDING ARRANGEMENT AND ROAD NETWORK TO CREATE A MORE APPEALING PROJECT IN THE DESIGN STYLE OF WESTHAVEN.
3. REMOVE THE ROAD CONNECTION FROM THE JEWELL AREA TO NEW HWY 96 W.



NOTES:

1. HEIGHT OF BUILDING IS GOVERNED BY THE WESTHAVEN PATTERN BOOK.
2. ALLOWED HEIGHT IN THE T-5 AREAS IS 5 STORIES.
3. JEWELL AREA WILL NOT EXCEED 416 RESIDENTIAL UNITS PER THIS CONCEPT PLAN.
4. MAIL ROOMS WILL BE PROVIDED IN THE CONDOMINIUM AND MULTI-FAMILY BUILDINGS. ALL OTHER LOTS WILL BE SERVED BY MAIL KIOSK PER PLAN.

EAST AREA CONCEPT PLAN - REV #6

NORTH

0' 50' 100' 200'

SCALE: 1" = 100'

6 DENOTES REVISION 6

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07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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PROJECT #: COF 8217

EAST AREA CONCEPT PLAN

SHEET NO.

CP-9

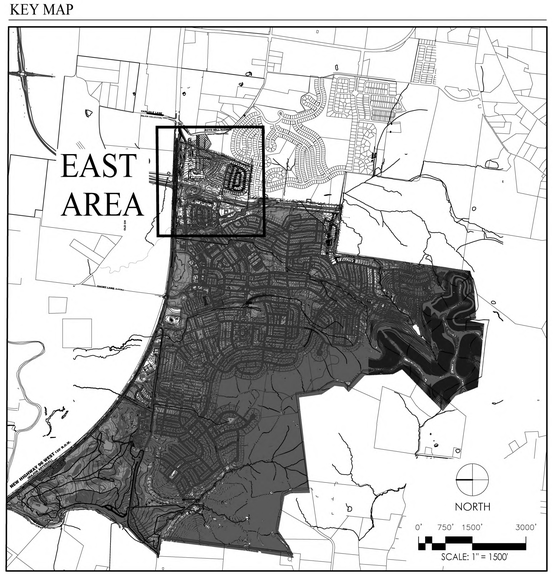
Westhaven PUD Lot Totals

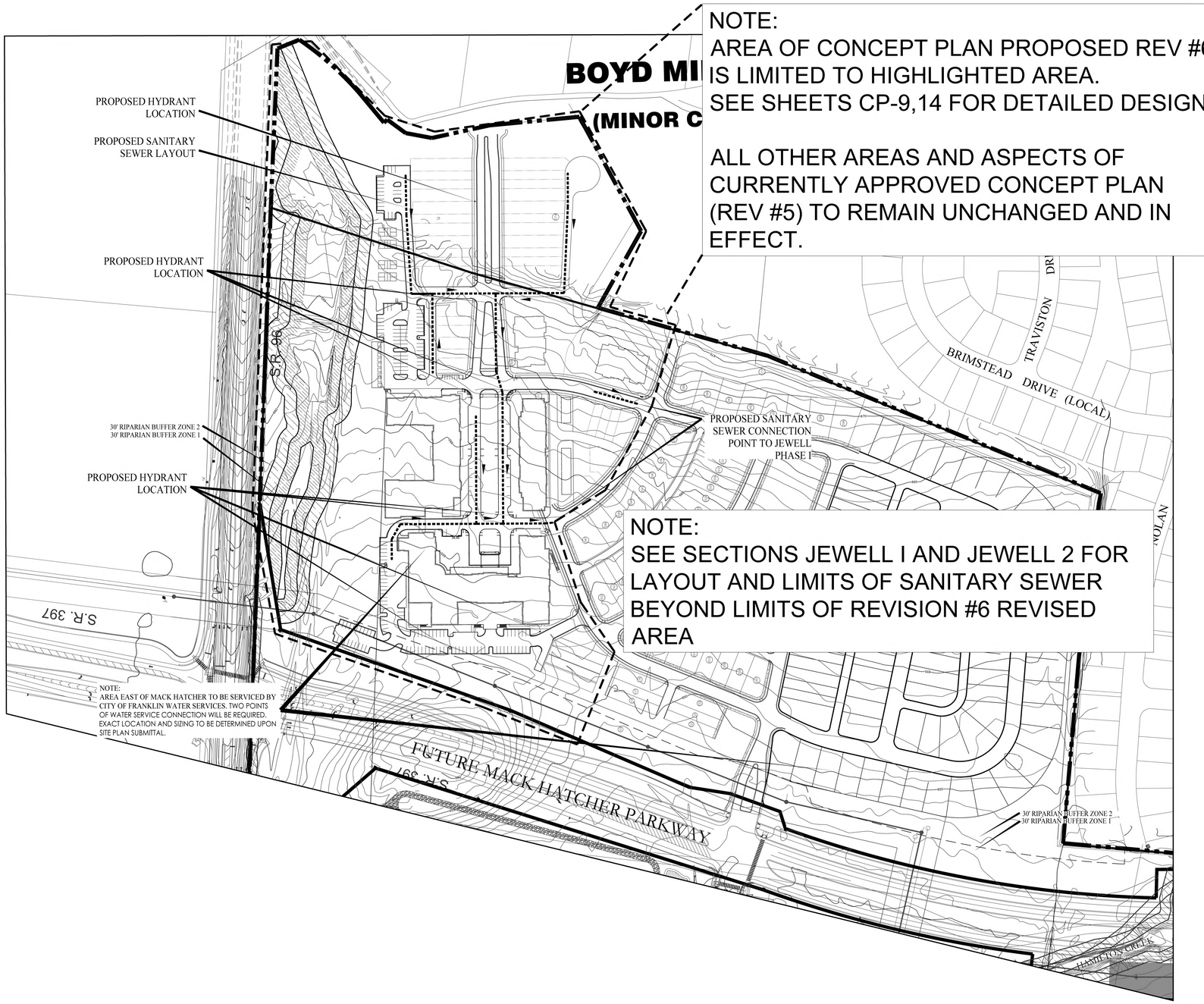
	Approved Concept Plan Rev 5	Proposed Concept Plan Rev 6
Residential Entitlements		
Westhaven West of Mack Hatcher (Original PUD)	3025	3025
Jewell Property (Original PUD)	400	400
J & J Farms (7.27 Acres Added to PUD)	16	16
Total	3441	3441
Commercial Entitlements		
Westhaven West of Mack Hatcher	250000	250000
Jewell Property	0	0
J & J Farms (7.27 Acres)	0	0
Total	250000	250000

LEGEND

- 30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS
- FUTURE SANITARY SEWER MAIN, FLOW DIRECTION, AND UTILITY SERVICES

KEY MAP





6 UPDATED PLAN

EAST AREA CONCEPTUAL UTILITY PLAN

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07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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PROJECT #: COF 8217

CONCEPTUAL EAST UTILITY PLAN

SHEET NO.
CP-11



1 1A-3.000 BUILDING 1 - EAST 1/16" = 1'-0"



2 1A-3.000 BUILDING 1 - NORTH 1/16" = 1'-0"

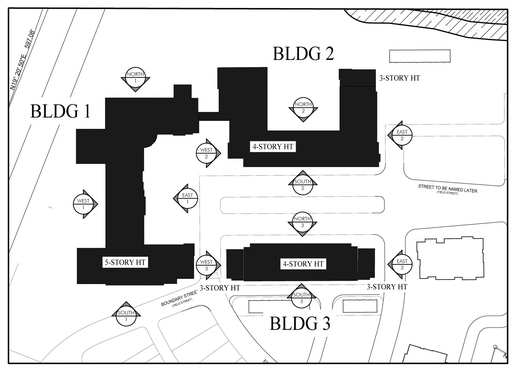


3 1A-3.000 BUILDING 1 - SOUTH 1/16" = 1'-0"



1 1A-3.001 BUILDING 1 - WEST 1/16" = 1'-0"

BUILDING 1



NOTES:

1. HEIGHT OF BUILDING IS GOVERNED BY THE WESTHAVEN PATTERN BOOK.
2. ALLOWED HEIGHT IN THE T-5 AREAS IS 5 STORIES.
3. STRUCTURED PARKING IS TO BE PROVIDED BELOW BUILDING #1.
4. THE PROPOSED ELEVATIONS ARE CONCEPTUAL IN NATURE AND WILL BE REVIEWED FOR COMPLIANCE WITH VESTED ZONING ORDINANCE AND WESTHAVEN PATTERN BOOK. THE ELEVATIONS ARE REVIEWED IN DEPTH WITH A SITE PLAN REVIEW.

0' 50' 100' 200'
SCALE: 1" = 100'

NORTH
N.T.S.

6 SHEET ADDED



1 2A-3.000 BUILDING 2 - EAST 1/16" = 1'-0"



3 2A-3.000 BUILDING 2 - NORTH 1/16" = 1'-0"



4 2A-3.000 BUILDING 2 - SOUTH 1/16" = 1'-0"



5 2A-3.000 BUILDING 2 - WEST 1/16" = 1'-0"

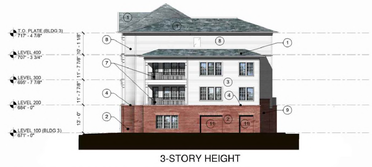
BUILDING 2



1 3A-3.000 BUILDING 3 - NORTH 1/16" = 1'-0"



2 3A-3.000 BUILDING 3 - SOUTH 1/16" = 1'-0"



3 3A-3.000 BUILDING 3 - WEST 1/16" = 1'-0"



4 3A-3.000 BUILDING 3 - EAST 1/16" = 1'-0"

BUILDING 3

6 DENOTES REVISION 6

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SOUTHERN LAND COMPANY
Southern Land Company, LLC
9990 Mallory Park, Suite 400 - Nashville, Tennessee 37215
Office 615.370.1126 - Fax 615.370.1127 - southernland.com

BENJAMIN C. MCKENZIE
REGISTERED
LANDSCAPE ARCHITECT
07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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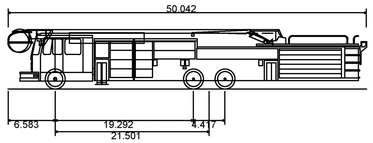
REVISIONS:

1	05/26/2023: PRE APP SUBMITTAL
2	06/12/2023: INITIAL SUBMITTAL
3	07/06/2023:RESUBMITTAL OF CORRECTED PLANS
4	
5	
6	
7	
8	

DATE: 06/12/2023
JOB #:
PROJECT #: COF 8217

ARCHITECTURAL ELEVATIONS

SHEET NO.
CP-14



Franklin Fire SD-7 Feb 2023

Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	8.303ft
Min Body Ground Clearance	0.627ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

Note: Design Speed is 5mph

FIRE HYDRANT NOTES

1. Hydrants shall be installed at intersections and between intersections so distance between hydrants does not exceed 500-feet. Note: Closer spacing may be required for some projects.
2. Minimum water supply is 1,500-gpm at 20-psi. Note: Some projects may require a greater amount.
3. Hydrants must be installed before construction goes vertical and or before combustible building products are brought on site.
4. Off-site hydrants may be considered, but they must be within 500-feet of all portions of the building.
5. One functional, permanent or temporary standpipe is required when the building when construction reaches the 4th floor or 40-feet. Standpipes must be installed within one floor of the highest level of construction. Standpipes must be installed adjacent to a stairway.

IBC CONSTRUCTION TYPES:

Commercial Mixed-Use:	Type I-A
Parking Garage:	Type I-A
Residential:	Type III-A (5 Stories Over Podium, Type I-A)

ACCESS ROAD NOTES

1. Roads shall be completed and inspected before a building permit is issued.
2. Roads must be constructed to minimize erosion impacts.
3. Roads shall be a minimum of 20-feet wide.
4. Access roads shall terminate not less than 150-feet from any portion of a structure.
5. Turnarounds required for access roads longer than 150-feet.
6. Roads shall be an all-weather surface capable of supporting 80-000 pounds.
7. Construction shall be a minimum of 8-inches compacted Type A granular stone or equivalent including provision for storm drainage, light and lane markings, devices and signage.
8. If a sewer manhole is located in the gravel area, the area around the manhole must be protected to prevent damaging the manhole. Methods of protecting the manhole shall be approved by the water department and may include installing an asphalt ring around the manhole, paving the area around the manhole or other method as approved by the water department.

DEVELOPMENT PLAN REVISION NOTES:

1. Fire lanes: Fire department access lanes are a minimum of 20-feet wide and 13-fee, 6 inches high. The two proposed alleys (16' wide) are specifically labeled and dimensioned.

2. Hydrant Flow Test: An active waterline is currently not available for flow test. This will be provided at the time of the Site Plan submittal. The developer will take full responsibility if the flow test does not meet minimum fire requirements.

3. Construction Types:
   -Building 1: Type IIIA
   -Building 2: Type IA below 3hr podium, Type VA above 3hr podium
   -Building 3: Type VA

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G:\23-0107\CIVIL ENGINEERING\2 PLAN SHEETS\SITE PLANS\07 EMERGENCY MGMT.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/6/2023 1:11 PM LAST UPDATED BY DKIRKHAM ON: 7/6/2023 1:21 PM

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

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Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 778-3150 - Fax (615) 778-2875 - www.southernland.com

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE & INDUSTRY
No. 120451
STATE OF TENNESSEE

WESTHAVEN

P.U.D. SUBDIVISION,
DEVELOPMENT PLAN, REVISION 6
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS:	
1	- -
2	- -
3	- -
4	- -
5	- -
6	- -

DATE: MAY 26, 2023

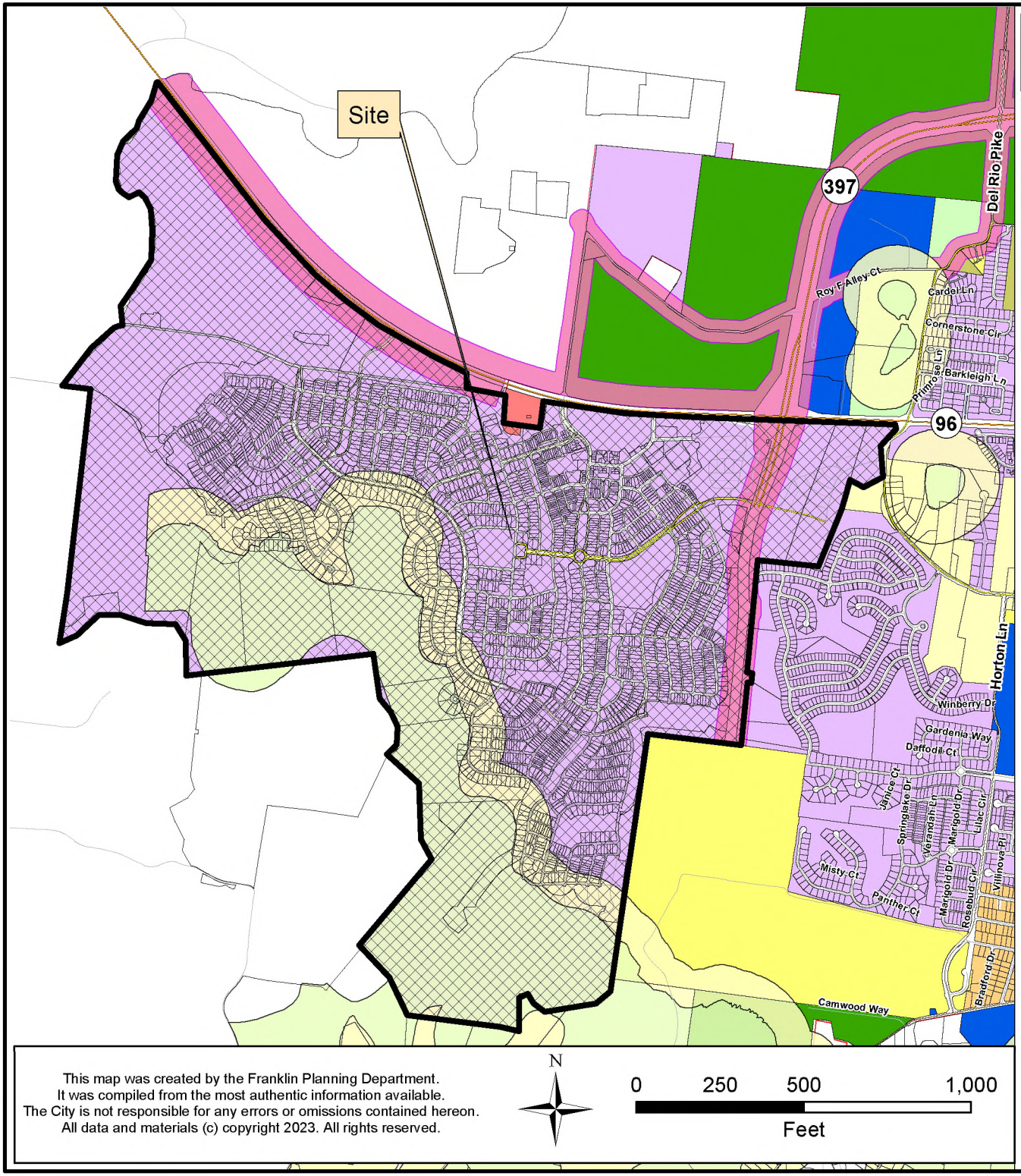
JOB #: 23-0107

PROJECT #: COF #8217

EMERGENCY MANAGEMENT PLAN

SHEET NO.
C7.0

811 Know what's below. Call before you dig.



WESTHAVEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 6
RESOLUTION 2023-51

Project Information

Zoning: PD Planned District
Overlay Districts: SCO, HHO
Site Acreage: 1,520.03 acres
Number of Dwelling Units: 3441
Nonresidential Square Footage: 250,000 SF
Proposed Development Plan Changes: Increased height of one building from 4-story to 5-story; removed road connection to New Hwy 96 W.

