



Meeting Agenda

Work Session

Tuesday, September 12, 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@franklinton.gov before noon on the day of the meeting. Comments will be submitted for the record.

WORK SESSION DISCUSSION ITEMS

1. *Consideration Of Ordinance 2023-28, An Ordinance To Rezone 7.88 Acres From Civic Institutional (CI) To Residential 4 (R4) District For The Property Located South Of Battle Avenue And West Of Cannon Street, Currently Addressed As 1406 Cannon Street, 319 Battle Avenue, 401 Battle Avenue, And 403 Battle Avenue. Establishing A Public Hearing On October 10, 2023
FMPC 8/24/23, 8-0
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
2. *Consideration Of Ordinance 2023-31, An Ordinance To Rezone 104.07 Acres From Civic Institutional (CI) District To Planned (PD 207,500) District For The Property Located South Of Mack Hatcher Memorial Parkway And West Of Daniel McMahon Lane. (Franklin First United Methodist Church PUD Subdivision). Establishing A Public Hearing For October 10, 2023
FMPC 8/24/23, 8-0
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
3. Consideration Of Resolution 2023-56, A Resolution Approving A Revised Development Plan For Franklin First United Methodist Church PUD Subdivision, For The Property Located South Of Mack Hatcher Memorial Parkway And West Of Daniel McMahon Lane, Located At 110 Aldersgate Way. Establishing A Public Hearing On October 10, 2023
FMPC 8/24/23, 8-0
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
4. *Consideration Of Special Event Permit For Centennial High School Homecoming Parade In Cool Springs On September 29, 2023

Sponsors: Milissa Reiersen, Monique McCullough
5. Consideration Of COF Contract No. 2023-0201, With Franklin Housing Authority For The Reimbursement Of \$300,000 In Community Development Block Grant Funds For The Cost Of Infrastructure Within Cherokee Place

Sponsors: Tom Marsh, Kathleen Sauseda

6. *Consideration Of COF Contract No. 2023-0219 Between The City Of Franklin And Columbia State Community College For The Reimbursement Of Up To \$81,000.00 In Community Development Block Grant Coronavirus (CDBG-CV) Funds In Consideration Of Expenses Incurred To Prevent, Prepare For And Respond To The Coronavirus (COVID-19)

Sponsors: Tom Marsh, Kathleen Sauseda

7. Consideration To Deny Sanitary Sewer For 2051 Wilson Pike And A Discussion On The Urban Growth Boundary And Request For Guidance To Move Forward In Mayes Creek Basin
WS 6/27/23

Sponsors: Vernon Gerth, Michelle Hatcher, Scott Andrews

8. Consideration Of COF Contract No. 2023-0236, With Hazen And Sawyer For Cost Of Services And Dynamic Rate Analysis

Sponsors: Michelle Hatcher

9. Review Of Traffic Impact Analysis (TIA) Survey Results And Initial Discussion About Potential Revisions To The City Of Franklin's TIA Manual

Sponsors: Vernon Gerth, Paul Holzen, Adam Moser

10. *Consideration Of Contract No. 2023-0297 Memorandum Of Understanding Between The City, Franklin Preservation Partners, LLC, And First United Methodist Church of Franklin, Inc. To Purchase And Transfer Property Related To The Racetrack Parcel And The Creekside Properties

Sponsors: Eric Stuckey, Shauna Billingsley

11. Discussion Regarding Special Assessment Districts

Sponsors: Mark Hilty, Shauna Billingsley

OTHER BUSINESS

ADJOURN

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



File #: 21-05049

DATE: August 17, 2023
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2023-28, An Ordinance To Rezone 7.88 Acres From Civic Institutional (CI) To Residential 4 (R4) District For The Property Located South Of Battle Avenue And West Of Cannon Street, Currently Addressed As 1406 Cannon Street, 319 Battle Avenue, 401 Battle Avenue, And 403 Battle Avenue. Establishing A Public Hearing On October 10, 2023
FMPC 8/24/23, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8221
Applicant: Jim Gilliam, HFR Design
Owner: Franklin Special School District

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone 4 properties from Civic Institutional (CI) to Residential 4 (R4) District. The properties consist of 7.88 acres and is the site of an administrative complex for the Franklin Special School District. The properties are located within the Historic Residential Design Concept as defined by Envision Franklin. Envision Franklin states that, "Infill developments [within Historic Residential] should maintain the established, traditional residential character and reflect the scale of the surrounding neighborhood. Context sensitivity is a key component, including compatible building form, lot widths, and setbacks. A gridded street network, sidewalks, and street trees should be used to support connectivity and the pedestrian-scale environment." The R4 zoning district is compatible with the recommendations of Envision Franklin as well as the character and pattern of the surrounding established neighborhoods.

Project Consideration:

Should the property be rezoned, the existing buildings and current office and administrative uses would be nonconforming and any future re-development or major site improvements would cause the property to lose its nonconforming status.

The site does not have any other development applications with the City. Any proposed development, other than one single-family residence per platted lot, would have to file a development

application in the form of a preliminary plat or development plan with an associated PD rezoning request that would have to go before a review body for approval. Additionally, all new residential lots are required to front on to a public road.

PREVIOUS CONSIDERATIONS

The Planning Commission reviewed a similar rezoning request on this site at the October 27, 2022 BOMA meeting. At this meeting, the Planning Commission recommended approval of the rezoning to the Board of Mayor and Aldermen by a vote of 7-2. This former rezoning request included additional parcels, but was ultimately withdrawn by the applicant at BOMA.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

The Planning Commission recommends approval of Ordinance 2023-28.
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-28.

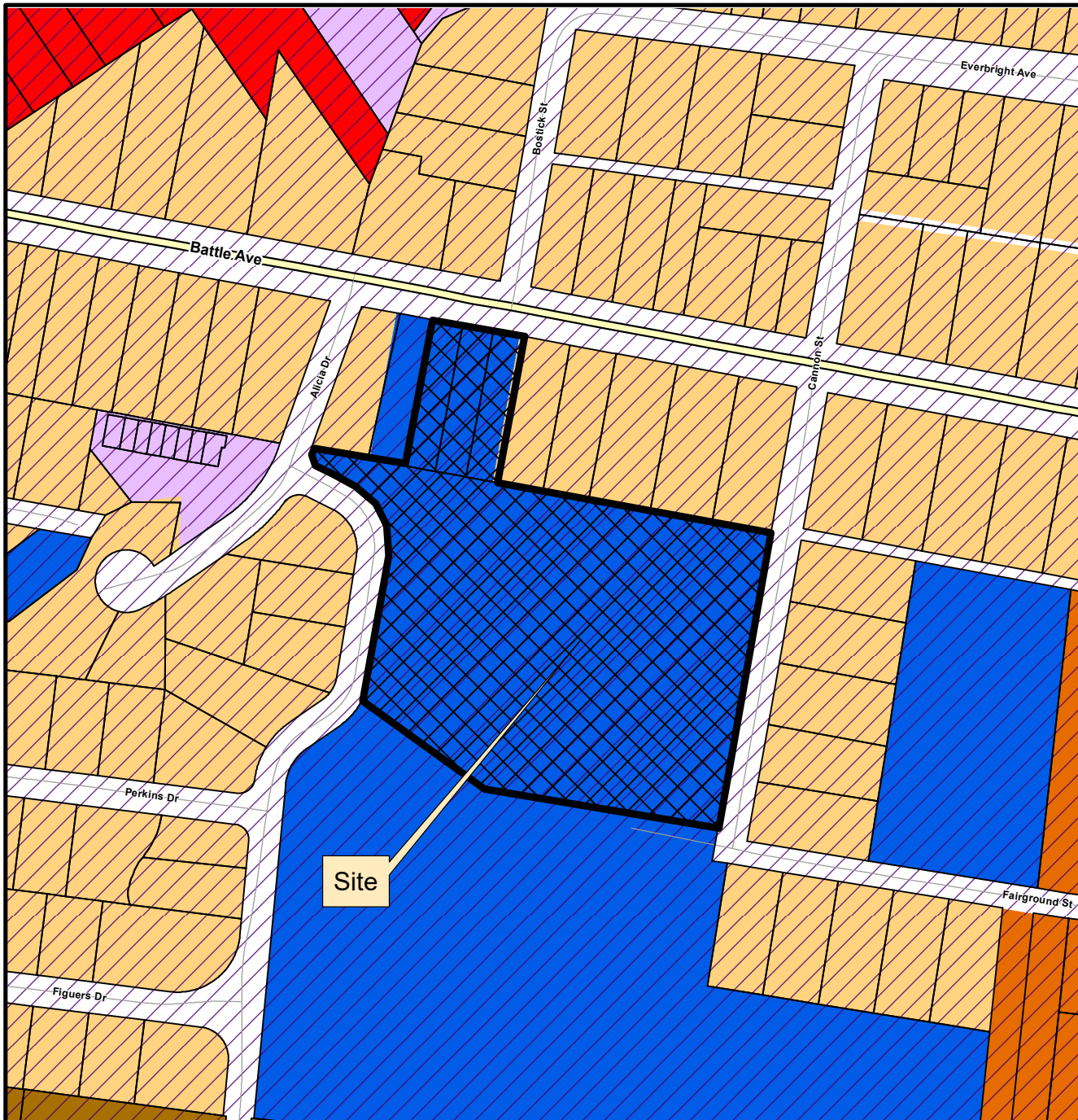
**1406 CANNON STREET
AND SUNSET MANOR SUBDIVISION
REZONING
RESOLUTION 2023-28**

Project Information

Existing Zoning: CI Civic and Institutional
 Proposed Zoning: R4 Residential
 Overlay Districts: CFO
 Site Acreage: 7.885 acres
 Existing Non-Residential Building SF: 75,001 SF

Legend

-  1406 Cannon Street and Sunset Manor Subdivision
-  Central Franklin Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2023. All rights reserved.



0 250 500 1,000
 Feet



HISTORIC
 FRANKLIN
 TENNESSEE

ORDINANCE 2023-28

**AN ORDINANCE TO REZONE 7.88 ACRES FROM CIVIC INSTITUTIONAL (CI) TO
RESIDENTIAL 4 (R4) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF BATTLE AVENUE
AND WEST OF CANNON STREET**

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

WHEREAS, the Residential (R4) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

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

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 **Civic institutional (CI)** District to **Residential 4 (R4)** District:

Map-Parcel	Acres
78 O-1.06	6.75
78 O-1.04	0.28
78 O-1.03	0.28
78 O-1.02	0.28
Total	7.88

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

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

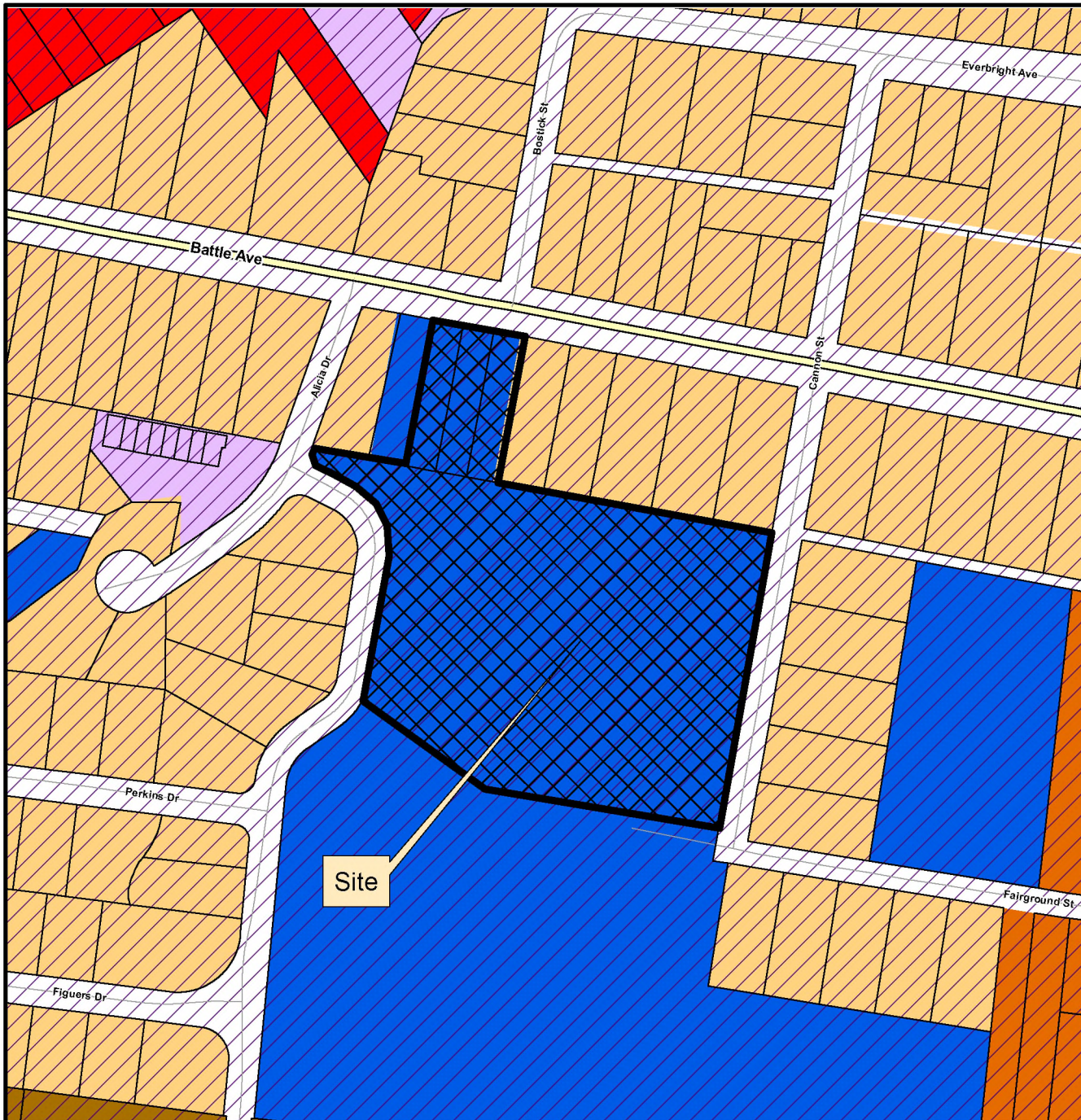
**1406 CANNON STREET
AND SUNSET MANOR SUBDIVISION
REZONING
RESOLUTION 2023-28**

Project Information

Existing Zoning: CI Civic and Institutional
 Proposed Zoning: R4 Residential
 Overlay Districts: CFO
 Site Acreage: 7.885 acres
 Existing Non-Residential Building SF: 75,001 SF

Legend

-  1406 Cannon Street and Sunset Manor Subdivision
-  Central Franklin Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2023. All rights reserved.



0 250 500 1,000
 Feet



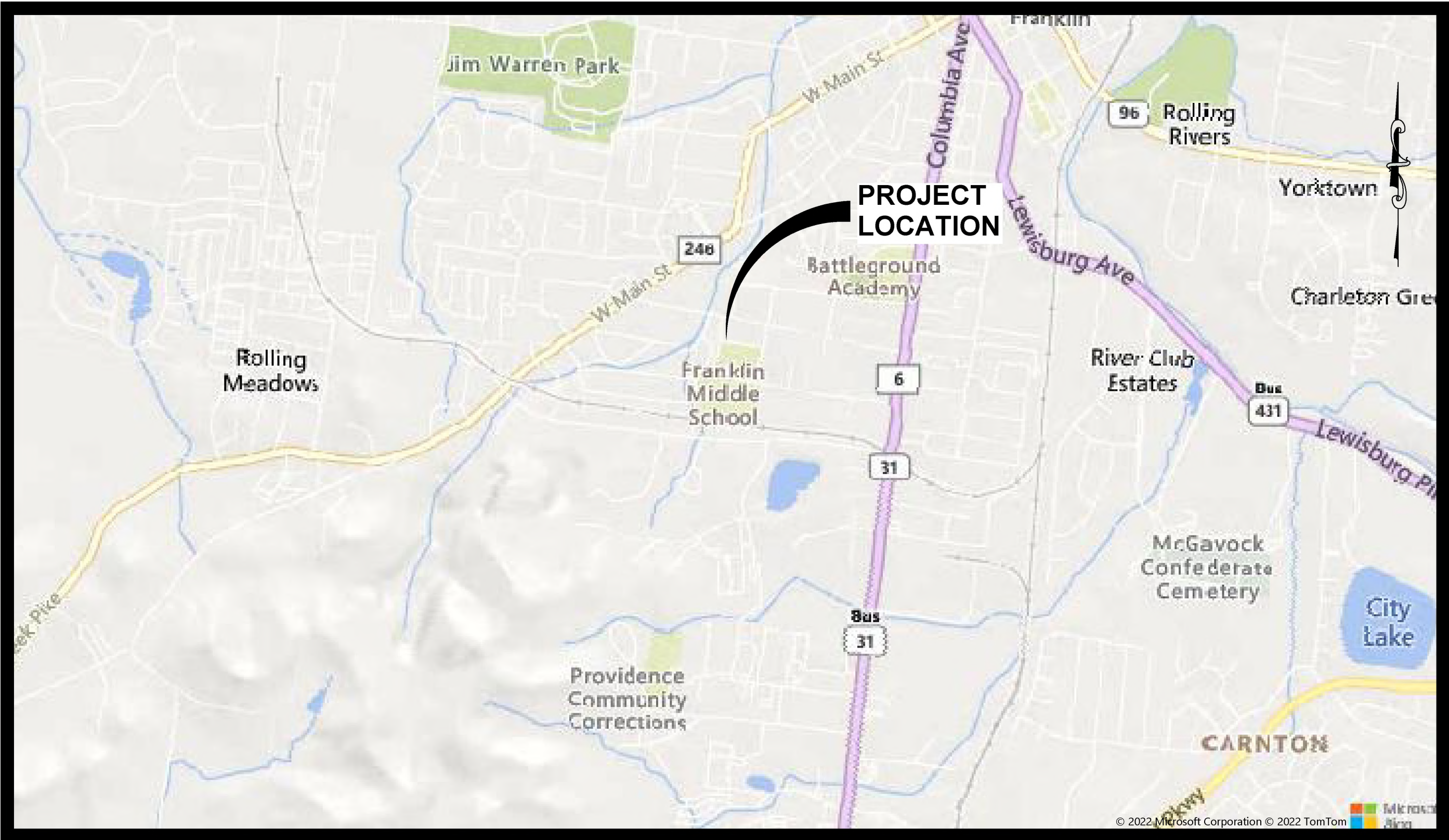
HISTORIC
 FRANKLIN
 TENNESSEE

1406 Cannon Street And Sunset Manor Subdivision, Lots 10,11, And 12 Rezoning BEING 7.885 ACRES

PARCEL 1.02 / 319 BATTLE AVE. PARCEL 1.04 / 403 BATTLE AVE.
PARCEL 1.03 / 401 BATTLE AVE. PARCEL 1.06 / 1400 FIGUERS DR.

CITY OF FRANKLIN PROJECT NUMBER : 8221

Dated: 06/12/2023
Resubmittal: 07/11/2023

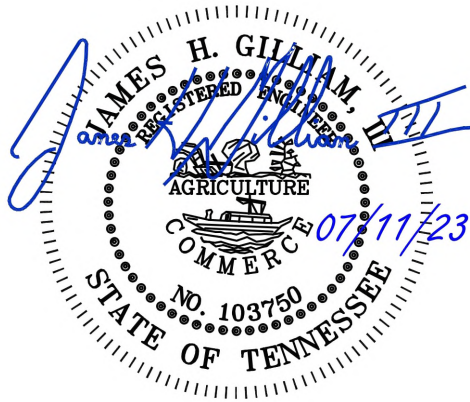


VICINITY MAP
N.T.S.



Wold Architects and Engineers
214 Centerview Drive
Suite 300
Brentwood, TN 37027

615.370.8500
615.370.8530
www.HFRdesign.com



SITE INFORMATION

OWNER
FRANKLIN SPECIAL SCHOOLS DISTRICT
Owners Address:
750 New Highway 96 West
Franklin, TN 37064

ZONING
EXISTING ZONING: CI - CIVIL AND INSTITUTIONAL
PROPOSED ZONING: R4 - RESIDENTIAL 4

PROJECT TEAM

OWNER
FRANKLIN SPECIAL SCHOOLS DISTRICT
Owners Address:
507 New Highway 96 West
Franklin, TN 37064
CONTACT NAME: DAVID L. SNOWDEN, Ph.D.
(PHO) (615) 794-6624
email: dsnowden@fssd.org

DESIGN PROFESSIONAL
CIVIL ENGINEER: Jim Gilliam
214 Centerview Drive, Suite 300
Brentwood, TN 37027
(PHO) (615) 370-8500
email: jgilliam@hfrdesign.com

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	REZONING PLAN

TN

PLOT DATE: 7/11/2023 6:00:17 PM (JGILLIAM) LOCATION: U:\WOOD\0652274\BCC-BASE-227416.DWG
© COPYRIGHT 2023 - ALL RIGHTS RESERVED. NO PORTIONS OF THIS DOCUMENT MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF WOLD | HFR DESIGN

C



LEGEND

- CONCRETE MONUMENT OLD
- IRON PIPE OLD
- IRON PIN OLD
- IRON PIN NEW 5/8" WITH HFR CAP
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- MANHOLE
- UTILITY POLE
- LIGHT POLE
- SIGN POST
- BOLLARD
- LANDSCAPING
- YARD LIGHT
- ELECT. BOX
- PROPERTY/R.O.W. LINE
- SEWER LINE
- OVERHEAD WIRES
- AREA TO BE REZONED

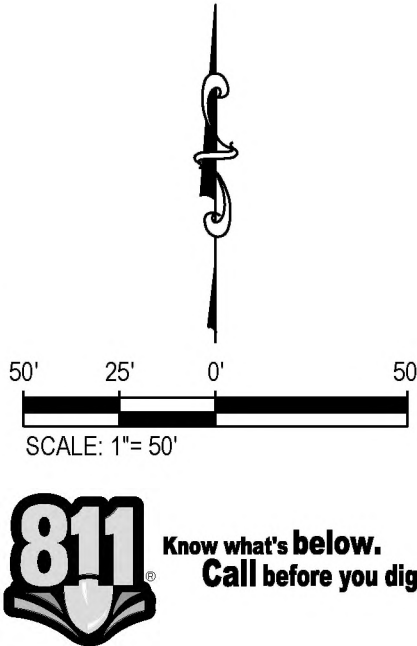
CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	90-00-00	25.00'	25.00'	39.27'	35.36'	N53-23-46E
C2	89-05-00	80.78'	79.50'	125.60'	113.32'	S53-51-16W
C3	89-11-00	100.72'	99.29'	156.77'	141.42'	N35-16-44W
C4	86-03-09	37.60'	35.09'	56.47'	51.31'	S36-50-40E

NOTES:

- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0192G DATED: 12-22-2016.
- THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 780, GROUP "A" AND BEING PARCELS 1.02, 1.03, 1.04 AND 1.06.
- THE PROPERTY IS CURRENTLY ZONED "C1" CIVIC AND INSTITUTIONAL, THE PROPOSED ZONE IS R4
- THE PROPERTY IS LOCATED IN ZONE "X" AREAS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON F.E.M.A. "FLOOD RATE INSURANCE MAP", NO. 47187C0192G, DATED: DECEMBER 22, 2016.
- CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- ENVISION FRANKLIN DESIGN CONCEPT: HISTORIC RESIDENTIAL
- OVERLAY: CENTRAL FRANKLIN OVERLAY

NOTE:
THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATIONS OF THOSE SHOWN MAYBE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATION BE KNOWN OF UNDERGROUND FACILITIES, THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITIONS OF UNDERGROUND UTILITY LINES.



1406 Cannon Street
And Sunset Manor
Subdivision, Lots 10,
11, And 12 Rezoning

CITY OF FRANKLIN
PROJ. NUMBER: 8221



WOLD ARCHITECTS
AND ENGINEERS
214 Centerview Drive Suite 300
Brentwood, TN 37027

woldae.com | 615.370.8500

Revisions		
Description	Date	Num

Proj. #: 227416
Date: 06.12.2023
Drawn: JG
Check: ALR

REZONING PLAN

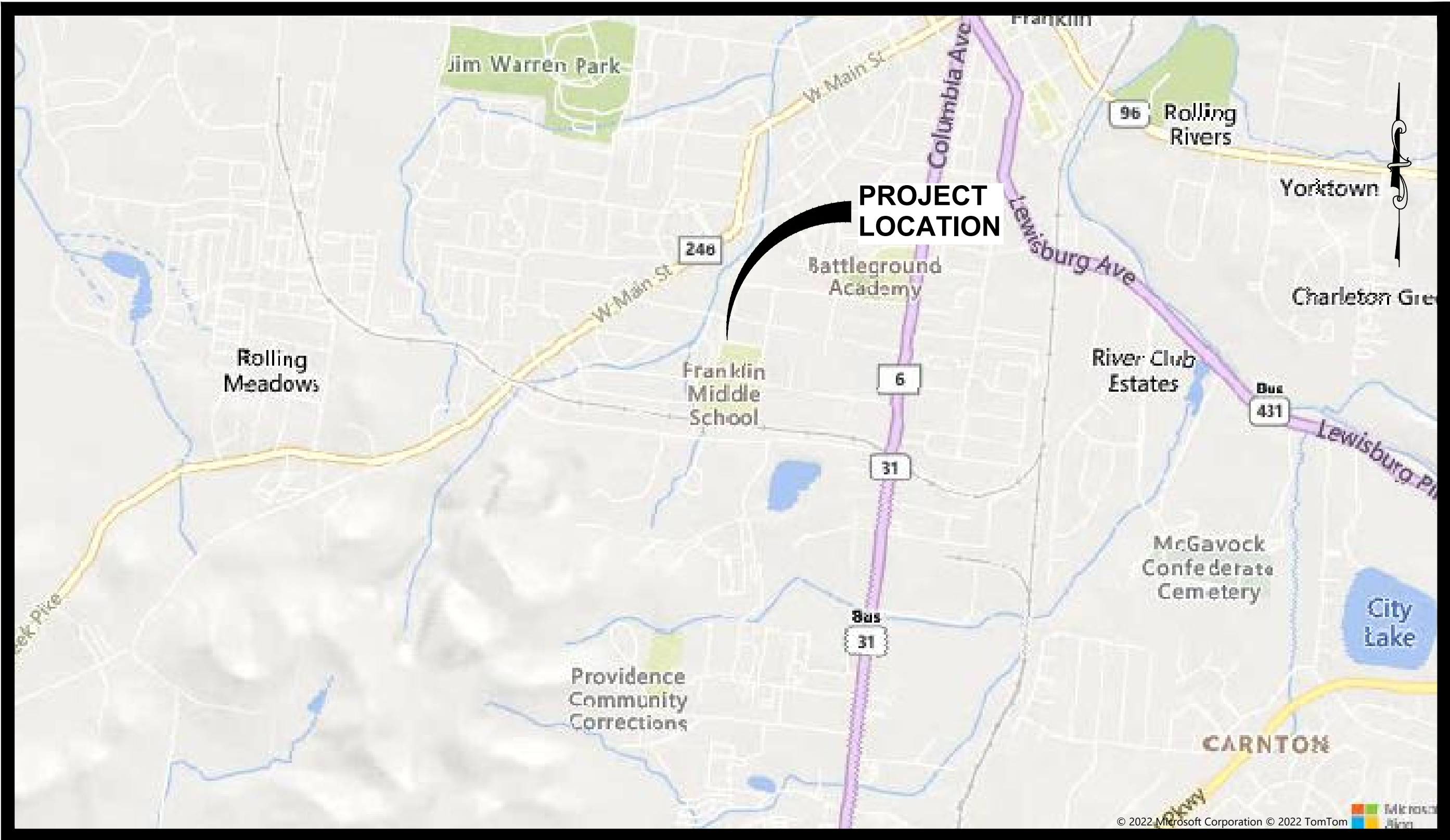
C1.0

1406 Cannon Street And Sunset Manor Subdivision, Lots 10,11, And 12 Rezoning BEING 7.885 ACRES

PARCEL 1.02 / 319 BATTLE AVE. PARCEL 1.04 / 403 BATTLE AVE.
PARCEL 1.03 / 401 BATTLE AVE. PARCEL 1.06 / 1400 FIGUERS DR.

CITY OF FRANKLIN PROJECT NUMBER : 8221

Dated: 06/12/2023
Resubmittal: 07/11/2023

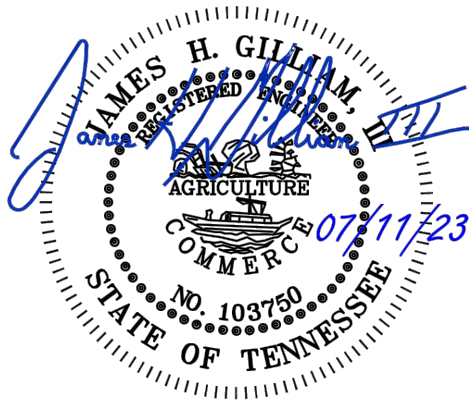


VICINITY MAP
N.T.S.



Wold Architects and Engineers
214 Centerview Drive
Suite 300
Brentwood, TN 37027

615.370.8500
615.370.8530
www.HFRdesign.com



SITE INFORMATION

OWNER
FRANKLIN SPECIAL SCHOOLS DISTRICT
Owners Address:
750 New Highway 96 West
Franklin, TN 37064

ZONING
EXISTING ZONING: C1 - CIVIL AND INSTITUTIONAL
PROPOSED ZONING: R4 - RESIDENTIAL 4

PROJECT TEAM

OWNER
FRANKLIN SPECIAL SCHOOLS DISTRICT
Owners Address:
507 New Highway 96 West
Franklin, TN 37064
CONTACT NAME: DAVID L. SNOWDEN, Ph.D.
(PHO) (615) 794-6624
email: dsnowden@fssd.org

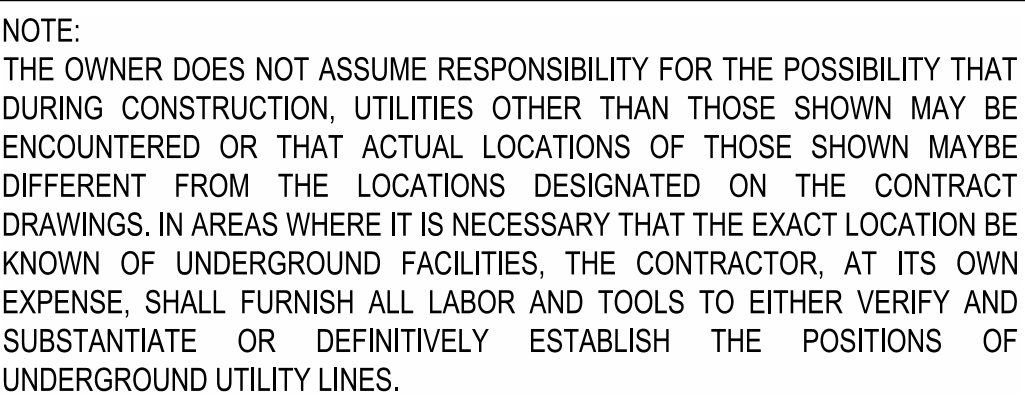
DESIGN PROFESSIONAL
CIVIL ENGINEER: Jim Gilliam
214 Centerview Drive, Suite 300
Brentwood, TN 37027
(PHO) (615) 370-8500
email: jgilliam@hfrdesign.com

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	REZONING PLAN

C

PLOT DATE: 7/11/2023 6:00:17 PM (JGILLIAM) LOCATION: 1BWOODJ08S227416/CIC-BASE 227416.DWG
© COPYRIGHT 2023 - ALL RIGHTS RESERVED. NO PORTION(S) OF THIS DOCUMENT MAY BE REPRODUCED



CURVE DATA

NOTES:

1. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2. UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
3. BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0192G DATED: 12-22-2016.
4. THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 780, GROUP"A" AND BEING PARCELS 1.02, 1.03, 1.04 AND 1.06.
5. THE PROPERTY IS CURRENTLY ZONED "C1" CIVIC AND INSTITUTIONAL, THE PROPOSED ZONE IS R4
6. THE PROPERTY IS LOCATED IN ZONE "X" AREAS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON F.E.M.A. "FLOOD RATE INSURANCE MAP", NO. 47187C0192G, DATED: DECEMBER 22, 2016.
7. CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
8. ENVISION FRANKLIN DESIGN CONCEPT: HISTORIC RESIDENTIAL
9. OVERLAY: CENTRAL FRANKLIN OVERLAY

1. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2. UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
3. BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0192G DATED: 12-22-2016.
4. THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 780, GROUP "A" AND BEING PARCELS 1.02, 1.03, 1.04 AND 1.06.
5. THE PROPERTY IS CURRENTLY ZONED "CI" CIVIC AND INSTITUTIONAL, THE PROPOSED ZONE IS R4
6. THE PROPERTY IS LOCATED IN ZONE "X" AREAS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON F.E.M.A. "FLOOD RATE INSURANCE MAP", NO. 47187C0192G, DATED: DECEMBER 22, 2016.
7. CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
8. ENVISION FRANKLIN DESIGN CONCEPT: HISTORIC RESIDENTIAL
9. OVERLAY: CENTRAL FRANKLIN OVERLAY

Proj. #: 227416
Date: 06.12.2023
Drawn: JG
Check: ALR

REZONING PLAN

woldae.com | 615.370.8500

Page 12 of 19



City of Franklin

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

File #: 21-05048

DATE: August 17, 2023
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2023-31, An Ordinance To Rezone 104.07 Acres From Civic Institutional (CI) District To Planned (PD 207,500) District For The Property Located South Of Mack Hatcher Memorial Parkway And West Of Daniel McMahon Lane. (Franklin First United Methodist Church PUD Subdivision). Establishing A Public Hearing For October 10, 2023
FMPC 8/24/23, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8249
Applicant: Emame Menad, Barge Civil Associates
Owner: Franklin First United Methodist Church, Ronald Styers, rep.

BACKGROUND/STAFF COMMENTS:

The applicant has submitted a rezoning request to rezone from Civic Institutional (CI) to Planned (PD 207,500) District to accommodate the revised development for the Franklin First United Methodist Church PUD. The property is located South of Mack Hatcher Memorial Parkway and West of Daniel McMahon Lane consists of 104.07 acres and the intended uses for the property are institutional. Envision Franklin places this area in the Conservation Subdivision Design Concept, which allows for institutional uses in a secondary capacity. The emergency response station that is being proposed with the accompanying development plan meets the recommendations of Envision Franklin.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

The Planning Commission recommended approval of Ordinance 2023-301 by a vote of 8-0. Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2023-31.