Legend

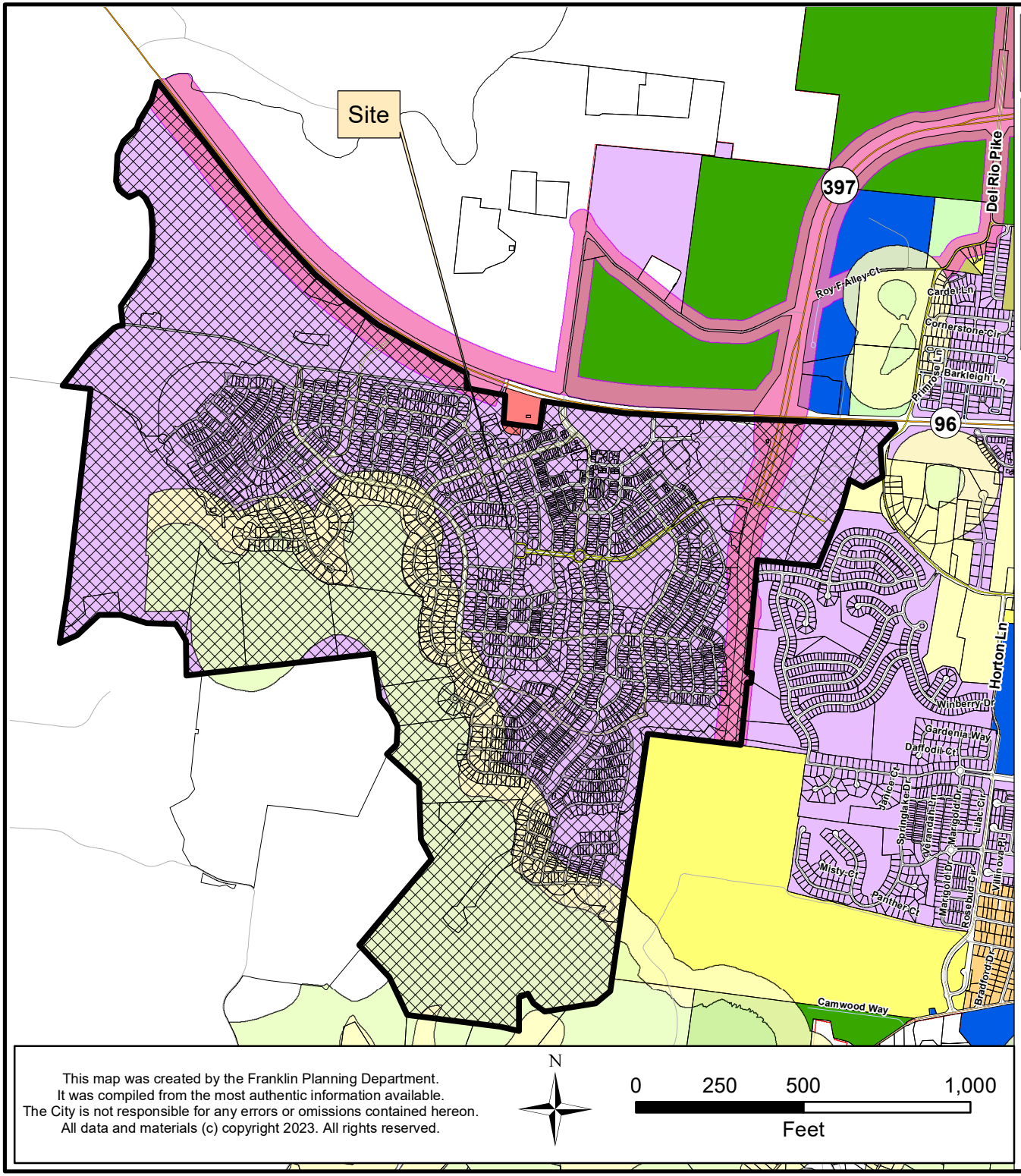
- Westhaven PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- Scenic Corridor Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 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

HISTORIC FRANKLIN TENNESSEE



WESTHAVEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 6
RESOLUTION 2023-51

Project Information

Zoning: PD Planned District
Overlay Districts: SCO, HHO
Site Acreage: 1,520.03 acres
Number of Dwelling Units: 3441
Nonresidential Square Footage: 250,000 SF
Proposed Development Plan Changes: Increased height of one building from 4-story to 5-story; removed road connection to New Hwy 96 W.

Legend

- Westhaven PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- Scenic Corridor Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
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- R4 Residential 4 District
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8217

CONDITIONS OF APPROVAL:

Open Issues: 12 These issues are currently being filtered

Engineering - Checklist

General Issues

32. Streets

kevin.long@franklintn.gov	Remove "Future" from completed portion of Mack Hatcher Parkway, label as "Freeway" and indicate ROW width (probably "varies"). [Edited By Kevin Long]

35. Streets

jimmy.wiseman@franklintn.gov	***(The following is an advisory comment and a reminder to staff to be addressed at the Site Plan stage and does not hinder approval of this Development Plan.)*** At the site plan stage, the intersection of Bolton Street and the east-west street connecting to Boyd Mill Avenue shall be analyzed further to determine if any additional design features (stop sign warrants, signs & markings, considerations of sight distance, etc.) are necessary to fully facilitate the safe and efficient operation of said intersection. At a minimum, the intersection should be analyzed as a raised intersection / speed table or with raised crosswalks. (https://safety.fhwa.dot.gov/saferjourney1/library/countermeasures/29-30.htm)

37. Development Plan

kevin.long@franklintn.gov ***(The following is an advisory comment and a reminder to staff to be addressed at the Site Plan stage and does not hinder approval of this Development Plan.)***

At Site Plan, applicant shall submit a Stormwater Management Report which includes Stormwater Management calculations based on the portion of the property which is to be developed and accounts for any applicable offsite drainage areas. The submitted Stormwater Management Plan shall comply with Green Infrastructure - Runoff Reduction requirements as outlined in Municipal Code Title 23.

Per Sec. 23-106.(2)(f)of the Stormwater Ordinance:
(ii) All new development and redevelopment shall be designed and graded so that a minimum ten-foot public drainage easement and stormwater conveyance exist between each property.
(iii) All new development and redevelopment shall be designed to provide a minimum twenty (20) foot public drainage easement on all Stormwater infrastructure serving more than two (2) properties.
Keep these in mind when laying out the development, particularly where structures are to be located adjacent to easements.

A soil infiltration test report will be required for all soils where water quality BMPs are being proposed to show soils underneath BMP's have adequate infiltration rates as per the City of Franklin's BMP manual. **Test results shall be submitted to the City's Engineering Dept. prior to approval of the Site Plan, at the latest.** Earlier testing is encouraged to aid in BMP design and to ensure that the Site Plan approval process is not delayed.

If all BMPs are designed with underdrains, and no reduction of required detention volume is being sought to account for anticipated infiltration, standard boring results that indicate absence of groundwater or bedrock within 2' below the bottom elevation of the BMP may be substituted for infiltration testing (excluding GIP-04 Infiltration Trench and GIP-03 Level 2 Permeable Pavement, which require known infiltration rates for the design of the BMP). **These results likewise shall be submitted to the City's Engineering Dept. prior to approval of the Site Plan.**

47. Public Alleys vs Private Drives

lance.fittro@franklintn.gov ***(The following condition is an advisory comment and a reminder to staff to be addressed at the Site Plan stage and does not hinder approval of this Development Plan.)***
Determinations of public alleys vs private drives will be made with future site plan submittals which include detailed design information and adjacent uses. Labeling of alleys shown on concept plan sheets shall not be considered as basis for City acceptance of maintenance responsibility for pavement areas or public alley configurations which do not comply with Franklin Transportation & Street Technical Standards.

FIRE--Planning--DRT

General Issues

51. Hydrants

curt.edelmann@franklintn.gov This is an advisory comment.

Sheet C7.0 shows circles with a 150-foot radius around the hydrants.

The circles are intended to show hydrants are within 150-feet of the FDC. Be aware of the following.

1. Distance between the hydrant and the FDC as well as distance between hydrants is measured along the street as the fire engine drives along the street to lay down hose. It is not a straight-line distance as shown on Sheet C7.0.
2. Where the FDC only supplies a fire sprinkler system, the FDC must be within 150-feet of the hydrant. Where the FDC serves a standpipe system, the FDC must be within 100-feet of the hydrant.

52. Construction type

curt.edelmann@franklintn.gov The fire marshal has asked me to set-up a meeting between the fire department and the applicant to discuss the construction types proposed for this project.

The fire department would like to point out that a number of concessions have been made for this project.
1. Building 2 does not meet the 150-foot hose pull requirement.
2. There is only a 16-foot wide fire lane for the private garages.

The fire department is also concerned because the project is intended for older occupants who will be difficult to evacuate in case of a fire.

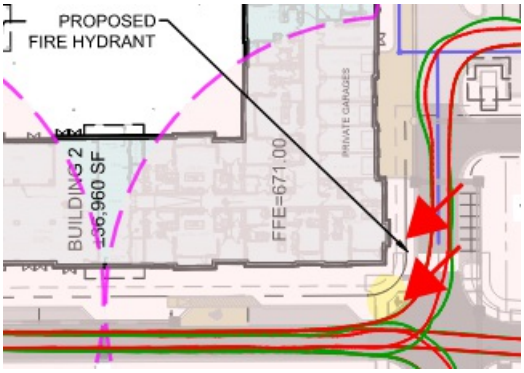
The fire department will require this meeting before submitting the project for One Stop.

The fire department will require an exhibit showing that the 100-foot aerial truck can reach the highest occupied floor at multiple points around the building.

[Edited By Curt Edelmann]

59. Drafting error

curt.edelmann@franklintn.gov Fix the callout.



60. Auto-turn

curt.edelmann@franklintn.gov Verify the truck is not hitting a structure.



61. Auto-turn

curt.edelmann@franklintn.gov Truck cannot drive into parking spaces.



Sanitation and Environmental Services

General Issues

58. Solid Waste Containers

nate.ridley@franklintn.gov What kind of container will they be using 8yd dumpster or 96 gallon rollout?

Stormwater

General Issues

54. Riparian Buffer

jeff.willoughby@franklintn.gov Pending comment 36

Water/Sewer

General Issues

53. Proposed utility

ben.mcneil@franklintn.gov The applicant has not provided labeled contours for staff to review sanitary sewer layout. Based on what is shown, the sanitary sewer could be minimized but its not 100% clear. The proposed layout for sanitary sewer is conceptual only. The final layout will be determined at site plan when fine grading can be determined.

[Edited By Ben McNeil]

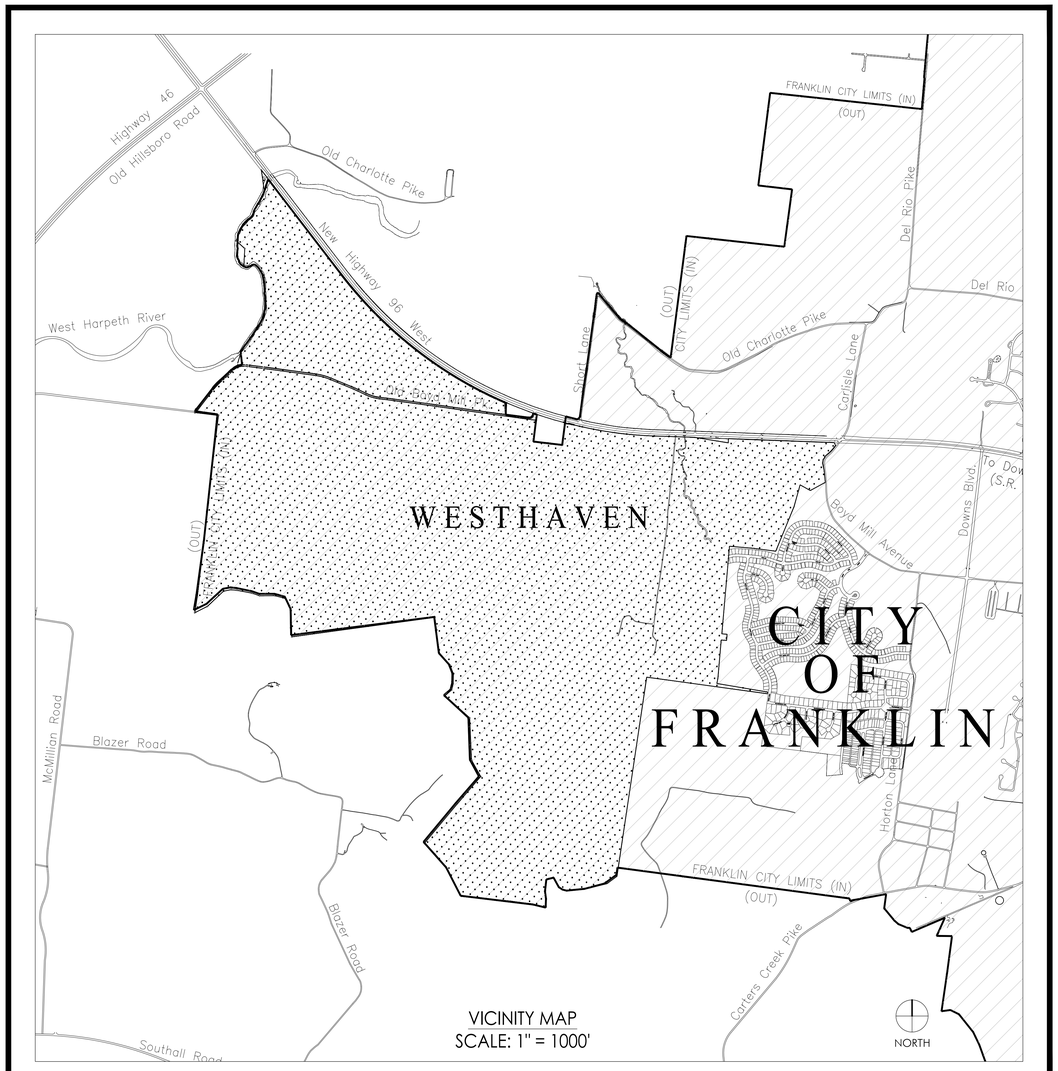
CONCEPT PLANS FOR

WESTHAVEN

A PLANNED RESIDENTIAL COMMUNITY

FIFTH CIVIL DISTRICT | C.O.F. PROJECT #8217

CITY OF FRANKLIN | WILLIAMSON COUNTY | TENNESSEE



VICINITY MAP
SCALE: 1" = 1000'

6

THE PURPOSE OF THE PROPOSED REVISION TO CONCEPT PLAN REVISION 5 IS TO MAKE THE FOLLOWING CHANGES TO THE EAST AREA (JEWELL) PLAN:

1. INCREASE THE HEIGHT OF ONE PROPOSED STRUCTURE TO 5 STORIES. THE WESTHAVEN PATTERN BOOK GOVERNS HEIGHT BY STORIES AND ALLOWS FOR 5 STORIES IN THIS AREA.
2. REORGANIZATION OF THE BUILDING ARRANGEMENT AND ROAD NETWORK TO CREATE A MORE APPEALING PROJECT IN THE DESIGN STYLE OF WESTHAVEN.
3. REMOVE THE ROAD CONNECTION FROM THE JEWELL AREA TO NEW HWY 96 WEST.
4. NO CHANGES TO THE TOTAL NUMBER OF DWELLING UNITS OR COMMERCIAL SQUARE FOOTAGES ARE PROPOSED WITH THIS REVISION

DEVELOPER:

SOUTHERN LAND COMPANY

Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400
Nashville, Tennessee 37215
(615) 778-3150 | www.southernland.com

THE FOLLOWING CODES AND ORDANANCES GOVERN THE WESTHAVEN CONCEPT PLANS, PER THE AGREEMENTS WITH THE CITY OF FRANKLIN DATED JULY 16, 2021:

- Zoning Ordinance – 7/1/2018
- Subdivision Regulations – 2/28/2013
- Stormwater BMP Manual – 1/1/2016
- Technical Specifications for Utility Installation – 12/10/2013
- Transportation Street Technical Standards – 4/25/2017
- Municipal Code – Effective dates vary per standard. Standards effective on 9/30/2019 apply.

THOSE CODES AND ORDINANCES WILL REMAIN ENFORCEABLE WITH THE APPROVAL OF REVISION 6.

INDEX OF SHEETS

Sheet	Description
CP-1	COVER SHEET
CP-2	EXISTING CONDITIONS AND SITE DATA
CP-3	CONCEPT PLAN
CP-4	TRANSECT REGULATION PLAN
CP-5	OPEN SPACE PLAN
CP-7	THOROUGHFARE DESIGNATIONS PLAN
CP-9	EAST AREA PLAN
CP-11	CONCEPTUAL EAST UTILITY PLAN
CP-14	CONCEPTUAL ARCHITECTURE
C7.0	EMERGENCY MANAGEMENT PLAN

PROJECT OWNERSHIP:

WESTHAVEN PARTNERS, LLC
96 WEST LAND HOLDINGS, LLC
96 WEST LAND HOLDINGS II, LLC
WESTHAVEN JEWELL OWNER, LLC

Individual owners with 5% or greater interest:
The Verallo Foundation | ROKEPA Investment Company, L.P. |
PPMC Limited Partnership | Springlake, G.P.
c/o Southern Land Company, LLC 3990 Hillsboro Pike, Suite 400, Nashville, TN 37215

NOTES:

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

APPLICANT:

LANDSCAPE ARCHITECT:
JOSEPH BENJAMIN CRENSHAW, R.L.A.
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE
SUITE 400
NASHVILLE, TN 37215
(615) 778-3150

6 DENOTES REV#6 CHANGES

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SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 778-3150 - Fax (615) 778-2925 - www.southernland.com

07/06/2023

WESTHAVEN
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:

1	05/26/2023: PRE APP SUBMITTAL
2	06/12/2023: INITIAL SUBMITTAL
3	07/06/2023:RESUBMITTAL OF CORRECTED PLANS
4	
5	
6	
7	
8	

DATE: 06/12/2023

JOB #:

PROJECT #: COF 8217

COVER SHEET

SHEET NO.
CP-1

Owners:

WESTHAVEN PARTNERS, LLC
96 WEST LAND HOLDINGS II, LLC
96 WEST LAND HOLDINGS II, LLC
WESTHAVEN JEWELL OWNER, LLC
3990 HILLSBORO PIKE | SUITE 400 | NASHVILLE, TN 37215
Contact: Phillip Lindsey

Applicant:

SOUTHERN LAND COMPANY,LLC
3990 HILLSBORO PIKE | SUITE 400 | NASHVILLE, TN 37215
(615) 778-3150
Contact: BEN CRENSHAW

6

Concept Plan (Rev.6)

DEVELOPMENT	C.O.F. Project No.	APPROVE DATE	DISTRICT ACRES	REMAINING DISTRICT ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY\ TOWNHOME DWELLING UNITS	CUMULATIVE SECTION DWELLING UNITS	CUMULATIVE DISTRICT DWELLING UNITS	REMAINING DISTRICT DWELLINGS	COMMERCIAL BLDG. SPACE (SF)	CUMULATIVE COMMERCIAL BLDG. SPACE (SF)	REMAINING COMMERCIAL SPACE (SF)	GOVERNMENT INSTITUTIONAL SPACE (SF)	CUMULATIVE GOVERNMENT INSTITUTIONAL SPACE (SF)
Concept Plan (Rev.5)	6408	10/27/2020	1520.03	1520.03	---	---	---	0	3441	---	---	250,000	0	0
Section 1		4/18/2002	18.91	1501.12	51	0	51	51	3390	0	0	250,000	0	0
Section 2		6/20/2002	16.68	1484.44	61	0	61	112	3329	0	0	250,000	0	0
Section 3 (Rev. 1)		2/20/2003	8.23	1476.21	0	47	47	159	3282	0	0	250,000	0	0
Section 4 (Rev. 1)		7/17/2003	17.05	1459.17	26	43	0	43	202	3239	0	0	250,000	0	0
Section 5 (Rev. 1)		3/14/2003	6.54	1452.63	12	15	27	229	3212	0	0	250,000	0	0
Section 6 (Rev. 1)		4/17/2003	15.21	1437.42	48	0	48	277	3164	0	0	250,000	0	0
Section 7		10/16/2003	17.88	1419.54	48	0	48	325	3116	0	0	250,000	0	0
Section 8		12/20/2003	8.16	1411.37	3	0	3	328	3113	0	0	250,000	0	0
Section 9		1/15/2004	4.65	1406.72	32	0	32	360	3081	0	0	250,000	0	0
Section 10		4/15/2004	8.53	1398.19	24	0	24	384	3057	0	0	250,000	0	0
Section 11		4/15/2004	23.33	1374.86	80	10	90	474	2967	0	0	250,000	0	0
Section 12		4/15/2004	30.14	1344.72	61	0	61	535	2906	0	0	250,000	0	0
Section 13		1/25/2005	16.95	1327.77	61	15	76	611	2830	0	0	250,000	0	0
Section 14		1/25/2005	16.70	1311.07	50	16	66	677	2764	0	0	250,000	0	0
Section 15		3/24/2005	14.25	1296.82	0	11	11	688	2753	33,403	33,403	216,597	0	0
Section 15-Lot 4005	1451	6/28/2007	0.29	---	0	4	4	692	2749	0	33,403	216,597	0	0
Section 15-Lot 4010	2142	12/10/2010	0.99	---	0	0	0	692	2749	12,051	45,454	204,546	0	0
Section 15-Lots 4001 & 4015	1953	9/16/2009	1.56	---	0	0	0	692	2058	19,033	64,487	185,513	0	0
Section 15- Resub Lot 4011			0.68	---	0	8	8	700	2741	0	64,487	185,513	0	0
Section 16		5/26/2005	7.80	1289.02	29	0	29	729	2712	0	64,487	185,513	0	0
Section 17 (Rev. 2)	1452	6/28/2007	10.22	1278.80	28	0	28	757	2684	0	64,487	185,513	0	0
Section 18	1038	1/26/2006	49.69	1229.11	52	0	52	809	2632	0	64,487	185,513	0	0
Section 19	1047	2/23/2006	7.89	1221.22	23	0	23	832	2609	0	64,487	185,513	0	0
Section 20	1062	3/23/2006	180.40	1040.82	0	0	0	832	2609	0	64,487	185,513	0	0
Section 20-Lot 847	1158	6/5/2007	1.27	1039.55	0	0	0	832	2609	0	64,487	185,513	0	0
Section 20-Lot 848	1656	4/24/2008	12.60	1026.95	0	0	0	832	2609	28,876	93,363	156,637	0	0
Section 20-Lot 1158	1656	4/24/2008	1.54	1025.41	0	0	0	832	2609	0	93,363	156,637	0	0
Section 20-Lot 1159	1656	4/24/2008	8.65	1016.76	0	0	0	832	2609	0	93,363	156,637	0	0
Section 21, Rev. 1	1530	9/27/2007	3.66	1013.10	4	16	20	852	2589	0	93,363	156,637	0	0
Sec. 21, Rev. 1, Lot 1140 Subdivide	1679	5/22/2008	0.00	1013.10	0	17	17	869	2572	0	93,363	156,637	0	0
Section 22	1159	6/22/2006	9.14	1003.96	22	0	22	891	2550	0	93,363	156,637	0	0
Section 23	1239	9/28/2006	4.61	999.36	15	0	15	906	2535	0	93,363	156,637	0	0
Section 24	1257	10/26/2006	18.44	980.92	58	0	58	964	2477	0	93,363	156,637	0	0
**Section 25		10/26/2006	38.71	942.21	0	0	0	964	2477	0	93,363	156,637	0	0
*Sec. 25-Lots 4202-4204	1657	5/22/2008	7.13	---	0	0	0	964	2477	48,808	142,171	107,829	0	0
*Sec. 25-Lots 4201 & 4205	1807	11/20/2008	1.42	---	0	0	0	964	2477	16,360	158,531	91,469	0	0
*Section 25-Lot 4022	1953	9/16/2009	0.25	---	0	0	0	964	2477	0	158,531	91,469	0	0
Section 26 Rev 1	2038	4/26/2007	22.46	919.75	70	18	88	1052	2389	0	158,531	91,469	0	0
Section 27 - Rev 1	1704	6/26/2008	53.99	865.76	32	0	32	1084	2357	0	158,531	91,469	0	0
Section 28	2225	6/23/2011	3.02	862.74	23	0	23	1107	2334	0	158,531	91,469	0	0
Section 29 - Rev 1	2029	4/14/2010	11.95	850.79	22	0	22	1129	2312	0	158,531	91,469	0	0
* Section 30	2951	1/23/2014	17.11	833.68	12	0	12	1141	2300	0	158,531	91,469	0	0
Section 31	1871	3/26/2009	13.99	819.69	0	0	0	1141	2300	0	158,531	91,469	117,897	117,897
Section 32	2191	4/28/2011	2.29	817.40	0	12	12	1153	2288	0	158,531	91,469	0	117,897
Section 33	5757	1/22/2015	10.83	806.57	33	0	33	1186	2255	0	158,531	91,469	0	117,897
Section 34	2299	11/17/2011	9.12	797.45	27	0	27	1213	2228	0	158,531	91,469	0	117,897
Section 35	2388	6/26/2012	6.74	790.71	26	12	38	1251	2190	0	158,531	91,469	0	117,897
Section 15 (Live-Work Units)	2426	5/24/2012	0.34	790.37	0	7	7	1258	2183	2450	160,981	89,019	0	117,897
Section 15(Lots 4001,4041-4048)	2496	10/25/2012	1.05	789.32	0	19	19	1277	2164	2,450	163,431	86,569	0	117,897
Section 36	2519	9/27/2012	8.94	780.38	48	0	48	1325	2116	0	163,431	86,569	0	117,897
Section 37	2541	10/25/2012	4.77	775.61	6	16	22	1347	2094	0	163,431	86,569	0	117,897
Section 38	2599	12/12/2012	7.16	768.45	33	8	41	1388	2053	0	163,431	86,569	0	117,897
*Section 25 Resub of Lot 4200	2725	5/23/2013	0.93	---	0	6	6	1394	2047	10268	173,699	76,301	0	117,897
* Section 27 - Rev 2	2746	06/27/2013	6.13	*---	14	0	14	1408	2033	0	173,699	76,301	0	117,897
*Section 37, Lot 1447 (Condo Bldg.)	2808	8/12/2013	0.60	*---	0	12	12	1420	2021	0	173,699	76,301	0	117,897
Section 39	2837	9/26/2013	8.00	760.45	42	0	42	1462	1979	0	173,699	76,301	0	117,897
Section 40	2876	10/24/2013	18.72	741.73	10	29	39	1501	1940	0	173,699	76,301	0	117,897
Section 41	2876	10/24/2013	9.88	731.85	48	0	48	1549	1892	0	173,699	76,301	0	117,897
*Section 39, Rev 1, Lots 1489-1490	4585	7/7/2014	1.36	*---	0	24	24	1573	1868	0	173,699	76,301	0	117,897
Section 42	4623	8/28/2014	0.69	731.16	0	9	9	1582	1859	0	173,699	76,301	0	117,897
Section 43	4665	11/20/2014	15.28	715.88	57	0	57	1639	1802	0	173,699	76,301	0	117,897
*Section 25-Lot 4021	5965	1/22/2016	0.64	---	0	16	16	1655	1786	2091	175,790	74,210	0	117,897
Section 44 Rev. 2	6345	4/3/2017	18.82	697.06	41	16	57	1712	1729	0	175,790	74,210	0	117,897
Section 45	6044	4/8/2016	9.88	687.18	46	0	46	1758	1683	0	175,790	74,210	0	117,897
Section 46 Rev. 1	6346	4/3/2017	5.54	681.64	20	8	28	1786	1655	0	175,790	74,210	0	117,897
Section 47	6222	9/22/2016	5.89	675.75	33	0	33	1819	1622	0	175,790	74,210	0	117,897
Section 48	6223	9/22/2016	5.15	670.60	16	0	16	1835	1606	0	175,790	74,210	0	117,897
Section 49	6481	8/13/2019	10.77	659.83	26	20	46	1881	1560	0	175,790	74,210	0	117,897
Section 50	6480	7/27/2017	11.96	647.87	43	8	51	1932	1509	0	175,790	74,210	0	117,897
Section 51	6533	11/2/2017	7.79	640.08	36	8	44	1976	1465	0	175,790	74,210	0	117,897
*Section 25 Resub of Lot 4020	6637	5/17/2019	1.58	---	0	20	20	1996	1445	3112	178,902	71,098	0	117,897
Section 52	6721	1/28/2020	12.54	627.54	50	0	50	2046	1395	0	178,902	71,098	0	117,897
Section 53	6747	8/3/2018	6.89	620.65	33	0	33	2079	1362	0	178,902	71,098	0	117,897
Section 54	6748	4/13/2020	36.00	584.65	37	0	37	2116	1325	0	178,902	71,098	0	117,897
Section 55	6805	5/14/2019	3.04	581.61	16	0	16	2132	1309	0	178,902	71,098	0	117,897
Section 56	7376	3/17/2021	3.99	577.62	12	0	12	2144	1297	0	178,902	71,098	0	117,897
Section 57	7115	7/8/2021	12.69	564.93	34	0	34	2178	1263	0	178,902	71,098	0	117,897
Section 58	7284	2/5/2021	17.82	547.11	39	0	39	2217	1224	0	178,902	71,098	0	117,897
Section 59	7434	2/8/2021	10.87	536.24	62	0	62	2279	1162	0	178,902	71,098	0	117,897
Townsend Boulevard	7435	7/29/2021	4.44	531.80	0	0	0	2279	1162	0	178,902	71,098	0	117,897
Section 60	7476	8/25/2021	23.71	508.09	47	0	47	2326	1115	0	178,902	71,098	0	117,897
Section 61	7593	9/8/2021	14.81	493.28	62	0	62	2388	1053	0	178,902	71,098	0	117,897
Section 62 (Blakeford)	7644	11/19/2021	24.36	468.92	0	61	61	2449	992	0	178,902	71,098	0	117,897
Jewell Phase 1 (Rev.1)	8103	5/4/2023	39.93	428.99	8	46	54	2503	938	0	178,902	71,098	0	117,897
Section 63	7971	4/21/2023	17.87	411.12	77	0	77	2580	861	0	178,902	71,098	0	117,897
Golf Course Maintenance	8038	4/5/2023	2.17	408.95	0	0	0	2580	861	9434	188,336	61,664	0	117,897

1. Property can be referenced as tax maps:

Owner	Map	Parcel#
Westhaven Jewell Owner, LLC 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	64	28&28.01&28.02
Middle Tennessee Electric Membership Corporation PO Box 681709 Franklin, TN 37268	77	1.05
Westhaven Partners, LLC & 96-West Land Holdings, LLC 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	64 64O 77 77B	23.00,23.01,23.02,25.02 A-G 1.00,1.01,1.02,1.03,1.04 A-G

2. The site boundaries shown are based on the Alta Land Survey prepared by John M. Duffer, Gresham, Smith & Partners, 1400 Nashville City Center, 511 Union Street, Nashville, TN, 37219, (615) 770-8150, and E. Roberts Alley and Associates, Inc. 300 10th Avenue South, Nashville, TN, 37203. A boundary abstract prepared by Tim Buchanan, 130 West Harbor, Hendersonville, TN, 37075, (615) 822-7445. Site boundary information for additional 7.27 acre parcel prepared by Arrowhead Survey, 4151 Old Hillsboro Road, Franklin, TN 37064, 615-599-7347.