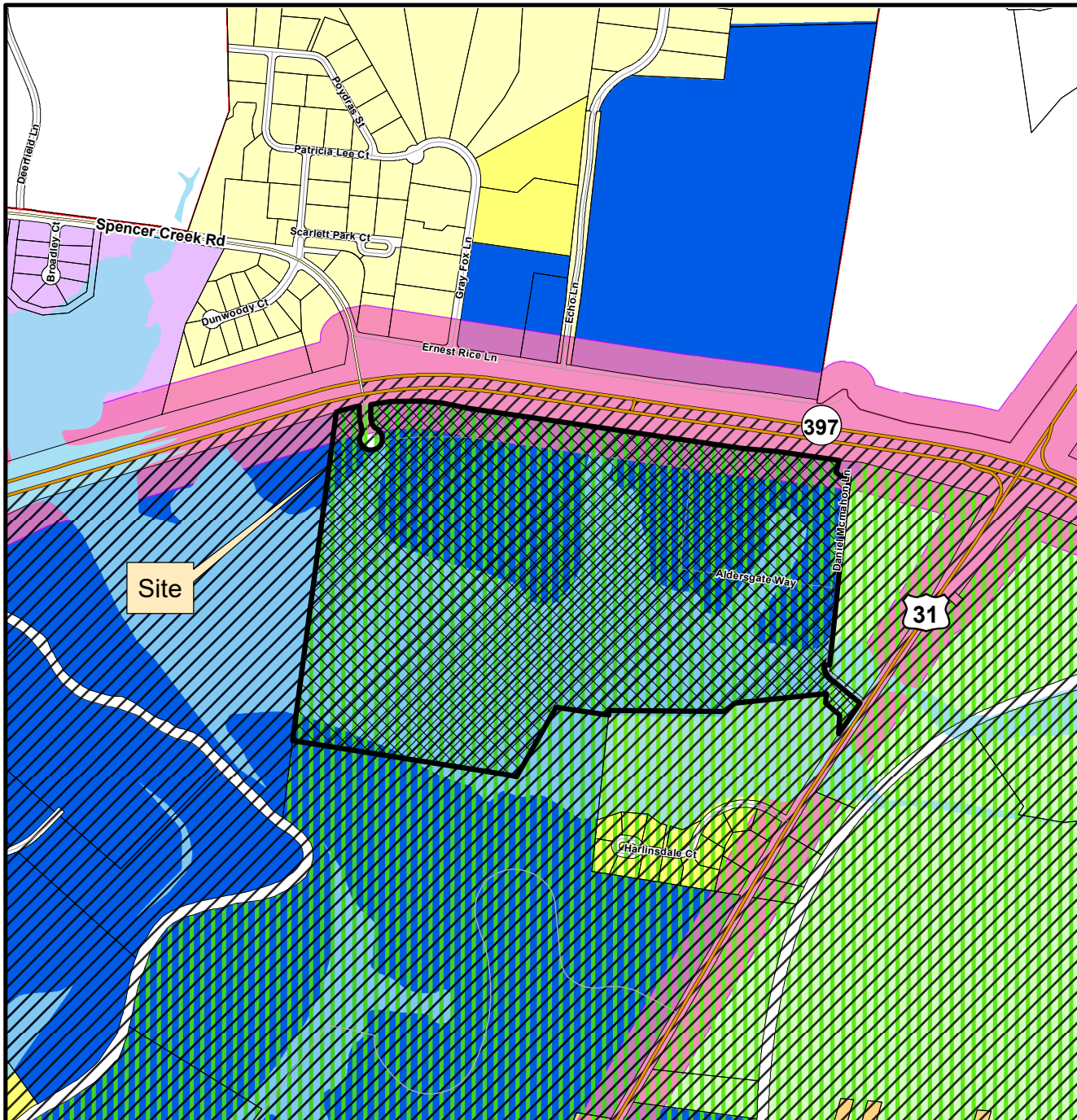
**FRANKLIN FIRST UNITED METHODIST CHURCH
PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
ORDINANCE 2023-31
RESOLUTION 2023-56**

Project Information

Existing Zoning: CI Civic and Institutional District
Proposed Zoning: PD Planned District
Overlay Districts: HPO, FFO, CFO, SCO
Site Acreage: 104.07 acres
Proposed Total Square Footage,
Including Additional Proposed: 207,500 SF

Legend

-  Franklin First United Methodist Church PUD Subdivision
-  Central Franklin Overlay
-  Historic Preservation Overlay
-  Floodway Fringe Overlay
-  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



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2023. All rights reserved.



0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

ORDINANCE 2023-31

AN ORDINANCE TO REZONE 104.07 ACRES FROM CIVIC INSTITUTIONAL (CI) DISTRICT TO PLANNED (PD 207,500) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MACK HATCHER MEMORIAL PARKWAY AND WEST OF DANIEL MCMAHON LANE (FRANKLIN FIRST UNITED METHODIST CHURCH 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 207,500) 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 2023-56, 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 **Civic Institutional (CI)** District to **Planned (PD 207,500)** District:

Map-Parcel	Acres
063—21.01	104.07
Total	104.07

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

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

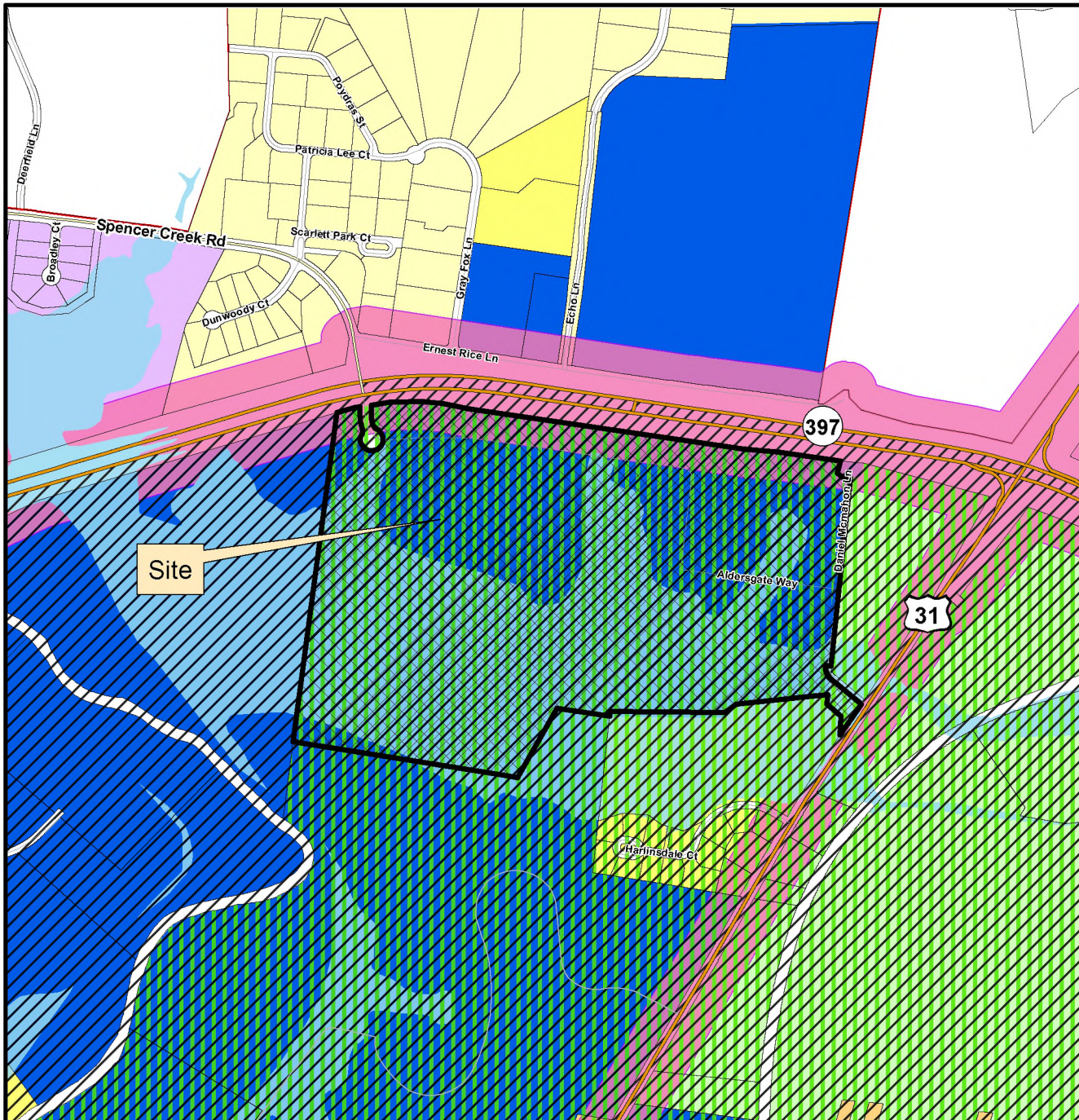
**FRANKLIN FIRST UNITED METHODIST CHURCH
PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
ORDINANCE 2023-31
RESOLUTION 2023-56**

Project Information

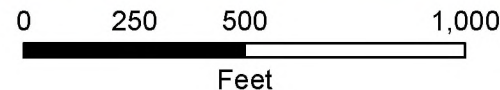
Existing Zoning: CI Civic and Institutional District
Proposed Zoning: PD Planned District
Overlay Districts: HPO, FFO, CFO, SCO
Site Acreage: 104.07 acres
Proposed Total Square Footage,
Including Additional Proposed: 207,500 SF

Legend

-  Franklin First United Methodist Church PUD Subdivision
-  Central Franklin Overlay
-  Historic Preservation Overlay
-  Floodway Fringe Overlay
-  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



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2023. All rights reserved.



HISTORIC
FRANKLIN
TENNESSEE

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC

110 ALDERSGATE WAY

WILLIAMSON COUNTY, TN 37069

CITY OF FRANKLIN, TN
TAX MAP 63, PARCEL NUMBER 21.01
COF no: 8249
SITE ACREAGE: 104.07 AC
DISTURBED ACREAGE: 2.2 AC



INDEX OF SHEETS

No.	SHEET TITLE:
C000	COVER SHEET
C100	REZONING PLAN
H&H 1-5	FFUMC AS BUILT SURVEY
H&H 6	PARTIAL TOPOGRAPHIC SURVEY

ZONING SUMMARY

EXISTING ZONING: CIVIC INSTITUTIONAL (CI)
EXISTING OVERLAY DISTRICTS: SCO, HPO, CFO, FFO
PROPOSED ZONING DISTRICT: PLANNED (PD 207.500)
ENVISION FRANKLIN DESIGN CONCEPT: CONSERVATION SUBDIVISION

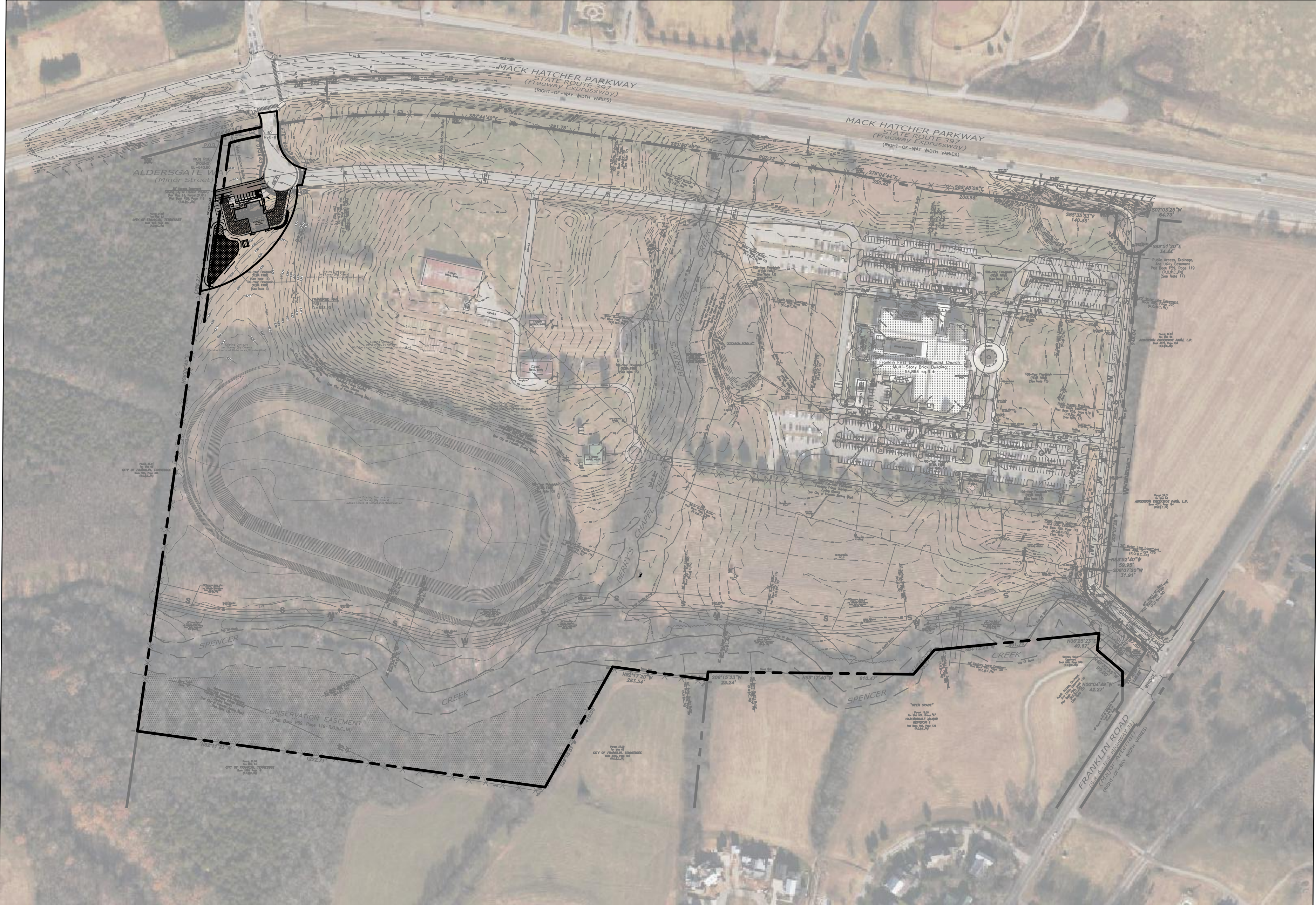
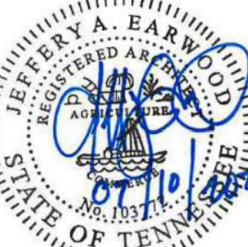
OWNER
RONALD EVAN STYERS, TRUSTEE CHAIRPERSON
FRANKLIN FIRST UNITED METHODIST CHURCH
120 ALDERSGATE WAY
FRANKLIN, TENNESSEE 37069
(615)-794-2734

CIVIL ENGINEER
JOHN R. GORE, P.E.
BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TN 37209
(615)-324-4225

ARCHITECT
JEFF EARWOOD, A.I.A.
TMPartners PLLC
211 FRANKLIN ROAD, STE 200
BRENTWOOD, TENNESSEE 37027
(615)-523-5261

LANDSCAPE ARCHITECT
JOHN DAVID HAAS, JR.
EDGE LANDSCAPE ARCHITECTURE
4610 CHARLOTTE AVENUE, STE 100
NASHVILLE, TN 37209
(615)-250-8154

ELECTRICAL ENGINEER
RICHARD M. GRAHAM
ENVISION ADVANTAGE, LLC
468 TROUSDALE DRIVE
NASHVILLE, TENNESSEE 37204
(615)-661-6211



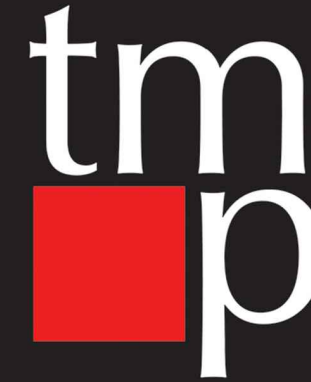
COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILLOCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION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

SUMMARY OF CHANGES

THIS DEVELOPMENT PLAN WAS PREVIOUSLY APPROVED AT THE TIME OF THE CONSTRUCTION OF FRANKLIN FIRST UNITED METHODIST CHURCH. THE SCOPE OF CHANGES PROPOSED TO BE MADE TO THIS DEVELOPMENT INCLUDE THE CONSTRUCTION OF A NEW EMS STATION AND ASSOCIATED DRIVE AISLES/PARKING, AS WELL AS NECESSARY GRADING IN THE NORTHWEST CORNER OF THE SITE. LIMITS OF DISTURBANCE FOR THIS ACTIVITY IS APPROXIMATELY 2.2 ACRES. IN ADDITION TO THIS, EXTENSIONS OF WATER AND SEWER UTILITIES TO SERVICE THE NEW EMS STATION ARE PROPOSED.

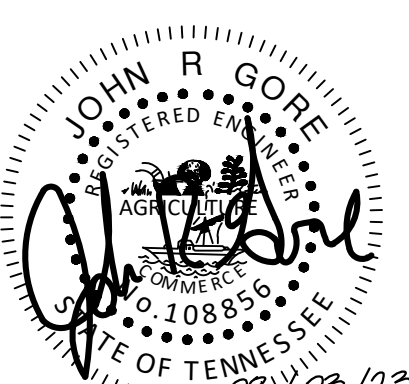
PROPOSED ENTITLEMENTS:

THE SITE IS CURRENTLY ZONED CI FOR CIVIC AND INSTITUTIONAL USES. IT IS PROPOSED THAT THE ZONING BE UPDATED TO PD, PLANNED DISTRICT ZONING. ADDITIONALLY, A NEW ENTITLEMENT OF 7,500 SF FOR THE CONSTRUCTION OF THE EMS BUILDING IS PROPOSED.



TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
REZONING
PLAN
RESUBMITTAL
08-03-2023

REVISIONS

NO.	DESCRIPTION	DATE

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

COVER SHEET

C0.00

Being a Parcel of land situated in the City of Franklin, Williamson County, Tennessee, bounded on the north by the southerly margin of Muck Hatcher Parkway/State Route 397, bounded on the east by the Aderson Creekside Farm, L.P. Property, as of record in Book 4071, Page 194, in the Register's Office for Williamson County, Tennessee, (R.O.W.C., TN), and the southwesterly margin of Daniel McMahon Lane, bounded on the south by the northerly margin of Franklin Road (State Route 6/U.S. Highway 31), the Harlinsdale Manor – Revision 1 "Open Space" Property, as of record in Plat Book P51, Page 126–(R.O.W.C., TN), and the City of Franklin, Tennessee Property, as of record in Book 3390, Page 181–(R.O.W.C., TN), bounded on the west by the City of Franklin, Tennessee Property, as of record in Book 924, Page 386–(R.O.W.C., TN), and shown on Williamson County Tax Map 63 as Parcel 22.00, being a portion of the same property conveyed to The First United Methodist Church of Franklin, Inc. by warranty deed of record in Book 4179, Page 969–(R.O.W.C., TN) and being more particularly described as follows:

BEGINNING at an existing Iron Rod (Old) in the southerly margin of Mack Hatcher Parkway/State Route 397, said existing Iron Rod (Old) being located 113.89 feet southwesterly of the intersection of the westerly right-of-way of Aldersgate Way and the southerly right-of-way of Mack Hatcher Parkway/State Route 397; Thence with the southerly margin of Mack Hatcher Parkway/State Route 397, North 74°49'34" East, 43.16 feet to the beginning of a curve to the right;

Thence with said curve having a central angle of 01°52'13", a radius of 2,166.83 feet, an arc length of 70.73 feet, and a chord bearing and distance of North 78° 13' 42" East, 70.73 feet to the intersection of the southerly margin of Mack Hatcher Parkway/State Route 397 and the westerly margin of Aldersgate Way;

Thence leaving the southerly margin of Mack Hatcher Parkway/State Route 397 with the Aldersgate Way right-of-way the following seven (7) calls:

1. Thence, South 02° 02' 36" East, 31.85 feet to the beginning of a curve to the left;
2. Thence, with said curve having a central angle of 18° 25' 44", a radius of 154.00 feet, an arc length of 49.53 feet, and a chord bearing and distance of South 11° 15' 28" East, 49.32 feet to the beginning of a curve to the right;

3. Thence, with said curve having a central angle of $48^{\circ} 27' 21''$, a radius of 40.00 feet, an arc length of 33.83 feet, and a chord bearing and distance of South $03^{\circ} 45' 21''$ West, 32.83 feet to the beginning of a curve to the left;

4. Thence, with said curve having a central angle of $270^{\circ} 30' 20''$, a radius of 60.00 feet, an arc length of 283.27 feet, and a chord bearing and distance of North $72^{\circ} 43' 51''$ East, 84.48 feet to the beginning of a curve to the right;

5. Thence, with said curve having a central angle of $33^{\circ} 40' 20''$, a radius of 40.00 feet, an arc length of 23.51 feet, and a chord bearing and distance of North $45^{\circ} 41' 08''$ West, 23.17 feet to the beginning of a curve to the right;

6. Thence, with said curve having a central angle of $26^{\circ} 48' 22''$, a radius of 94.00 feet, an arc length of 43.98 feet, and a chord bearing and distance of North $15^{\circ} 26' 47''$ West, 43.58 feet;

7. Thence, North 02° 02' 36" West, 40.28 feet to a point in the southerly margin of Mack Hatcher Parkway/State Route 397 and the beginning of a curve to the right;

Thence, with the southerly margin of the Mack Hatcher Parkway/State Route 397 right-of-way the following ten (10) calls:

1. Thence, with said curve to the right having a central angle of 13° 55' 17", a radius of 2,166.83 feet, an arc length of 526.48 feet, and a chord bearing and distance of North 87° 43' 35" East, 525.19 feet to an existing Concrete Highway Monument;

3. Thence, South 81° 30' 45" East, 902.22 feet to an existing Concrete Highway Monument:

5. Thence, South 85° 48' 06" East, 250.56 feet to an existing Concrete Highway Monument;

6. Thence, South $78^{\circ} 39' 00''$ East, 200.25 feet;

8. Thence, South 07° 03' 25" West, 64.73 feet;

10. Thence, South 89° 51' 20" East, 34.44 feet to an existing Iron Rod (Old);

Thence leaving the southerly margin of Mack Hatcher Parkway/State Route 397 with a common line

with the Adkerson Creekside Farm, L.P. Property, as of record in Book 4071, Page 194—(R.O.W.C.,TN), South 06° 07' 28" West, 948.04 feet generally with an existing old stone wall to the northeast terminus of the Daniel McMahon Lane right-of-way, as of record in Plat Book P59, Page 119—(R.O.W.C.,TN);

Thence with the northerly terminus of the Daniel McMahon Lane right-of-way as of record in Plat Book P59, Page 119—(R.O.W.C.,TN), North 83° 52' 40" West, 59.95 feet to the northwest terminus of the Daniel McMahon Lane right-of-way, as of record in Plat Book P59, Page 119—(R.O.W.C.,TN);

Thence with the westerly margin of the Daniel McMahon Lane right-of-way the following three (3) calls:

1. Thence, South 06° 07' 20" West, 31.91 feet to the beginning of a curve to the left;
2. Thence with said curve having a central angle of 56° 02' 07", a radius of 94.00 feet, an arc length of 91.93 feet and a chord bearing and distance of South 21° 53' 44" East, 88.31 feet;

3. Thence, South 49° 54' 47" East, 197.69 feet to a point in the northerly margin of Franklin Road (State Route 6/U.S. Highway 31);

Thence, with the northerly margin of Franklin Road (State Route 6/U.S. Highway 31), South 33° 35' 07" West, 128.88 feet;

Thence, leaving the northerly margin of Franklin Road (State Route 6/U.S. Highway 31) with common lines with the Harlinsdale Manor - Revision 1 "Open Space" Property, as of record in Plat Book P51, Page 126-(R.O.W.C., TN), the following seven (7) calls:

1. Thence, North 00° 04' 49" West, 42.27 feet to an existing Iron Rod (Old) in Spencer Creek;
2. Thence, North 49° 32' 55" West, 99.00 feet to an existing Iron Rod (Old) in Spencer Creek;
3. Thence, North 06° 25' 23" East, 49.67 feet to an existing Iron Rod (Old);

5. Thence, South 40° 41' 07" West, 95.27 feet to an existing Iron Rod (Old) in Spencer Creek;

6. Thence, North 89° 17' 40" West, 610.47 feet to an existing Iron Rod (Old);

181--(R.O.W.C., TN), the following three (3) calls:

1. Thence, generally with an old stone wall, North 82° 17' 20" West, 283.54 feet to an existing Iron Rod (Old) in an existing old stone wall;

2. Thence, South 29° 15' 51" West, 410.05 feet to an existing Iron Rod (Old);
3. Thence, North 82° 11' 23" West, 1,222.71 feet to an existing Iron Rod (Old);

Thence, with a common line with the City of Franklin, Tennessee Property, as of record in Book 924, Page 386-(R.O.W.C., TN), North $08^{\circ} 06' 45''$ East, 1,786.27 feet to the Point of Beginning.

Said tract contains 4,574,021 square feet, or 105.00 Acres, more or less, as calculated by the above courses and distances.



NO.	BEARING	LENGTH
L-1	N02°02'36"W	40.28
L-2	S02°02'36"E	31.85

NO.	DELTA	RADIUS	LENGTH	TAN	CHORD BEARING	CHORD
C-2	56°02'07"	94.00'	91.93'	50.02'	S21°53'44"E	88.31'
C-3	01°52'13"	2,166.83'	70.73'	35.37'	N78°13'42"E	70.73'
C-5	13°55'17"	2,166.83'	526.48'	264.54'	N87°43'35"E	525.19'
C-6	26°48'22"	94.00'	43.98'	22.40'	N15°26'47"W	43.58'
C-7	33°40'20"	40.00'	23.51'	12.10'	N45°41'08"W	23.17'
C-8	270°30'20"	60.00'	283.27'	59.47'	N72°43'51"E	84.48'
C-9	48°27'21"	40.00'	33.83'	18.00'	S03°45'21"W	32.83'
C-10	18°25'44"	154.00'	49.53'	24.98'	S11°15'28"E	49.32'

TO: THE FIRST UNITED METHODIST CHURCH OF FRANKLIN, SUNTRUST BANK, ITS SUCCESSORS AND/OR ASSIGNS, CHICAGO TITLE INSURANCE COMPANY, AND STELTEMEIER & WESTBROOK:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826,

JEFFREY K. KIMBRO, PLS. NUMBER 1756
H & H LAND SURVEYING, INC.
MARCH 22, 2016

DATED: 03-22-16

- ## GENERAL NOTES

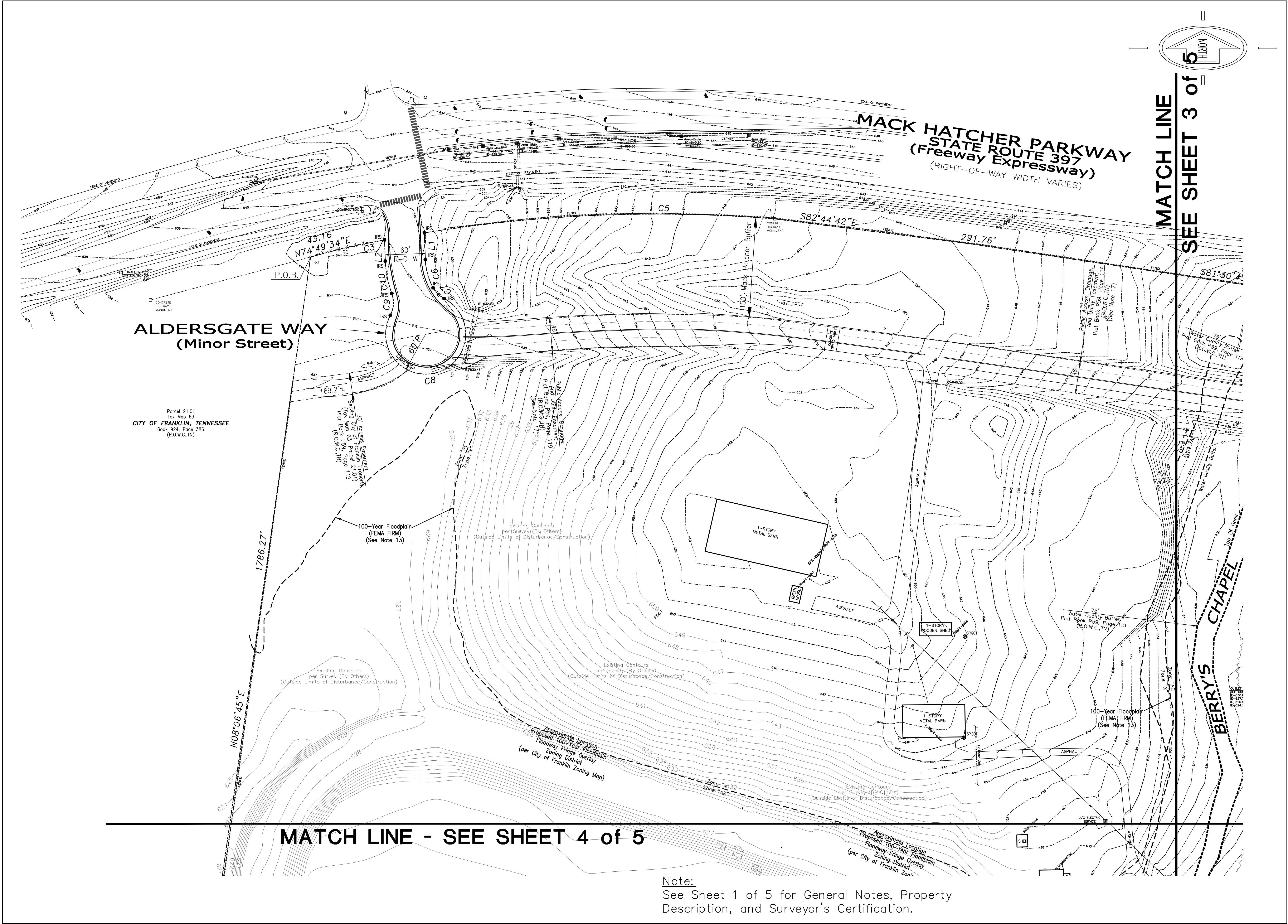
1. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION WITH A DATA COLLECTOR AND GLOBAL POSITIONING SYSTEM (GPS) UNIT AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GPS OBSERVATIONS PROCESSED BY EARL DUDLEY AND ASSOCIATES INC. BEARINGS ARE EXPRESSED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM (HORIZONTAL=NAD83-C.O.R.S.; VERTICAL=NAVD88).
2. THIS SURVEY EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY 1 SURVEY AS PER STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. ALL DISTANCES MEASURED WITH E.D.M. EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE.
4. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM AND ON THE CURRENT DEED TO SURVEYED PREMISES, AS OF RECORD IN BOOK 4179, PAGE 969, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
5. TOTAL AREA OF SURVEYED PREMISES = 4,574,021 SQUARE FEET OR 105.00 ACRES, MORE OR LESS.
6. THE FIELD WORK WAS COMPLETED ON FEBRUARY 4, 2016.
7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, AT GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO BEING MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT OF "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S) NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT, THE TENNESSEE ONE CALL TELEPHONE NUMBER IS 1-800-351-1111. UTILITIES WERE NOT CHECKED DURING THE COURSE OF THIS SURVEY.
8. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS.
9. THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THOSE PARTIES IDENTIFIED IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
10. THE SUBJECT TRACT IS IDENTIFIED ON WILLIAMSON COUNTY TAX MAP 63, AS PARCEL 22.00.
11. CURRENT ZONING: CI (CIVIC/INSTITUTIONAL); GFCO-5 CHARACTER AREA, AND WITHIN AN HPO - HISTORIC PRESERVATION OVERLAY, FFE - FLOODWAY FRINGE OVERLAY, AND FWO - FLOODWAY OVERLAY.
12. ALL CORNERS MARKED WITH IRON RODS, UNLESS NOTED OTHERWISE.
13. A PORTION OF THIS PROPERTY IS WITHIN AN AREA DESIGNATED AS ZONE "AE", WITH A PORTION LYING WITHIN AN AREA DESIGNATED AS ZONE "X" (SHADED), AND A PORTION LYING IN AN AREA DESIGNATED AS ZONE "X" AND SHOWN HEREON BASED ON SCALED APPROXIMATION AS PER F.E.M.A. MAP NUMBER 47187C0203F (COMMUNITY-PANEL NUMBER 470206-0203 F) ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE (MAP REVISED DATE: SEPTEMBER 29, 2006).
14. NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED DURING THE COURSE OF PERFORMING THE NECESSARY FIELD WORK FOR THIS SURVEY.
15. RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, AND SITE CONSTRUCTION ACTIVITIES WERE OBSERVED NEARING COMPLETION DURING THE COURSE OF PERFORMING THE NECESSARY FIELD WORK FOR THIS SURVEY.
16. NO OBSERVED EVIDENCE OF ANY WETLAND AREAS HAVING BEEN DELINEATED BY APPROPRIATE AUTHORITIES WAS OBSERVED DURING THE COURSE OF PERFORMING THE NECESSARY FIELD WORK FOR THIS SURVEY.
17. PUBLIC ACCESS EASEMENT TO BE USED ONLY IN THE EVENT OF AN EMERGENCY REQUIRING VEHICULAR ACCESS THROUGH THE SITE, AS DETERMINED BY THE CITY OF FRANKLIN EMERGENCY SERVICE PROVIDERS. EMERGENCY USE DOES NOT APPLY TO THE TRAIL SYSTEM, WHICH SHALL REMAIN OPEN TO THE PUBLIC (PEDESTRIANS AND BIKERS) 24/7 AND 365 DAYS OF THE YEAR, NOT ONLY IN EMERGENCY SITUATIONS. ALDERSGATE WAY WILL NOT BE GATED.
(AS PER PLAT BOOK P59, PAGE 119 - R.O.W.C.,TN).
18. EXISTING PARKING SPACES: 431 REGULAR PARKING SPACES
9 HANDICAP SPACES
440 TOTAL PARKING SPACES.
19. THIS SURVEYOR HAS NOT YET BEEN FURNISHED WITH A COPY OF THE COMMITMENT FOR TITLE INSURANCE.