3. All wetland and blueline stream information provided by:
   a. Development & Environmental Planning Associates, Inc. (DEPA) 484 Hwy 70 E. Crossville, TN 38555
   b. Lord and Winter 8161 Hwy 100 Suite #209 Nashville, TN 37221
   c. All aquatic resources depicted in revision 6, except those in the affected Jewell area, are those that were delineated for Revision 5. Aquatic resources depicted in Jewell are per HD dated 01/13/2020.

4. The topo and existing conditions provided by Gresham Smith and Partners, 1400 Nashville City Center, 511 Union St., Nashville, TN, 37219, (615) 770-8100

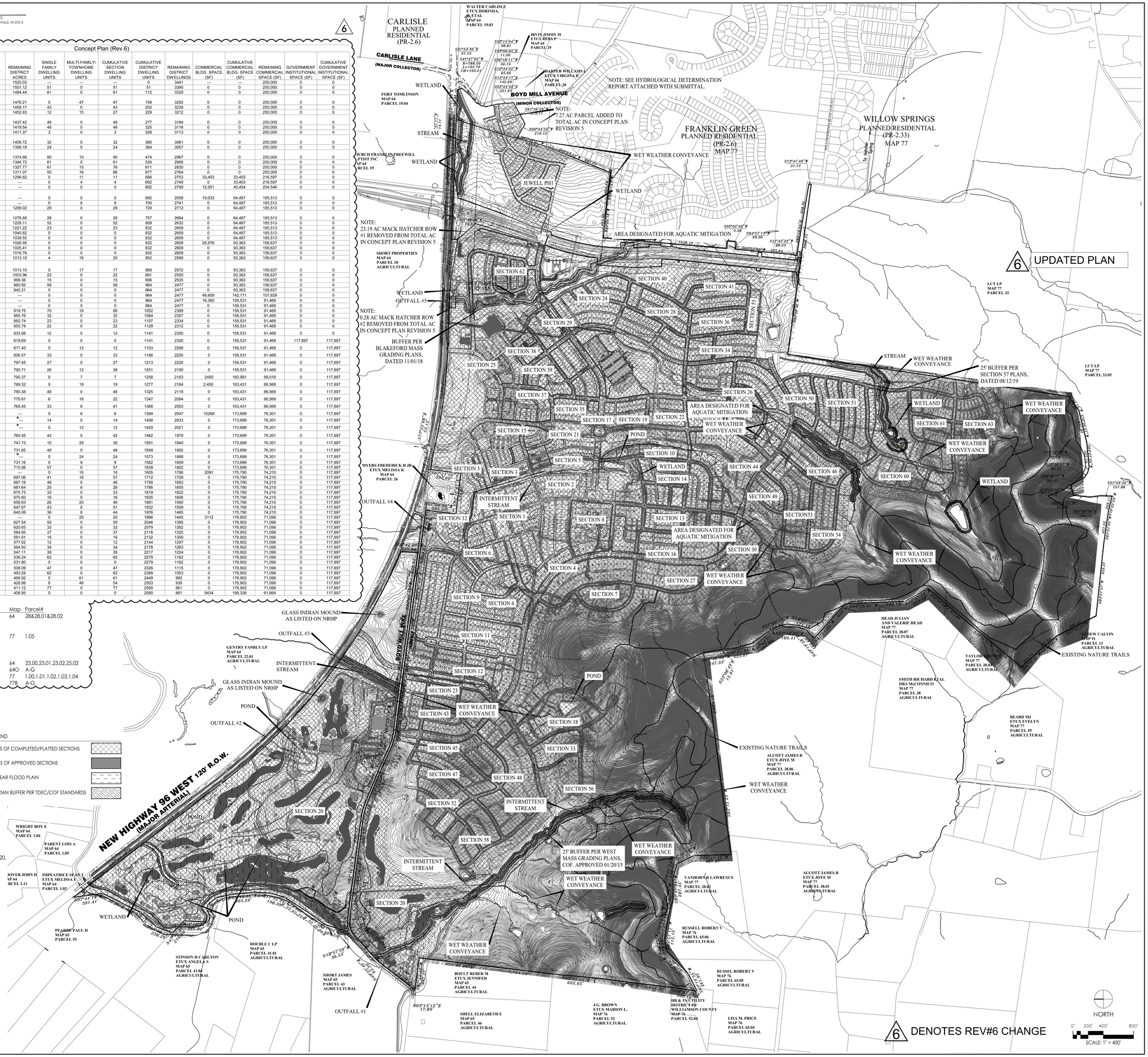
5. Part of the site is located within the 100-year floodplain and is found on FIRM map:
   #470204 0070 E
   #470204 0125 E
   #470204 0130 E
   #470206 0130 E
   dated January 16, 2003.

6. A benchmark is located on a highway monument on the southwest corner common open space lot within the Founders Pointe Development along New Highway 96 West with an elevation of 686.32.

7. AQUATIC RESOURCES
BUFFERS DEPICTED IN THIS PLAN REFLECT THE CURRENT HYDROLOGIC DETERMINATIONS ACCEPTECT BY THE CITY OF FRANKLIN.

LEGEND

- AREAS OF COMPLETED/PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 100 YEAR FLOOD PLAIN
- RIPARIAN BUFFER PER TDEC/COF STANDARDS



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Office 615.778.3150 - Fax 615.778.3151 - southernland.com

07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:

1	05/26/2023: PRE APP. SUBMITTAL
2	06/12/2023: INITIAL SUBMITTAL
3	07/06/2023:RESUBMITTAL OF CORRECTED PLANS
4	
5	
6	
7	
8	

DATE: 06/12/2023

JOB #:

PROJECT #: COF 8217

EXISTING CONDITIONS & SITE DATA

SHEET NO.
CP-2

A. TOTAL SITE ACREAGE 1,520.03 ACRES

B. PREVIOUS APPROVALS

PLANNED RESIDENTIAL (PR) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2020 APPROVAL REV 5
TOTAL ACREAGE	±1,305.39 ACRES	±1,359.00 ACRES	±1,354.17 ACRES	±1,354.17 ACRES	±1520.03 ACRES
PROPOSED NUMBER OF DWELLING UNITS*	1,565 UNITS	1,976 UNITS*	1,976 UNITS*	1,976 UNITS*	3441 UNITS*
GROSS DENSITY	1.20 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	2.26 UNITS/ACRE

*DOES NOT INCLUDE ALLOWABLE ACCESSORY APARTMENTS ("GRANNY FLATS").

PLANNED COMMERCIAL (PC) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3
TOTAL ACREAGE	±230.84 ACRES	±177.23 ACRES	±183.01 ACRES	±183.01 ACRES
PROPOSED NUMBER DWELLING UNITS	435 UNITS	774 UNITS**	774 UNITS**	774 UNITS*
GROSS DENSITY	1.88 UNITS/ACRE	2.96 UNITS/ACRE	2.87 UNITS/ACRE	2.87 UNITS/ACRE

**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS.

TOTAL PROPOSED COMMERCIAL SPACE	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	250,000 SQUARE FEET
OPEN SPACE ACREAGE	2001 APPROVAL ±813.44 ACRES	2003 APPROVAL REV 1 ±706.50 ACRES	2007 APPROVAL REV 2 ±787.39 ACRES	2017 APPROVAL REV 3 ±769.12 ACRES	2020 APPROVAL REV 5 ±770.04 ACRES

C. CURRENT CONCEPT PLAN - REV 6

TOTAL ACREAGE (SD-X DISTRICT) 1520.03
TOTAL NUMBER DWELLING UNITS 3441 UNITS**
GROSS RESIDENTIAL DENSITY 2.26 UNITS/ACRE

PROPOSED COMMERCIAL SPACE 250,000 SQUARE FEET

OPEN SPACE ACREAGE ±771.37 ACRES

**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS. ANY AGE-TARGETED OR AGE-RESTRICTED ATTACHED OR DETACHED UNITS WILL NOT APPLY TO THE 250 MAXIMUM PERMITTED SENIOR HOUSING UNITS.

Proposed Product Type Comparison	Revision 5	Revision 6
Single-Family/Townhome/Duplex-Completed	2116	2580
Single-Family/Duplex-To Go	842*	429*
Townhome-To Go	141*	100*
Senior Housing (State Registered Beds)	0*	0*
Apartment/Condominium/Multifamily - To Go	312*	312*
Live/Work - To Go	30*	20*
Total	3441	3441

*Note: 20 Total Live/Work Units to date Existing or Approved
*Note: Actual product types may vary by 20% of listed totals without Planning Commission Approval.

Westhaven PUD Additional Lot Comparison Chart

	Concept Plan Rev 5	Concept Plan Rev 6
Residential Entitlements		
Westhaven West of Mack Hatcher (Original PUD)	3025	3025
Jewell Property (Original PUD)	400	400
J & J Farms (7.27 Acres Added to PUD)	16*	16*
Total	3441	3441
Commercial Entitlements		
Westhaven West of Mack Hatcher	250000	250000
Jewell Property**	0	0
J & J Farms (7.27 Acres)**	0	0
Total	250000	250000

*Approximate Total Based on Total Density of PUD Applied to 7.27 Acres
Proposed Lot Configuration Crosses Original PUD Boundary.
**Residental Private Amenities Are Allowed in the Area East of Mack Hatcher.

General Notes

1. Refer to the traffic study being completed by KCI Technologies Inc. consultants (submitted concurrently) for the total daily trips generated by the proposed development.
2. Street servicing this project shall be public.
3. The applicant will dedicate the necessary utility easements for the installation of public utilities.
4. The nearest police station is located at 900 Columbia Avenue, which is approximately 3.0 miles from the development.
5. The nearest city fire station is located within Westhaven at the corner of Front Street and Tilby Street.
6. The nearest park and recreational facilities are located approximately 1.3 miles southeast of the development on Boyd Mill Avenue at Jim Warren Park. The Williamson County Soccer Association game fields are located adjacent to Twin Oaks Drive. Chesk Park and the Williamson County Recreation Center are approximately 4 miles from the development.
7. Refuse collection and disposal shall be provided by the City of Franklin.
8. Stormwater detention facilities will be constructed to minimize impacts of increased runoff on downstream properties. The existing and proposed lakes will be used for the majority of all detention/ retention requirements.
9. The applicant will cooperate with the City of Franklin Sewer and Water Department and HB & TS Utility District to provide adequate utility infrastructure to this development.
10. Lighting will be provided to ensure safe movement of pedestrians/vehicles and for security purposes. Street lighting shall be designed by a registered Professional Engineer. Directional lighting will be designed so as to minimize glare and reflection on adjacent properties.
11. Proposed lighting shall include:
    *Intermittent street lighting of streets.
    *Lighting of identification signage located at development and neighborhood entrances.
    *Lake aeration fountain lights.
    *Central Village Greens and courtyard lighting.
12. Signs will meet the requirements of City of Franklin Zoning Ordinance, Chapter 8.7 Signs. Sign controls will be established, for the development, to safely facilitate pedestrian and vehicular movement in an attractive and efficient manner. Signage will be compatible with the surroundings, will be appropriate to residential scale and express the identity of the development.
13. Majority of the vegetation and hedgerows shall be preserved to maintain a natural vegetated buffer between adjacent land and proposed uses. The applicant will endeavor to preserve existing suitable trees along the edges and the interior of the site. Existing trees to be saved will be flagged prior to the commencement of construction.
14. Preservation of trees over 8" shall be accomplished by constructing temporary tree protection fencing to prohibit construction traffic and material storage within the tree dripline, thereby protecting the tree root system.
15. The site is located on the south side of New Highway 96 West and is bisected by the Proposed Mack Hatcher Parkway. New Highway 96 West is a Major Arterial and Mack Hatcher is an Expressway. This location allows dispersal of traffic to the east and west via New Highway 96 West and north and south via Mack Hatcher.
16. All property east of Mack Hatcher Parkway shall be served by the City of Franklin Water System.
17. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or designee.
18. Areas noted as pond and wetland areas shall be assessed and permitted/mitigated for before site plan approval.
19. For all future Site Plan submittals, the Franklin Fire Department will require review of access into, around, and leaving the property to ensure that emergency vehicles are able to negotiate turning movements without causing damage to parked vehicles, landscaping, fixtures, buildings, etc. This review will be conducted based on an owner/developer provided Autoturn illustration(s) using the "Tower 2" template at all requested intersections and roadway/alley radii which shows the full vehicle swept path showing unobstructed travel. Any areas based on this review that are not deemed feasible may require revisions during the Site Plan submittal prior to final approval.

NOTES:

1. AREAS SHOWN WITHIN CLOUDS GRAPHICALLY INDICATE REVISIONS TO CONCEPT PLAN WHEN COMPARED TO 2020 REVISION 5 APPROVED PLANS.
2. THE HILLSIDE/HILLCREST OVERLAY (HHO) IS SHOWN ON THIS PLAN FOR COMPARISON AND INFORMATIONAL PURPOSES ONLY. THE PREVIOUS REVISION TO THE WESTHAVEN CONCEPT PLAN IS AN UPDATE TO PREVIOUSLY APPROVED DEVELOPMENT LIMITS WHICH PREDATE THE HHO AND ENCROACH THE INTO HHO BOUNDARY. BASED ON THOSE PREVIOUS APPROVALS AND AGREEMENTS WITH THE CITY OF FRANKLIN, FUTURE DEVELOPMENT MAY ENCROACH THE HHO BOUNDARY; HOWEVER, MUST REMAIN WITHIN THE LINE SHOWN AS DEVELOPMENT LIMITS OF THOSE PREVIOUSLY APPROVED PLANS.

LEGEND

AREAS OF COMPLETED/PLATTED SECTIONS

AREAS OF APPROVED SECTIONS

RIPARIAN BUFFER PER TDEC/COF STANDARDS

NOTE:
AREA OF CONCEPT PLAN PROPOSED REV #6 IS LIMITED TO HIGHLIGHTED AREA.
SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

6 UPDATED PLAN

CARLISLE LANE (MAJOR COLLECTOR)
BOYD MILL AVENUE (MINOR COLLECTOR)
OLD CHARLOTTE PIKE (LOCAL)
SHORT LANE (LOCAL)
NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)

PROPOSED CONDOMINIUM BUILDINGS
PROPOSED COMMUNITY AMENITY
PROPOSED MAIL KIOSK LOCATION
PROPOSED TOWNHOMES, DUPLEX ES AND DETACHED LOTS
PROPOSED ACTIVE ADULT FACILITY
FUTURE STREET CONNECTION TO ADJOINING PROPERTY
SINGLE GARAGES FOR CONDOMINIUMS, TYP.
300' DEVELOPMENT SETBACK
PROPOSED MAIL KIOSK LOCATION
PROPOSED COMMUNITY AMENITY
PROPOSED CONDOMINIUM & TOWNHOMES
PROPOSED COMMERCIAL USES
LIVE/WORK UNITS *L - PROPOSED (MAY BE DESIGNED AS RESIDENTIAL ONLY USE)
PROPOSED MAIL KIOSK LOCATION
FUTURE STREET CONNECTION TO ADJOINING PROPERTY
PROPOSED TOWNHOMES & SINGLE-FAMILY DETACHED LOTS
EXISTING NATURE TRAILS
300' DEVELOPMENT SETBACK
TOWN CENTER
LIVE/WORK UNITS (L - EXISTING)
PROPOSED MAIL KIOSK LOCATION
OPEN SPACE (PRESERVATION AREA)
NEIGHBORHOOD CENTER
OPEN SPACE (PRESERVATION AREA)
EXISTING NATURE TRAILS
HILLSIDE/HILLCREST OVERLAY
DEVELOPMENT LIMITS OF PREVIOUSLY APPROVED CONCEPT PLANS
WESTHAVEN HOA MAINTAINED ATHLETIC PRACTICE FIELDS (UNLIT)
GLASS INDIAN MOUND AS LISTED ON NRHP
300' DEVELOPMENT SETBACK
PROPOSED SINGLE-FAMILY DETACHED LOTS
NEIGHBORHOOD AMENITY CENTER #1
OPEN SPACE (PRESERVATION AREA)
HILLSIDE/HILLCREST OVERLAY
DEVELOPMENT LIMITS OF PREVIOUSLY APPROVED CONCEPT PLANS
GLASS INDIAN MOUND AS LISTED ON NRHP
NEIGHBORHOOD AMENITY CENTER #2
GOLF CLUBHOUSE
EXISTING NATURE TRAILS
+/-478' DISTANCE FROM CENTER OF CUL-DE-SAC TO RIGHT-OF-WAY AT ADJOINING STREET
HILLSIDE/HILLCREST OVERLAY
DEVELOPMENT LIMITS OF PREVIOUSLY APPROVED CONCEPT PLANS
OPEN SPACE (PRESERVATION AREA)
PROPOSED MAIL KIOSK LOCATION
LOTS DENOTED WITH '*' SYMBOL WILL REQUIRE A FIRE SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NFPA STANDARDS DUE TO LENGTH OF CUL-DE-SAC STREET.
PROPOSED SINGLE-FAMILY DETACHED LOTS
NEIGHBORHOOD CENTER
+/-403' DISTANCE FROM CENTER OF CUL-DE-SAC TO RIGHT-OF-WAY AT ADJOINING STREET
FUTURE STREET CONNECTION TO ADJOINING PROPERTY
PROPOSED TOWNHOMES & SINGLE-FAMILY DETACHED LOTS
+/-772' DISTANCE FROM CENTER OF CUL-DE-SAC TO RIGHT-OF-WAY AT ADJOINING STREET