Franklin First United Methodist Church Property

120 Aldersgate Way
Tax Map 63, Parcel 22.00
Lot 1 - FFUMC P.U.D. - Final Plat
Plat Book P59, Page 119-(R.O.W.C.,TN)
Franklin, Williamson County, Tennessee

Scale: 1" = 60'

22 of 19



DATE: March 22, 2016

REVISIONS

DATE BY

CHANGE

JOB NO. 2012-0128

SHEET 2 OF 5

DRAWN BY: JAK

CHECKED BY: JAK

Scale : 1" = 60'

0' 30' 60' 120' 180'

GRAPHIC SCALE

ALTA / ACSM LAND TITLE SURVEY

Franklin First United Methodist Church Property

120 Aldersgate Way

Tax Map 63, Parcel 22.00

Lot 1 - FRUMC P.U.D. - Final Plat

Plat Book P59, Page 119 (R.O.W.C., TN)

Franklin, Williamson County, Tennessee

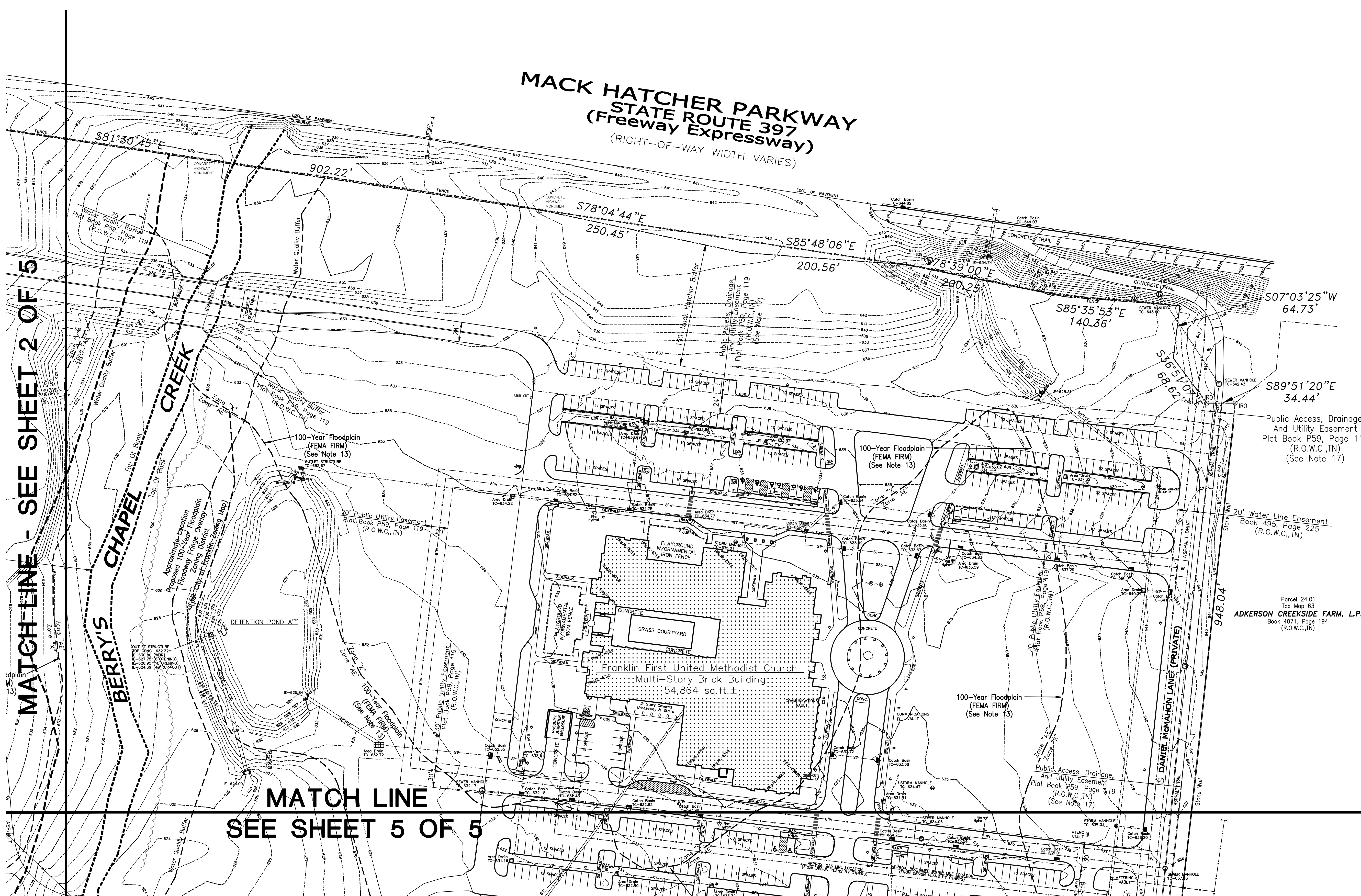
H & H LAND SURVEYING, INC.

612A FITZHUGH BOULEVARD

SMYRNA, TENNESSEE 37167

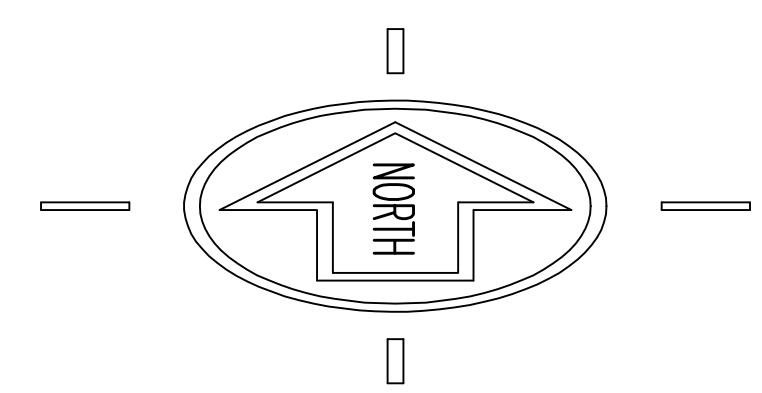
PHONE: (615) 831-0756 / E-MAIL: handland@bellsouth.net

Note:
See Sheet 1 of 5 for General Notes, Property
Description, and Surveyor's Certification.



MATCH LINE - SEE SHEET 2 OF 5

MATCH LINE
SEE SHEET 5 OF 5



Note:
See Sheet 1 of 5 for General Notes, Property
Description, and Surveyor's Certification.

DATE: March 22, 2016

REVISIONS

JOB NO. 2012-0128

SHEET 3 OF 5

DRAWN BY: JAK

CHECKED BY: JAK

DATE BY: CHANGE

2012-0128

ALTA / ACSM LAND TITLE SURVEY

Franklin First United Methodist Church Property

120 Aldersgate Way

Tax Map 63, Parcel 22.00

Lot 1 - FRUMC P.U.D. - Final Plat

Plat Book P59, Page 119 (R.O.W.C., TN)

Franklin, Williamson County, Tennessee

Scale : 1" = 60'

0' 30' 60' 120' 180'

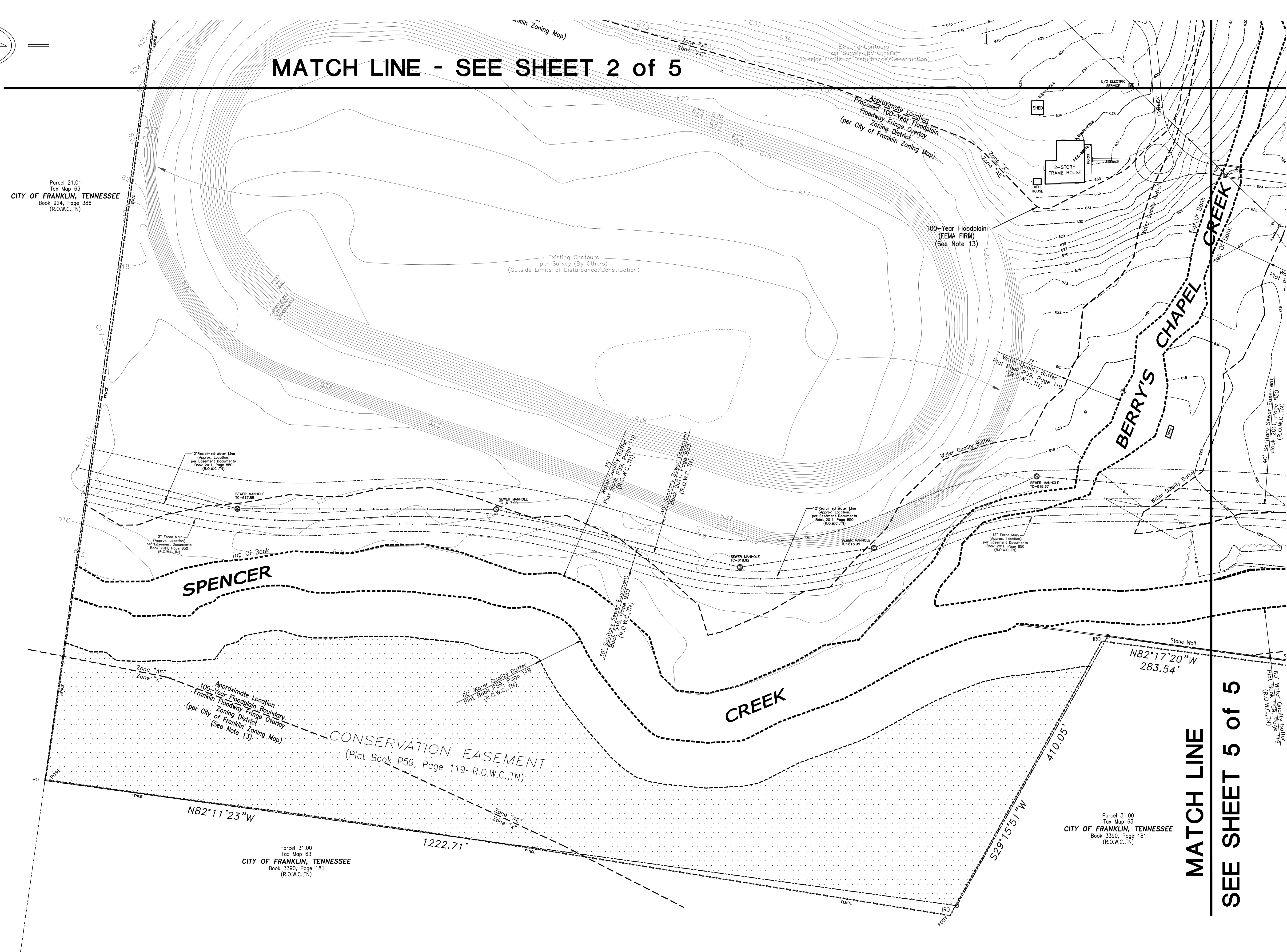
GRAPHIC SCALE

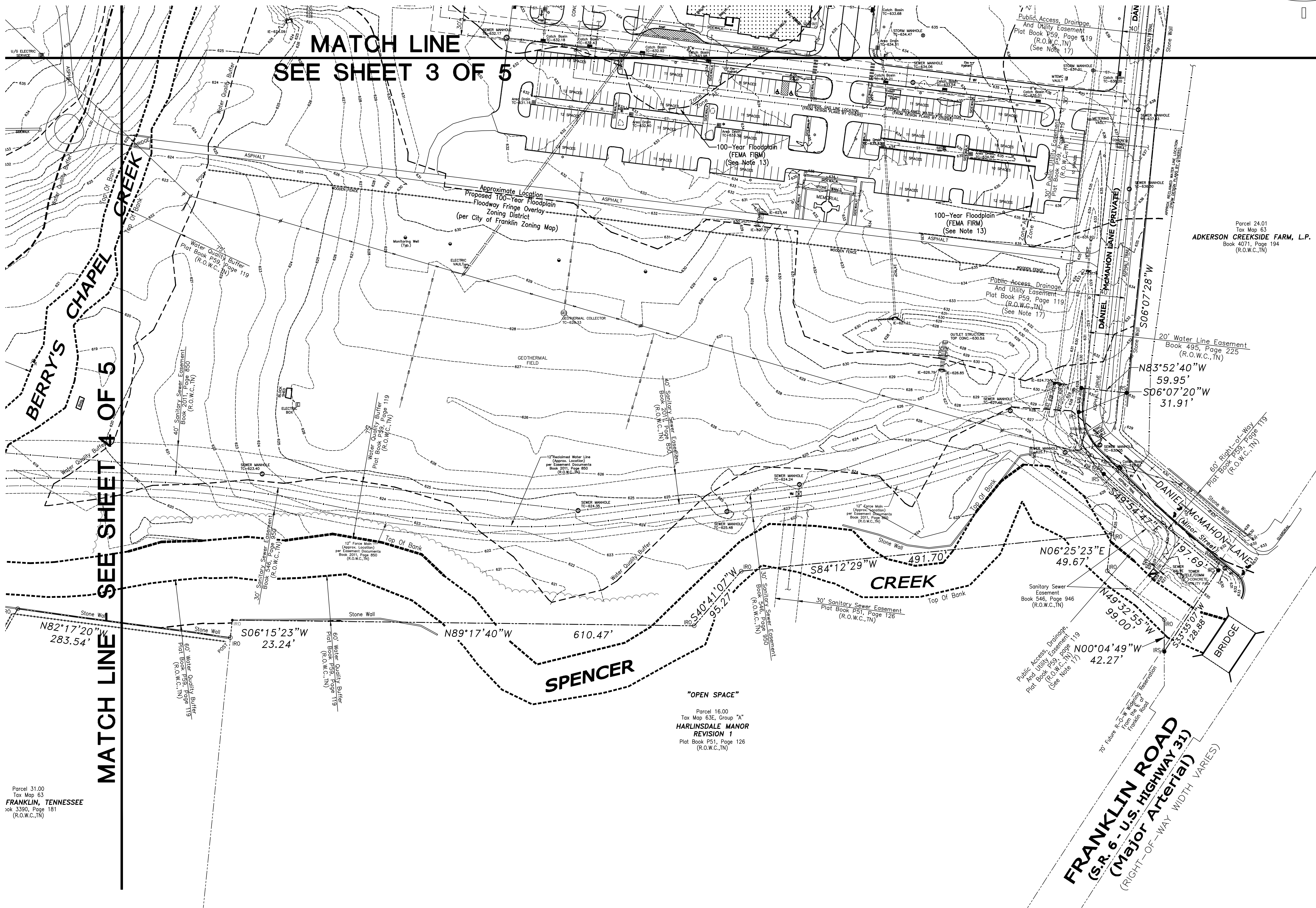
H & H LAND SURVEYING, INC.

612A FITZHUGH BOULEVARD

SMYRNA, TENNESSEE 37167

PHONE: (615) 831-0756 / E-MAIL: handland@bellsouth.net

[illegible]



Parcel 31.00
Tax Map 63
FRANKLIN, TENNESSEE
Book 3300, Page 161
(R.O.W.C., TN)

Parcel 16.00
Tax Map 63E, Group "A"
HARLINSDALE MANOR
REVISION 1
Plot Book P51, Page 126
(R.O.W.C., TN)

Parcel 24.01
Tax Map 63
ADKERSON CREEKSIDE FARM, L.P.
Book 4071, Page 194
(R.O.W.C., TN)

Note:
See Sheet 1 of 5 for General Notes, Property
Description, and Surveyor's Certification.

DATE: March 22, 2016

REVISIONS

DATE BY

CHANCE

JOB NO. 2012-0128

SHEET 5 OF 5

DRAWN BY: JAK

CHECKED BY: JAK

Scale : 1" = 60'

0' 30' 60' 120' 180'

GRAPHIC SCALE

ALTA / ACSM LAND TITLE SURVEY

Franklin First United Methodist Church Property

120 Aldersgate Way

Tax Map 63, Parcel 22.00

Lot 1 - FRUMC P.U.D. - Final Plat

Plat Book P59, Page 119-(R.O.W.C., TN)

Franklin, Williamson County, Tennessee

H & H LAND SURVEYING, INC.

612A FITZHUGH BOULEVARD

SMYRNA, TENNESSEE 37167

PHONE: (615) 831-0756 / E-MAIL: handland@bellsouth.net



STANDARD NOTES:

1. THE HORIZONTAL LOCATION AND VERTICAL DATA SHOWN ON THIS PARTIAL TOPOGRAPHIC SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND GLOBAL POSITIONING SYSTEM (GPS) UNIT AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM REAL-TIME KINEMATIC (GPS) OBSERVATIONS PROCESSED BY TENNESSEE DOT NETWORK. BEARINGS ARE EXPRESSED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM (HORIZONTAL = NAD83-C.O.R.S.; VERTICAL = NAVD88; ZONE TN 4100, GEOID MODEL MID TN 25012A), USING SOKKIA GPS MODEL GRX3 GNSS RECEIVER RTK (L1+L2. HORIZONTAL ACCURACY=5mm+.05ppm AND VERTICAL ACCURACY=10mm+.08ppm.
2. THE SUBJECT TRACT IS SHOWN ON WILLIAMSON COUNTY TAX MAP 63, AS PARCEL 22.00.
3. A PORTION OF THE SHOWN PARTIAL TOPOGRAPHIC SURVEY LIES WITHIN ZONE "X" (UNSHADED), AND A PORTION LIES WITHIN ZONE "AE" AS SAID TRACT PLOTS BY SCALED APPROXIMATION ON FEMA FIRM MAP NUMBER 47183-C0203G ON THE FLOOD INSURANCE RATE MAPS FOR WILLIAMSON COUNTY, TENNESSEE (MAP DATED REVISED DECEMBER 22, 2016).
4. THIS WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF CURRENT EVIDENCE OF SOURCE OF TITLE FOR THE SUBJECT TRACT OR ADJOINERS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE ONE CALL 1-800-351-1111 OR 1-615-366-1987.
6. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S) NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. THE TENNESSEE ONE CALL TELEPHONE NUMBER IS 1-800-351-1111. UTILITIES WERE NOT CHECKED DURING THE COURSE OF THIS SURVEY.
7. THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THOSE PARTIES IDENTIFIED IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
8. THIS PARTIAL TOPOGRAPHIC SURVEY IS A PORTION OF THE FINAL PLAT ENTITLED "FRANKLIN FIRST METHODIST CHURCH PUD SUBDIVISION" AS OF RECORD IN PLAT BOOK P59, PAGE 119, R.O.W.C., TN.

[illegible]



File #: 21-05047

DATE: August 17, 2023
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2023-56, A Resolution Approving A Revised Development Plan For Franklin First United Methodist Church PUD Subdivision, For The Property Located South Of Mack Hatcher Memorial Parkway And West Of Daniel McMahon Lane, Located At 110 Aldersgate Way. Establishing A Public Hearing On October 10, 2023
FMPC 8/24/23, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8248
Applicant: Emame Menad, Barge Civil Associates
Owner: Franklin First United Methodist Church, Ronald Styers, rep.

BACKGROUND/STAFF COMMENTS:

The applicant has submitted a revision to the approved development plan for the Franklin First United Methodist Church PUD in order to construct a County emergency response facility on the site. The original concept plan was previously approved on August 10, 2010. The proposed entitlements for the property are 207,500 square feet of nonresidential space. Envision Franklin places this area in the Conservation Subdivision Design Concept, which allows for institutional uses in a secondary capacity. Conservation Subdivision recommends that 50% of the property be preserved as open space. With the addition of the new facility the site still has more than 50% dedicated for green and open space. There are special considerations within Envision Franklin for development near the intersection of Franklin Road and Mack Hatcher Parkway, including a minimum 150 setback from Mack Hatcher and that, "The form, architecture and style of new buildings should draw from the surrounding area and from historically significant buildings." The location of the new facility maintains the 150 setback and is compatible with the established architecture of the First Franklin United Methodist campus.

PROJECT CONSIDERATIONS:

This update to the development plan includes all previously approved square footage and layout for the church. It also initiates vesting for the entire development plan, which means is bound to the conditions on the development plan as previously approved in 2010, and when the development plan

is silent on a regulation, will fall to the development standards and regulations in place at the time of this approval.

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:

The Planning Commission recommends approval of Resolution 2023-56 with conditions.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2023-56 with conditions.

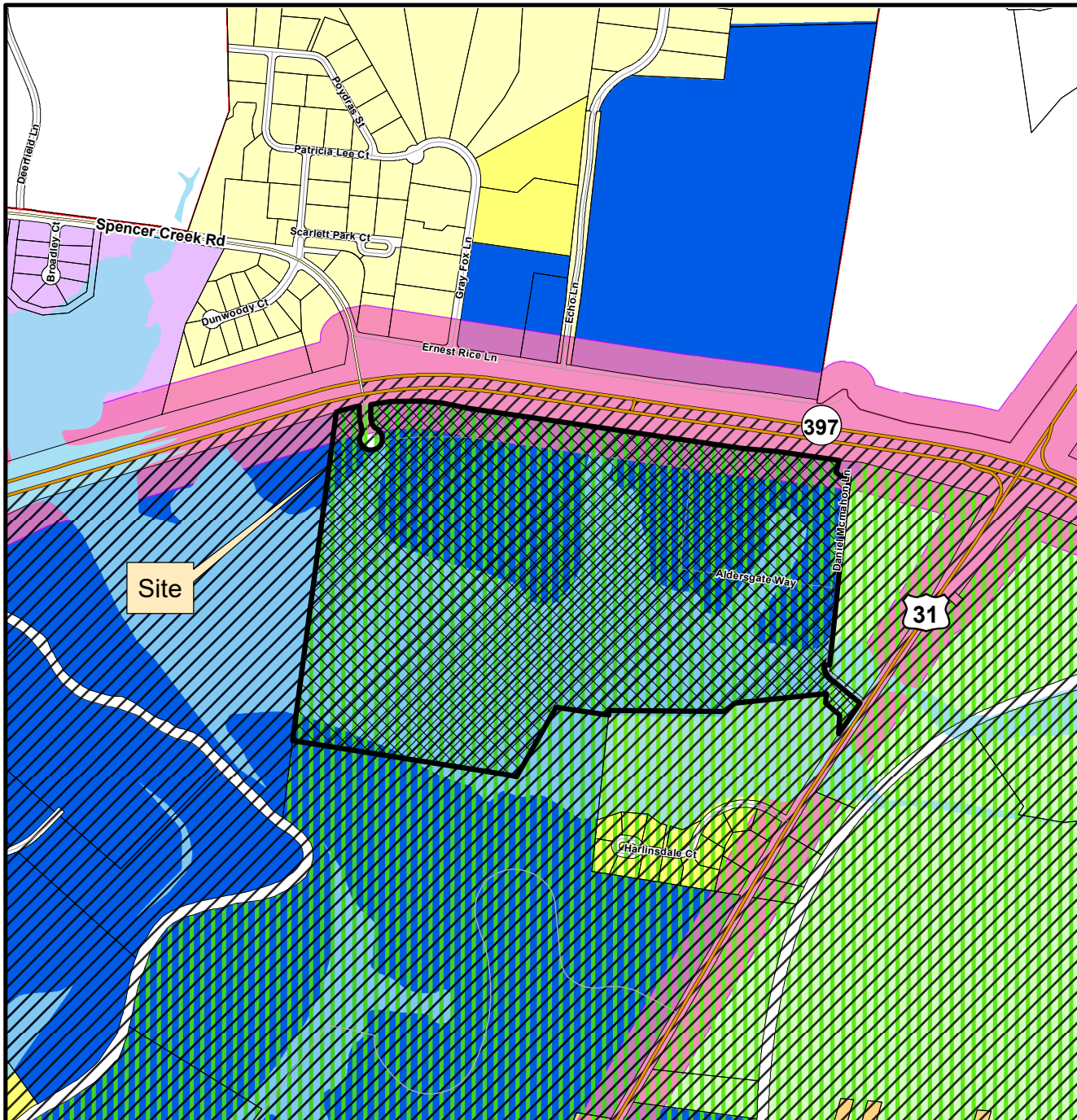
**FRANKLIN FIRST UNITED METHODIST CHURCH
PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
ORDINANCE 2023-31
RESOLUTION 2023-56**

Project Information

Existing Zoning: CI Civic and Institutional District
Proposed Zoning: PD Planned District
Overlay Districts: HPO, FFO, CFO, SCO
Site Acreage: 104.07 acres
Proposed Total Square Footage,
Including Additional Proposed: 207,500 SF

Legend

-  Franklin First United Methodist Church PUD Subdivision
-  Central Franklin Overlay
-  Historic Preservation Overlay
-  Floodway Fringe Overlay
-  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



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2023. All rights reserved.



0 250 500 1,000
Feet



RESOLUTION 2023-56

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR FRANKLIN FIRST UNITED METHODIST CHURCH PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF MACK HATCHER MEMORIAL PARKWAY AND WEST OF DANIEL MCMAHON LANE, LOCATED AT 110 ALDERSGATE WAY

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

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

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

WHEREAS, the BOMA originally rezoned the subject Property, and originally approved a Concept Plan as part of Ordinance 2010-39 on August 10, 2010; 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; and

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

WHEREAS, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2023-31.

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, as amended, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
063—21.01	104.07
Total	104.07

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 Franklin First United Methodist Church PUD are as follows:

Entitlements	Franklin First United Methodist Church PUD
Base/Proposed Zone District	CI/PD 207,500
Other Zoning Overlays	HPO, CFO, SCO, FFO
Number of Dwelling Units	0
Number of Nonresidential Square Footage	207,500
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	1
Original Concept Plan Approval	Ordinance No. 2010-39 Date of approval: 8/10/2010
Revision Number	1

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

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2023-31, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY: _____

ERIC S. STUCKEY
City Administrator

By: _____

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

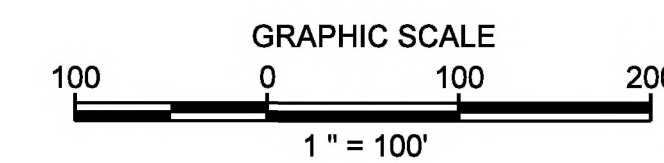
PREAPPLICATION CONFERENCE:

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

NEIGHBORHOOD MEETING:

PLANNING COMMISSION RECOMMENDED APPROVAL:

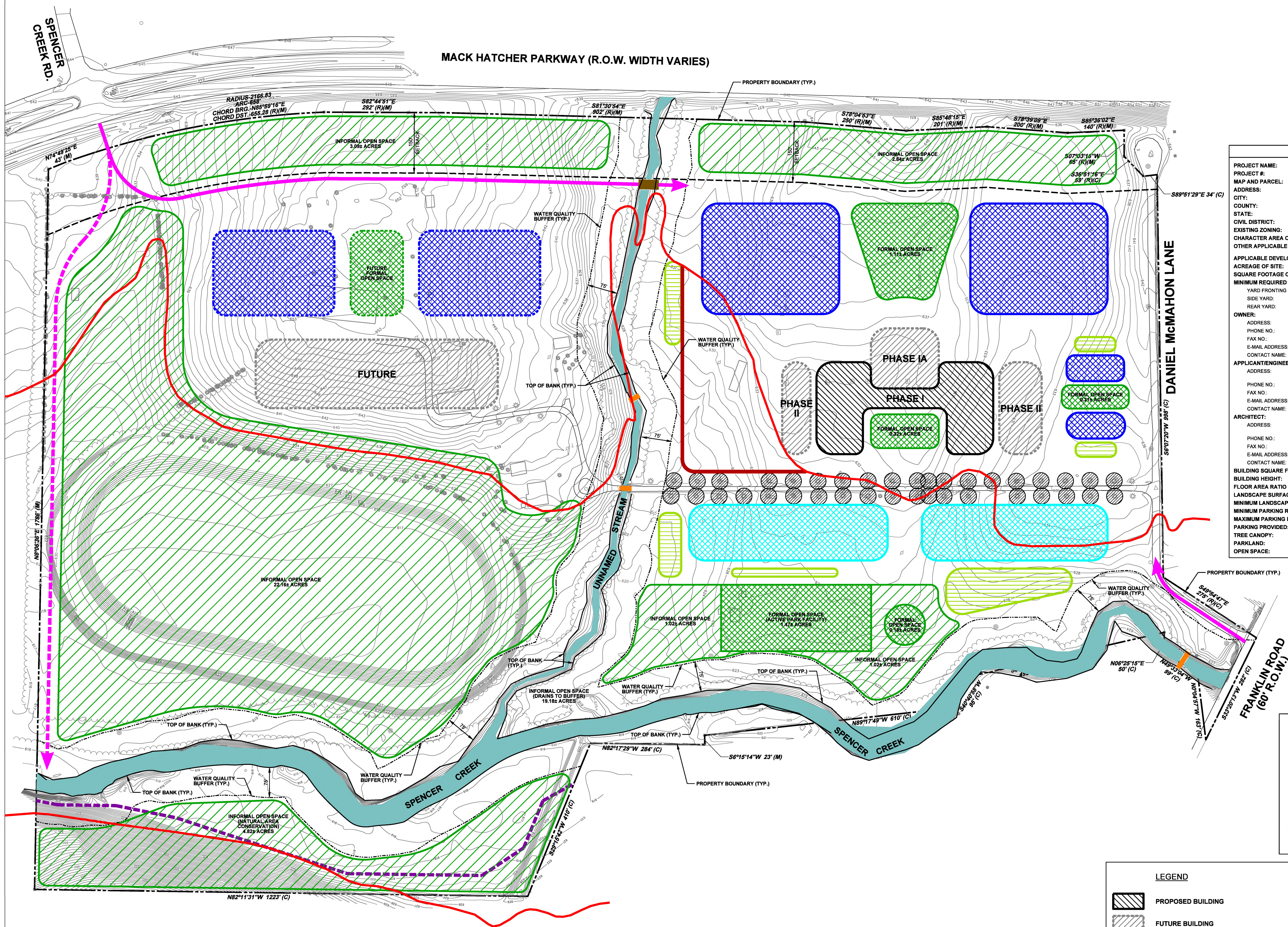
PUBLIC HEARING AND BOMA APPROVAL:

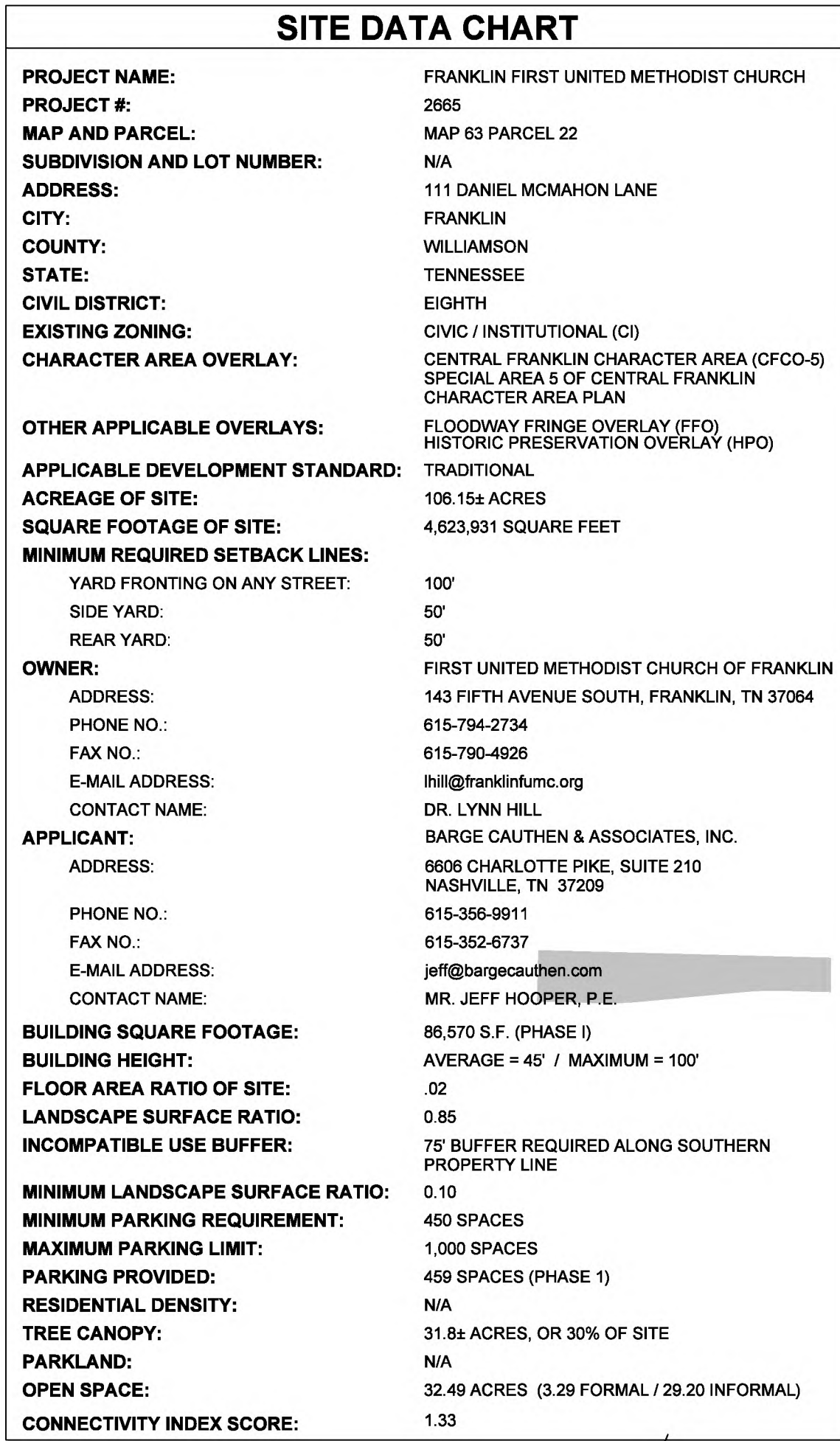


SITE DATA CHART	
PROJECT NAME:	FRANKLIN FIRST UNITED METHODIST CHURCH
PROJECT #:	T.B.D.
MAP AND PARCEL:	MAP 63 PARCEL 22
ADDRESS:	111 DANIEL MCMAHON LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	EIGHTH
EXISTING ZONING:	ESTATE RESIDENTIAL (ER)
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA (CFCA-6)
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) HISTORIC PRESERVATION OVERLAY (HPO)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	106.15± ACRES
SQUARE FOOTAGE OF SITE:	4,623,931 SQUARE FEET
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	0 TO 20 FEET
SIDE YARD:	0 FEET
REAR YARD:	0 FEET
OWNER:	FIRST UNITED METHODIST CHURCH OF FRANKLIN 143 FIFTH AVENUE SOUTH, FRANKLIN, TN 37064
ADDRESS:	
PHONE NO.:	615-794-2734
FAX NO.:	615-794-4826
E-MAIL ADDRESS:	fr@franklinumc.org
CONTACT NAME:	DR. LYNN HILL
APPLICANT/ENGINEER:	BARGE CAUTHEN & ASSOCIATES, INC.
ADDRESS:	95 WHITE BRIDGE ROAD SUITE 311 NASHVILLE, TN 37205
PHONE NO.:	615-352-8737
FAX NO.:	615-352-8737
E-MAIL ADDRESS:	jeff@bargecauthen.com
CONTACT NAME:	MR. JEFF HOOPER, P.E.
ARCHITECT:	TUCK HINTON ARCHITECTS
ADDRESS:	410 ELM STREET NASHVILLE, TN 37203
PHONE NO.:	615-254-4100
FAX NO.:	615-254-4101
E-MAIL ADDRESS:	sjohnson@tuck-hinton.com
CONTACT NAME:	MR. STEVEN JOHNSON, AIA
BUILDING SQUARE FOOTAGE:	MAXIMUM 200,000 S.F.
BUILDING HEIGHT:	
FLOOR AREA RATIO OF SITE:	
LANDSCAPE SURFACE RATIO:	0.10
MINIMUM LANDSCAPE SURFACE RATIO:	SEE TRAFFIC STUDY
MINIMUM PARKING REQUIREMENT:	SEE TRAFFIC STUDY
MAXIMUM PARKING LIMIT:	
PARKING PROVIDED:	31.8± ACRES, OR 30% OF SITE
TREE CANOPY:	N/A
PARKLAND:	57.42± ACRES
OPEN SPACE:	

LAND USE & OPEN SPACE	
TOTAL ACREAGE OF THE SITE:	106.15± ACRES
PROPOSED LAND USES:	
PLACE OF PUBLIC ASSEMBLY:	48.73± ACRES
PASSIVE PARKS AND OPEN SPACE:	55.95± ACRES
ACTIVE PARK FACILITIES:	1.47± ACRES
MINIMUM FORMAL OPEN SPACE:	3.18± ACRES
PROPOSED FORMAL OPEN SPACE:	3.29± ACRES
MAXIMUM NONRESIDENTIAL SQUARE FOOTAGE:	200,000 SF
DEVELOPMENT PHASES	
PHASE I (BY 2014):	91,000 SF
PHASE IA (BY 2019):	33,000 SF
PHASE II (BY 2026):	76,000 SF
FUTURE:	200,000 SF

LEGEND	
	PROPOSED BUILDING
	FUTURE BUILDING
	IMPERVIOUS PARKING LOT
	FUTURE IMPERVIOUS PARKING LOT
	PERVIOUS PARKING LOT
	INFORMAL OPEN SPACE
	FORMAL OPEN SPACE
	STORMWATER TREATMENT AREA
	ACCESS TO SITE
	POTENTIAL ROAD CONNECTIVITY
	PROPOSED GREENWAY ACCESS
	FLOODWAY FRINGE (FEMA FIRM 100-YEAR FLOODPLAIN)
	PROPOSED FLOODWAY FRINGE
	VEHICULAR BRIDGE
	PEDESTRIAN BRIDGE
	EXISTING CEDAR TREE TO REMAIN





TUCK·HINTON
ARCHITECTS

FRANKLIN FIRST UNITED METHODIST CHURCH PUD
SITE PLAN, SECTION 1

ALDERSGATE WAY FRANKLIN, TN



 **Barge
Cauthen**
& ASSOCIATES

JOB #2105-28-01

TEMPORARY PARKING
18 FEBRUARY 16

8 ASI #40
6 FEBRUARY 15

7 ASI #27
15 JANUARY 15

6 ASI #13
10 OCTOBER 14

5 REVISION 1
04 APRIL 14

4 SITE PLAN- POST PLANNING COMMISSION SUBMITTAL
25 SEPTEMBER 13

3 FINAL POST PLANNING COMMISSION SUBMITTAL
10 JUNE 13

2 SITE PLAN RESUBMITTAL
17 MARCH 13

PERMIT SET
1 FEBRUARY 13

11011
COF PLANNING PROJECT #266:
COE CODES PROJECT #


CITY OF FRANKLIN
ENGINEERING DEPT
03/04/16
 This sheet is part of the
APPROVED Site Plan Set

OVERALL SITE PLAN

C102

Page 36 of 1

**TAX MAP 53
PARCEL 45.01
MEADOWS FAMILY L. P.
ZONED SUBURBAN ESTATE
LAND USE: AGRICULTURE
RCCO-7**

**FOR DESIGN & DETAILS OF THE MACK
HATCHER PKWY. & SPENCER CREEK
RD. INTERSECTION IMPROVEMENTS SEE
BCA'S ROADWAY IMPROVEMENT PLANS &
RPM'S SIGNAL MODIFICATION PLANS**

**MACK HATCHER PARKWAY (FREEWAY EXPRESSWAY,
R.O.W. WIDTH VARIES**

MATCH LINE

SEE SHEET C104

SEE SHEET C103

**TAX MAP 52
PARCEL 84
BATTLE GROUND ACADEMY
ZONED R-1 RESIDENTIAL
LAND USE: CIVIL/ INSTITUTIONAL
BCCO-1**

**TAX MAP 53
PARCEL 45.01
DOWS FAMILY L. P.
SUBURBAN ESTATE
USE: AGRICULTURE
BCCO-7**

SITE DATA CHART

PROJECT NAME:	FRANKLIN FIRST UNITED METHODIST CHURCH
PROJECT #:	2865
MAP AND PARCEL:	MAP 63 PARCEL 22
SUBDIVISION AND LOT NUMBER:	N/A
ADDRESS:	111 DANIEL MCMAHON LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	EIGHTH
EXISTING ZONING:	CIVIC / INSTITUTIONAL (C)
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA (CFCO) SPECIAL AREA 5 OF CENTRAL FRANKLIN CHARACTER AREA PLAN
OTHER APPLICABLE OVERLAYS:	FOODWAY FRINGE OVERLAY (FFO) HISTORIC PRESERVATION OVERLAY (HPO)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	108.156 ACRES
SQUARE FOOTAGE OF SITE:	4,623,331 SQUARE FEET
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	100'
SIDE YARD:	50'
REAR YARD:	50'
OWNER:	FIRST UNITED METHODIST CHURCH OF FRANKLIN
ADDRESS:	143 FIFTH AVENUE SOUTH, FRANKLIN, TN 37067
PHONE NO.:	615-794-2734
FAX NO.:	615-790-4828
EMAIL ADDRESS:	lin@franklinumc.org
CONTACT NAME:	DR. LYNN HILL
APPLICANT:	BARGE CAULTON & ASSOCIATES, INC.
ADDRESS:	6006 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TN 37209
PHONE NO.:	615-356-9911
FAX NO.:	615-352-6737
EMAIL ADDRESS:	jrh@bargcaulton.com
CONTACT NAME:	MR. JEFF HOOPER, P.E.
BUILDING SQUARE FOOTAGE:	95,570 S.F. (PHASE I)
BUILDING HEIGHT:	Maximum = 45' / MAXIMUM = 100'
FLOOR AREA RATIO OF SITE:	0.82
LANDSCAPE SURFACE RATIO:	0.25
INCOMPATIBLE USE BUFFER:	75' BUFFER REQUIRED ALONG SOUTHERN PROPERTY LINE
MINIMUM LANDSCAPE SURFACE RATIO:	0.10
MINIMUM PARKING REQUIREMENT:	400 SPACES
MAXIMUM PARKING LIMIT:	1,000 SPACES
PARKING PROVIDED:	459 SPACES (PHASE 1)
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	31.8% ACRES, OR 30% OF SITE
PARKLAND:	N/A
OPEN SPACE:	32.49 ACRES (3.29 FORMAL / 29.20 INFORMAL)
CONNECTIVITY INDEX SCORE:	1.33

****PUBLIC ACCESS, DRAINAGE,
AND UTILITY EASEMENT**

**TAX MAP 63 PARCEL 24.01
ADKERSON CREEKSIDE FARM L. P.
ZONED ESTATE RESIDENTIAL
FLOODWAY FRINGE OVERLAY
HISTORIC PRESERVATION OVERLAY
LAND USE: AGRICULTURE**

**TAX MAP 63 PARCEL 24
ADKERSON CREEKSIDE FARM L. P.
ZONED ESTATE RESIDENTIAL
FLOODWAY OVERLAY
FLOODWAY FRINGE
HISTORIC PRESERVATION OVERLAY
LAND USE: AGRICULTURE
CFCO-5**

**MAP 63, PARCEL 2
ZONE ER**

OWNER
FIRST UNITED METHODIST CHURCH OF FRANKLIN
143 FIFTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

ENGINEER / APPLICANT
BARGE CAUTHEN & ASSOCIATES, INC.
6608 CHARLOTTE PIKE, SUITE 210
NASHVILLE TENNESSEE 37209

SURVEYOR
LEADING EDGE LAND SERVICES, INC.
361 MALLORY STATION ROAD, SUITE 108
TRAVERA, FLORIDA 33497

811 Know what's **below**
Call before you dig
811
www.call811.com

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

GENERAL NOTES:

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE CAUSED BY CONTRACTOR ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.) UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
9. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAVED PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
10. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH" REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
11. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE SITES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES SUCH AS CABLE TELEVISION, ELECTRICAL, (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.
12. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

**** PUBLIC ACCESS EASEMENT TO BE USED ONLY IN THE EVENT OF AN EMERGENCY AS DETERMINED BY CITY OF FRANKLIN EMERGENCY SERVICE PROVIDERS.**

FRANKLIN FIRST UNITED METHODIST CHURCH PARKING DATA

DEVELOPMENT	PARKING SPACES PROVIDED	PARKING SPACES SUBTOTAL	PARKING SPACES REMAINING
SECTION 1	459	459	541
SECTION 2			
SECTION 3			

MATCH LINE

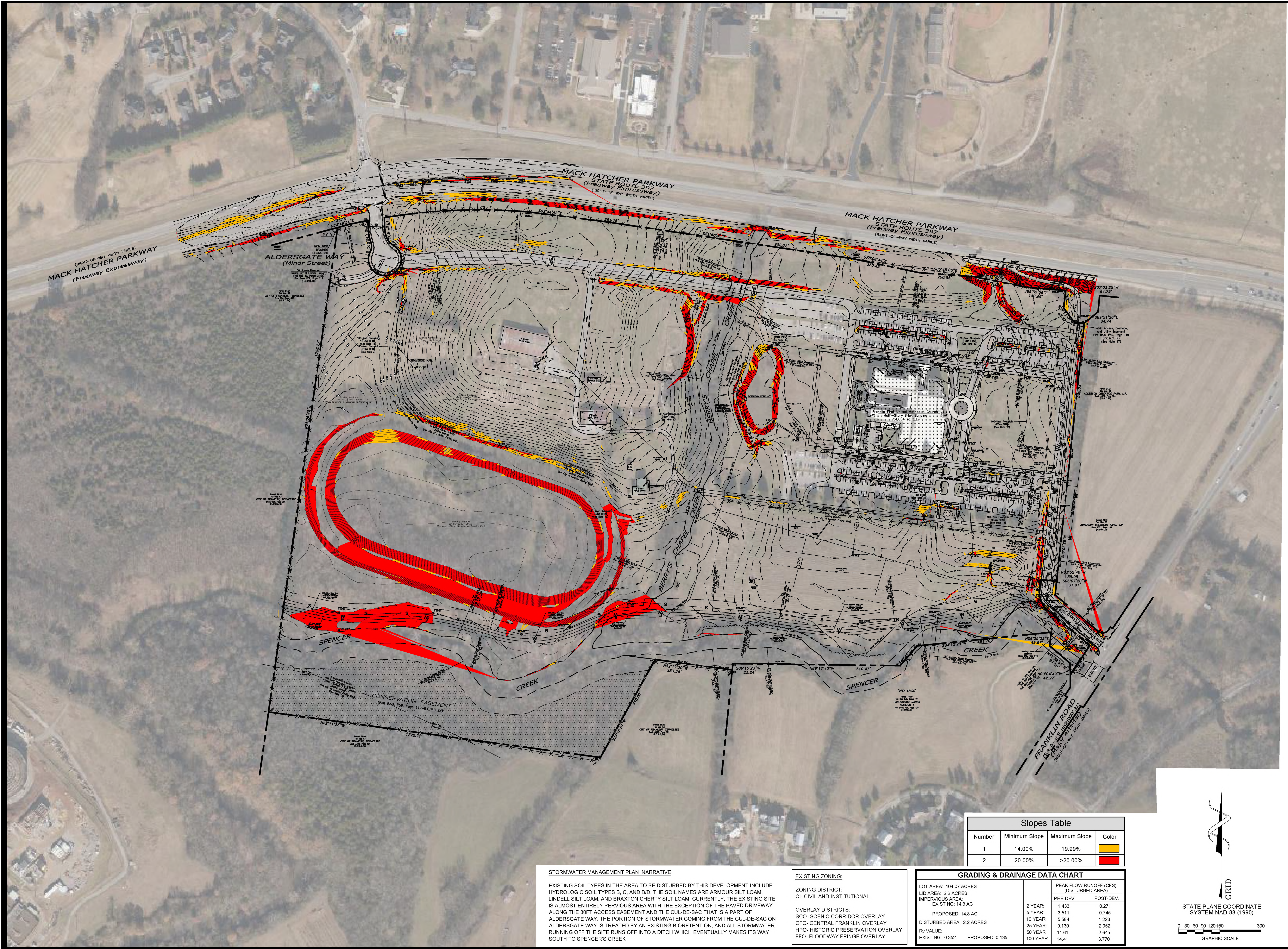
LEGEND

- FEMA FIRM 100-YEAR FLOODPLAIN
 PROPOSED 100-YEAR FLOODPLAIN / FLOODWAY FRINGE OVERLAY *
 LIMITS OF DISTURBANCE

* THE BOARD OF ZONING APPEALS HAS CONDITIONALLY APPROVED A BOUNDARY INTERPRETATION TO MOVE THE FLOODWAY FRINGE OVERLAY ZONING BOUNDARY TO THE FEMA APPROVED CLOMR LOCATION WHICH IS SHOWN BY THE BOLD BLACK LINE.

FRANKLIN FIRST UNITED METHODIST CHURCH LAND USE DATA

				LOT NUMBERS OF BUILDING UNITS		LOT NUMBERS OF OPEN SPACE LOTS		REMAINING ACRES	REMAINING SQUARE FOOTAGE
DEVELOPMENT	APPROVAL DATE	C/ ZONED ACRES	USE		FLOOR AREA				
CONCEPT PLAN	05/27/10	106	CHURCH	**	200,000 S.F.	**	**	**	**
DEVELOPMENT PLAN	10/25/12	106	CHURCH	**	200,000 S.F.	**	**	**	**
SECTION 1	TBD	17	CHURCH	1	86,570 S.F.	N / A	89		113,430
SECTION 2	TBD	TBD	CHURCH	1	TBD	N / A	TBD		TBD
SECTION 3	TBD	TBD	CHURCH	1	TBD	N / A	TBD		0



THIS SHEET MUST BE PRINTED IN COLOR

STORMWATER MANAGEMENT PLAN - NARRATIVE

EXISTING SOIL TYPES IN THE AREA TO BE DISTURBED BY THIS DEVELOPMENT INCLUDE HYDROLOGIC SOIL TYPES B, C, AND B/D. THE SOIL NAMES ARE ARMOUR SILT LOAM, LINDELL SILT LOAM, AND BRAXTON CHERTY SILT LOAM. CURRENTLY, THE EXISTING SITE IS ALMOST ENTIRELY PERVIOUS AREA WITH THE EXCEPTION OF THE PAVED DRIVEWAY ALONG THE 30FT ACCESS EASEMENT AND THE CUL-DE-SAC THAT IS A PART OF ALDERSGATE WAY. THE PORTION OF STORMWATER COMING FROM THE CUL-DE-SAC ON ALDERSGATE WAY IS TREATED BY AN EXISTING BIORETENTION, AND ALL STORMWATER RUNNING OFF THE SITE RUNS OFF INTO A DITCH WHICH EVENTUALLY MAKES ITS WAY SOUTH TO SPENCER'S CREEK.

EXISTING ZONING:

ZONING DISTRICT:
CI- CIVIL AND INSTITUTIONAL

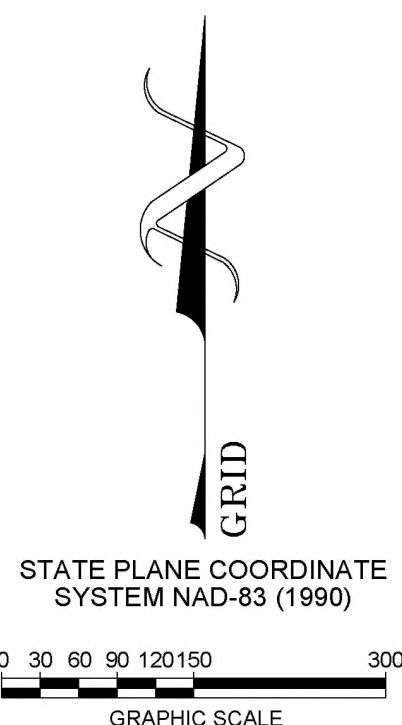
OVERLAY DISTRICTS:
SCO- SCENIC CORRIDOR OVERLAY
CFO- CENTRAL FRANKLIN OVERLAY
HPO- HISTORIC PRESERVATION OVERLAY
FFO- FLOODWAY FRINGE OVERLAY

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	>20.00%	

GRADING & DRAINAGE DATA CHART

LOT AREA: 104.07 ACRES LID AREA: 2.2 ACRES IMPERVIOUS AREA: EXISTING: 14.3 AC PROPOSED: 14.8 AC DISTURBED AREA: 2.2 ACRES R _h VALUE: EXISTING: 0.352 PROPOSED: 0.135	PEAK FLOW RUNOFF (CFS) (DISTURBED AREA)	
	PRE-DEV	POST-DEV
2 YEAR:	1,433	0,271
5 YEAR:	3,511	0,745
10 YEAR:	5,584	1,223
25 YEAR:	9,130	2,052
50 YEAR:	11,611	2,645
100 YEAR:	14,411	3,770



tm p
TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



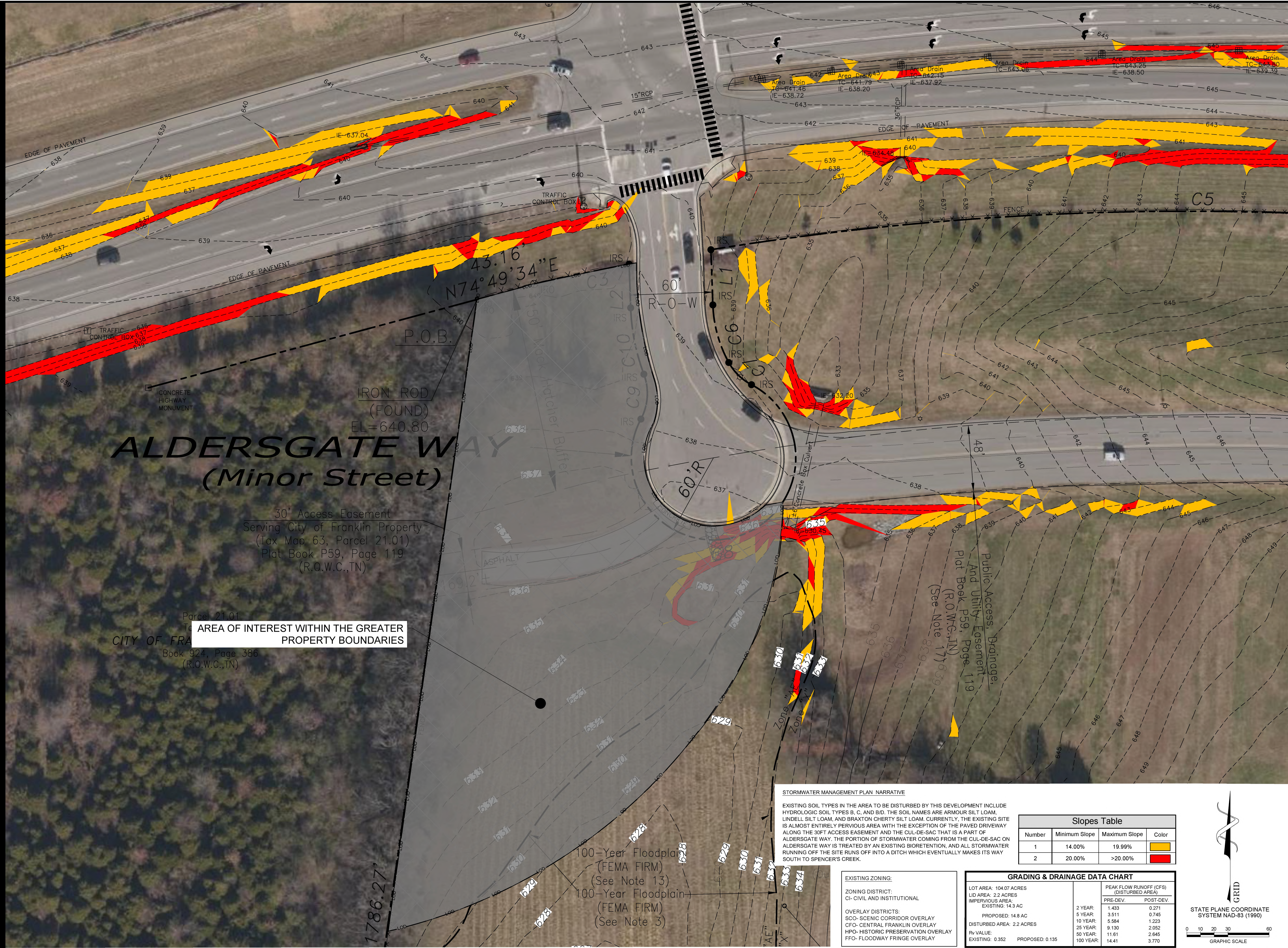
**WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC**
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

REVISIONS	

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

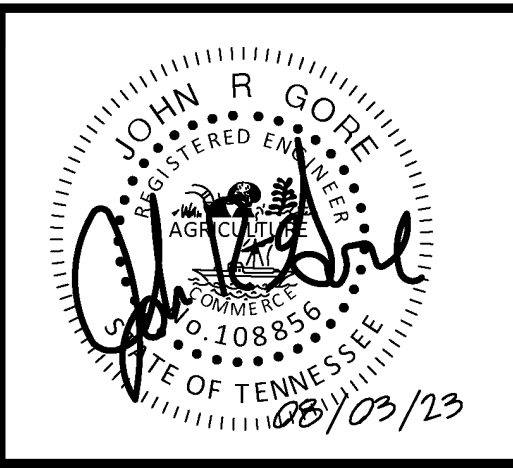
**EXISTING
CONDITIONS**
C1.00



tm
p

TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



**WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC**

**110 ALDERSGATE WAY
FRANKLIN, TN 37069**

COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

REVISIONS	

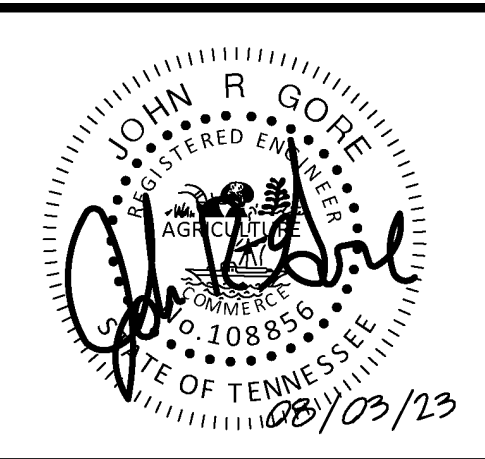
DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

**ENLARGED
EXISTING
CONDITIONS**

C1.10



211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



**WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC**

**110 ALDERSGATE WAY
FRANKLIN, TN 37069**

COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

REVISIONS

[illegible]

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

SITE GRADING PLAN

C3.00

STORMWATER MANAGEMENT PLAN NARRATIVE

EXISTING SOIL TYPES IN THE AREA TO BE DISTURBED BY THIS DEVELOPMENT INCLUDE HYDROLOGIC SOIL TYPES B, C, AND B/D. THE SOIL NAMES ARE ARMOUR SILT LOAM, LINDELL SILT LOAM, AND BRAXTON CHERTY SILT LOAM. CURRENTLY, THE EXISTING SITE IS ALMOST ENTIRELY PERVIOUS AREA WITH THE EXCEPTION OF THE PAVED DRIVEWAY ALONG THE 30FT ACCESS EASEMENT AND THE CUL-DE-SAC THAT IS A PART OF ALDERSGATE WAY. THE PORTION OF STORMWATER COMING FROM THE CUL-DE-SAC ON ALDERSGATE WAY IS TREATED BY AN EXISTING BIORETENTION, AND ALL STORMWATER RUNNING OFF THE SITE RUNS OFF INTO A DITCH WHICH EVENTUALLY MAKES ITS WAY SOUTH TO SPENCER'S CREEK.

PROPOSED CHANGES TO THE SITE INCLUDE AN INCREASE IN IMPERVIOUS AREA AND A DISTURBANCE OF THE BIORETENTION CURRENTLY TREATING THE CUL-DE-SAC WHICH IS PART OF ALDSERGATE WAY. THE PROPOSED STORMWATER MANAGEMENT PLAN THAT IS TO BE IMPLEMENTED AS A RESULT OF THESE CHANGES WILL INVOLVE THE CONSTRUCTION OF A LARGER BIORETENTION AT THE WESTERN PART OF THE SITE WHICH IS TO HAVE ALL RUNOFF FROM IMPERVIOUS AREA INCLUDING THE CUL-DE-SAC OFF ALDSERGATE WAY, ROUTED TO IT FOR TREATMENT VIA STORM INLETS AND PIPE. THE OUTLET FOR THE BIORETENTION WILL BE INTO THE EXISTING DITCH THAT IS CURRENTLY CONVEYING STORMWATER RUNOFF TO SPENCER'S CREEK. RESULTING FROM THIS TREATMENT AND CONVEYANCE OF STORMWATER RUNOFF, THE FLOW RATES WILL BE INCREASED FROM EXISTING CONDITIONS. AN LID TREATMENT VOLUME OF 86.5% IS TO BE ACHIEVED, AND THE OUTFALL LOCATION OF THE SITE WILL REMAIN THE SAME.

CITY OF FRANKLIN GRADING AND DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF IMPERVIOUS AREA OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE 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 TEST SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE THE 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.
4. ALL SPECIFIED DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS ROADWAY SUB-GRADE, BASE STONE AND BINDER AND 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 STREET AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND ORDERING FOR THE RELATIONSHIP OF THE EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

STATEMENT OF IMPACTS

WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER
MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT
HARLINSDALE FARM ON FRANKLIN RD.

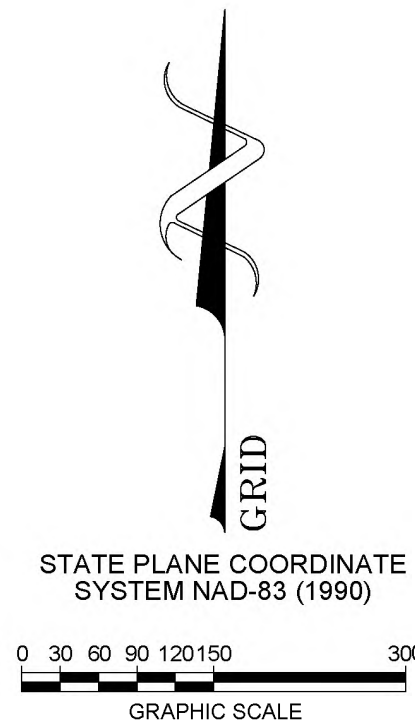
PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT
SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ON ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

DRAINAGE FACILITIES
0.5 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE
RUNOFF RATES WILL BE EQUAL TO OR LESS THAN
EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

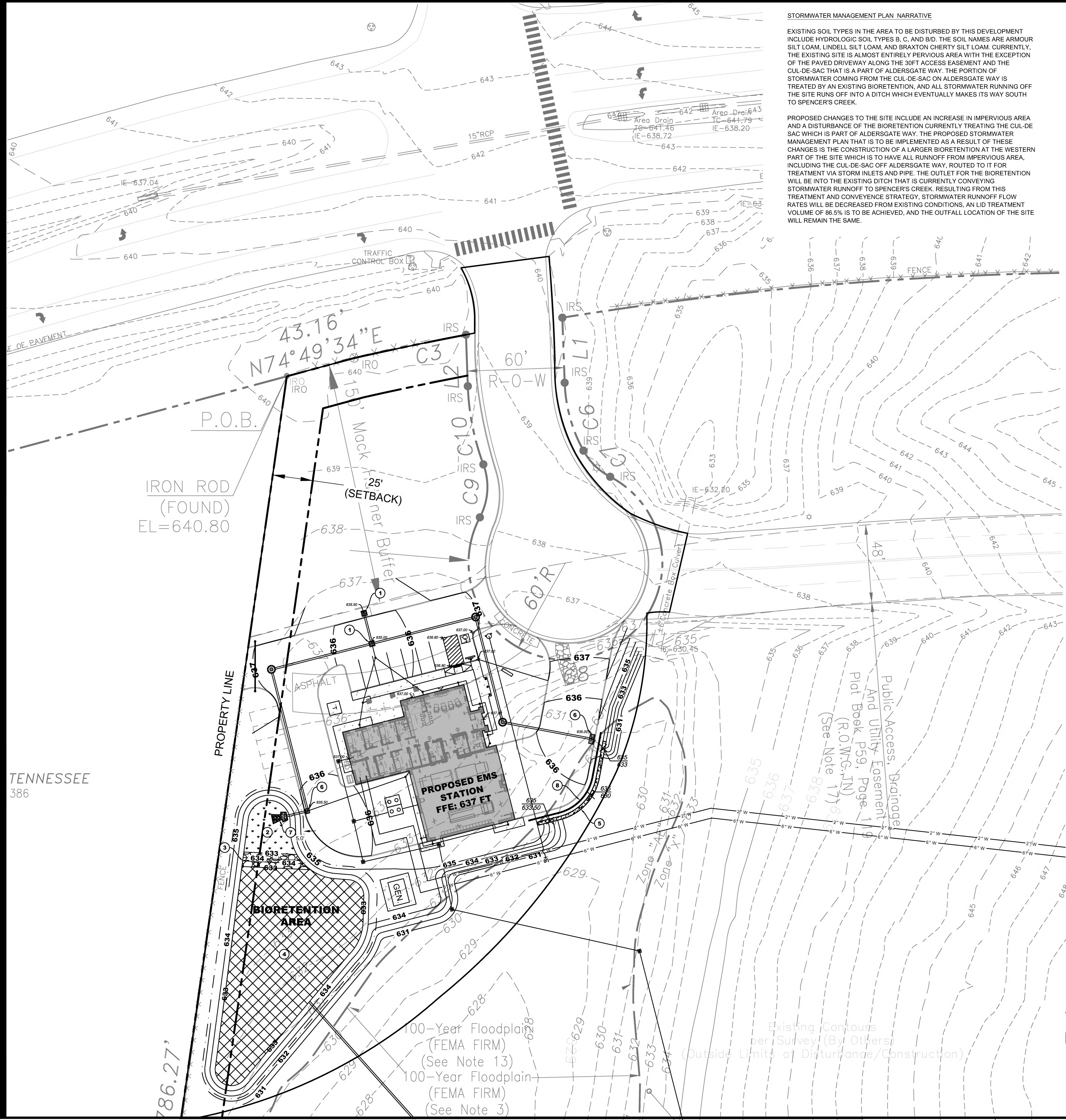
GRADING & DRAINAGE DATA CHART			
LOT AREA: 104.07 ACRES		PEAK FLOW RUNOFF (CFS)	
LID AREA: 2.2 ACRES		(DISTURBED AREA)	
IMPERVIOUS AREA: EXISTING: 14.3 AC		PRE-DEV.	POST-DEV.
PROPOSED: 14.8 AC		2 YEAR: 1.433	0.271
		5 YEAR: 3.511	0.745
		10 YEAR: 5.584	1.223
DISTURBED AREA: 2.2 ACRES		25 YEAR: 9.130	2.052
RV VALUE:		50 YEAR: 11.61	2.645
EXISTING: 0.352 PROPOSED: 0.135		100 YEAR: 14.41	3.770



THIS SHEET MUST BE PRINTED IN COLOR

COPYRIGHT © 2023 TMPARTNERS PLLC. ALL RIGHTS RESERVED. UNAUTHORIZED COPYING, SCANNING, PRINTING OR DISTRIBUTION IS PROHIBITED.

Page 41 of 190



STORMWATER MANAGEMENT PLAN NARRATIVE

EXISTING SOIL TYPES IN THE AREA TO BE DISTURBED BY THIS DEVELOPMENT INCLUDE HYDROLOGIC SOIL TYPES B, C, AND B/D. THE SOIL NAMES ARE ARMOUR SILT LOAM, LINDELL SILT LOAM, AND BRAXTON CHERTY SILT LOAM. CURRENTLY, THE EXISTING SITE IS ALMOST ENTIRELY PERVIOUS AREA WITH THE EXCEPTION OF THE PAVED DRIVEWAY ALONG THE 30FT ACCESS EASEMENT AND THE CUL-DE-SAC THAT IS A PART OF ALDERSGATE WAY. THE PORTION OF STORMWATER COMING FROM THE CUL-DE-SAC ON ALDERSGATE WAY IS TREATED BY AN EXISTING BIORETENTION, AND ALL STORMWATER RUNNING OFF THE SITE RUNS OFF INTO A DITCH WHICH EVENTUALLY MAKES ITS WAY SOUTH TO SPENCER'S CREEK.

PROPOSED CHANGES TO THE SITE INCLUDE AN INCREASE IN IMPERVIOUS AREA AND A DISTURBANCE OF THE BIORETENTION CURRENTLY TREATING THE CUL-DE-SAC WHICH IS PART OF ALDERSGATE WAY. THE PROPOSED STORMWATER MANAGEMENT PLAN THAT IS TO BE IMPLEMENTED AS A RESULT OF THESE CHANGES IS THE CONSTRUCTION OF A LARGER BIORETENTION AT THE WESTERN PART OF THE SITE WHICH IS TO HAVE ALL RUNOFF FROM IMPERVIOUS AREA, INCLUDING THE CUL-DE-SAC OFF ALDERSGATE WAY, ROUTED TO IT FOR TREATMENT VIA STORM INLETS AND PIPE. THE OUTLET FOR THE BIORETENTION WILL BE INTO THE EXISTING DITCH THAT IS CURRENTLY CONVEYING STORMWATER RUNOFF TO SPENCER'S CREEK. RESULTING FROM THIS TREATMENT AND CONVEYENCE STRATEGY, STORMWATER RUNOFF FLOW RATES WILL BE DECREASED FROM EXISTING CONDITIONS, AN LID TREATMENT VOLUME OF 86.5% IS TO BE ACHIEVED, AND THE OUTFALL LOCATION OF THE SITE WILL REMAIN THE SAME.

CITY OF FRANKLIN GRADING AND DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF IMPERVIOUS AREA OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL
2. THE DEVELOPER SHALL PROVIDE 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 TEST SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE THE 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 ROADWAY SUB-GRADE, BASE STONE AND BINDER AND 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 STREET AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND 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.

CITY OF FRANKLIN RETAINING WALL NOTES

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER, AS MEASURED FROM THE BOTTOM OF FOUNDATIONS TO THE TOP OF WALL, SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES (BNS) FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING. THE WALL PERMIT SUBMITTAL SHALL BE MADE PRIOR TO ISSUANCE OF THE GRADING PERMIT.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER RETAINING WALLS SHALL NOT BE USED
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. RETAINING WALLS SHALL BE DESIGNED FOR A LIVE LOAD SURCHARGE CORRESPONDING TO THE MAXIMUM DESIGN LOADING, BUT IN NO CASE LESS THAN 250 PSF APPLIED OVER THE FULL EXTENTS OF RIGHT-OF-WAY.
6. RETAINING WALLS SHALL PROVIDE A MINIMUM SLIDING AND OVERTURNING FACTOR OF SAFETY OF 1.50 AND A MINIMUM GLOBAL STABILITY FACTOR OF 1.30.
7. RETAINING WALLS AND ASSOCIATED COMPONENTS SHALL BE WHOLLY LOCATED OUTSIDE OF RIGHT-OF-WAY AND PUBLIC EASEMENTS
8. RETAINING WALLS OUTSIDE OF, BUT SUPPORTING, RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL NOT BE CONSTRUCTED OF TIMBER OR GROUTED OR UNGROUTED STACKED STONE
9. PEDESTRIAN AND/OR VEHICULAR GUARDS SHALL BE PROVIDED WHEN A PEDESTRIAN AND/OR VEHICULAR PATH, RESPECTIVELY, EXTENDS TO WITHIN FIVE (5) FEET OF THE TOP OF A RETAINING WALL OR WHERE OTHERWISE DEEMED NECESSARY BY THE CITY ENGINEER

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINSDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

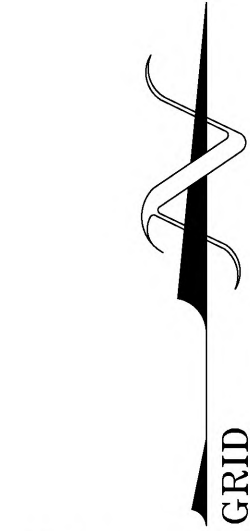
DRAINAGE FACILITIES
0.5 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE. RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

GRADING & DRAINAGE KEYNOTES:

- 1 PROPOSED AREA INLET
- 2 PRE-TREATMENT CELL
- 3 STONE CHECK DAM
- 4 LEVEL 2 BIORETENTION AREA
- 5 POURED IN PLACE CONCRETE RETAINING WALL WITH BRICK VENEER; MAX HEIGHT 5.0 FT
- 6 PROPOSED CURB INLET.
- 7 RIP RAP OUTLET PROTECTION
- 8 VEHICULAR GUARDRAIL

SEE DETAIL SHEET CX-X FOR CIVIL DETAILS; UNLESS OTHERWISE NOTED.