6 DENOTES REV#6 CHANGE

NORTH
0' 200' 400' 800'
SCALE: 1" = 400'

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SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office 615.279.5150 - Fax 615.279.5915 - www.southernland.com

07/06/2023

WESTHAVEN
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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• MODIFICATIONS TO THIS PLAN SHOULD ONLY BE PERFORMED BY A QUALIFIED ARCHITECT, ENGINEER, LANDSCAPE ARCHITECTURE OR CONTRACTOR.
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REVISIONS:
1 05/26/2023: PRE APP. SUBMITTAL
2 06/12/2023: INITIAL SUBMITTAL
3 07/06/2023:RESUBMITTAL OF CORRECTED PLANS
4
5
6
7
8

DATE: 06/12/2023
JOB #:
PROJECT #: COF 8217

CONCEPT PLAN

SHEET NO.
CP-3

PROPOSED LOCAL ZONES

KEY	LOCAL DEVELOPMENT ZONE	ZONING CATEGORY	TOTAL AREA REV. 5	TOTAL AREA REV. 6	PERCENTAGE REV. 5	PERCENTAGE REV. 6
	SPECIAL DISTRICT D	PD	±225.77 Ac.	±225.77 Ac.	±14.85%	±14.85%
	URBAN CENTER T-5	PD	±130.05 Ac.	±133.01 Ac.	±8.56%	±8.75%
	GENERAL URBAN T-4	PD	±592.42 Ac.	±589.46 Ac.	±38.97%	±38.78%
	SUB-URBAN T-3	PD	±185.67 Ac.	±185.67 Ac.	±12.21%	±12.21%
	RURAL PRESERVE T-1		±386.12 Ac.	±386.12 Ac.	±25.41%	±25.41%
	BUILDING					
	PROPERTY LINE					

6

NOTE:
AREA OF CONCEPT PLAN PROPOSED REV #6 IS LIMITED TO HIGHLIGHTED AREA.
SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

CARLISLE LANE (MAJOR COLLECTOR)

BOYD MILL AVENUE (MINOR COLLECTOR)

OLD CHARLOTTE PIKE (LOCAL)

SHORT LANE (LOCAL)

NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)

6 DENOTES REV#6 CHANGE

NORTH

0' 200' 400' 800'

SCALE: 1" = 400'

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SOUTHERN LAND COMPANY
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Office (615) 370-1103 - Fax (615) 370-1105 - southernland.com

07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

• THE DESIGN AND DRAWINGS CONTAINED WITHIN ARE A DOCUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF SOUTHERN LAND COMPANY. ALL DESIGN DOCUMENTS ARE PROVIDED FOR REVIEW ONLY AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF SLC.
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• MODIFICATIONS TO THIS PLAN SHOULD NOT BE MADE WITHOUT THE CONSENT OF THE ARCHITECT, ENGINEER, LANDSCAPE ARCHITECTURE OR CONTRACTOR.

© SOUTHERN LAND COMPANY 2023

REVISIONS:

1	05/26/2023: PRE APP SUBMITTAL
2	06/12/2023: INITIAL SUBMITTAL
3	07/06/2023:RESUBMITTAL OF CORRECTED PLANS
4	
5	
6	
7	
8	

DATE: 06/12/2023

JOB #:

PROJECT #: COF 8217

TRANSECT REGULATION PLAN

SHEET NO.
CP-4

OPEN SPACE: REVISION 5

FORMAL: (formally landscaped and regularly maintained)	±32.69 ACRES	4.25%
INFORMAL: (+3 acre, informally landscaped and minimal or no maintenance)	±723.33 ACRES	93.93%
GENERAL: (+3 acre, informally landscaped and minimal or no maintenance)	±14.02 ACRES	1.82%
TOTAL OPEN SPACE:	±770.04 ACRES	

OPEN SPACE: REVISION 6

FORMAL: (formally landscaped and regularly maintained)	±33.5 ACRES	4.34%
INFORMAL: (+3 acre, informally landscaped and minimal or no maintenance)	±723.85 ACRES	93.84%
GENERAL: (+3 acre, informally landscaped and minimal or no maintenance)	±14.02 ACRES	1.82%
TOTAL OPEN SPACE:	±771.37 ACRES	

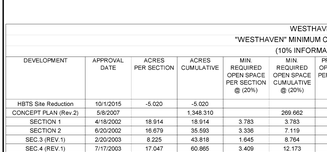
6

LEGEND

- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE
- GENERAL OPEN SPACE
- RIPARIAN BUFFER PER TDEC/COF STANDARDS
- BICYCLE /PEDESTRIAN PATH *
- PEDESTRIAN CORRIDORS
- NATURE TRAILS
- NATURE TRAIL HEADS
- TRAIL STOPS/OVERLOOKS

WESTHAVEN OPEN SPACE DATA
"WESTHAVEN" MINIMUM COMMON OPEN SPACE: 270.666 ACRES
(10% INFORMAL, 5% FORMAL, 5% OTHER)

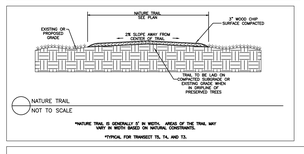
DEVELOPMENT	APPROVAL DATE	ACRES PER SECTION	ACRES CUMULATIVE	MIN REQUIRED OPEN SPACE PER SECTION @ (20%)	MIN REQUIRED OPEN SPACE CUMULATIVE @ (20%)	PROPOSED OPEN SPACE PER SECTION	PROPOSED OPEN SPACE CUMULATIVE	OPEN SPACE PERCENTAGE CUMULATIVE	REMAINING OPEN SPACE ACRES	MIN REQUIRED OPEN SPACE ACRES FORMAL 5%	PROPOSED OPEN SPACE ACRES FORMAL	MIN REQUIRED OPEN SPACE ACRES INFORMAL 10%	PROPOSED OPEN SPACE ACRES INFORMAL
HBTS Site Reduction	10/1/2015	-5.020	-5.020										
CONCEPT PLAN (Rev 2)	5/8/2007		1.348.310		269.662				269.662	13.483		26.966	
SECTION 1	4/18/2002	18.914	18.914	3.783	3.783	1.210	1.210	0.449%	268.452	0.946	1.210	1.891	0.000
SECTION 2	6/20/2002	16.679	35.593	3.336	7.119	0.815	2.025	0.751%	267.637	0.834	0.486	1.668	0.329
SEC.3 (REV.1)	2/20/2003	8.225	43.818	1.645	8.764	2.733	4.758	1.764%	264.904	0.411	1.787	0.823	0.946
SEC.4 (REV.1)	7/17/2003	17.047	60.865	3.409	12.173	0.024	4.782	1.773%	264.880	0.852	0.000	1.705	0.000
SEC. 5 (REV. 1)	3/14/2003	6.535	67.400	1.307	13.480	2.350	7.132	2.645%	262.530	0.327	2.350	0.654	0.000
SEC.6 (REV.1)	4/17/2003	15.211	82.611	3.042	16.522	0.708	7.840	2.907%	261.822	0.761	0.000	1.521	0.638
SECTION 7	10/16/2003	17.883	100.494	3.577	20.099	0.000	7.840	2.907%	261.822	0.894	0.000	1.788	0.000
SECTION 8	11/20/2003	8.163	108.657	1.633	21.731	6.654	14.494	5.37%	255.168	0.408	6.654	0.816	0.000
SECTION 9	1/15/2004	4.651	113.308	0.930	22.662	0.000	14.494	5.37%	255.168	0.233	0.000	0.465	0.000
SECTION 10	4/15/2004	8.532	121.840	1.706	24.368	0.000	14.494	5.37%	255.168	0.427	0.000	0.853	0.000
SECTION 11	4/15/2004	23.329	145.169	4.666	29.034	1.179	15.673	5.81%	253.989	1.166	1.179	2.333	0.000
SECTION 12	4/15/2004	30.141	175.310	6.028	35.062	11.450	27.123	10.06%	242.539	1.507	0.000	3.014	8.751
SECTION 13	11/18/2004	16.952	192.262	3.390	38.452	11.450	38.573	14.30%	231.089	0.848	0.805	1.695	0.000
SECTION 14	11/18/2004	16.702	208.964	3.340	41.793	4.919	43.492	16.13%	226.170	0.835	0.991	1.670	3.928
SECTION 15	3/24/2005	14.247	223.211	2.849	44.642	0.000	43.492	16.13%	226.170	0.712	0.000	1.425	0.000
SECTION 16	6/26/2005	7.804	231.015	1.561	46.203	0.000	43.492	16.13%	226.170	0.390	0.000	0.780	0.000
SEC. 17 (REV2)	6/28/2007	10.225	241.240	2.045	48.248	2.008	45.500	16.87%	224.162	0.511	0.000	1.023	1.372
SECTION 18	1/26/2006	49.684	290.924	9.937	58.185	27.780	73.280	27.17%	196.382	2.484	0.000	4.968	27.780
SECTION 19	2/23/2006	7.888	298.812	1.578	59.762	1.932	75.212	27.89%	194.450	0.394	0.000	0.789	1.932
SEC. 20-LOTS 5024-5025	3/23/2006	180.400	479.212	36.080	95.842	180.400	255.612	94.79%	14.050	9.020	0.000	18.040	180.400
SEC. 20 LOT 848 (added mixed grille 07-13-10)	4/24/2008	12.600	491.812	2.520	98.362	0.900	256.512	95.12%	13.150	0.630	0.340	1.260	0.900
SEC 21 - LOT 1140 RESUB (REV.1)	5/22/2008	3.664	495.476	0.733	99.095	0.045	256.557	95.14%	13.105	0.183	0.000	0.366	0.000
SECTION 22	6/22/2006	9.140	504.616	1.828	100.923	1.094	257.651	95.55%	12.011	0.457	0.000	0.914	1.094
SECTION 23	9/28/2006	4.607	509.223	0.921	101.845	0.573	258.224	95.76%	11.438	0.230	0.573	0.461	0.000
SECTION 24	10/26/2006	18.437	527.660	3.687	105.532	3.533	261.757	97.07%	7.905	0.922	0.620	1.844	2.913
SECTION 25	10/26/2006	36.680	564.340	7.336	112.868	0.000	261.757	97.07%	7.905	1.834	0.000	3.668	0.000
SEC 25-Lot 4204	5/22/2008	1.711	---	---	---	1.711	263.468	97.70%	6.194	---	0.000	---	1.711
SEC 26 (REV 1)	5/19/2010	22.460	586.800	4.492	117.360	3.387	266.855	98.96%	2.807	1.123	0.000	2.246	3.322
SEC. 27 (REV 1)	6/26/2008	53.989	640.789	10.798	128.158	35.566	302.421	112.15%	-32.759	2.699	0.000	5.399	35.150
SECTION 28	6/23/2011	3.960	644.749	0.792	128.950	7.404	309.825	114.89%	-40.163	0.198	0.000	0.396	0.000
SEC. 29 (REV 1)	4/14/2010	11.948	656.697	2.390	131.339	0.784	310.609	115.18%	-40.947	0.597	0.784	1.195	0.000
SECTION 30	9/25/2008	17.475	674.172	3.495	134.834	11.656	322.265	119.51%	-52.603	0.874	0.000	1.748	11.547
SECTION 32	4/28/2011	2.29	676.462	0.458	135.292	0.000	322.265	119.51%	-52.603	0.1145	0.000	0.229	0.000
SECTION 33	8/25/2011	0	676.462	0	135.292	0	322.265	119.51%	-52.603	0	0.000	0	0
SECTION 33 (REV 1)	12/15/2014	0		0						0		0	
SECTION 34	11/17/2011	7.8	684.262	1.56	136.852	1.07	323.335	119.90%	-53.673	0.39	0.000	0.78	1.07
SECTION 35	4/26/2012	6.65	690.912	1.33	138.182	0.16	323.495	119.96%	-53.833	0.3325	0.000	0.665	0.16
SEC 15 - LOT 4032 (RESUB0)	5/24/2012	0	690.912	0	138.182	0.02	323.515	119.97%	-53.853	0	0.000	0	0.02
SEC 15 - LOTS 4001 + 4041-4048	10/25/2012	0	690.912	0	138.182	0.04	323.555	119.99%	-53.893	0	0.040	0	0
SECTION 36	9/27/2012	8.94	699.852	1.788	139.970	0	323.555	119.99%	-53.893	0.447	0	0.894	0
SECTION 37	10/25/2012	4.77	704.622	0.954	140.924	0.33	323.885	120.11%	-54.223	0.2385	0	0.477	0
SECTION 38	12/12/2012	7.16	711.782	1.432	142.356	0	323.885	120.11%	-54.223	0.358	0	0.716	0
SECTION 27 Rev. 2	6/27/2013	0	711.782	0	142.356	0.731	324.616	120.38%	-54.954	0	0	0	0
SECTION 37 Lot 1447	8/12/2013	0.6	712.382	0	142.356	0	324.616	120.38%	-54.954	0.03	0	0.06	0
SECTION 39	9/26/2013	8.00	720.382	1.6	143.956	0.49	325.106	120.56%	-55.444	0.4	0	0.8	0
SECTION 40	10/24/2013	18.72	739.102	3.744	147.700	7.75	332.856	123.43%	-63.194	0.936	0.51	1.872	7.24
SECTION 41	10/24/2013	9.88	748.982	1.976	149.676	0	325.106	120.56%	-55.444	0.494	0	0.988	0
SEC 39 - LOTS 1489-1490	7/7/2014	1.36	750.342	0.272	149.948	0	325.106	120.56%	-55.444	0.068	0	0.136	0
SECTION 42	8/24/2014	0.07	750.412	0.01392	149.690	0.398	325.504	120.71%	-55.842	0.00348	0	0.00696	0.398
SECTION 43	11/20/2014	15.28	765.692	3.056	152.746	2.85	328.354	121.77%	-58.692	0.764	0	1.528	0
SECTION 33	1/22/2015	10.83	776.522	2.17	154.916	0.51	328.864	121.95%	-59.202	0.5415	0	1.083	0.51
SECTION 44		0.00	776.522	0	154.916	0	328.864	121.95%	-59.202	0	0	0	0
SECTION 25, LOT 4021	1/22/2016	0.64	777.162	0.128	155.044	0	328.864	121.95%	-59.202	0.032	0	0.064	0
SECTION 26, LOTS 838, 1158, & 5024		4.78	781.942	0.956	156.000	4.42	333.284	123.59%	-63.622	0.239	2.06	0.478	2.36
SECTION 44 Rev 1	7/28/2016	18.61	800.552	3.722	159.722	5.69	338.974	125.70%	-69.312	0.9305	0.83	1.861	4.86
SECTION 45	4/8/2016	9.95	810.502	1.99	161.712	0	338.974	125.70%	-63.622	0.4975	0	0.995	0
SECTION 46	7/28/2016	5.68	816.182	1.136	162.848	0	338.974	125.70%	-63.622	0.284	0	0.568	0
SECTION 47	9/22/2016	5.89	822.072	1.178	164.026	0	338.974	125.70%	-63.622	0.2945	0	0.589	0
SECTION 48	9/22/2016	5.15	827.222	1.03	165.056	0	338.974	125.70%	-63.622	0.2575	0	0.515	0
SECTION 49	8/3/2018	10.77	837.992	2.154	167.210	2.15	341.124	126.50%	-65.772	0.5385	0	1.077	2.15
SECTION 50	1/17/2018	11.96	849.952	2.392	169.602	0.28	341.404	126.60%	-66.052	0.598	0	1.196	0.28
SECTION 51	11/2/2017	7.79	857.742	1.558	171.160	0	341.404	126.60%	-66.052	0.3895	0	0.779	0
SECTION 52	2/8/2019	13.06	870.802	2.612	173.772	0	341.404	126.60%	-66.052	0.653	0.93	1.306	0
SECTION 53	8/3/2018	6.89	877.692	1.378	175.150	0	341.404	126.60%	-66.052	0.3445	0	0.689	0
SECTION 54	11/8/2018	8.71	886.402	1.742	176.892	0	341.404	126.60%	-66.052	0.4355	0	0.871	0
SECTION 55	5/14/2019	3.04	889.442	0.608	177.500	0	341.404	126.60%	-66.052	0.152	0	0.304	0
SECTION 56	3/17/2021	3.99	893.432	0.798	178.298	0	341.404	126.60%	-66.052	0.1995	0	0.399	0
SECTION 57	7/8/2021	8.84	902.272	1.768	180.066	0	341.404	126.60%	-66.052	0.442	0	0.884	0.47
SECTION 58	2/5/2021	12.70	914.972	2.54	182.606	5.9	347.304	128.79%	-71.952	0.635	0	1.27	5.9
SECTION 59	2/8/2021	10.86	925.832	2.172	184.778	0	347.304	128.79%	-71.952	0.543	0	1.086	0
SECTION 60	8/25/2021	14.69	940.522	2.938	187.716	13.06	360.364	133.64%	-85.012	0.7345	0	1.469	13.06
SECTION 61	9/8/2021	14.81	955.332	2.962	190.678	0.4	360.764	133.78%	-85.412	0.7405	0	1.481	0.4
SECTION 62	11/19/2021	21.73	977.062	4.346	195.024	11.91	372.674	138.20%	-97.322	1.0865	0.26	2.173	11.65
JEWELL PHASE 1		23.71	1000.772	4.742	199.766	23.68	396.354	146.98%	-121.002	1.1855	1.35	2.371	22.33
SECTION 63		58.08	1058.852	11.216	210.982	40.03	436.384	161.83%	-161.032	2.904	0	5.608	40.03
GOLF MAINT. FACILITY		2.17	1059.022	0.434	211.416	0	436.384	161.83%	-161.032	0.1085	0	0.217	0



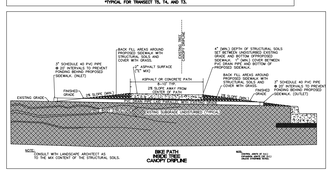
ASPHALT BICYCLE/PEDESTRIAN PATH SECTION

NOT TO SCALE

*BIKE PATH IS GENERALLY 10' IN WIDTH.
AREAS OF THE PATH ARE REDUCED TO 8' IN WIDTH DUE TO NATURAL CONSTRAINTS.
* WIDTH AND LOCATION ARE CONCEPTUAL IN NATURE AND WILL BE DEPICTED ON SECTION DRAWINGS AS CONSTRUCTION PROGRESSES.



*NATURE TRAIL IS GENERALLY 6' IN WIDTH. AREAS OF THE TRAIL MAY VARY IN WIDTH BASED ON NATURAL CONSTRAINTS.
*TYPICAL FOR TRANSECT TS, T4, AND T3.



NOTE:

WESTHAVEN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF BIKEWAYS AND TRAILS OUTSIDE OF THE WESTHAVEN BOUNDARY.

NOTE:
AREA OF CONCEPT PLAN PROPOSED REV #6 IS LIMITED TO HIGHLIGHTED AREA.
SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

6 UPDATED PLAN

CARLISLE LANE (MAJOR COLLECTOR)
BOYD MILL AVENUE (MINOR COLLECTOR)
NEIGHBORHOOD AMENITY CENTER OPEN SPACE
MACK HARCHER BIKEWAY CORRIDOR BY OTHERS
EXISTING HIGHWAY 96 BICYCLE ROUTE
OLD CHARLOTTE PIKE (LOCAL)
ELEMENTARY SCHOOL
OPEN SPACE
SHORT LANE (LOCAL)
PEDESTRIAN ACCESS
OPEN SPACE (PRESERVATION AREA) 1.95 ACRES
OPEN SPACE (PRESERVATION AREA) 2.06 ACRES
EXISTING/ NATURE TRAIL
WESTHAVEN HOA-MAINTAINED ATHLETIC PRACTICE FIELDS (UNLIT)
OPEN SPACE (PRESERVATION AREA) 1.95/6 ACRES
NEIGHBORHOOD AMENITY OPEN SPACE
GOLF CLUBHOUSE
OPEN SPACE (PRESERVATION AREA) 1.82 ACRES
NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)
HOLE #1 GOLF COURSE OPEN SPACE (PRESERVATION AREA)
OPEN SPACE (PRESERVATION AREA) 1.82 ACRES
EXISTING NATURE TRAIL
PEDESTRIAN ACCESS
NEIGHBORHOOD AMENITY CENTER OPEN SPACE

6 DENOTES REV#6 CHANGE

NORTH
0' 200' 400' 800'
SCALE: 1" = 400'

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Southern Land Company, LLC
3990 Hillsboro Pike, Suite 401 - Nashville, Tennessee 37215
Office (615) 370-1104 - Fax (615) 370-1105 - southernland.com

07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:

1	05/26/2023: PRE APP SUBMITTAL
2	06/12/2023: INITIAL SUBMITTAL
3	07/06/2023:RESUBMITTAL OF CORRECTED PLANS
4	
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DATE: 06/12/2023
JOB #:
PROJECT #: COF 8217

OPEN SPACE/ BICYCLE/ PEDESTRIAN SYSTEM PLAN

SHEET NO.
CP-5

PROPOSED THOROUGHFARE DESIGNATIONS

Thoroughfare Type
Right of Way Width
Pavement Width
XXX-XX-XX

Thoroughfare Types

BV - Boulevard
AV - Avenue
ST - Street
OW - One Way
CAL - Commercial Alley
LN - Residential Alley

1. Refer to The Westhaven Pattern Book for Local Zones definitions/ Regulations and Thoroughfare Standards.
2. Any automobile travelway not identified shall be considered to be an alley.

DESIGNATION	DESIGN SPEED	CATEGORY
CBV-V-V	25 M.P.H.	COLLECTOR
BV-V-40	25 M.P.H.	COLLECTOR
BV-76-40	25 M.P.H.	COLLECTOR
BV-68-40	25 M.P.H.	COLLECTOR
AV-50-40	20 M.P.H.	MINOR COLLECTOR
AV-38.5-28.5	20 M.P.H.	MINOR COLLECTOR
ST-36-26	20 M.P.H.	LOCAL
ST-27-26	20 M.P.H.	LOCAL
ST-48-38	25 M.P.H.	LOCAL
ST-46-36	25 M.P.H.	LOCAL
OW-32-22	20 M.P.H.	LOCAL
OW-30-20	20 M.P.H.	LOCAL
OW-34-24	20 M.P.H.	LOCAL
OW-36-26	20 M.P.H.	LOCAL
OW-27-26	20 M.P.H.	LOCAL
OW-31-30	20 M.P.H.	LOCAL
CAL-30-20	10 M.P.H.	ALLEY
LN-22-16	10 M.P.H.	ALLEY

*NOTE:
OW-36-26 HAS BEEN MODIFIED TO OW-40-28 AT THE REQUEST OF CITY OF FRANKLIN TO PROVIDE FIRE ACCESS. 6

NOTE:
AREA OF CONCEPT PLAN PROPOSED REV #6 IS LIMITED TO HIGHLIGHTED AREA.
SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

6

CARLISLE LANE (MAJOR COLLECTOR)
BOYD MILL AVENUE (MINOR COLLECTOR)
OLD CHARLOTTE PIKE (LOCAL)
SHORT LANE (LOCAL)
NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)
ROCKY FORK ROAD

6 DENOTES REV#6 CHANGE

NORTH
0' 200' 400' 800'
SCALE: 1" = 400'

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07/06/2023

WESTHAVEN
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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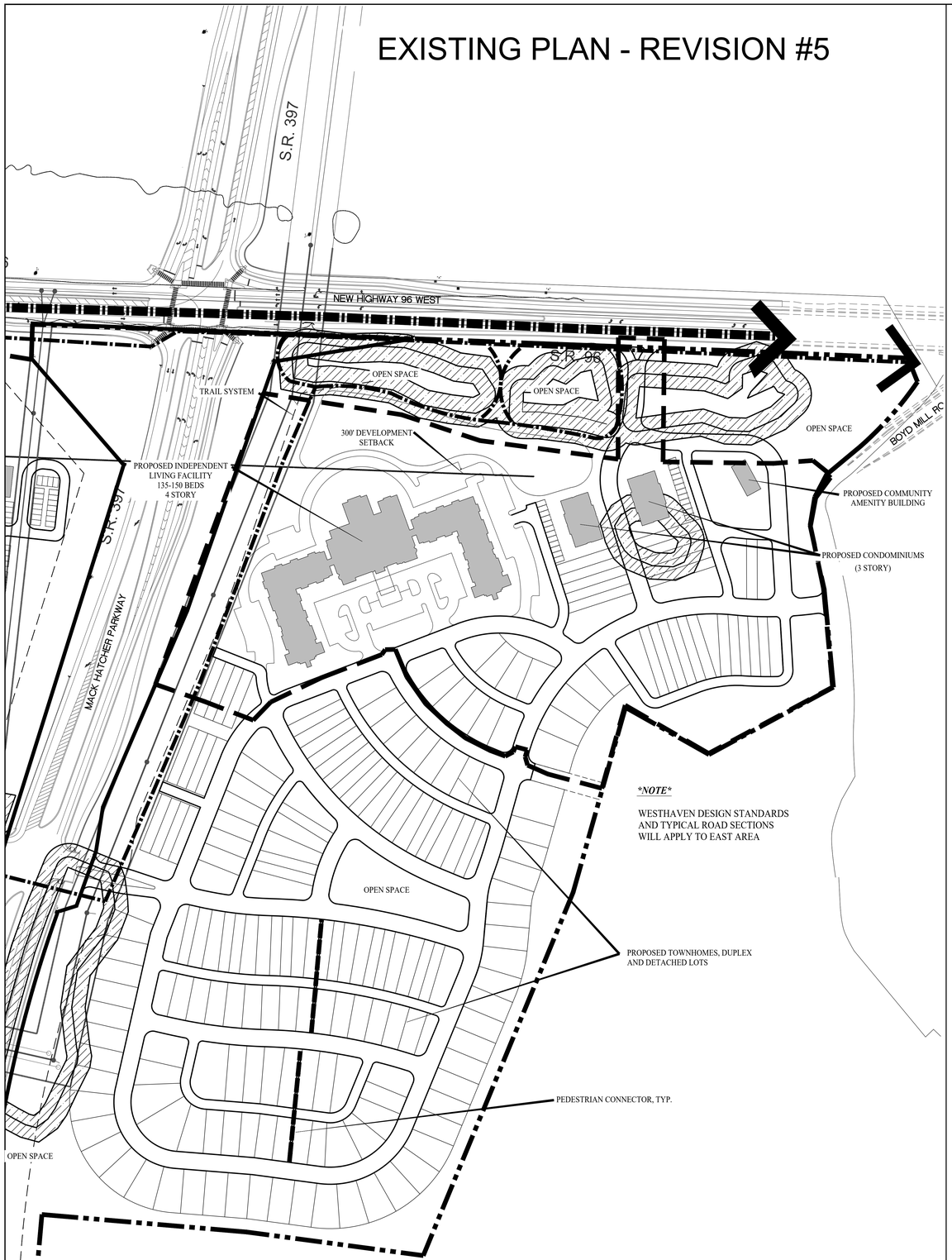
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DATE: 06/12/2023
JOB #:
PROJECT #: COF 8217

THOROUGHFARE DESIGNATIONS PLAN

SHEET NO.
CP-7

EXISTING PLAN - REVISION #5



NOTE

WESTHAVEN DESIGN STANDARDS AND TYPICAL ROAD SECTIONS WILL APPLY TO EAST AREA

EAST AREA CONCEPT PLAN - REV #5

6 SHEET ADDED

NORTH

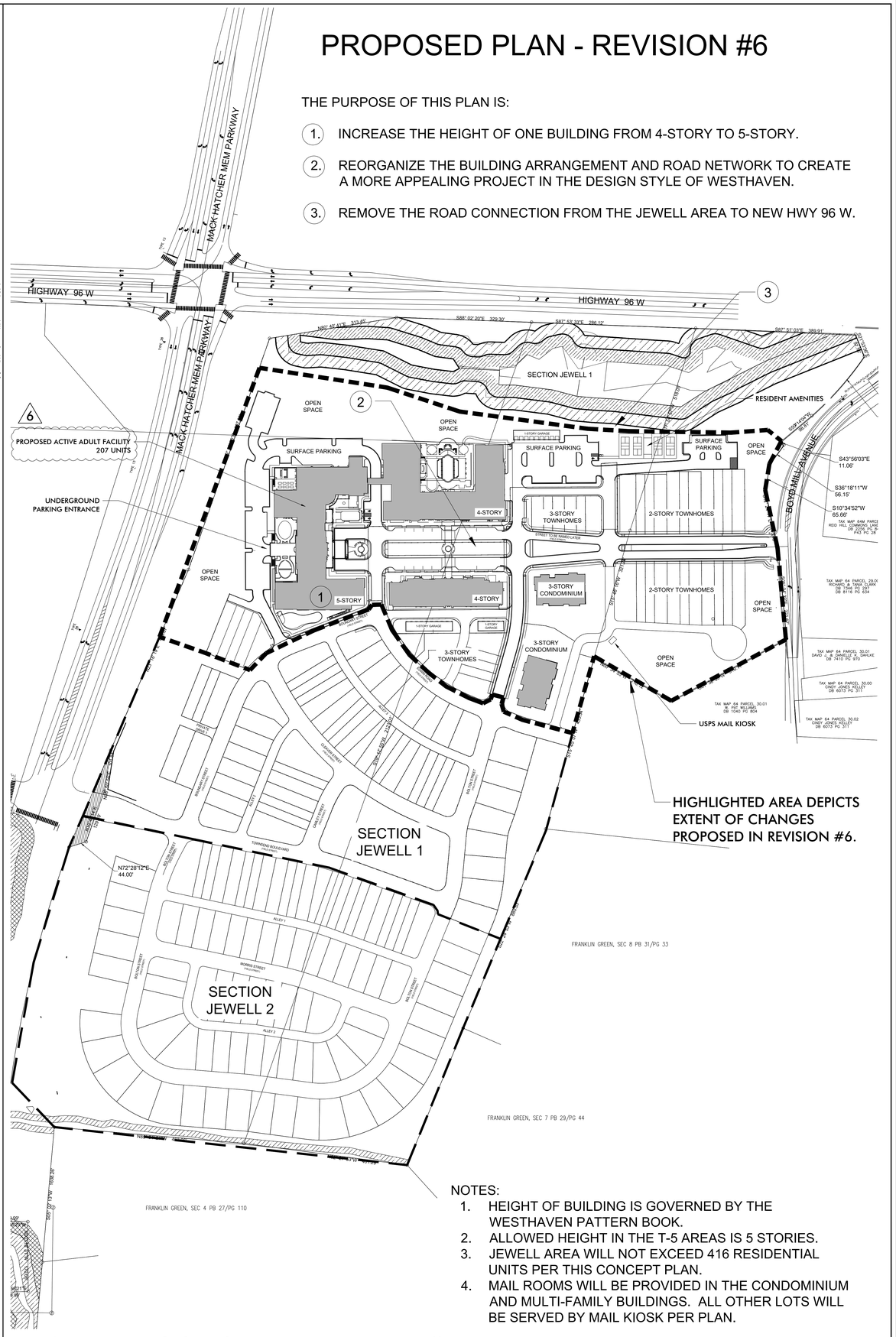
0' 50' 100' 200'

SCALE: 1" = 100'

PROPOSED PLAN - REVISION #6

THE PURPOSE OF THIS PLAN IS:

1. INCREASE THE HEIGHT OF ONE BUILDING FROM 4-STORY TO 5-STORY.
2. REORGANIZE THE BUILDING ARRANGEMENT AND ROAD NETWORK TO CREATE A MORE APPEALING PROJECT IN THE DESIGN STYLE OF WESTHAVEN.
3. REMOVE THE ROAD CONNECTION FROM THE JEWELL AREA TO NEW HWY 96 W.