GRADING & DRAINAGE DATA CHART			
LOT AREA: 104.07 ACRES LID AREA: 2.2 ACRES IMPERVIOUS AREA: EXISTING: 14.3 AC PROPOSED: 14.8 AC DISTURBED AREA: 2.2 ACRES Rv VALUE: EXISTING: 0.352 PROPOSED: 0.135		PEAK FLOW RUNOFF (CFS) (DISTURBED AREA)	
		PRE-DEV.	POST-DEV.
	2 YEAR:	1,433	0,271
	5 YEAR:	3,511	0,745
	10 YEAR:	5,584	1,223
	25 YEAR:	9,130	2,052
	50 YEAR:	11,611	2,645
	100 YEAR:	14,41	3,770



STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

tm
p

TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC

110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

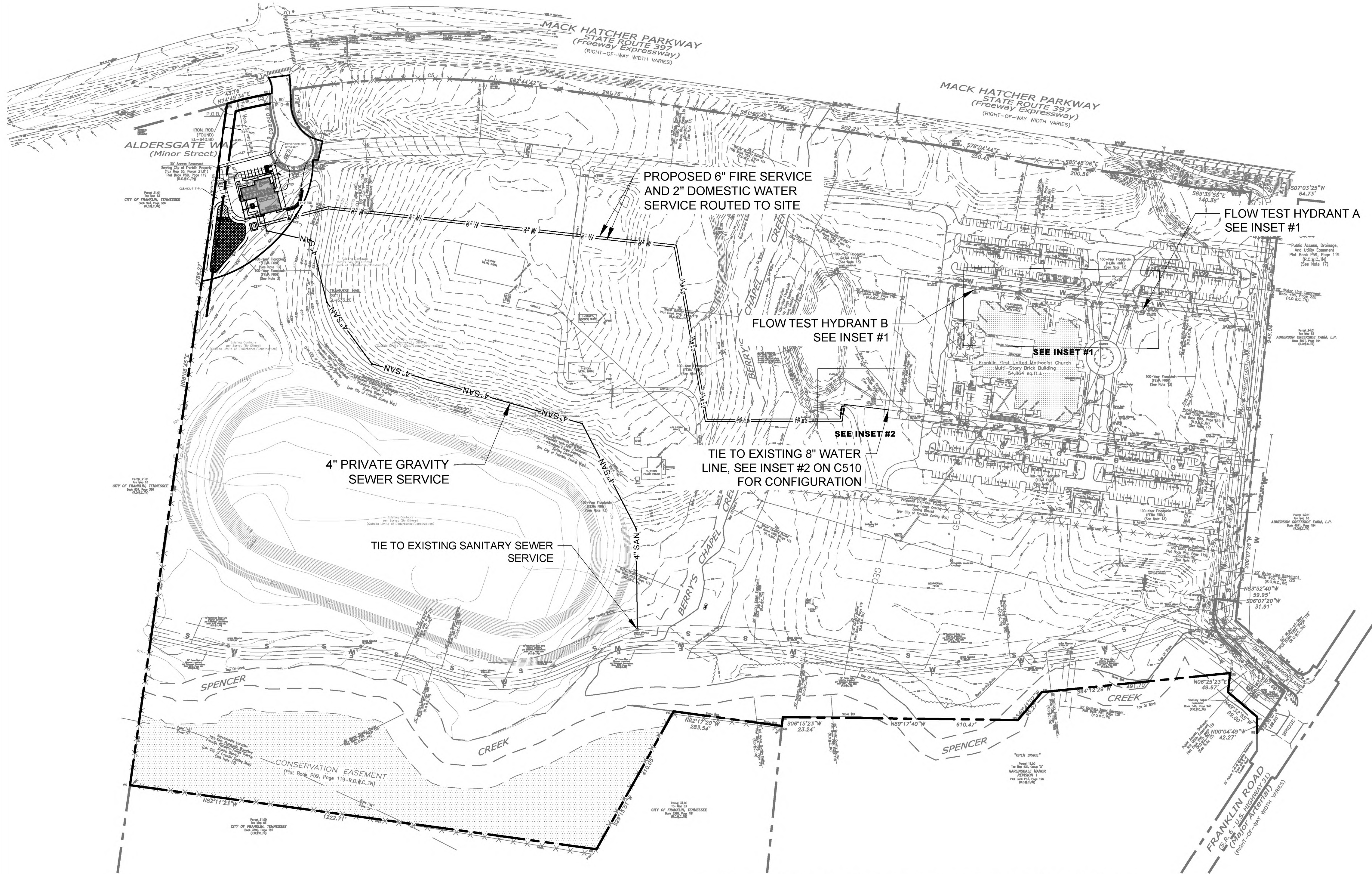
REVISIONS

DR. BY
CK. BY
PROJ. NO.
DATE

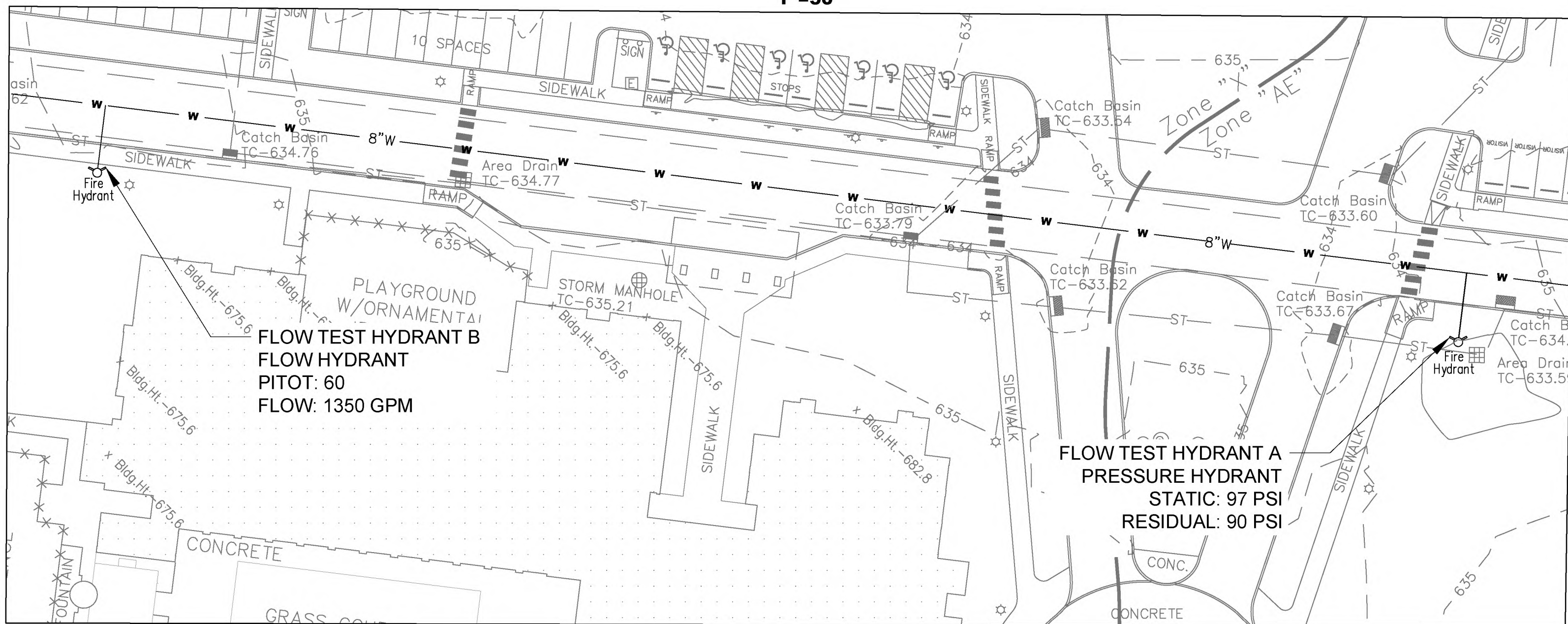
AUTHOR
CHECKER
A08221
08/03/2023

ENLARGED
GRADING
PLAN

C3.10



INSET #1: FLOW TEST FIRE HYDRANTS
1"=30'



UTILITY PROVIDERS	
STREETS AND DRAINAGE CITY OF FRANKLIN ENGINEERING DEPARTMENT 109 THIRD AVENUE SOUTH FRANKLIN, TENNESSEE 37064	
WATER SYSTEM CITY OF FRANKLIN DEPARTMENT OF WATER AND SEWER 124 LUMBER DRIVE FRANKLIN, TENNESSEE 37064 (615)-794-4554 ATTN: BEN MCNEIL	
ELECTRIC MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION P.O. BOX 681709 FRANKLIN, TENNESSEE 7068	
SANITARY SEWER CITY OF FRANKLIN DEPARTMENT OF WATER AND SEWER 124 LUMBER DRIVE FRANKLIN, TENNESSEE 37064	

THE CITY OF FRANKLIN WATER AND SEWER GENERAL NOTES

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

TWO HYDRANT FLOW TEST RESULTS

STATIC: 97 psi
RESIDUAL: 90 psi
FLOW: 1350 gpm
FLOW TEST PERFORMED AT 9:00 AM ON JUNE 23, 2023 BY
BRUHN & BRUHN FIRE PROTECTION

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

DRAINAGE FACILITIES
0.5 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE. RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

tm
p

TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com

**WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC**
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

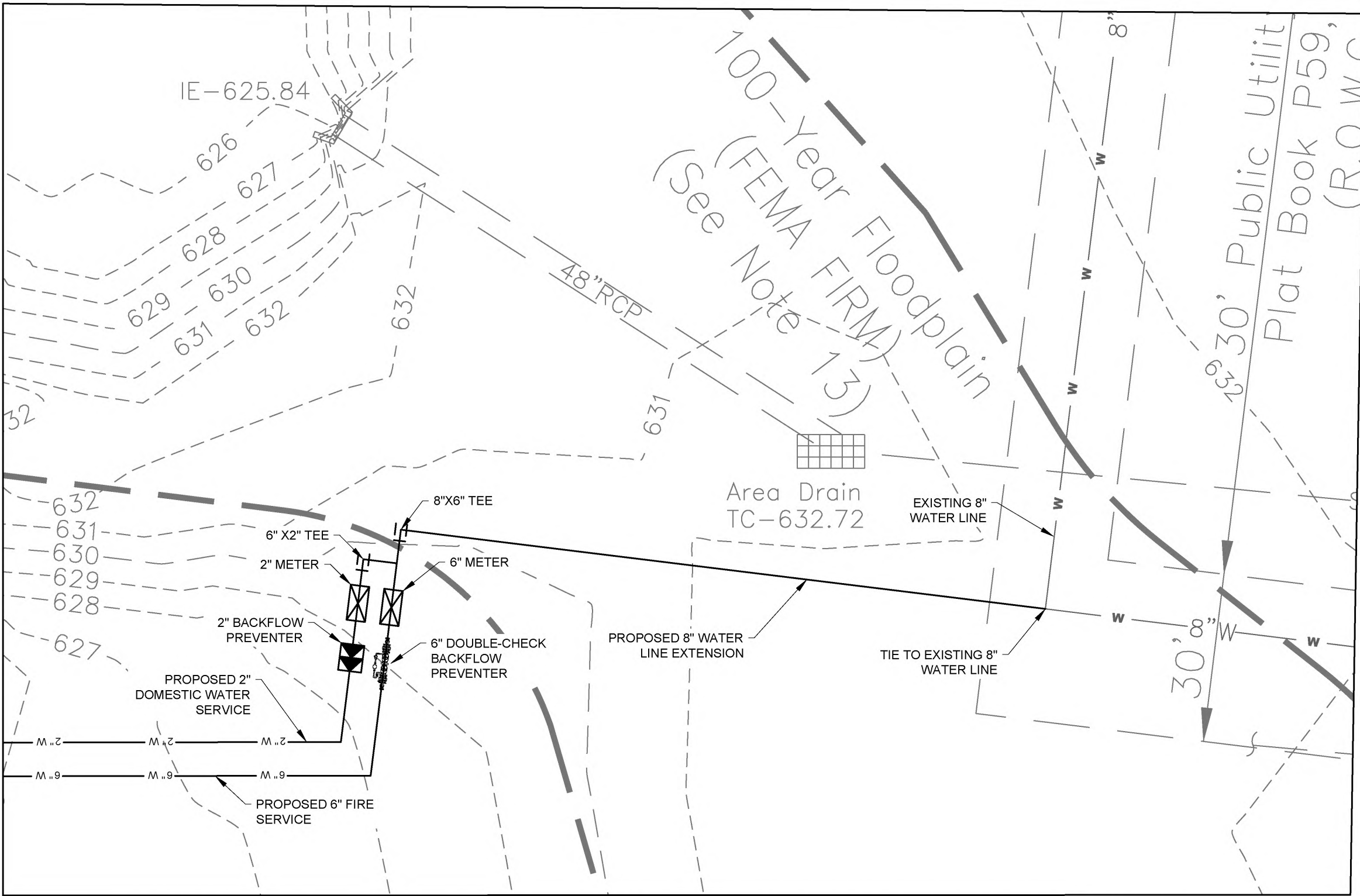
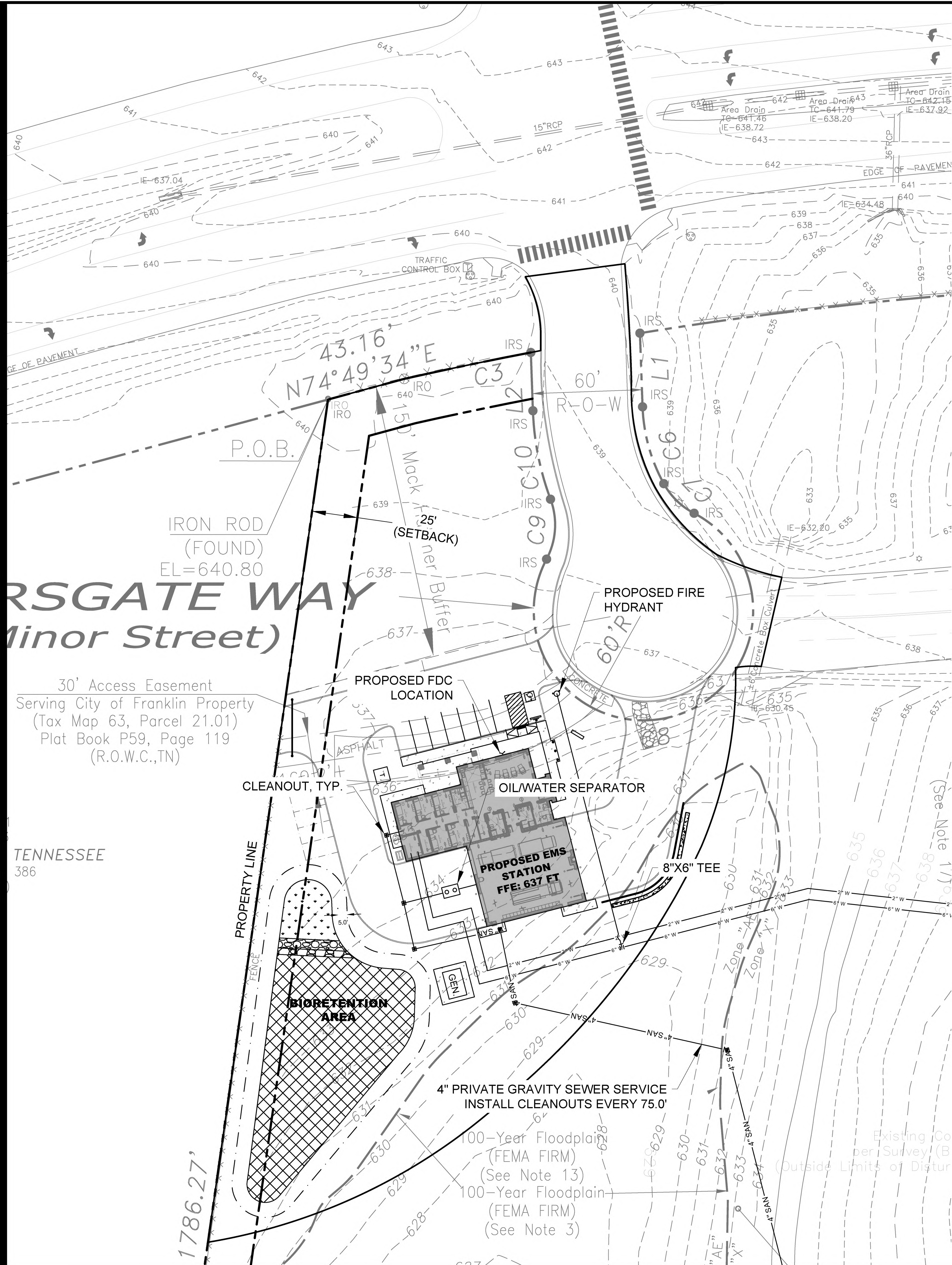
REVISIONS	

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

**SITE UTILITIES
PLAN**
C5.00

THIS SHEET MUST BE PRINTED IN COLOR
COPYRIGHT © 2023 TMPARTNERS PLLC, ALL RIGHTS RESERVED. UNAUTHORIZED COPYING, SCANNING, PRINTING OR DISTRIBUTION IS PROHIBITED.

Page 44 of 130



INSET #2: ENLARGED WATER CONNECTION PLAN

1"=20'

THE CITY OF FRANKLIN WATER AND SEWER GENERAL NOTES

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

UTILITY PROVIDERS

STREETS AND DRAINAGE
CITY OF FRANKLIN ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

WATER SYSTEM
CITY OF FRANKLIN
DEPARTMENT OF WATER AND SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
(615)-794-4554
ATTN: BEN MCNEIL

ELECTRIC
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
P.O. BOX 681709
FRANKLIN, TENNESSEE 7068

SANITARY SEWER
CITY OF FRANKLIN
DEPARTMENT OF WATER AND SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

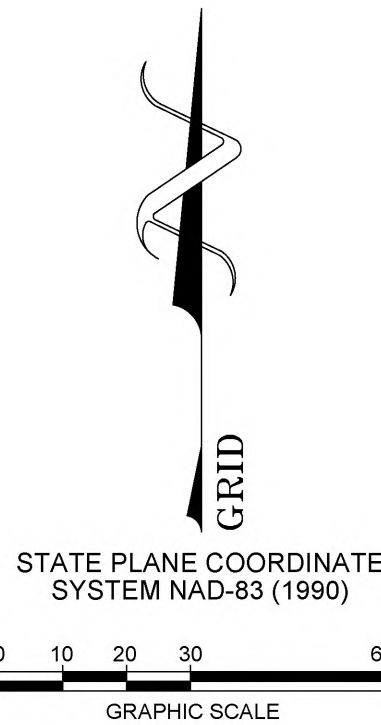
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN SANITATION AND ENVIRONMENTAL SERVICES DEPARTMENT.

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

DRAINAGE FACILITIES
0.5 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE. RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

TWO HYDRANT FLOW TEST RESULTS

STATIC: 97 psi
RESIDUAL: 90 psi
FLOW: 1350 gpm
FLOW TEST PERFORMED AT 8:00 AM ON JUNE 23, 2023 BY BRUHN & BRUHN FIRE PROTECTION



TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC

110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

REVISIONS	

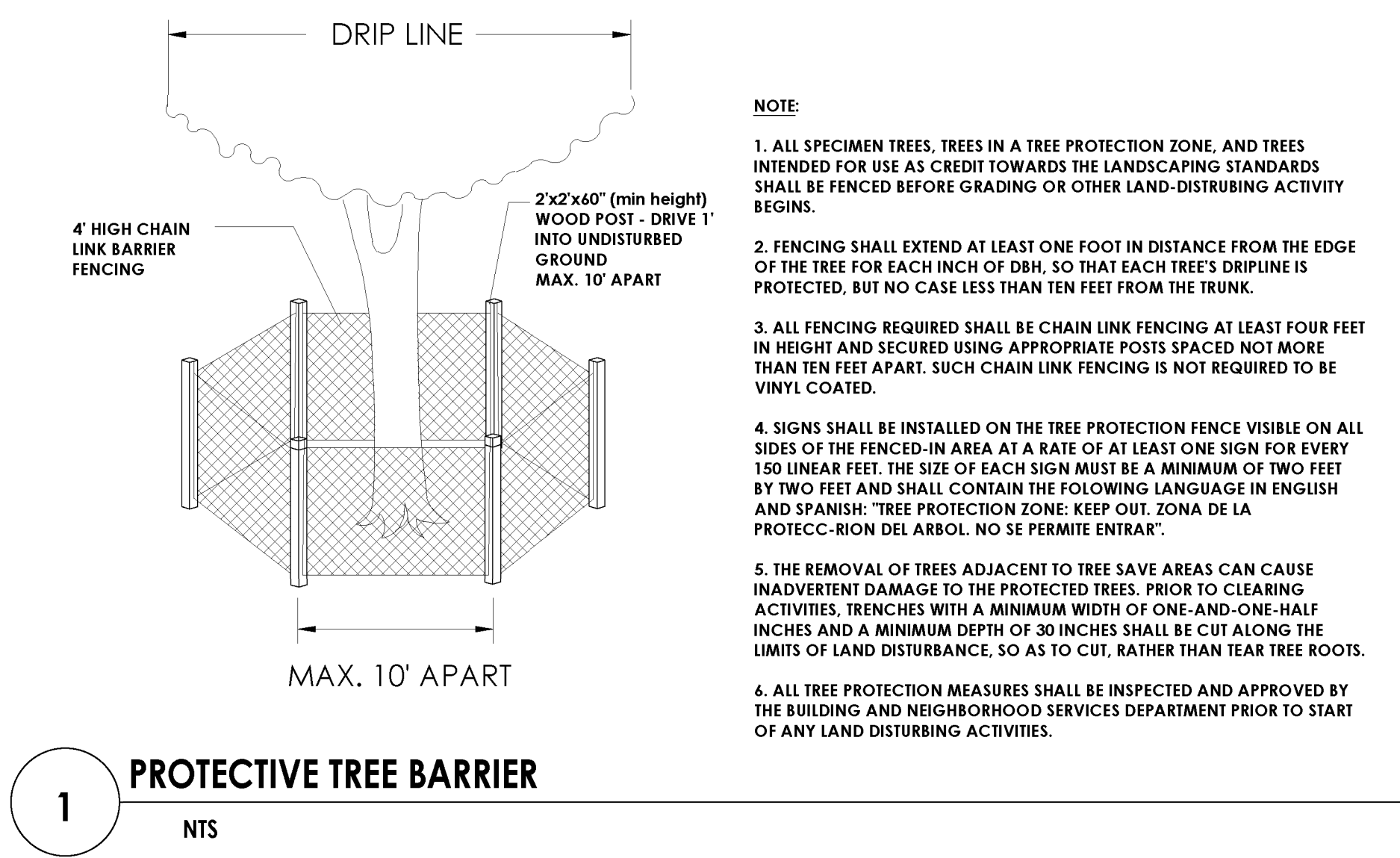
DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

ENLARGED
UTILITIES
PLAN

C5.10



Proposed EMS Station at FFUMC	
Site Acreage :	1.77
Site Zoning District and applicable Overlays:	CI Zoning District, Historic Preservation Overlay, Central Franklin Overlay, Flood Fringe Overlay, Scenic Corridor Overlay
Minimum Required Landscape Surface Area (Ratio and Acreage):	0.708 (40%)
Provided Landscape Surface Area (Ratio and Acreage):	1.08 (61%)
Percent and Acreage of Original Canopy Cover:	.51 acres (29%)
Percent and Acreage Tree Canopy Required:	.10 acres (24%)
Percent and Acreage of Preserved Canopy Cover Provided:	.14 acres (27%)
Number and DBH of Specimen Trees Removed:	0



tm
p

TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC

ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

**TREE
PRESERVATION
PLAN**

L100

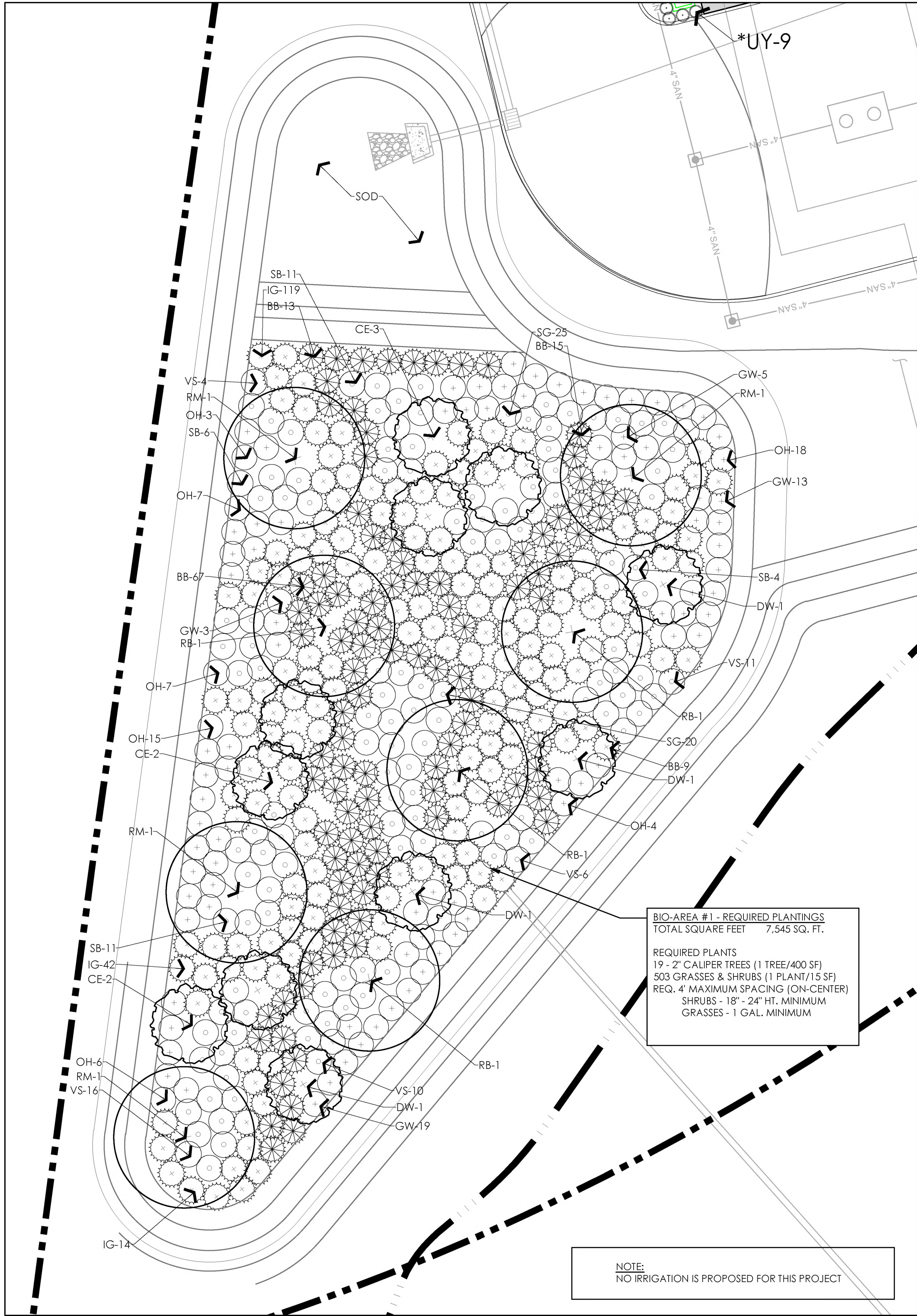


GENERAL NOTES - LANDSCAPE PLANTING

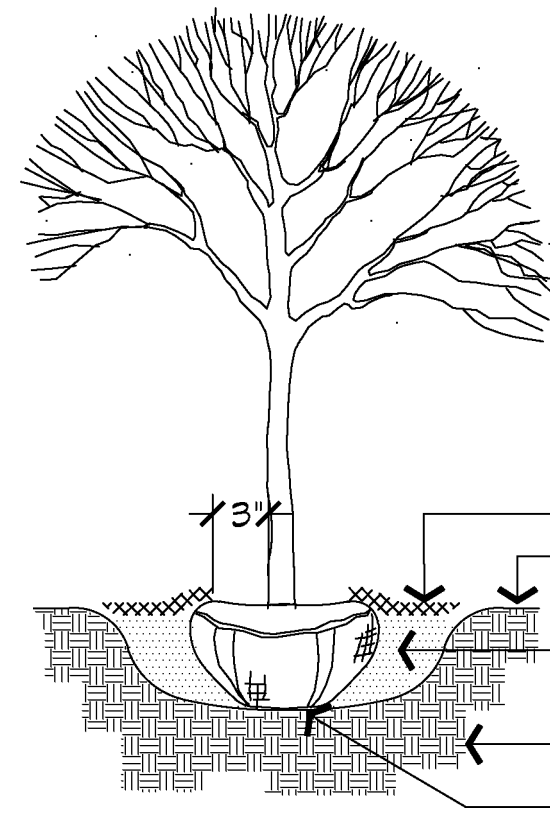
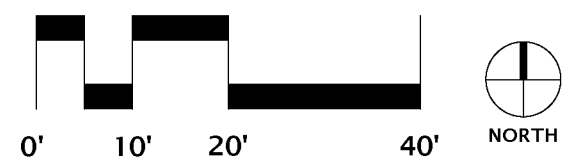
- NOTE:
NO IRRIGATION IS PROPOSED FOR THIS PROJECT



L200

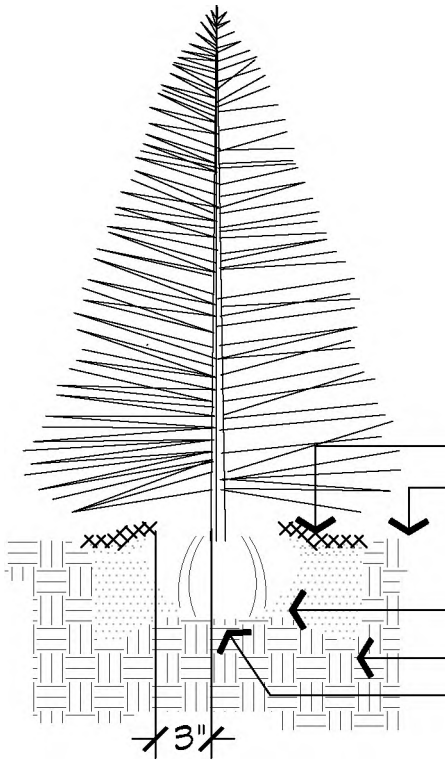


1 BIORETENTION PLANTING PLAN (ENLARGEMENT)



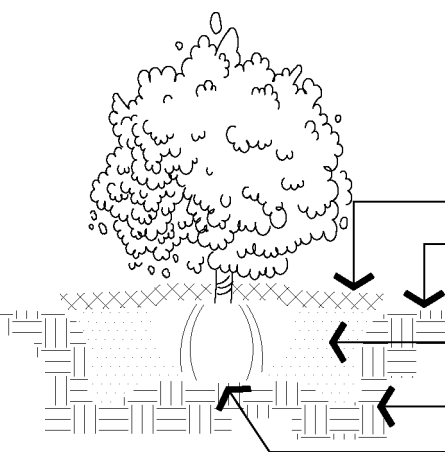
- NOTES:
1. TOP OF ROOT BALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE
 2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 2/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.
 3. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
 4. MULCH VOLCANOES SHALL NOT BE ALLOWED

2 TREE PLANTING
NTS



- NOTES:
1. TOP OF ROOT BALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE
 2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 2/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.
 3. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
 4. MULCH VOLCANOES SHALL NOT BE ALLOWED

3 EVERGREEN TREE PLANTING
NTS



- NOTES:
1. TOP OF ROOT BALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE
 2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. NON-DEGRADABLE BURLAP SHALL BE REMOVED OR ROLLED UNDER BALL AFTER REPLACEMENT OF PLANT
- 3\"/>

4 SHRUB PLANTING
NTS

EMS at FFUMC - PLANT SCHEDULE							
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / CAL	HEIGHT	SPACING	REMARKS
Evergreen Trees							
AH	6	Ilex opaca	American Holly	2\"/>	6'-8' Hgt.	Per Plans	
EG	29	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	3\"/>	8'-10' Hgt.	4' O.C.	
ER	4	Juniperus virginiana	Eastern Red Cedar	2\"/>	6'-8' Hgt.	Per Plans	
JC	4	Juniperus scopulorum 'Cologreen'	Cologreen Juniper	2\"/>	6'-8' Hgt.	Per Plans	
Deciduous Trees							
CC	3	Cercis canadensis var. texensis 'Oklahoma'	Oklahoma Redbud	2\"/>	8'-10' Hgt.	Per Plans	Single Trunk
CD	3	Cornus x rutgersensis Celestial	Celestial Dogwood	2\"/>	8'-10' Hgt.	Per Plans	Strong Central Leader
Shrubs							
FP	13	Potentilla fruticosa 'Monsidi'	Frosty Potentilla	-	18"-24" Ht.	3' O.C.	
GB	31	Buxus x 'Green Mountain'	Green Mountain Boxwood	-	30"-36" Ht.	4' O.C.	
LS	10	Spiraea japonica 'SMSJMLG'	Lil Sizzle Spirea	-	18"-24" Ht.	3' O.C.	
MW	14	Weigela florida 'Elvera'	Midnight Wine Weigela	-	18"-24" Ht.	3' O.C.	
UY	9	Cephalotaxus harringtonia 'Fastigiata'	Upright Japanese Plum Yew	-	36"-48" Ht.	2' O.C.	
WB	16	Buxus microphylla var. japonica 'Winter Gem'	Winter Gem Boxwood	-	18"-24" Ht.	3' O.C.	
BIO-RETENTION PLANT SCHEDULE							
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / CAL	HEIGHT	SPACING	REMARKS
Deciduous Trees							
CE	7	Cercis canadensis	Eastern Redbud	2\"/>		Per Plans	Single Trunk
DW	4	Cornus florida	Dogwood	2\"/>		Per Plans	Strong Central Leader
RB	4	Betula nigra 'BNMTF'	DuraHeat River Birch	2\"/>		Per Plans	2 Trunk Max - Each 3\"/>
RM	4	Acer rubrum	Red Maple	2\"/>		Per Plans	
Shrubs							
BB	104	Buddleia davidii	Butterfly Bush	-	18"-24" Ht.	4' O.C.	
GW	40	Hypericum frondosum	Shrubby St. Johns Wort	-	18"-24" Ht.	4' O.C.	
VS	47	Itea virginica	Virginia Sweetspire	-	18"-24" Ht.	4' O.C.	
IG	175	Ilex glabra 'Shamrock'	Shamrock Inkberry	-	24"-30" Ht.	4' O.C.	
OH	60	Hydrangea quercifolia	Oakleaf Hydrangea	-	18"-24" Ht.	4' O.C.	
SB	32	Sweetpepper Bush	Clethra alnifolia	-	18"-24" Ht.	4' O.C.	
Grasses							
SG	45	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gallon		Per Plans	



TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC
ALDRSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

REVISIONS	

DR. BY AUTHOR
CK. BY CHECKER
PROJ. NO. A08221
DATE 08/03/2023

LANDSCAPE
DETAILS &
PLANT
SCHEDULE
L300



1 EAST ELEVATION

GLASS AND OPENINGS: 637 SF



2 SOUTH ELEVATION

GLASS AND OPENINGS: 109 SF



3 WEST ELEVATION

GLASS AND OPENINGS: 466 SF



4 NORTH ELEVATION

GLASS AND OPENINGS: 145 SF

MATERIALS LEGEND

- 1 RED BRICK
- 2 NATURAL STONE MASONRY
- 3 ASPHALT SHINGLE ROOF
- 4 SMOOTH CAST STONE
- 5 GRAY METAL COPING
- 6 GRAY SKIM COAT ON EXTERIOR GYPSUM
- 7 WHITE SKIM COAT ON EXTERIOR GYPSUM
- 8 GRAY METAL DOWNSPOUT
- 9 GRAY ALUMINUM STOREFRONT WITH CLEAR GLASS
- 10 GRAY PIPE BOLLARD
- 11 RED FOUR-FOLD APPARATUS BAY DOORS
- 12 GRAY METAL LOUVER
- 13 BLACK ALUMINUM ARCHITECTURAL LIGHTING

EAST ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,310 SF	N/A
NET* OF WALL	1,553 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,201 SF	77%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	352 SF	23%

SOUTH ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,394 SF	N/A
NET* OF WALL	1,891 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,641 SF	87%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	250 SF	13%

WEST ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,310 SF	N/A
NET* OF WALL	1,550 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,222 SF	79%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	328 SF	21%

NORTH ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,394 SF	N/A
NET* OF WALL	1,768 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,566 SF	89%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	202 SF	11%

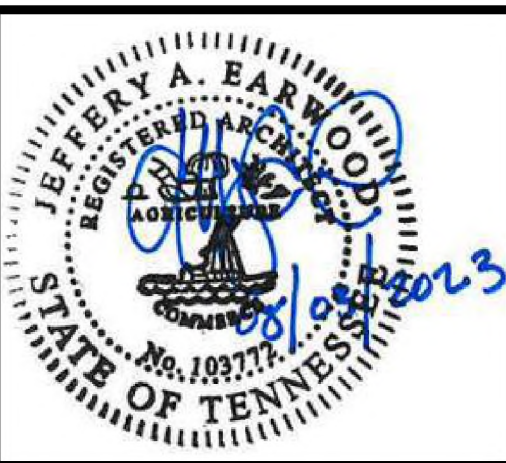
GENERAL NOTES
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS, ZONING ORDINANCE, AND THE APPROVAL OF THE CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CITY OF FRANKLIN.

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



TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD
DEVELOPMENT
PLAN
SUBMITTAL
08-03-2023

REVISIONS

DR. BY KD
CK. BY JE
PROJ. NO. A08221
DATE 08/03/2023

BUILDING
ELEVATIONS

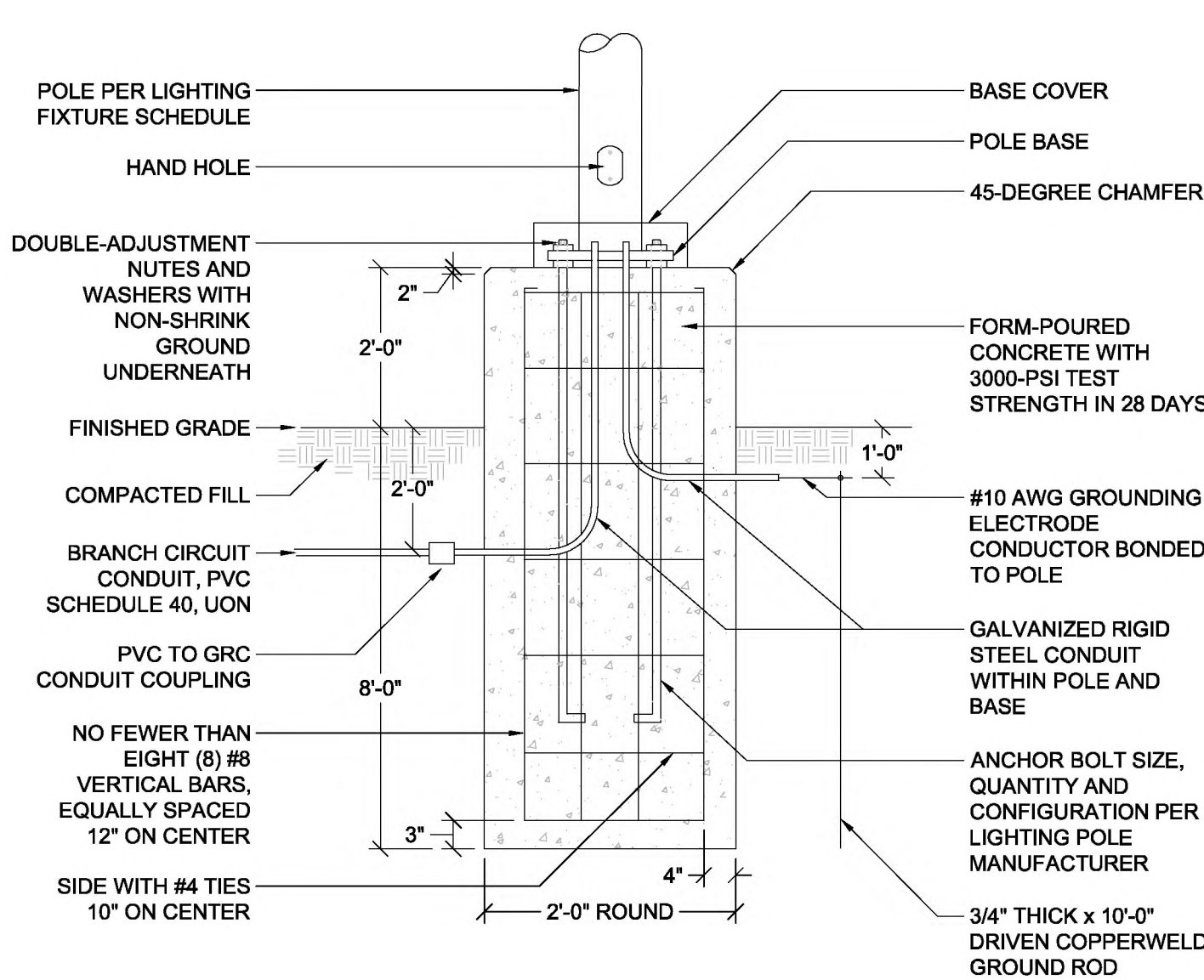
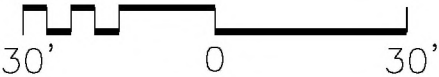
A001



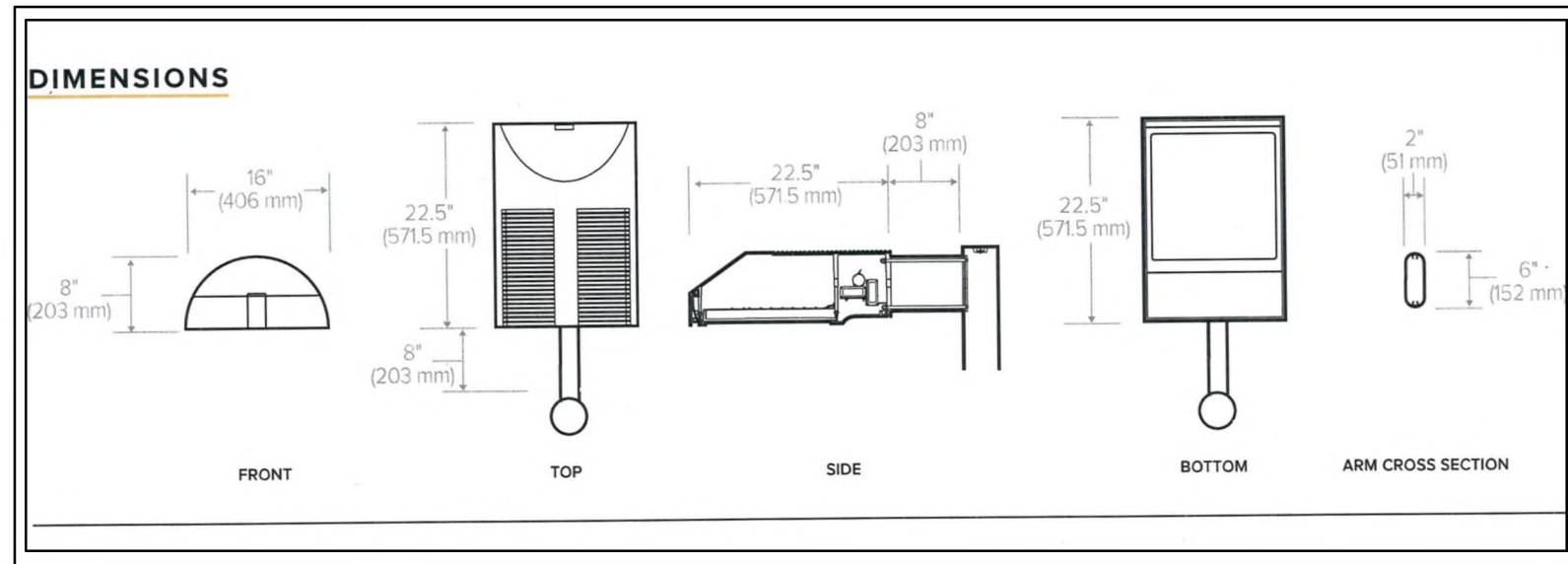
Luminaire Schedule		Luminaire		Description		Footcandle		Footcandle		Footcandle		Footcandle		Footcandle	
Symbol	Qty	Used	Arrangement	Description	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle
1	1	1	Single	1A-A02-B1-100-100-3	0.000	186.60	177.60	54.3	54.3	54.3	54.3	54.3	54.3	54.3	54.3
2	1	1	Single	1A-A02-B1-100-100-4	0.000	177.60	177.60	54.3	54.3	54.3	54.3	54.3	54.3	54.3	54.3

Calculation Summary		Footcandle		Footcandle		Footcandle		Footcandle		Footcandle		Footcandle		Footcandle	
Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

SITE LIGHTING PHOTOMETRIC PLAN



DETAIL - TYPICAL SITE LIGHTING POLE BASE
NOT TO SCALE



PRODUCT EXCEPTIONS & DETAILS			
Configuration		EPA	
	ISA	1 Arm Side Mount	0.9
	IW	Single Wall Mount	n/a
	HSF	Horizontal Splitter	n/a

Configuration			
	1A		3T
	2B		3Y
	2L		4C

SITE LIGHTING DATA

Development Standard: Traditional
Land Use: Non-residential Zoning
District: General Commercial (GC)
Pole Height 25 ft
Pole/Fixture Color: Black Gloss Smooth
Color of Light: 4000K

THIS LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT OF SUPERINTENDENT OR THE PLANNING COMMISSION/CITY OF FRANKLIN.

STREET LIGHTING LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTMC.



TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



**WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC**

**110 ALDERSGATE WAY
FRANKLIN, TN 37069**

**COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023**

REVISIONS		

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

**SITE LIGHTING
PHOTOMETRIC
PLAN**

EP000

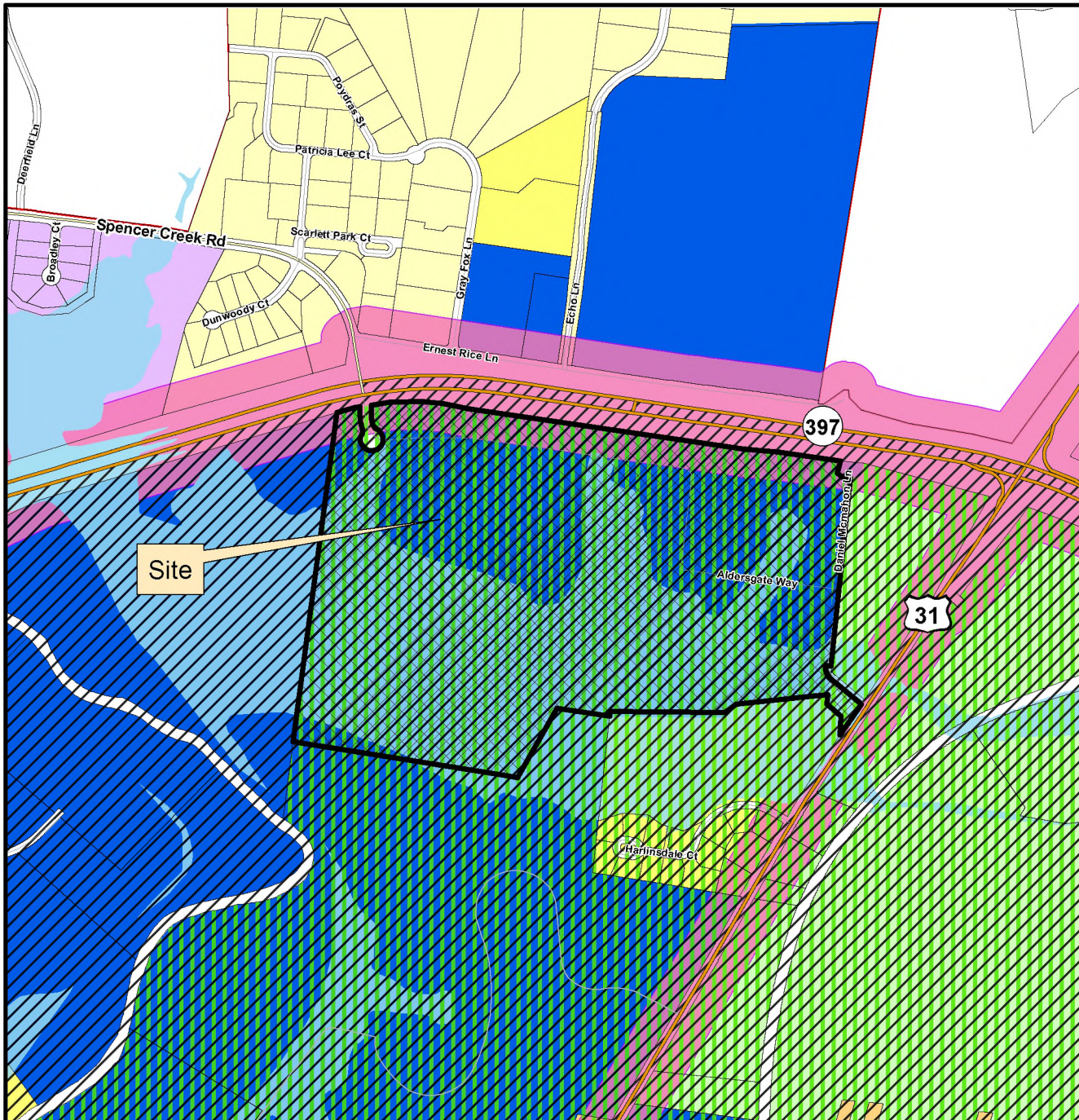
**FRANKLIN FIRST UNITED METHODIST CHURCH
PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
ORDINANCE 2023-31
RESOLUTION 2023-56**

Project Information

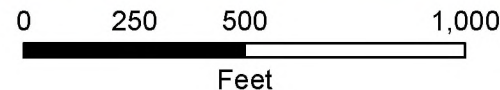
Existing Zoning: CI Civic and Institutional District
Proposed Zoning: PD Planned District
Overlay Districts: HPO, FFO, CFO, SCO
Site Acreage: 104.07 acres
Proposed Total Square Footage,
Including Additional Proposed: 207,500 SF

Legend

-  Franklin First United Methodist Church PUD Subdivision
-  Central Franklin Overlay
-  Historic Preservation Overlay
-  Floodway Fringe Overlay
-  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



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2023. All rights reserved.



HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

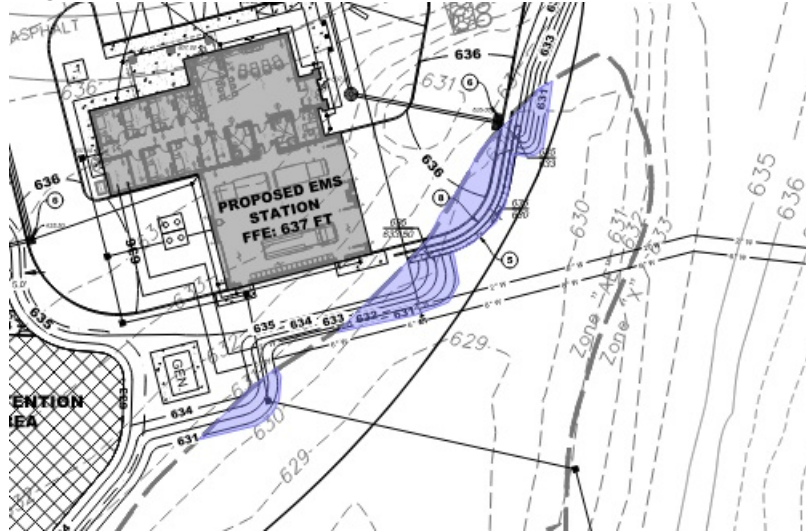
Open Issues: 11 These issues are currently being filtered

Engineering - Checklist

General Issues

49. Grading

lance.fittro@franklin.tn.gov The proposed grading and retaining wall shown on the plans which alter the floodplain boundary will require a LOMR application through FEMA at site plan stage.



Engineering - Development Plan Checklist

General Issues

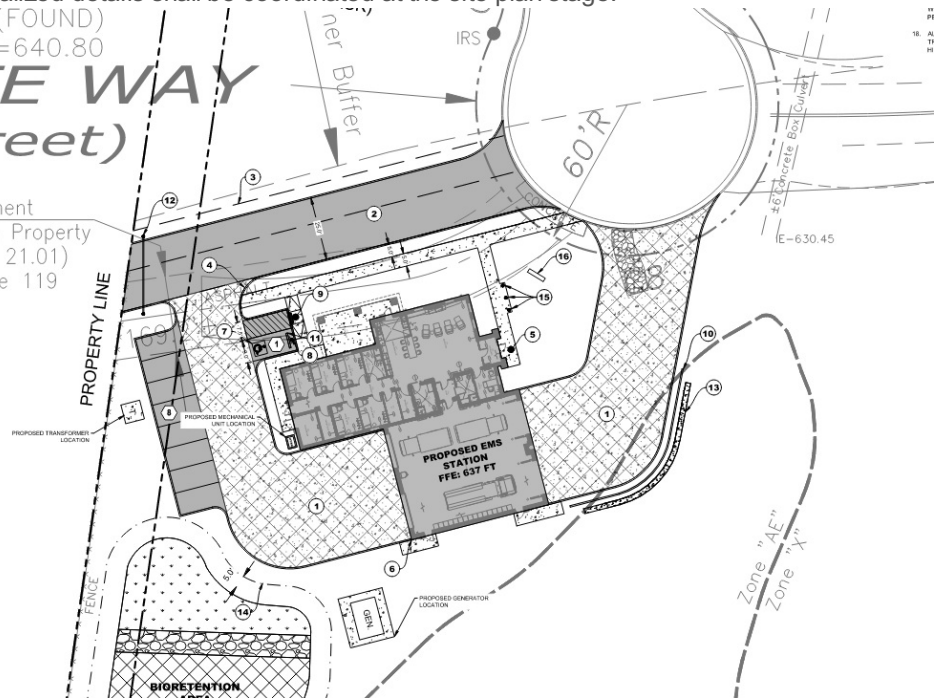
55. Parking Layout

At the One Stop, the plan shall reflect the changes emailed to staff on 8-11-23. The finalized details shall be coordinated at the site plan stage.

(FOUND)
L=640.80

TE WAY
(street)

ement
lin Property
el 21.01)
age 119
v)



Sanitation and Environmental Services

General Issues

56. Solid Waste Service

nate.ridley@franklin.tn.gov

Please provide a FEL auto-turn to service the dumpster at this location. Below are standard specifications for this type collection truck. Please verify this type truck has a straight approach with front forks extended.

Front-end Loader: Used for trash and cardboard dumpsters

Height: 12.5'

Wheel Base: 237" (19.5')

Width: 97" (8' 1")

Overhead clearance with can in raised position: 18.5'

Turning radius: 46'

Turning diameter: 97'

Track: 78.6" (approx. 6'6")

Total length with boom overhang and arms extended: 41'

Total overall length of truck (with boom overhang): 37'

Truck length without boom: 35'

Front overhang: 50" (4'2")

Fork length: 4'

Boom arms front of bumper overhang: 24"

Empty scale weight: 40,400 pounds

Total gross vehicle weight: 75,020 pounds (the maximum without being over weight limits)

Front axle weight: 18,000 pounds

Empty trash dumpster estimated weight : 700 pounds

Full trash dumpster estimated weight: 1,600 pounds

Stormwater

General Issues

50. Riparian Buffer

jeff.willoughby@franklintn.gov

A buffer management plan shall be submitted to the City's Stormwater Coordinator showing ANY and all encroachments in the riparian buffers. This includes but is not limited to: Mowing, clearing, grading, construction, storage, buildings, roads, parking lots, stormwater infrastructure, utilities, easements, walking trails, view corridors, floodplain cut/fill, etc.

The Buffer Management Plan shall contain the following:

Encroachment areas labeled and hatched red with square footage of each encroachment area provided

Mitigation areas labeled and hatched green with square footage of each mitigation area provided

Buffer enhancement plan

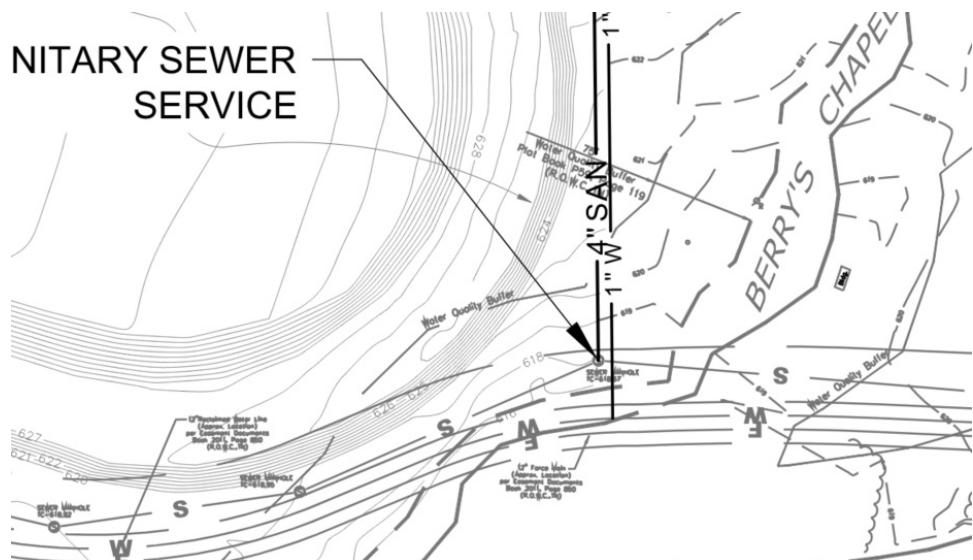
Total buffer square footage onsite (existing conditions)

Justification for all encroachments and why the impacts are unavoidable, and not self-created.

Staff shall review and determine if approval can be given at the staff level or if a variance shall be required to be submitted to the City Engineer and/or Stormwater Appeals Board. Further comments may be forthcoming that require modification to site layout to avoid unnecessary impacts.

It is highly encouraged that this be submitted as early in the plan review process as possible. This can be submitted by email to jeff.willoughby@franklintn.gov for preliminary review. Failure to do so may cause delays in project plan review and approval.

If any additional or modifications to encroachments occur in future submittals, then it shall be the applicant's responsibility to make Staff aware and resubmit the buffer management plan for further review. Failure to do so shall result in plan approval or stormwater permits revoked.



[Edited By Jeff Willoughby]

Water/Sewer

General Issues

10. Water

ben.mcneil@franklintn.gov The applicant shall be aware that the proposed water service location for the new ambulance center is shown with water services over 100' in length. The water services are not permitted to be at this length due to the backflow placement and the large segment of line that will be unprotected. The design also does not appear to show the private portion of line that will cross the stream. The applicant must provide a location for the proposed fire and water meter acceptable to Franklin Water Management for service to the proposed building. The meter locations must not be in a drive isle or services exceeding an acceptable length to Franklin Water.

Due to the challenges, the meter location may not be permitted at the loop of the 8" line, the service may be required to shift to the 12" location shown below.



33. Future park exploration

scott.andrews@franklintn.gov The applicant shall be aware that the church is exploring the possibility of swapping the property of the race track for a future park. The proposed utilities shall not be in the property designated for a swap. All proposed utilities shall remain on the church property.

43. Sanitary Sewer layout

scott.andrews@franklintn.gov Keeping this comment open for a reminder:

*** Advisory comment***

The applicant shall be aware that the layout for sewer is conceptual only, the actual connection location will be determined at site plan.

Zoning

General Issues

52. FFO

shanna.mccoy@franklintn.gov Advisory Note:
Once the LOMR is approved by FEMA it must be approved by BZA.

53. FFO/FEMA

shanna.mccoy@franklintn.gov Advisory Note:

The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.

54. FFO

shanna.mccoy@franklinton.gov Advisory Note:

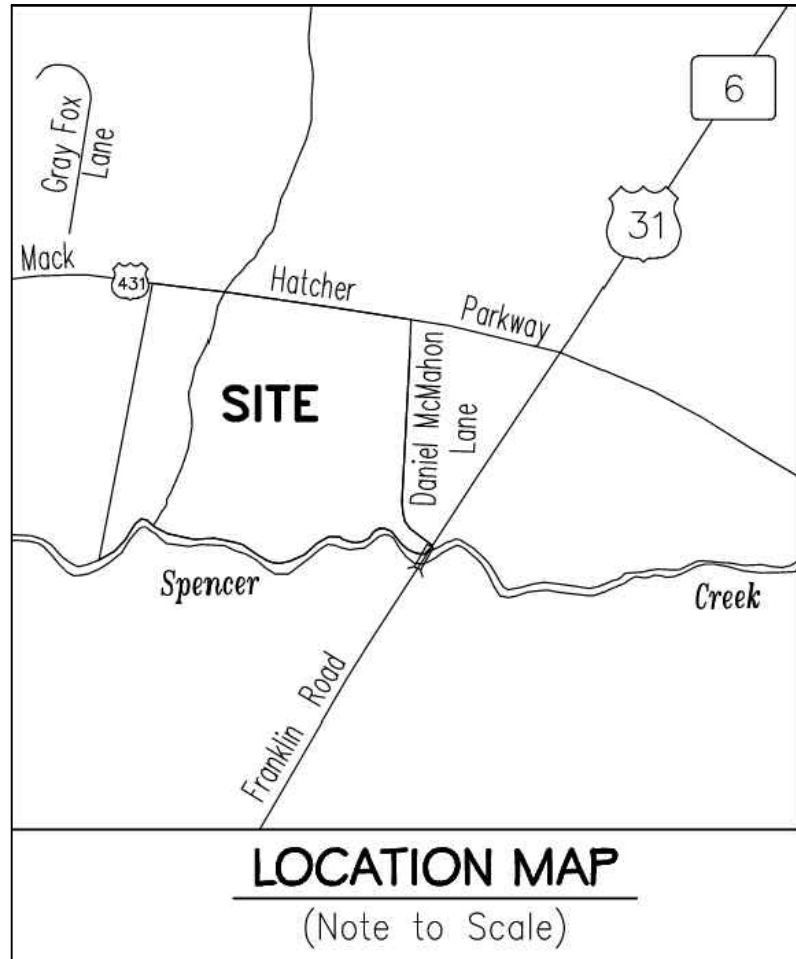
The final plat shall not be recorded until the LOMR is approved and FFO boundary is relocated through BZA.

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC

110 ALDERSGATE WAY

WILLIAMSON COUNTY, TN 37069

CITY OF FRANKLIN, TN
TAX MAP 63, PARCEL NUMBER 21.01
SITE ACREAGE: 104.07 AC
DISTURBED ACREAGE: 2.2 AC

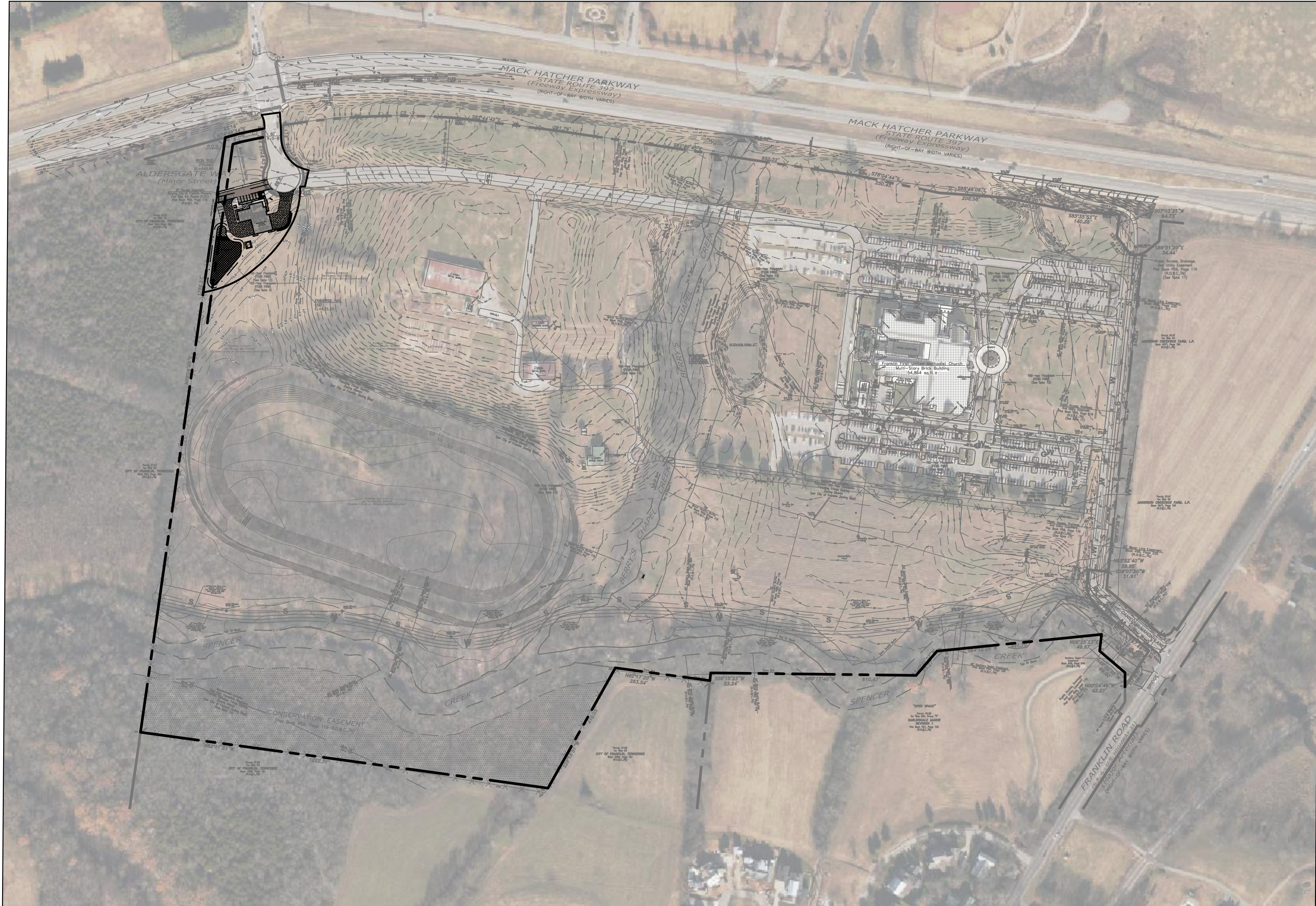


INDEX OF SHEETS

No.	SHEET TITLE:
C000	COVER SHEET
C003	CONCEPT PLAN FROM PRIOR APPROVED PUD
C102	SITE PLAN FROM PRIOR APPROVED PUD
C100	EXISTING CONDITIONS
C110	ENLARGED EXISTING CONDITIONS
C200	DEVELOPMENT PLAN
C201	ENLARGED DEVELOPMENT PLAN
C300	GRADING AND DRAINAGE PLAN
C310	ENLARGED GRADING AND DRAINAGE PLAN
C400	ROW & ACCESS PLAN
C500	UTILITIES PLAN
C510	ENLARGED UTILITIES PLAN
L100	TREE PRESERVATION PLAN
L200	LANDSCAPE PLAN
L300	LANDSCAPE DETAILS & PLANT SCHEDULE
A100	ARCHITECTURAL ELEVATIONS
EP000	SITE LIGHTING PHOTOMETRIC PLAN

SITE DATA

PROJECT NAME:	CITY OF FRANKLIN WILLIAMSON COUNTY EMS
PROJECT NUMBER:	TBD
ADDRESS:	110 ALDERSGATE WAY WILLIAMSON COUNTY, TN 37069 TAX MAP 63, PARCEL 21.01
PARCEL(S):	104.07 AC.
ACREAGE / SF OF SITE:	N/A
VESTING (IF APPLICABLE):	
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PROPOSED (PD 207.530)
ZONING OVERLAYS:	SCENIC CORRIDOR OVERLAY CENTRAL FRANKLIN OVERLAY HISTORIC PRESERVATION OVERLAY FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED:	CIVIC BUILDING
FRONTAGE TYPES APPLIED:	PARKING FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	
FRONT:	150 FT
SIDE:	25 FT
REAR:	25 FT
DWELLING UNIT COUNT (BY TYPE):	5
COMMERCIAL SF (BY USE):	ESSENTIAL SERVICES - 6,180 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	35.33 FT
MINIMUM LSA:	40% - 41.6 AC OF TOTAL LOT, 0.63 AC OF DISTURBED AREA
OPEN SPACE REQUIRED:	5% - 5.2 AC OF TOTAL LOT, 0.11 AC OF DISTURBED AREA
NATURAL AREA REQUIRED:	N/A
TREE CANOPY RETENTION REQUIRED:	26%
PARKING REQUIRED (BY USE):	VARIABLE
PARKING PROVIDED (BY USE):	8 SURFACE SPACES
HISTORIC RESOURCE TREATMENT (Y/N):	NO



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

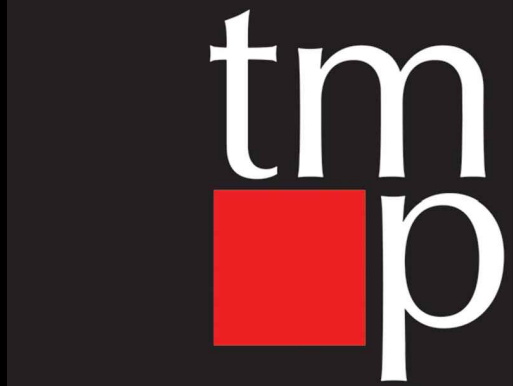
SUMMARY OF CHANGES

THIS DEVELOPMENT PLAN WAS PREVIOUSLY APPROVED AT THE TIME OF THE CONSTRUCTION OF FRANKLIN FIRST UNITED METHODIST CHURCH. THE SCOPE OF CHANGES PROPOSED TO BE MADE TO THIS DEVELOPMENT INCLUDE THE CONSTRUCTION OF A NEW EMS STATION AND ASSOCIATED DRIVE AISLES/PARKING, AS WELL AS NECESSARY GRADING IN THE NORTHWEST CORNER OF THE SITE. LIMITS OF DISTURBANCE FOR THIS ACTIVITY IS APPROXIMATELY 2.2 ACRES. IN ADDITION TO THIS, EXTENSIONS OF WATER AND SEWER UTILITIES TO SERVICE THE NEW EMS STATION ARE PROPOSED.

PROPOSED ENTITLEMENTS:

THE SITE IS CURRENTLY ZONED CI FOR CIVIC AND INSTITUTIONAL USES. IT IS PROPOSED THAT THE ZONING BE UPDATED TO PD, PLANNED DISTRICT ZONING.