HIGHLIGHTED AREA DEPICTS EXTENT OF CHANGES PROPOSED IN REVISION #6.

NOTES:

1. HEIGHT OF BUILDING IS GOVERNED BY THE WESTHAVEN PATTERN BOOK.
2. ALLOWED HEIGHT IN THE T-5 AREAS IS 5 STORIES.
3. JEWELL AREA WILL NOT EXCEED 416 RESIDENTIAL UNITS PER THIS CONCEPT PLAN.
4. MAIL ROOMS WILL BE PROVIDED IN THE CONDOMINIUM AND MULTI-FAMILY BUILDINGS. ALL OTHER LOTS WILL BE SERVED BY MAIL KIOSK PER PLAN.

EAST AREA CONCEPT PLAN - REV #6

6 DENOTES REVISION 6

NORTH

0' 50' 100' 200'

SCALE: 1" = 100'

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07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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PROJECT #: COF 8217

EAST AREA CONCEPT PLAN

SHEET NO.

CP-9

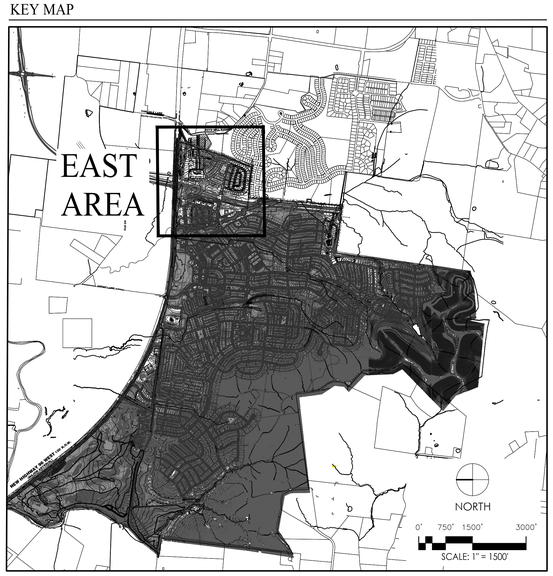
Westhaven PUD Lot Totals

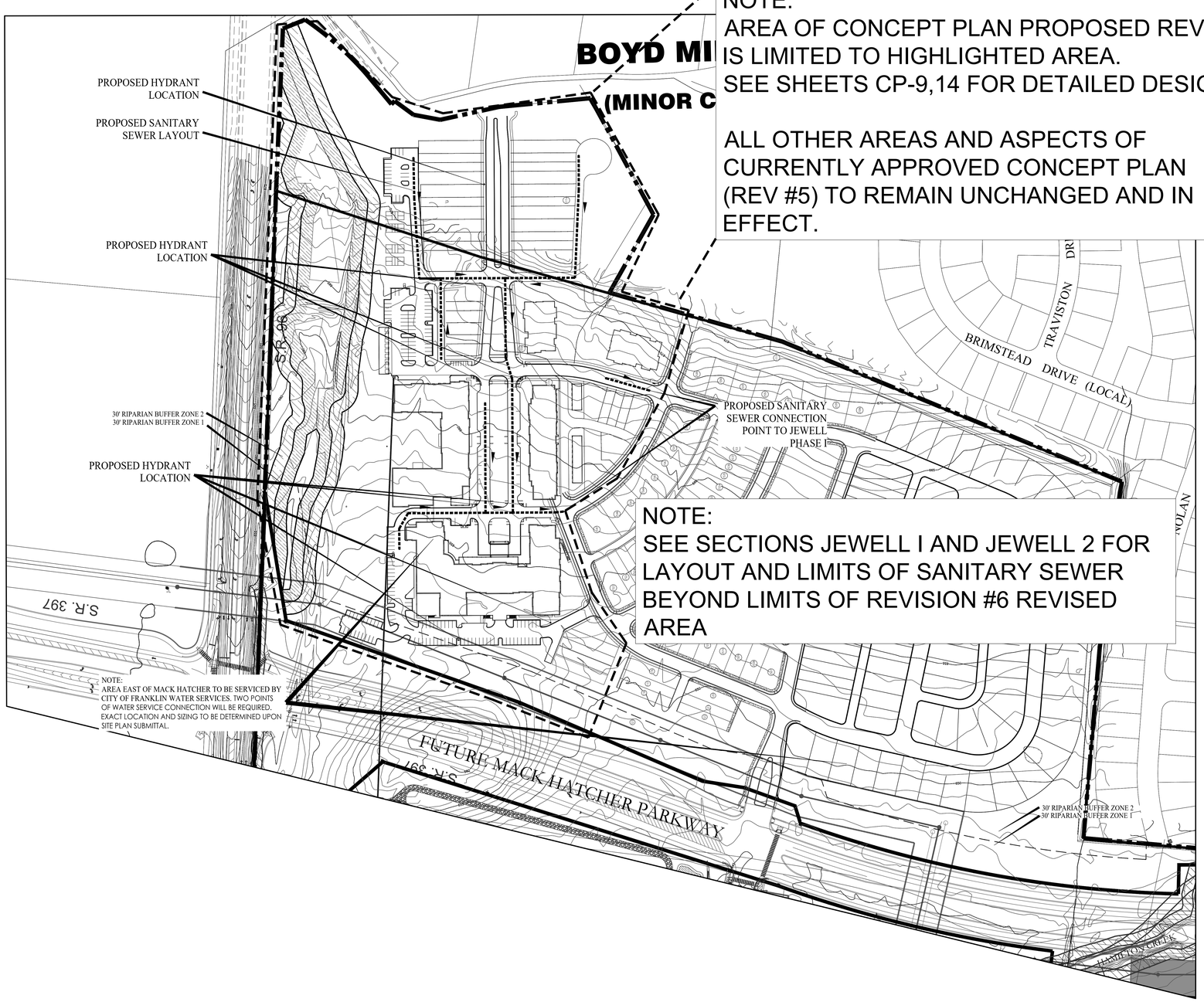
	Approved Concept Plan Rev 5	Proposed Concept Plan Rev 6
Residential Entitlements		
Westhaven West of Mack Hatcher (Original PUD)	3025	3025
Jewell Property (Original PUD)	400	400
J & J Farms (7.27 Acres Added to PUD)	16	16
Total	3441	3441
Commercial Entitlements		
Westhaven West of Mack Hatcher	250000	250000
Jewell Property	0	0
J & J Farms (7.27 Acres)	0	0
Total	250000	250000

LEGEND

- 30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS
- FUTURE SANITARY SEWER MAIN, FLOW DIRECTION, AND UTILITY SERVICES

KEY MAP





6 UPDATED PLAN

EAST AREA CONCEPTUAL UTILITY PLAN

SOUTHERN LAND COMPANY
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3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office 615.979.9100 - Fax 615.979.9015 - www.southernland.com

07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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JOB #:

PROJECT #: COF 8217

CONCEPTUAL EAST UTILITY PLAN

SHEET NO.
CP-11

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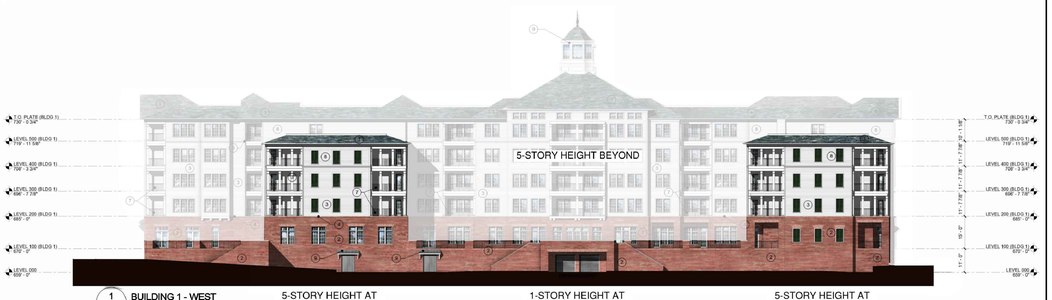
1 1A-3.000 BUILDING 1 - EAST 1/16" = 1'-0"



2 1A-3.000 BUILDING 1 - NORTH 1/16" = 1'-0"

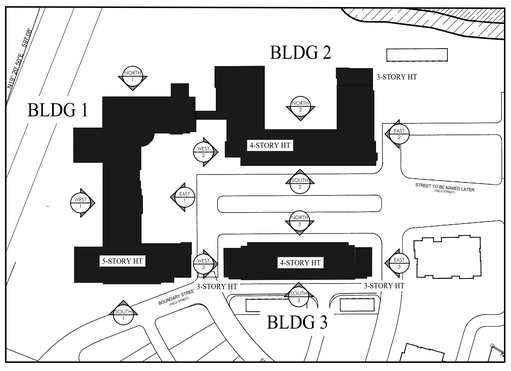


3 1A-3.000 BUILDING 1 - SOUTH 1/16" = 1'-0"



1 1A-3.001 BUILDING 1 - WEST 1/16" = 1'-0"

BUILDING 1



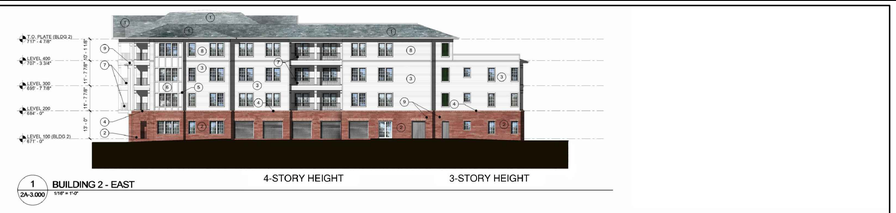
NOTES:

1. HEIGHT OF BUILDING IS GOVERNED BY THE WESTHAVEN PATTERN BOOK.
2. ALLOWED HEIGHT IN THE T-5 AREAS IS 5 STORIES.
3. STRUCTURED PARKING IS TO BE PROVIDED BELOW BUILDING #1.
4. THE PROPOSED ELEVATIONS ARE CONCEPTUAL IN NATURE AND WILL BE REVIEWED FOR COMPLIANCE WITH VESTED ZONING ORDINANCE AND WESTHAVEN PATTERN BOOK. THE ELEVATIONS ARE REVIEWED IN DEPTH WITH A SITE PLAN REVIEW.

0' 50' 100' 200'
SCALE: 1" = 100'

NORTH
N.T.S.

6 SHEET ADDED



1 2A-3.000 BUILDING 2 - EAST 1/16" = 1'-0"



3 2A-3.000 BUILDING 2 - NORTH 1/16" = 1'-0"



4 2A-3.000 BUILDING 2 - SOUTH 1/16" = 1'-0"



5 2A-3.000 BUILDING 2 - WEST 1/16" = 1'-0"

BUILDING 2



1 3A-3.000 BUILDING 3 - NORTH 1/16" = 1'-0"



2 3A-3.000 BUILDING 3 - SOUTH 1/16" = 1'-0"



3 3A-3.000 BUILDING 3 - WEST 1/16" = 1'-0"

4 3A-3.000 BUILDING 3 - EAST 1/16" = 1'-0"

BUILDING 3

6 DENOTES REVISION 6

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07/06/2023

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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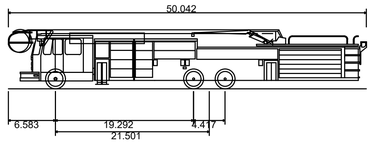
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DATE: 06/12/2023
JOB #:
PROJECT #: COF 8217

ARCHITECTURAL ELEVATIONS

SHEET NO.
CP-14



Franklin Fire SD-7 Feb 2023

Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	8.303ft
Min Body Ground Clearance	0.627ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

Note: Design Speed is 5mph

FIRE HYDRANT NOTES

1. Hydrants shall be installed at intersections and between intersections so distance between hydrants does not exceed 500-feet. Note: Closer spacing may be required for some projects.
2. Minimum water supply is 1,500-gpm at 20-psi. Note: Some projects may require a greater amount.
3. Hydrants must be installed before construction goes vertical and or before combustible building products are brought on site.
4. Off-site hydrants may be considered, but they must be within 500-feet of all portions of the building.
5. One functional, permanent or temporary standpipe is required when the building when construction reaches the 4th floor or 40-feet. Standpipes must be installed within one floor of the highest level of construction. Standpipes must be installed adjacent to a stairway.

IBC CONSTRUCTION TYPES:

Commercial Mixed-Use: Type I-A
Parking Garage: Type I-A
Residential: Type III-A (5 Stories Over Podium, Type I-A)

ACCESS ROAD NOTES

1. Roads shall be completed and inspected before a building permit is issued.
2. Roads must be constructed to minimize erosion impacts.
3. Roads shall be a minimum of 20-feet wide.
4. Access roads shall terminate not less than 150-feet from any portion of a structure.
5. Turnarounds required for access roads longer than 150-feet.
6. Roads shall be an all-weather surface capable of supporting 80-000 pounds.
7. Construction shall be a minimum of 8-inches compacted Type A granular stone or equivalent including provision for storm drainage, light and lane markings, devices and signage.
8. If a sewer manhole is located in the gravel area, the area around the manhole must be protected to prevent damaging the manhole. Methods of protecting the manhole shall be approved by the water department and may include installing an asphalt ring around the manhole, paving the area around the manhole or other method as approved by the water department.

DEVELOPMENT PLAN REVISION NOTES:

1. Fire lanes: Fire department access lanes are a minimum of 20-feet wide and 13-fee, 6 inches high. The two proposed alleys (16' wide) are specifically labeled and dimensioned.
2. Hydrant Flow Test: An active waterline is currently not available for flow test. This will be provided at the time of the Site Plan submittal. The developer will take full responsibility if the flow test does not meet minimum fire requirements.
3. Construction Types:
   -Building 1: Type IIIA
   -Building 2: Type IA below 3hr podium, Type VA above 3hr podium
   -Building 3: Type VA

MACK HATCHER MEM PARKWAY
HIGHWAY 96 W
70' (R.O.W.)
VARIES R.O.W.
30' RIPARIAN BUFFER ZONE 1
30' RIPARIAN BUFFER ZONE 2
300' HIGHWAY 96 WEST SETBACK
R150' FIRE HOSE PULL (TYP)
PROPOSED FIRE HYDRANT
VERTICAL CLEARANCE IS 13'-6"
BUILDING 1 ±46,000 S FFE=670.0 GARAGE FFE=660.0
BUILDING 2 ±306,960 SF FFE=669.00
FFE=671.00
BUILDING 3 ±17,645 SF FFE=669.00
PRIVATE GARAGES
PICKLEBALL COURTS
16' WIDE ALLEY
20' WIDE WATER EASEMENT
PROPOSED FIRE HYDRANT
WHEEL PATH (TYP.)
BUMPER OVERHANG (TYP.)
HOYT MILL AVENUE
EXISTING FIRE HYDRANT
150' RADIUS AROUND EXISTING FIRE HYDRANT. THE PROPOSED FDC IS LOCATED WITHIN 150' OF THIS HYDRANT.
0 80 160

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G:\23-0107\1-CIVIL ENGINEERING\2-PLAN SHEETS\EMP\1-EMERGENCY MGMT.DWG
PLOTTED BY DAVID KRAHAM ON: 7/6/2023 1:11 PM LAST UPDATED BY DKRAHAM ON: 7/6/2023 1:21 PM

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

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3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
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EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE & INDUSTRY
No. 120451
STATE OF TENNESSEE

WESTHAVEN
P.U.D. SUBDIVISION, DEVELOPMENT PLAN, REVISION 6
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS:	
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2	- -
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5	- -
6	- -

DATE: MAY 26, 2023
JOB #: 23-0107
PROJECT #: COF #8217

EMERGENCY MANAGEMENT PLAN

SHEET NO.
C7.0

City of Franklin

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

File #: 21-04993

DATE: July 26, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Kevin Townsel, Director of Human Resources

SUBJECT:

*Consideration Of COF Contract No. 2023-0225, With Travelers Insurance To Renew The City Of Franklin's Fiduciary Liability Policy Effective July 1, 2023

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning renewal of the City's fiduciary policy renewal.