DEVELOPMENT STANDARD	VERSION / DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2022
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	12/22/2022



TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

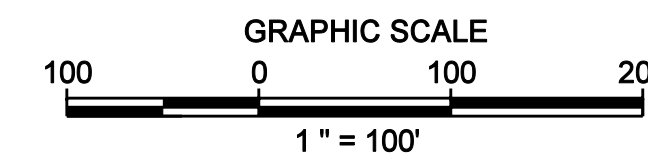
COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

REVISIONS		

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

COVER SHEET

C0.00



SITE DATA CHART

PROJECT NAME:	FRANKLIN FIRST UNITED METHODIST CHURCH
T.B.D.	
MAP AND PARCEL:	MAP 63 PARCEL 22
ADDRESS:	111 DANIEL MCMAHON LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	EIGHTH
EXISTING ZONING:	ESTATE RESIDENTIAL (ER)
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA (CFCO-S)
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) HISTORIC PRESERVATION OVERLAY (HPO)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	106.15± ACRES
SQUARE FOOTAGE OF SITE:	4,623,931 SQUARE FEET
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	0 TO 20 FEET
SIDE YARD:	0 FEET
REAR YARD:	0 FEET
OWNER:	FIRST UNITED METHODIST CHURCH OF FRANKLIN
ADDRESS:	143 FIFTH AVENUE SOUTH, FRANKLIN, TN 37064
PHONE NO.:	615-794-2734
FAX NO.:	615-794-4826
E-MAIL ADDRESS:	rlh@franklinumc.org
CONTACT NAME:	DR. LYNN HILL
APPLICANT/ENGINEER:	BARGE CAUTHEN & ASSOCIATES, INC.
ADDRESS:	95 WHITE BRIDGE ROAD SUITE 311
PHONE NO.:	615-356-9911
FAX NO.:	615-352-6737
E-MAIL ADDRESS:	jhr@barga-cauthen.com
CONTACT NAME:	MR. JEFF HOOPER, P.E.
ARCHITECT:	TUCK HINTON ARCHITECTS
ADDRESS:	410 ELM STREET
PHONE NO.:	NASHVILLE, TN 37203
FAX NO.:	615-254-4100
E-MAIL ADDRESS:	sjohnson@tuck-hinton.com
CONTACT NAME:	MR. STEVEN JOHNSON, AIA
BUILDING SQUARE FOOTAGE:	MAXIMUM 200,000 S.F.
BUILDING HEIGHT:	
FLOOR AREA RATIO OF SITE:	0.10
LANDSCAPE SURFACE RATIO:	SEE TRAFFIC STUDY
MINIMUM LANDSCAPE SURFACE RATIO:	SEE TRAFFIC STUDY
MINIMUM PARKING REQUIREMENT:	
MAXIMUM PARKING LIMIT:	
PARKING PROVIDED:	31.8± ACRES, OR 30% OF SITE
TREE CANOPY:	N/A
PARKLAND:	57.42± ACRES
OPEN SPACE:	

LAND USE & OPEN SPACE

TOTAL ACREAGE OF THE SITE:	106.15± ACRES
PROPOSED LAND USES:	
PLACE OF PUBLIC ASSEMBLY:	48.73± ACRES
PASSIVE PARKS AND OPEN SPACE:	55.95± ACRES
ACTIVE PARK FACILITIES:	1.47± ACRES

MINIMUM FORMAL OPEN SPACE:	3.18± ACRES
PROPOSED FORMAL OPEN SPACE:	3.29± ACRES
MAXIMUM NONRESIDENTIAL SQUARE FOOTAGE:	200,000 SF

DEVELOPMENT PHASES

PHASE I (BY 2014):	91,000 SF
PHASE IA (BY 2019):	33,000 SF
PHASE II (BY 2028):	76,000 SF
FUTURE:	200,000 SF

LEGEND

	PROPOSED BUILDING		ACCESS TO SITE
	FUTURE BUILDING		POTENTIAL ROAD CONNECTIVITY
	IMPERVIOUS PARKING LOT		PROPOSED GREENWAY ACCESS
	FUTURE IMPERVIOUS PARKING LOT		FLOODWAY FRINGE (FEMA FIRM 100-YEAR FLOODPLAIN)
	PERVIOUS PARKING LOT		PROPOSED FLOODWAY FRINGE
	INFORMAL OPEN SPACE		VEHICULAR BRIDGE
	FORMAL OPEN SPACE		PEDESTRIAN BRIDGE
	STORMWATER TREATMENT AREA		EXISTING CEDAR TREE TO REMAIN



TUCK·HINTON
ARCHITECTS

FRANKLIN FIRST UNITED METHODIST CHURCH PUD
SITE PLAN, SECTION 1

ALDERSGATE WAY FRANKLIN, TN



Barge
Cauthen
& ASSOCIATES

TEMPORARY PARKING
18 FEBRUARY 16
ASI #40
6 FEBRUARY 15
ASI #27
16 JANUARY 15
ASI #13
10 OCTOBER 14
REVISION 1
04 APRIL 14
SITE PLAN-POST PLANNING COMMISSION SUBMITAL
25 SEPTEMBER 13
SITE PLAN-POST PLANNING COMMISSION SUBMITAL
10 JUNE 13
SITE PLAN RESUBMITAL
07 MARCH 13
PERMIT SET
1 FEBRUARY 13

11011
COP PLANNING PROJECT #2665
COP CODES PROJECT #

CITY OF FRANKLIN
ENGINEERING DEPT
03/04/16
This sheet is part of the
APPROVED Site Plan Set.

OVERALL SITE PLAN

C102

SITE DATA CHART

PROJECT NAME: FRANKLIN FIRST UNITED METHODIST CHURCH
PROJECT #: 2865
MAP AND PARCEL: MAP 63 PARCEL 22
SUBDIVISION AND LOT NUMBER: N/A
ADDRESS: 111 DANIEL MCMAHON LANE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: EIGHTH
EXISTING ZONING: CIVIC / INSTITUTIONAL (CI)
CHARACTER AREA OVERLAY: CENTRAL FRANKLIN CHARACTER AREA (CFCO-5)
OTHER APPLICABLE OVERLAYS: FLOODWAY FRINGE OVERLAY (FFO)
HISTORIC PRESERVATION OVERLAY (HPO)
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 106.15a ACRES
SQUARE FOOTAGE OF SITE: 4,623,931 SQUARE FEET
MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 100'
SIDE YARD: 50'
REAR YARD: 50'
OWNER: FIRST UNITED METHODIST CHURCH OF FRANKLIN
ADDRESS: 143 FIFTH AVENUE SOUTH, FRANKLIN, TN 37064
PHONE NO.: 615-794-2734
FAX NO.: 615-792-4528
E-MAIL ADDRESS: info@franklinmhc.org
CONTACT NAME: DR. LYNN HILL
BARGE CAUTHEN & ASSOCIATES, INC.
ADDRESS: 6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TN 37209
PHONE NO.: 615-356-6911
FAX NO.: 615-352-6737
E-MAIL ADDRESS: jh@bargcauthen.com
CONTACT NAME: MR. JEFF HOOPER, P.E.
BUILDING SQUARE FOOTAGE: 86,570 S.F. (PHASE I)
BUILDING HEIGHT: AVERAGE = 45' / MAXIMUM = 100'
FLOOR AREA RATIO OF SITE: .02
LANDSCAPE SURFACE RATIO: 0.85
INCOMPATIBLE USE BUFFER: 75' BUFFER REQUIRED ALONG SOUTHERN PROPERTY LINE
MINIMUM LANDSCAPE SURFACE RATIO: 0.10
MINIMUM PARKING REQUIREMENT: 450 SPACES
MAXIMUM PARKING LIMIT: 1,000 SPACES
PARKING PROVIDED: 459 SPACES (PHASE I)
RESIDENTIAL DENSITY: N/A
TREE CANOPY: 31.8a ACRES, OR 30% OF SITE
PARKLAND: N/A
OPEN SPACE: 32.49 ACRES (3.29 FORMAL / 29.20 INFORMAL)
CONNECTIVITY INDEX SCORE: 1.33
FEMA FIRM 100-YEAR FLOODPLAIN

GENERAL NOTES:

- THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE CAUSED BY CONTRACTOR ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
- CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS 'A' (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
- IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

** PUBLIC ACCESS EASEMENT TO BE USED ONLY IN THE EVENT OF AN EMERGENCY AS DETERMINED BY CITY OF FRANKLIN EMERGENCY SERVICE PROVIDERS.

FRANKLIN FIRST UNITED METHODIST CHURCH PARKING DATA

DEVELOPMENT	PARKING SPACES PROVIDED	PARKING SPACES SUBTOTAL	PARKING SPACES REMAINING
SECTION 1	459	459	541
SECTION 2			
SECTION 3			

FRANKLIN FIRST UNITED METHODIST CHURCH LAND USE DATA

DEVELOPMENT	APPROVAL DATE	CI ZONED ACRES	USE	LOT NUMBERS OF BUILDING UNITS	FLOOR AREA	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING SQUARE FOOTAGE
CONCEPT PLAN	05/27/10	106	CHURCH	**	200,000 S.F.	**	**	**
DEVELOPMENT PLAN	10/25/12	106	CHURCH	**	200,000 S.F.	**	**	**
SECTION 1	TBD	17	CHURCH	1	86,570 S.F.	N/A	89	113,430
SECTION 2	TBD	TBD	CHURCH	1	TBD	N/A	TBD	TBD
SECTION 3	TBD	TBD	CHURCH	1	TBD	N/A	TBD	0

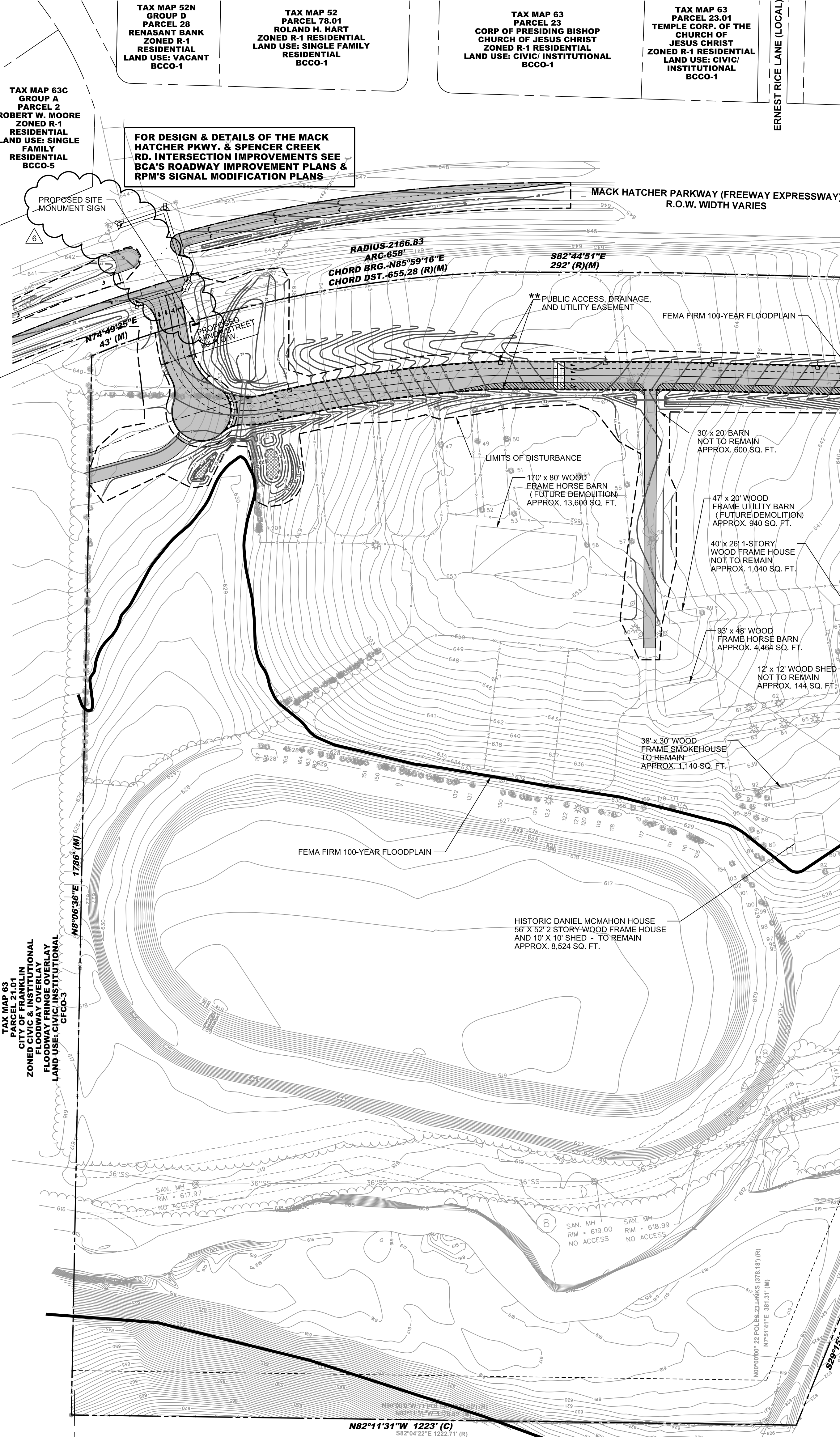
LEGEND

— FEMA FIRM 100-YEAR FLOODPLAIN
— PROPOSED 100-YEAR FLOODPLAIN / FLOODWAY FRINGE OVERLAY
--- LIMITS OF DISTURBANCE

* THE BOARD OF ZONING APPEALS HAS CONDITIONALLY APPROVED A BOUNDARY INTERPRETATION TO MOVE THE FLOODWAY FRINGE OVERLAY ZONING BOUNDARY TO THE FEMA APPROVED CLOMR LOCATION, WHICH IS SHOWN BY THE BOLD BLACK LINE.

MATCH LINE
SEE SHEET C104
SEE SHEET C103

MATCH LINE
SEE SHEET C104
SEE SHEET C103



TAX MAP 63C
GROUP A
PARCEL 2
ROBERT W. MOORE
ZONED R-1
RESIDENTIAL
LAND USE: SINGLE
FAMILY
RESIDENTIAL
BCCO-5

FOR DESIGN & DETAILS OF THE MACK
HATCHER PKWY. & SPENCER CREEK
RD. INTERSECTION IMPROVEMENTS SEE
BCA'S ROADWAY IMPROVEMENT PLANS &
RPM'S SIGNAL MODIFICATION PLANS

TAX MAP 52N
GROUP D
PARCEL 28
RENASANT BANK
ZONED R-1
RESIDENTIAL
LAND USE: VACANT
BCCO-1

TAX MAP 52
PARCEL 78.01
ROLAND H. HART
ZONED R-1 RESIDENTIAL
LAND USE: SINGLE FAMILY
RESIDENTIAL
BCCO-1

TAX MAP 63
PARCEL 23
CORP OF PRESIDING BISHOP
CHURCH OF JESUS CHRIST
ZONED R-1 RESIDENTIAL
LAND USE: CIVIC/ INSTITUTIONAL
BCCO-1

TAX MAP 63
PARCEL 84
TEMPLE CORP. OF THE
CHURCH OF JESUS CHRIST
ZONED R-1 RESIDENTIAL
LAND USE: CIVIC/ INSTITUTIONAL
BCCO-1

TAX MAP 52
PARCEL 84
BATTLE GROUND ACADEMY
ZONED R-1 RESIDENTIAL
LAND USE: CIVIC/ INSTITUTIONAL
BCCO-1

TAX MAP 53
PARCEL 45.01
MEADOWS FAMILY L. P.
ZONED SUBURBAN ESTATE
LAND USE: AGRICULTURE
BCCO-7

TAX MAP 63
PARCEL 21.01
CITY OF FRANKLIN
ZONED CIVIC & INSTITUTIONAL
FLOODWAY FRINGE OVERLAY
LAND USE: CIVIC/ INSTITUTIONAL
CFCO-3

MAP 63, PARCEL 22
ZONE ER

OWNER
FIRST UNITED METHODIST CHURCH OF FRANKLIN
143 FIFTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

ENGINEER / APPLICANT
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

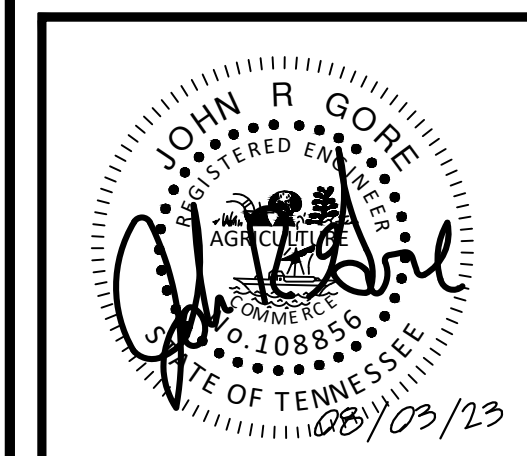
SURVEYOR
LEADING EDGE LAND SERVICES, INC.
381 MALLORY STATION ROAD, SUITE 108
FRANKLIN, TENNESSEE 37067

811 Know what's below
Call before you dig.
811
www.call811.com

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF
FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING
COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED
SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT
DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.



211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



**WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC**

**110 ALDERSGATE WAY
FRANKLIN, TN 37069**

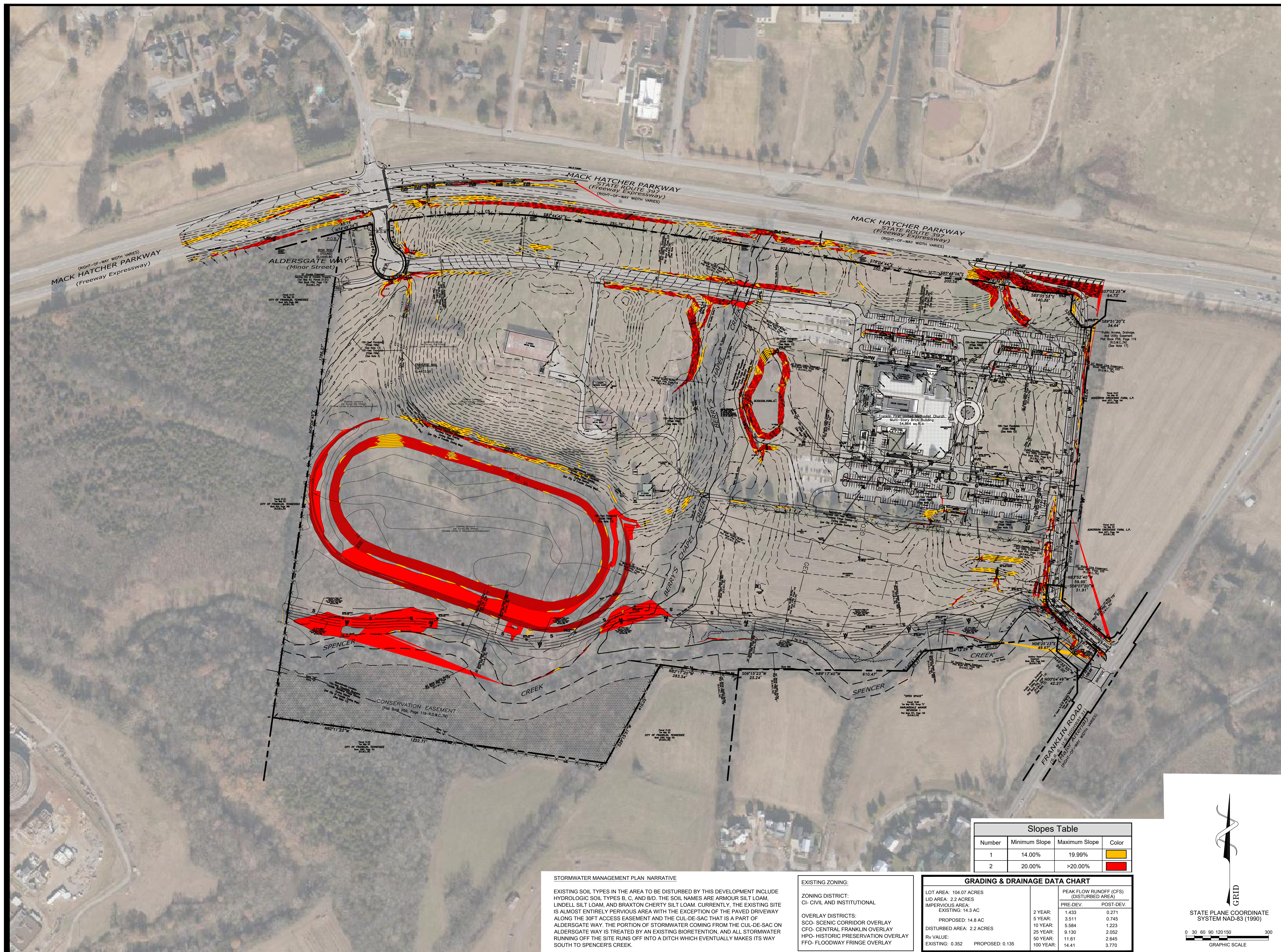
**COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023**

REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

EXISTING CONDITIONS

C1.00



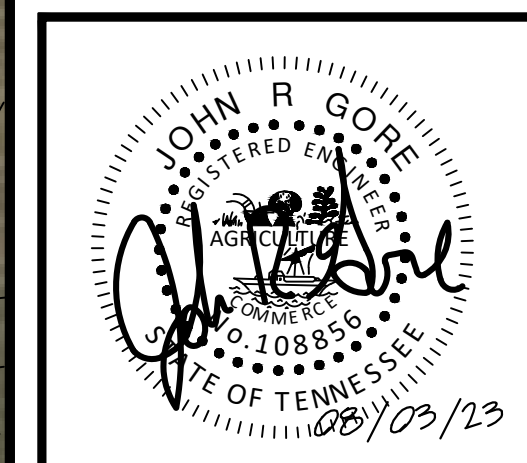
THIS SHEET MUST BE PRINTED IN COLOR

COPYRIGHT © 2023 TMPARTNERS PLLC. ALL RIGHTS RESERVED. UNAUTHORIZED COPYING, SCANNING, PRINTING OR DISTRIBUTION IS PROHIBITED.

Page 60 of 190



211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



**WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC**

**110 ALDERSGATE WAY
FRANKLIN, TN 37069**

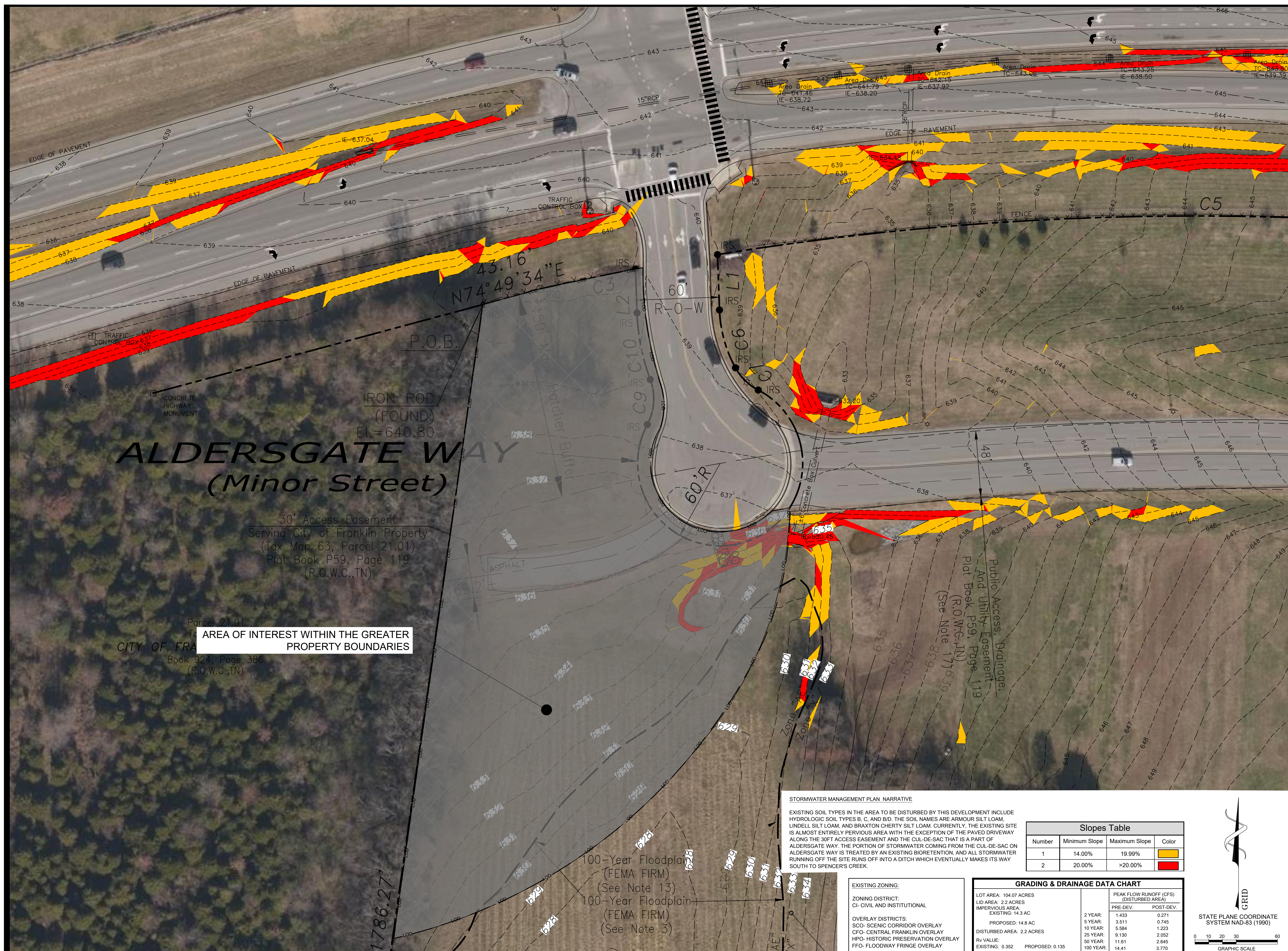
**COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023**

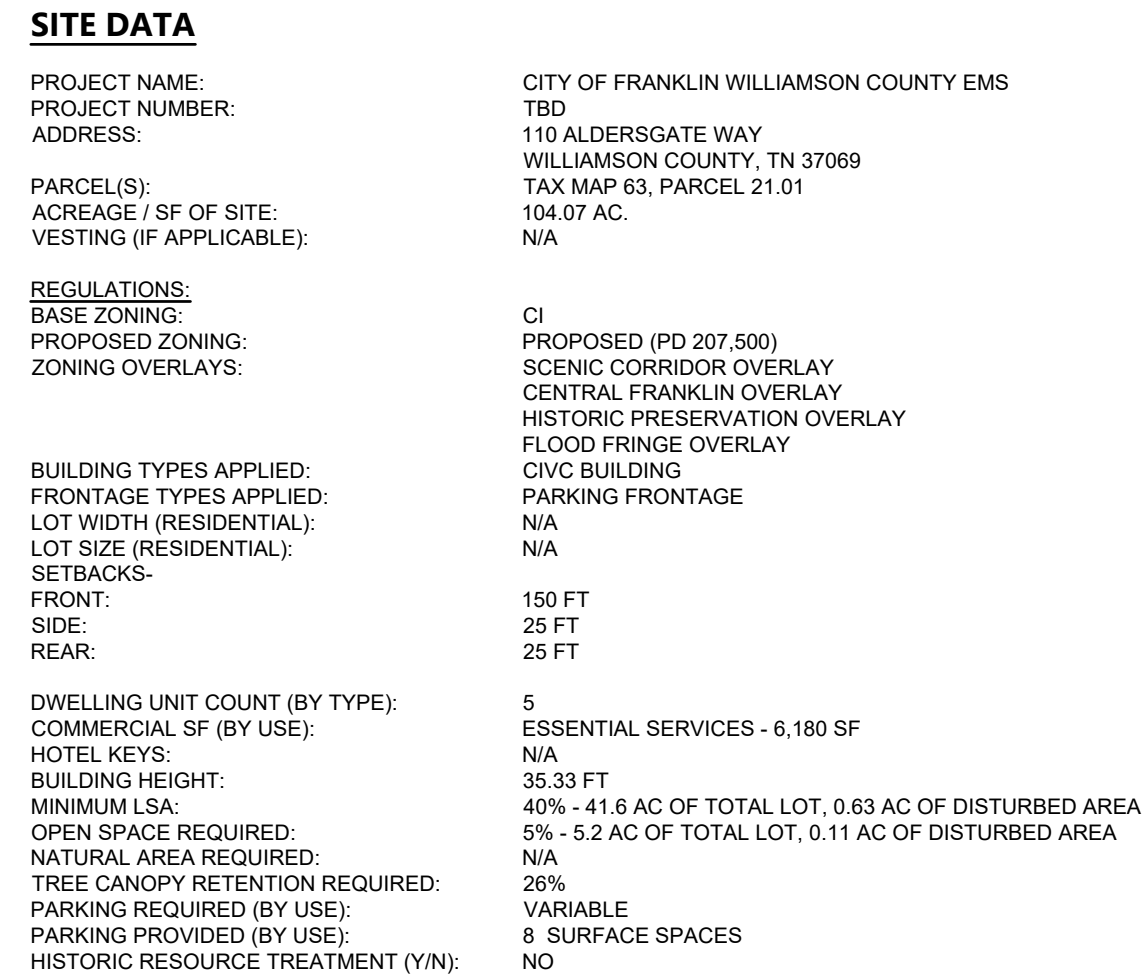
[illegible]

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

**ENLARGED
EXISTING
CONDITIONS**

C1.10





MINIMUM OPEN SPACE REQUIREMENT: 5%
 REQUIRED: 5% OF 104.07 AC = 5.2 AC
 2.20 AC = 0.11 AC
 PROVIDED: 79.96 AC TOTAL (76.8%)
 0.91 AC OF DISTURBED AREA (41.4%)

0 30 60 90 120 150 300

GRAPHIC SCALE

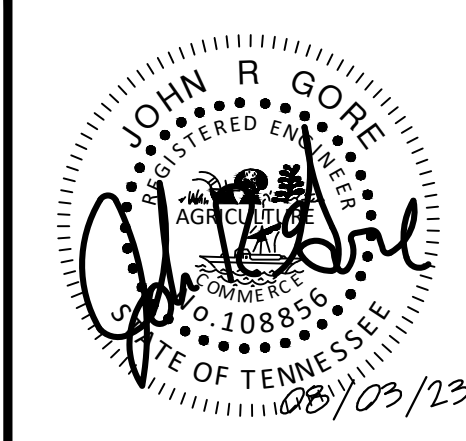
GRID

STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

**tm
p**

TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



**WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC**

**110 ALDERSGATE WAY
FRANKLIN, TN 37069**

**COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023**

[illegible]

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

DEVELOPMENT PLAN

C2.00

SITE PLAN KEYNOTES:

- 1 HEAVY DUTY CONCRETE PAVEMENT (TYP).
- 2 LIGHT DUTY ASPHALT PAVEMENT (TYP).
- 3 RELOCATED 24.0' ACCESS EASEMENT
- 4 POST CURB (TYP).
- 5 CONCRETE SIDEWALK (TYP).
- 6 PROPOSED BUILDING; REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS
- 7 ADA PARKING SPACE (TYP).
- 8 ACCESSIBLE PARKING SIGN (TYP).
- 9 ACCESSIBLE SIDEWALK RAMP (TYP).
- 10 TIMBER GUARDRAIL
- 11 WHEEL STOP (TYP).
- 12 ACCESS GATE—OPERATION AND/OR REMOVAL OF GATE SHALL BE AT THE DISCRETION OF CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
- 13 POURED IN PLACE CONCRETE RETAINING WALL WITH BRICK VENEER
- 14 PROPOSED EXCLUSIVE GREEN INFRASTRUCTURE EASEMENT COVERING ENTIRETY OF BIORETENTION AREA AND EXTENDING 5 FT FROM TOP OF BERM.
- 15 FLAGPOLE LOCATION WITH UPLIGHTING
- 16 MONUMENTAL SIGN, SEE ARCHITECTURE PLANS FOR DETAILS
- 17 ROOM FOR 6.0 FT DRIVE AISLE EXPANSION FOR CITY OF FRANKLIN ACCESS EASEMENT, TBD
- 18 POSSIBLE AREA OF FUTURE PARKING RELOCATION
- X NUMBER OF PARKING SPACES IN AN AREA

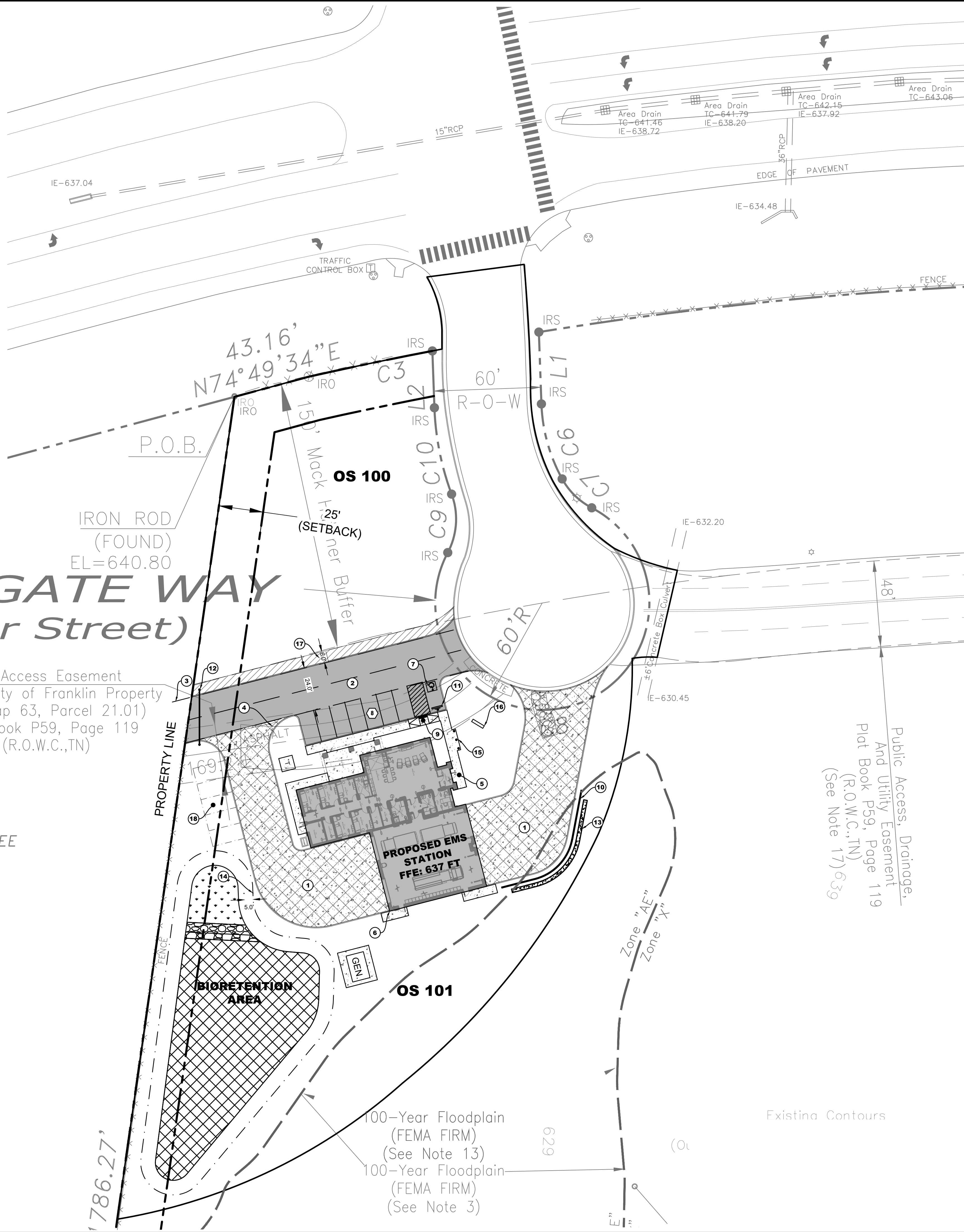
SEE DETAILS SHEET CX-X FOR CIVIL DETAILS; UNLESS OTHERWISE NOTED



ALDERSGATE WAY (Minor Street)

30' Access Easement
Serving City of Franklin Property
(Tax Map 63, Parcel 21.01)
Plat Book P59, Page 119
(R.O.W.C.,TN)

Parcel 21.01
Tax Map 63
CITY OF FRANKLIN, TENNESSEE
Book 924, Page 386
(R.O.W.C.,TN)



SITE DATA

PROJECT NAME:	CITY OF FRANKLIN WILLIAMSON COUNTY EMS
PROJECT NUMBER:	TBD
ADDRESS:	110 ALDERSGATE WAY WILLIAMSON COUNTY, TN 37069
PARCEL(S):	TAX MAP 63, PARCEL 21.01
ACREAGE / SF OF SITE:	104.07 AC.
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CJ PLANNED (PD 207,500)
PROPOSED ZONING:	SCENIC CORRIDOR OVERLAY CENTRAL FRANKLIN OVERLAY HISTORIC PRESERVATION OVERLAY
ZONING OVERLAYS:	FLOOD FRINGE OVERLAY CIVIC BUILDING PARKING FRONTAGE
BUILDING TYPES APPLIED:	N/A
FRONTAGE TYPES APPLIED:	150 FT
LOT WIDTH (RESIDENTIAL):	25 FT
LOT SIZE (RESIDENTIAL):	25 FT
SETBACKS:	
FRONT:	
SIDE:	
REAR:	
DWELLING UNIT COUNT (BY TYPE):	5
COMMERCIAL SF (BY USE):	ESSENTIAL SERVICES - 6,180 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	35.33 FT
MINIMUM LSA:	40% - 41.6 AC OF TOTAL LOT, 0.63 AC OF DISTURBED AREA
OPEN SPACE REQUIRED:	5% - 5.2 AC OF TOTAL LOT, 0.11 AC OF DISTURBED AREA
NATURAL AREA REQUIRED:	N/A
TREE CANOPY RETENTION REQUIRED:	26%
PARKING REQUIRED (BY USE):	VARIABLE
PARKING PROVIDED (BY USE):	8 SURFACE SPACES
HISTORIC RESOURCE TREATMENT (Y/N):	NO

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINSDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT
SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

DRAINAGE FACILITIES
0.5 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE.
RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

STORMWATER NARRATIVE:

STORMWATER QUALITY AND QUANTITY REQUIREMENTS TO BE ACHIEVED WITH BIORETENTION.