BACKGROUND/STAFF COMMENTS:

The City is currently in a contract with Travelers insurance for fiduciary liability coverage. This application is to provide Travelers updates on any changes to our pension plan. We provide them with actuarial reports, minutes from our Employee Pension Plan Committee, and any resolutions or amendments updating our pension plan documents. When they receive this application, Travelers will issue our premium based on any potential liabilities, value of our pension plan, and any claims made against our pension plan. The Mayor must sign this application before submitting it to Travelers.

FINANCIAL IMPACT:

The premium has not been calculated yet by Travelers. Once we have the application turned in, Travelers will calculate the premium based on any pension liability exposures. We have not had any claims within our fiduciary policy. Last year, the fiduciary liability premium was $12,990.00 and is allocated to departments as part of their normal budgets.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2023-0225 with Travelers Insurance to renew the City of Franklin's Fiduciary Liability Policy, effective 7/1/2023.

TRAVELERS

Wrap+®

Designated Benefit Plan
Fiduciary Liability Coverage
Renewal Information Request

Travelers Casualty and Surety Company of America

The information requested in this Application is for a Claims-Made policy. If issued, the policy will apply only to claims first made during the policy period, or any applicable extended reporting period.

The limit of liability available to pay losses will be reduced and may be exhausted by the amounts paid as defense expenses. Defense expenses will be applied against the applicable retention or deductible. (For policies issued in New York, the limit of liability may be reduced up to 50% for amounts paid as defense expenses, and may be applied to up to 50% of the applicable deductible or retention.)

GENERAL INFORMATION

Name of Applicant: City of Franklin Employees' Pension Plan and Trust	Year Established: 1799
Mailing Address: 109 Third Avenue South, Franklin, TN 37064	
Renewal Effective Date (*mm/dd/yyyy*): 07/01/2023	Type of Applicant: ☐ Multiemployer Plan ☐ Multiple Employer Plan ☑ Governmental Plan Number of government employees eligible to participate in plan 790 Active Current Employees ☐ Other (explain) _____

Contact information of the Insurance Representative (the individual or entity designated by the Applicant to act as the Applicant's exclusive agent with respect to this insurance, including paying premiums and the giving or receiving of notices of cancelation, nonrenewal, or change of coverage):

Name of Insurance Representative: Public Risk Insurors LLC - Laura Jungmichel
Mailing Address: 1881 General George Patton Drive, Suite 105 Franklin, TN 37067

Complete the table by providing information for the Applicant's existing insurance program:

Coverage	*Date First Purchased*	*Current Insurer*	*Expiration Date*	*Expiring Limit of Liability*	*Expiring Retention*	*Expiring Premium*
Fiduciary Liability	07/01/2012	Travelers	06/30/2023	$5,000,000	$25,000	$12,990

TRUST/PLAN INFORMATION

1. Will the Fiduciary Liability Coverage premium be paid by any trust or plan for which coverage is requested? ..... ☐ Yes ☐ No

2. Complete the chart for all trusts or plans for which coverage is requested:

Full Trust or Plan Name	**Type*	*Current Asset Value*	*Latest FYE Annual Contributions*	*Current # of Participants*	***Status*
Franklin Employees' Pension	DB	$152,073,912	$7,019,361	872	F
TCRS Multiple Employer Plan	DB	$	$	316	A
		$	$		

If there are additional plans to be covered, attach details.

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*Types: Defined Benefit (DB), Defined Contribution (DC, Welfare Benefit Plan (W), or Other (O) – attach explanation
**Status: Active (A), Frozen (F), or Terminated (T). If any trust or plan has been terminated, indicate date of transaction.

3. Please provide the names of firms providing the following services:

CPA	*Attorney*	*Actuary*	*Investment Adviser*
Kristine Brock - City DFO	Frank Carney- Evans Petree	USI Consulting - Kevin Sullivan	Dahab & Assoc - Barry Bryant
	Shauna Billingsley - COF		

4. Has the Applicant changed outside auditors in the last 12 months? ☐ N/A ☐ Yes ☑ No

UNDERWRITING INFORMATION

5. Does any trust or plan not conform to the standards of eligibility, participation, vesting, blackout notification requirements, or other provisions of ERISA or any similar or related federal, state, local, or foreign law or regulation governing employee benefits? ☐ Yes ☑ No
If yes, attach full explanation.

6. Has any trust or plan:
(a) been the subject of an investigation by the DOL, IRS, or any similar state agency;
(b) had its tax exempt status withdrawn or threatened to be withdrawn by the IRS;
(c) filed for an exemption from a prohibited transaction; or
(d) received an adverse opinion as to its financial condition by an independent public accountant? ☐ Yes ☑ No
If yes, attach full explanation.

7. If any trust or plan is a defined benefit trust or plan, has such trust or plan:
(a) experienced an event reportable to the PBGC;
(b) not been certified by an actuary to be adequately funded in accordance with the minimum funding standard of ERISA or any similar or related federal, state, local, or foreign law or regulation governing employee benefits; or
(c) been converted into a cash balance plan or is any such conversion expected in the next 12 months? If there are no defined benefit plans, please check "N/A". ☐ N/A ☐ Yes ☑ No
If yes, attach full explanation.

8. Has any trust or plan:
(a) been amended within the last 12 months in a way that will result in the reduction of benefits or are any such amendments anticipated within the next 12 months; or
(b) been merged with another trust or plan or terminated within the past 2 years, or is any such merger or termination anticipated in the next 12 months? ☐ Yes ☑ No
If yes, attach full explanation.

9. Are there any outstanding or delinquent trust or plan contributions or trust or plan loans, leases, or debt obligations that are in default or classified as uncollectible? ☐ Yes ☑ No
If yes, attach full details.

LIMIT AND RETENTION INFORMATION

10. Do you desire any changes to the expiring policy limit or retention? ☐ Yes ☑ No
If yes, indicate the desired changes below.

Coverage	*Limit of Liability*	*Retention*
Fiduciary Liability	$5,000,000	$25,000

11. If the requested limit of liability exceeds the limit of liability in the expiring Fiduciary Liability Coverage, answer the following question:
Solely with respect to any higher limits requested or that may ultimately be issued for the proposed insurance, is the Applicant or any person proposed for this insurance aware of any fact, circumstance, situation, event, or act that reasonably could give rise to a claim against them under the Fiduciary Liability Coverage for which the Applicant is applying? ☐ Yes ☑ No
If yes, attach full details.

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Solely with respect to any portion of the limit of liability for this proposed Fiduciary Liability Coverage that exceeds the amount of the expiring limit of liability for Fiduciary Liability Coverage in the expiring policy, the proposed insurance will not afford coverage for any claim arising from any fact, circumstance, situation, event, or act about which any natural person officer, including any executive director or functional equivalent thereof; member of the board of trustees; in-house risk manager, or in-house general counsel of the Applicant had knowledge prior to the issuance of the proposed policy, nor for any person or entity who knew of such fact, circumstance, situation, event, or act prior to the issuance of the proposed policy.

As part of this Application, provide copies of the documents listed below. The documents, as well as the representations and facts contained within such documents are made a part of this Application; the Insurer may elect to obtain requested information from public sources, including the Internet.

- Financial statements for all trusts or plans
- Most recent 5500 of all ERISA plans
- Schedule of trust and plan trustees
- Sponsor financial statement if Applicant is a multiple employer, government, or quasi-governmental plan

NOTICE REGARDING COMPENSATION

For information about how Travelers compensates independent agents, brokers, or other insurance producers, please visit this website: http://www.travelers.com/w3c/legal/Producer_Compensation_Disclosure.html

If you prefer, you can call the following toll-free number: 1-866-904-8348. Or you can write to us at Travelers, Agency Compensation, One Tower Square, Hartford, CT 06183.

FRAUD WARNINGS

ALABAMA, ARKANSAS, DISTRICT OF COLUMBIA, MARYLAND, NEW MEXICO, AND RHODE ISLAND: Any person who knowingly (or willfully in MD) presents a false or fraudulent claim for payment of a loss or benefit or who knowingly (or willfully in MD) presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison.

COLORADO: It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

FLORIDA: Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree.

KENTUCKY, NEW JERSEY, NEW YORK, OHIO, AND PENNSYLVANIA: Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties. (In New York, the civil penalty is not to exceed five thousand dollars ($5,000) and the stated value of the claim for each such violation.)

LOUISIANA, MAINE, TENNESSEE, VIRGINIA, AND WASHINGTON: It is a crime to knowingly provide false, incomplete, or misleading information to an insurance company for the purpose of defrauding the company. Penalties include imprisonment, fines, and denial of insurance benefits.

OREGON: Any person who knowingly presents a false or fraudulent claim for payment of a loss or benefit or who knowingly presents false information in an application for insurance may be guilty of a crime and may be subject to fines and confinement in prison.

PUERTO RICO: Any person who knowingly and with the intention of defrauding presents false information in an insurance application, or presents, helps, or causes the presentation of a fraudulent claim for the payment of a loss or any other benefit, or presents more than one claim for the same damage or loss, shall incur a felony and, upon conviction, shall be sanctioned for each violation with the penalty of a fine of not less than five thousand dollars ($5,000) and not more than ten thousand dollars ($10,000), or a fixed term of imprisonment for three (3) years, or both penalties. Should aggravating circumstances be present, the penalty thus established may be increased to a maximum of five (5) years; if extenuating circumstances are present, it may be reduced to a minimum of two (2) years.

SIGNATURE AND AUTHORIZATION

The undersigned Authorized Representative of the Applicant declares that to the best of his or her knowledge and belief, after reasonable inquiry, the statements set forth in this application for insurance, including any supplements or materials made part of this application, are true and complete and may be relied upon by Travelers. If any information in this application, or any supplements or materials submitted therewith, changes prior to the inception date of the policy that Travelers may issue to the Applicant, the Applicant will notify Travelers of such changes and Travelers may modify or

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withdraw any outstanding quotation. Travelers is authorized to make any investigation or inquiry in connection with this application.

The signing of this application does not bind Travelers to offer, nor the Applicant to purchase, the insurance. If the policy is issued, it is agreed that this application, including any supplements or materials made part of this application, will have been relied upon by Travelers in issuing the policy, will be the basis of the insurance, and will be, in all states other than NC and UT, considered physically attached to, and part of, the policy.

Authorized Representative Signature*: **x**	Authorized Representative Name - Printed Mayor Ken Moore	Date (mm/dd/yyyy):
Producer Signature* (required in FL and IA) **x**	State Producer License No (required in FL): 723973	Date (mm/dd/yyyy): 07/19/2023
Agency: Public Risk Insurors	Agency Contact: Laura Jungmichel	Agency Phone Number: 615-369-0646

* If you are electronically submitting this document, apply your electronic signature to this form by checking the Electronic Signature and Acceptance box below. By doing so, you agree that your use of a key pad, mouse, or other device to check the Electronic Signature and Acceptance box constitutes your signature, acceptance, and agreement as if actually signed by you in writing and has the same force and effect as a signature affixed by hand.

☐ Electronic Signature and Acceptance – Authorized Representative
☐ Electronic Signature and Acceptance – Producer

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File #: 21-04989

DATE: July 25, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney
Deb Faulkner, Police Chief

SUBJECT:

Consideration Of Ordinance 2022-18, An Ordinance To Amend The City Of Franklin Municipal Code Title 20, Chapter 2 Alarm Systems –Burglary/Holdup/Panic And To Amend - Appendix A – Chapter 20 - Miscellaneous
WS 7/11/23, deferred

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an ordinance to amend the City of Franklin Municipal Code Title 20, Chapter 2 Alarm Systems –Burglary/Holdup/Panic and to Amend - Appendix A – Chapter 20 - Miscellaneous

BACKGROUND/STAFF COMMENTS:

Currently, an alarm permit is $10.00 and the renewal fee for the permit is $5.00. The penalty for the failure to respond to an activated alarm fee is $25.00 and a false alarm fee is $25.00 per violation beginning after the fifth incident, with the reinstatement of a revoked alarm fee set at $100.00.

In 2022, the Police Department answered 3,599 false alarm calls. Each call takes a minimum response of 30 minutes, equating to over ten weeks of time answering false alarm calls. Registering and responding to alarms includes paperwork, postage, staff time (both officers and administrative staff). The Alarm Code has not changed since 2009, but the costs for the City have increased significantly since that time. Ordinances and policies that regulate land use, guide the maintenance of the city's infrastructure, and delivery of essential services must be dynamic and modified from time to time to reflect changes in best practices, model codes, land and labor cots, and safety standards necessary to preserve and promote public interest and safety.

Staff recommends increasing the alarm fees from $10.00 to $30.00 for set up and renewal fees from $5.00 to $15.00 annually. Further, staff recommends that failure to respond to activated alarm fees increase from $25.00 to $40.00, false alarm fees increase from $25.00 to $40.00 per violation beginning with the third incident, and reinstatement for revoked alarm permit fees increase from $100.00 to $150.00

FINANCIAL IMPACT:

The proposed increases would help the City recoup costs associated with false alarm calls.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2022-18.

ORDINANCE 2022-18

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN MUNICIPAL CODE TITLE 20, CHAPTER 2 ALARM SYSTEMS – BURGLARY/HOLDUP/PANIC AND TO AMEND - APPENDIX A – CHAPTER 20 - MISCELLANEOUS.

WHEREAS, for the purpose of promoting public health, safety, comfort and convenience, and the general welfare of the people of Franklin, Tennessee, the Board of Mayor and Aldermen is authorized to prescribe rules that encourage and advance the quality of life within the City; and

WHEREAS, in its legislative judgment, the Board of Mayor and Aldermen has found that ordinances and policies that regulate land use, guide the maintenance of the city's infrastructure, and delivery of essential services must be dynamic and modified from time to time to reflect changes in best practices, model codes, land and labor costs, and safety standards necessary to preserve and promote the private and public interest; and

WHEREAS, Title 20, Chapter 2 provides for fees associated with alarm systems which is codified in Appendix A – Chapter 20; and

WHEREAS, the fees for services associated with alarm systems have not changed since at least 2009; and

WHEREAS, in 2022, the Police Department answered 3,599 false alarm calls; and

WHEREAS, each response required at a minimum 30 minutes of officer time equating to over ten weeks of time answering false alarm calls; and

WHEREAS, staff recommends amending the Franklin Municipal Code for the purpose of amending the fees and penalties charged and accessed by the City; and

WHEREAS, staff recommends the following: increase Alarm Permit Fees from $10.00 to $30.00, increase renewal fees from $5.00 to $15.00, increase failure to respond to activated alarm fees from $25.00 to $40.00, increase False alarm fees from $25.00 to $40.00 per violation beginning with the third incident, and increase reinstatement fees of revoked alarm permit fees are increasing from $100.00 to $150.00; 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 1. Amend Sec. 20-208. - Fee assessment (1) is deleted in its entirety and amended to read as follows:

(1) It is hereby found and determined that more than two false or accidental alarms within a permit year are excessive and constitute a public nuisance. The activation of three or more false or accidental alarms within a permit year will be handled in the following manner:

(a) A service charge shall be automatically levied against the alarm user as specified in appendix A, comprehensive fees and penalties. All service charges levied shall be paid to the city by the alarm user within 30 days of the date of the written notice of said charges. Failure to make payment within 30 days from date of notice shall result in the revocation of alarm permit. Continued alarms from a revocated permit site may result in the ordered disconnection of the alarm system.

(b) The fifth false or accidental alarms within a permit year shall result in revocation of the alarm user's permit in the following manner:

(i) The alarms user shall be given ten days advance written notification that the alarm user's permit will be revoked, which written notice shall set forth the reason for such revocation.

(ii) Reinstatement of the permit and police department services may occur upon receipt of a letter from an alarm company that the alarm system is operating properly, and upon inspection and approval by the police department, and receipt of a reinstatement fee as specified in appendix A, comprehensive fees and penalties.

(c) Additional false or accidental alarms within the permit year shall be handled in the same manner as subsection 20-208(1)(b) hereof.

SECTION I. That Appendix A chapter 20 Miscellaneous of the Franklin Municipal Code is hereby amended and approved to read as follows:

SECTION II.

CHAPTER 20
MISCELLANEOUS

… …

Alarm permit fees	
Residential	$30.00 – Annual Renewal $15.00
Business	$30.00 – Annual Renewal $15.00
Failure to Respond to activated alarm	$40.00 per violation
False Alarms	$40.00 violation per false alarm beginning with the third incident
Reinstatement fee of revoked alarm permit	$150.00

SECTION IV. 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, the health, safety, and welfare of the citizens of Franklin, Tennessee, requiring it.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PASSED FIRST READING _____

PASSED SECOND READING: _____