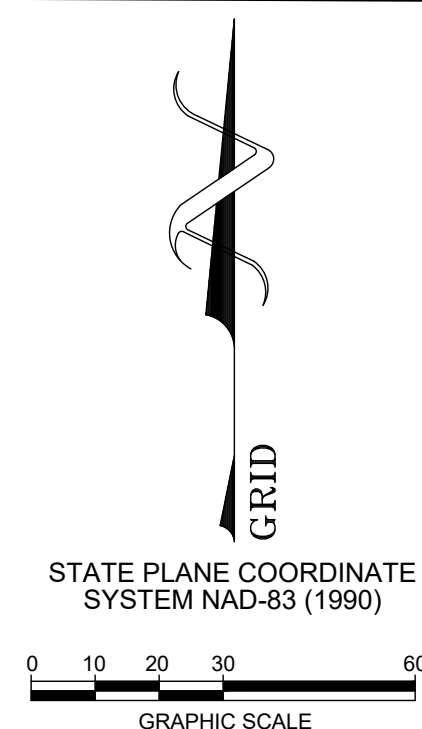
ENVISION FRANKLIN STATEMENT:

The proposed plan is consistent with the Major Objectives and Guiding Principles of Envision Franklin. This development will provide residents of the City of Franklin with essential services in the form of an emergency medical response station located in a central location. This proposed use is in line with the guiding principle of creating Vibrant Neighborhoods. The proposed EMS station is to be located in the PUD currently containing Franklin First United Methodist Church. A notable component of this church is its beautiful architecture, and the design of the proposed EMS station is unique in that it is inspired by the architecture and materials used in the construction of Franklin First United Methodist Church. The proposed EMS station is to contain gothic arches at the apparatus bay entrances as well as beautiful stone and brick masonry exteriors. This is in alignment with the theme of the church's architecture as well as the greater historical theme of the City of Franklin. These architecture choices are in line with the Envision Franklin Objectives of Exceptional Design as well as Vibrant Neighborhoods

OPEN SPACE REQUIREMENT

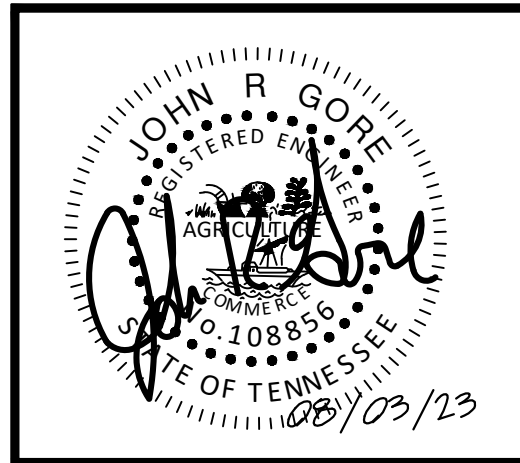
MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 5% OF 104.07 AC = 5.2 AC
2.20 AC = 0.11 AC
PROVIDED: 79.96 AC TOTAL (76.8%)
0.91 AC OF DISTURBED AREA (41.4%)

LOT	TYPE	AREA
100	NATURAL AREA	20,683 SF
101	NATURAL AREA	19,110 SF



TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



**WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC**
110 ALDERSGATE WAY
FRANKLIN, TN 37069

**COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023**

REVISIONS	

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

**ENLARGED
DEVELOPMENT
PLAN**

C2.10

EXISTING SOIL TYPES IN THE AREA TO BE DISTURBED BY THIS DEVELOPMENT INCLUDE HYDROLOGIC SOIL TYPES B, C, AND B/D. THE SOIL NAMES ARE ARMOUR SILT LOAM, LINDELL SILT LOAM, AND BRAXTON CHERTY SILT LOAM. CURRENTLY, THE EXISTING SITE IS ALMOST ENTIRELY PERVIOUS AREA WITH THE EXCEPTION OF THE PAVED DRIVEWAY ALONG THE 30FT ACCESS EASEMENT AND THE CUL-DE-SAC THAT IS A PART OF ALDERSGATE WAY. THE PORTION OF STORMWATER COMING FROM THE CUL-DE-SAC ON ALDERSGATE WAY IS TREATED BY AN EXISTING BIOTRETENTION, AND ALL STORMWATER RUNNING OFF THE SITE RUNS OFF INTO A DITCH WHICH EVENTUALLY MAKES ITS WAY SOUTH TO SPENCER'S CREEK.

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF IMPERVIOUS AREA OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE 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 TEST SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE THE 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.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS ROADWAY SUB-GRADE, BASE STONE AND BINDER AND 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 STREET AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE TENNESSEE DIVISION OF HIGHWAY AND TRANSPORTATION 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.

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER
MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER
MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT
HARLINSDALE FARM ON FRANKLIN RD.

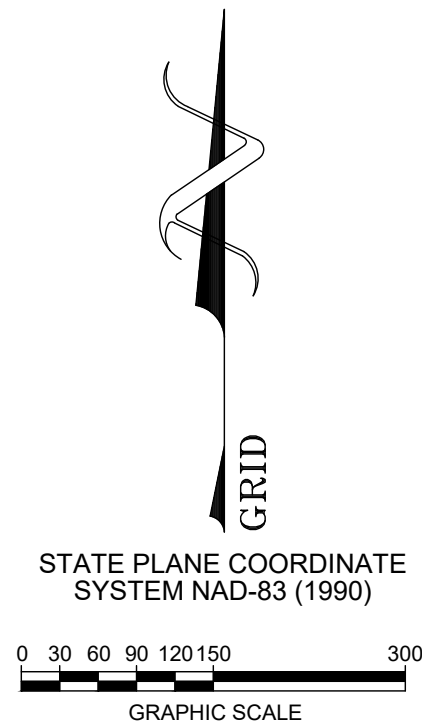
SINCE IT IS AN EMERGENCY SERVICES BUILDING.

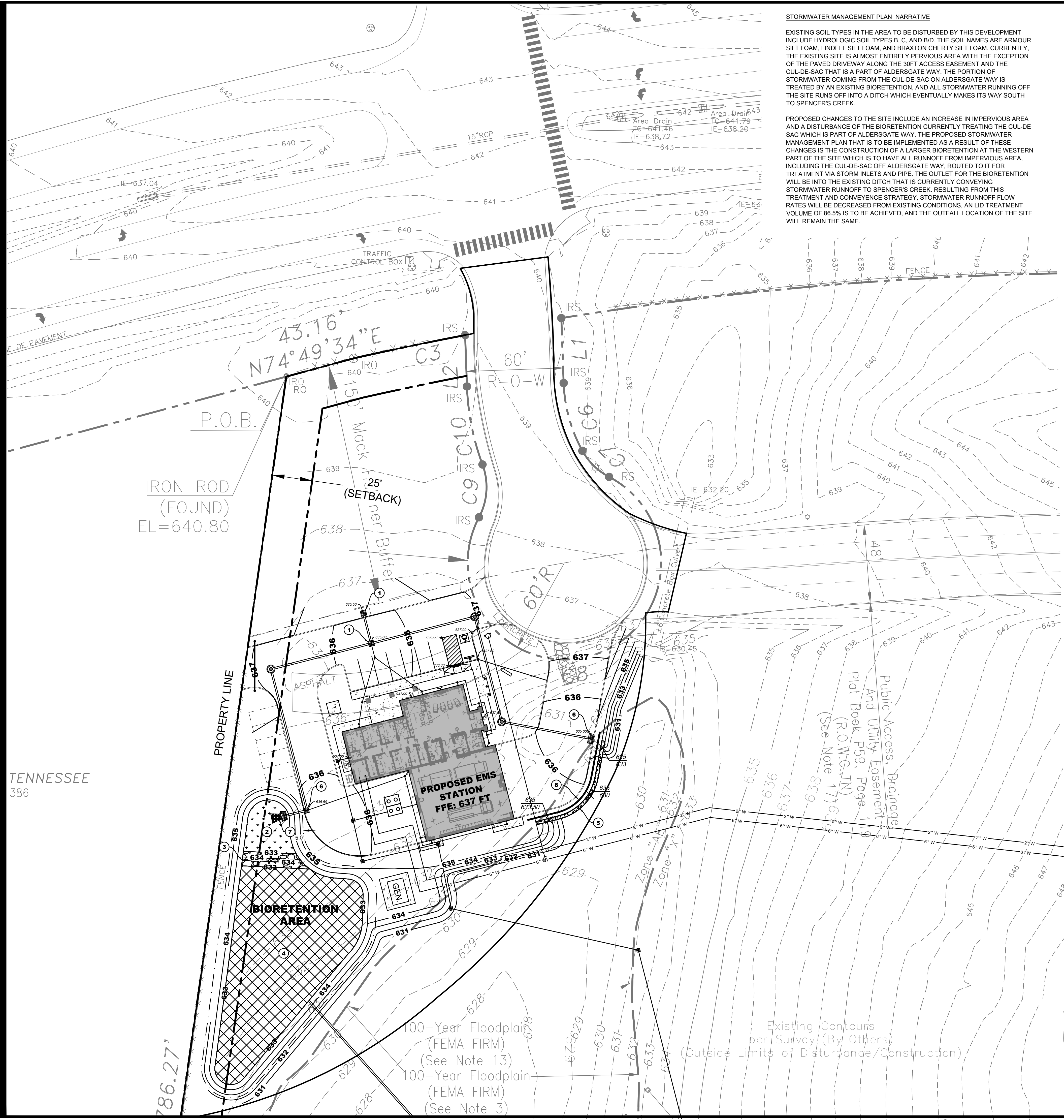
REFUSE STORAGE AND SANITATION COLLECTION
FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY
CITY OF FRANKLIN SANITATION AND ENVIRONMENTAL SERVICES DEPARTMENT

TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS OF EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

0.5 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE
RUNOFF RATES WILL BE EQUAL TO OR LESS THAN
EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

GRADING & DRAINAGE DATA CHART			
LOT AREA: 104.07 ACRES		PEAK FLOW RUNOFF (CFS)	
LID AREA: 2.2 ACRES		(DISTURBED AREA)	
IMPERVIOUS AREA:		PRE-DEV.	POST-DEV.
EXISTING: 14.3 AC		1.433	0.271
PROPOSED: 14.8 AC		5.911	0.745
DISTURBED AREA: 2.2 ACRES		5.584	1.223
Rv VALUE:		9.130	2.052
EXISTING: 0.352		50 YEAR:	11.61
PROPOSED: 0.135		100 YEAR:	3.770





STORMWATER MANAGEMENT PLAN NARRATIVE

EXISTING SOIL TYPES IN THE AREA TO BE DISTURBED BY THIS DEVELOPMENT INCLUDE HYDROLOGIC SOIL TYPES B, C, AND B/D. THE SOIL NAMES ARE ARMOUR SILT LOAM, LINDELL SILT LOAM, AND BRAXTON CHERTY SILT LOAM. CURRENTLY, THE EXISTING SITE IS ALMOST ENTIRELY PERVIOUS AREA WITH THE EXCEPTION OF THE PAVED DRIVEWAY ALONG THE 30FT ACCESS EASEMENT AND THE CUL-DE-SAC THAT IS A PART OF ALDERSGATE WAY. THE PORTION OF STORMWATER COMING FROM THE CUL-DE-SAC ON ALDERSGATE WAY IS TREATED BY AN EXISTING BIORETENTION, AND ALL STORMWATER RUNNING OFF THE SITE RUNS OFF INTO A DITCH WHICH EVENTUALLY MAKES ITS WAY SOUTH TO SPENCER'S CREEK.

PROPOSED CHANGES TO THE SITE INCLUDE AN INCREASE IN IMPERVIOUS AREA AND A DISTURBANCE OF THE BIORETENTION CURRENTLY TREATING THE CUL-DE-SAC WHICH IS PART OF ALDERSGATE WAY. THE PROPOSED STORMWATER MANAGEMENT PLAN THAT IS TO BE IMPLEMENTED AS A RESULT OF THESE CHANGES IS THE CONSTRUCTION OF A LARGER BIORETENTION AT THE WESTERN PART OF THE SITE WHICH IS TO HAVE ALL RUNOFF FROM IMPERVIOUS AREA, INCLUDING THE CUL-DE-SAC OFF ALDERSGATE WAY, ROUTED TO IT FOR TREATMENT VIA STORM INLETS AND PIPE. THE OUTLET FOR THE BIORETENTION WILL BE INTO THE EXISTING DITCH THAT IS CURRENTLY CONVEYING STORMWATER RUNOFF TO SPENCER'S CREEK. RESULTING FROM THIS TREATMENT AND CONVEYENCE STRATEGY, STORMWATER RUNOFF FLOW RATES WILL BE DECREASED FROM EXISTING CONDITIONS, AN LID TREATMENT VOLUME OF 86.5% IS TO BE ACHIEVED, AND THE OUTFALL LOCATION OF THE SITE WILL REMAIN THE SAME.

CITY OF FRANKLIN GRADING AND DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF IMPERVIOUS AREA OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL
2. THE DEVELOPER SHALL PROVIDE 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 TEST SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE THE 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 ROADWAY SUB-GRADE, BASE STONE AND BINDER AND 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 STREET AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND 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.

CITY OF FRANKLIN RETAINING WALL NOTES

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER, AS MEASURED FROM THE BOTTOM OF FOUNDATIONS TO THE TOP OF WALL, SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES (BNS) FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING. THE WALL PERMIT SUBMITTAL SHALL BE MADE PRIOR TO ISSUANCE OF THE GRADING PERMIT.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER RETAINING WALLS SHALL NOT BE USED
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. RETAINING WALLS SHALL BE DESIGNED FOR A LIVE LOAD SURCHARGE CORRESPONDING TO THE MAXIMUM DESIGN LOADING, BUT IN NO CASE LESS THAN 250 PSF APPLIED OVER THE FULL EXTENTS OF RIGHT-OF-WAY.
6. RETAINING WALLS SHALL PROVIDE A MINIMUM SLIDING AND OVERTURNING FACTOR OF SAFETY OF 1.50 AND A MINIMUM GLOBAL STABILITY FACTOR OF 1.30.
7. RETAINING WALLS AND ASSOCIATED COMPONENTS SHALL BE WHOLLY LOCATED OUTSIDE OF RIGHT-OF-WAY AND PUBLIC EASEMENTS
8. RETAINING WALLS OUTSIDE OF, BUT SUPPORTING, RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL NOT BE CONSTRUCTED OF TIMBER OR GROUTED OR UNGROUTED STACKED STONE
9. PEDESTRIAN AND/OR VEHICULAR GUARDS SHALL BE PROVIDED WHEN A PEDESTRIAN AND/OR VEHICULAR PATH, RESPECTIVELY, EXTENDS TO WITHIN FIVE (5) FEET OF THE TOP OF A RETAINING WALL OR WHERE OTHERWISE DEEMED NECESSARY BY THE CITY ENGINEER

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINSDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

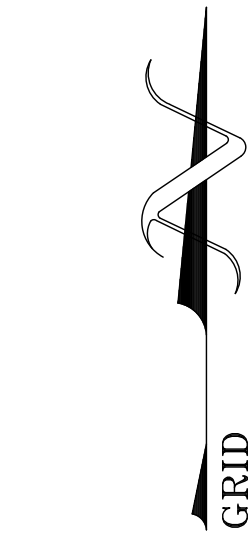
DRAINAGE FACILITIES
0.5 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE. RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

GRADING & DRAINAGE KEYNOTES:

- 1 PROPOSED AREA INLET
- 2 PRE-TREATMENT CELL
- 3 STONE CHECK DAM
- 4 LEVEL 2 BIORETENTION AREA
- 5 POURED IN PLACE CONCRETE RETAINING WALL WITH BRICK VENEER; MAX HEIGHT 5.0 FT
- 6 PROPOSED CURB INLET.
- 7 RIP RAP OUTLET PROTECTION
- 8 VEHICULAR GUARDRAIL

SEE DETAIL SHEET CX-X FOR CIVIL DETAILS; UNLESS OTHERWISE NOTED.

GRADING & DRAINAGE DATA CHART			
LOT AREA: 104.07 ACRES		PEAK FLOW RUNOFF (CFS) (DISTURBED AREA)	
LID AREA: 2.2 ACRES		PRE-DEV.	POST-DEV.
IMPERVIOUS AREA:			
EXISTING: 14.3 AC			
PROPOSED: 14.8 AC	2 YEAR:	1,433	0,271
	5 YEAR:	3,511	0,745
	10 YEAR:	5,584	1,223
DISTURBED AREA: 2.2 ACRES	25 YEAR:	9,130	2,052
Rv VALUE:	50 YEAR:	11,611	2,645
EXISTING: 0.352	100 YEAR:	14,411	3,770
PROPOSED: 0.135			



STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

GRAPHIC SCALE

TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



**WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC**

110 ALDERSGATE WAY
FRANKLIN, TN 37069

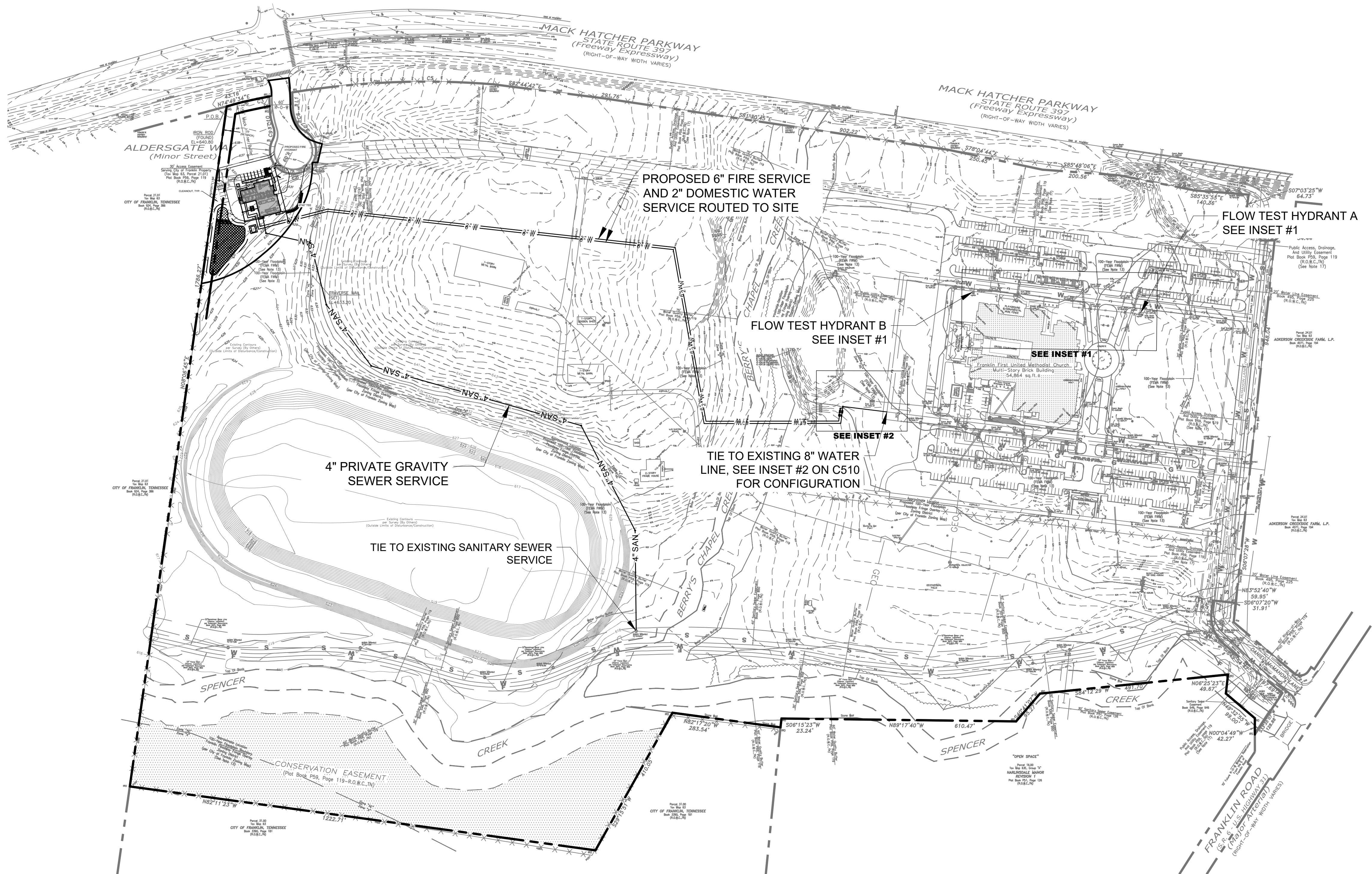
**COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023**

REVISIONS

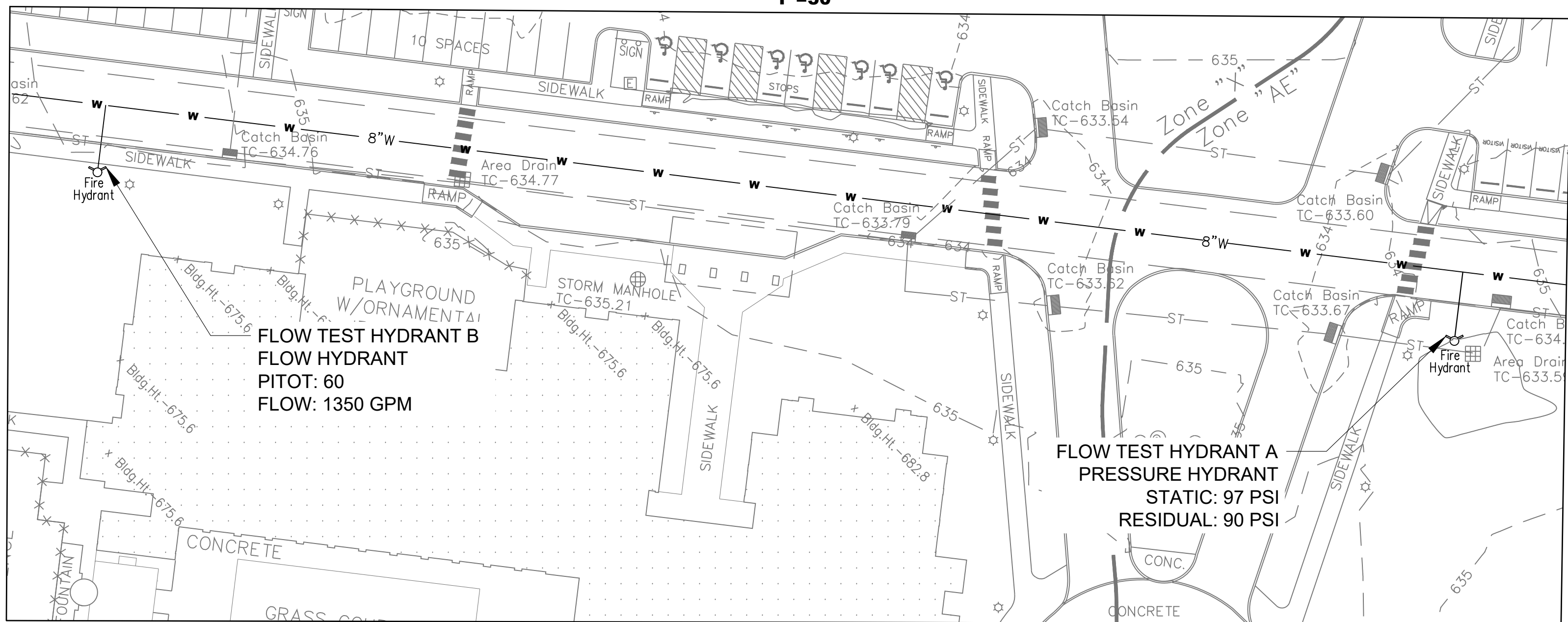
DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

**ENLARGED
GRADING
PLAN**

C3.10



INSET #1: FLOW TEST FIRE HYDRANTS
1"=30'



UTILITY PROVIDERS

STREETS AND DRAINAGE
CITY OF FRANKLIN ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

WATER SYSTEM
CITY OF FRANKLIN
DEPARTMENT OF WATER AND SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
(615)-794-4554
ATTN: BEN MCNEIL

ELECTRIC
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
P.O. BOX 681709
FRANKLIN, TENNESSEE 7068

SANITARY SEWER
CITY OF FRANKLIN
DEPARTMENT OF WATER AND SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064

THE CITY OF FRANKLIN WATER AND SEWER GENERAL NOTES

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

TWO HYDRANT FLOW TEST RESULTS

STATIC: 97 psi
RESIDUAL: 90 psi
FLOW: 1350 gpm
FLOW TEST PERFORMED AT 9:00 AM ON JUNE 23, 2023 BY
BRUHN & BRUHN FIRE PROTECTION

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

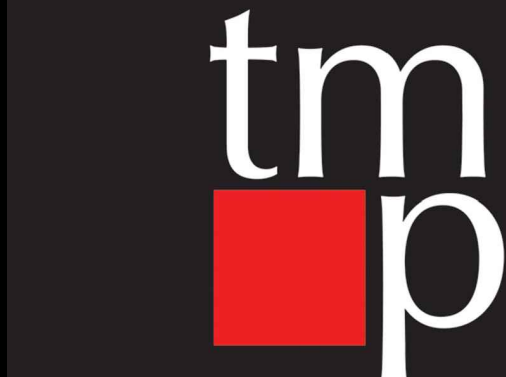
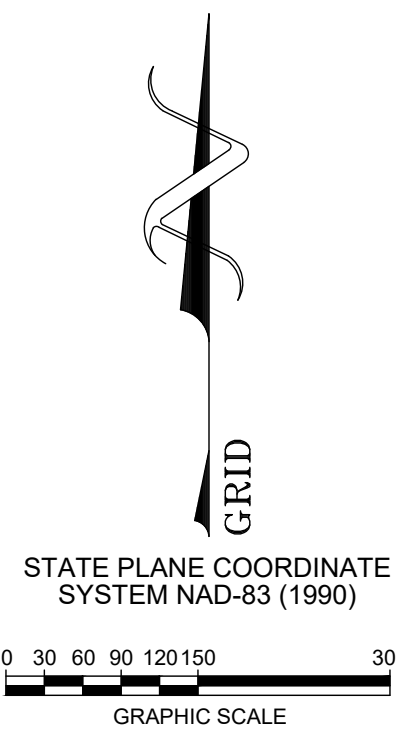
POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

DRAINAGE FACILITIES
0.5 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE. RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.



TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



**WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC**
110 ALDERSGATE WAY
FRANKLIN, TN 37069

**COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023**

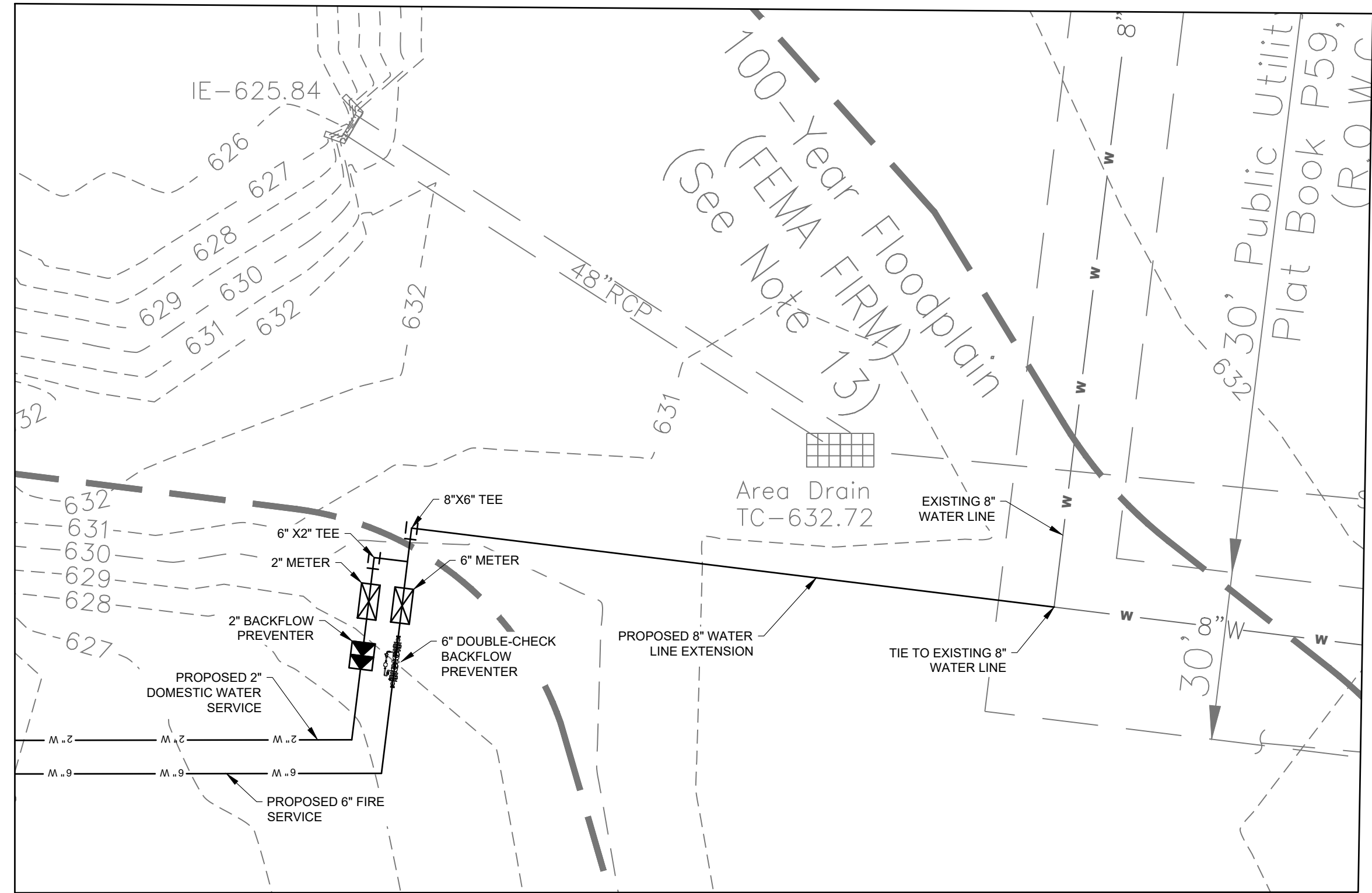
REVISIONS

NO.	DESCRIPTION	DATE

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

**SITE UTILITIES
PLAN**

C5.00



1"=20'

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 ALDERMAN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER AND SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION:
 - A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
 - B. WATER AND SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TENNESSEE FOLLOWING APPROVAL FROM 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. 8.

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER
MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT
HARLINGSDALE FARM ON FRANKLIN RD.

SINCE IT IS AN EMERGENCY SERVICES BUILDING.

REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY
CITY OF FRANKLIN SANITATION AND ENVIRONMENTAL SERVICES DEPARTMENT.

EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDRSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

RUNOFF RATES WILL BE EQUAL TO OR LESS THAN
EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

STATIC: 97 psi
RESIDUAL: 90 psi
FLOW: 1350 gpm
FLOW TEST PERFORMED AT 9:00 AM ON JUNE 23, 2023 BY
BRUHN & BRUHN FIRE PROTECTION

[illegible]

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

ENLARGED UTILITIES PLAN

C5.10



Diagram illustrating the installation of a tree protection structure:

- 4' HIGH CHAIN LINK BARRIER FENCING**: The height of the protective fence.
- 2'x2'x60" (min height) WOOD POST - DRIVE 1' INTO UNDISTURBED GROUND MAX. 10' APART**: The specifications for the wooden posts supporting the fence.
- DRIPLINE**: The boundary line around the tree canopy.
- MAX. 10' APART**: The maximum spacing between the posts.

1. ALL SPECIMEN TREES, TREES IN A TREE PROTECTION ZONE, AND TREES INTENDED FOR USE AS CREDIT TOWARDS THE LANDSCAPING STANDARDS SHALL BE FENCED BEFORE GRADING OR OTHER LAND-DISTURBING ACTIVITY BEGINS.
2. FENCING SHALL EXTEND AT LEAST ONE FOOT IN DISTANCE FROM THE EDGE OF THE TREE FOR EACH INCH OF DBH. SO THAT EACH TREE'S BULFUME IS PROTECTED, BUT NO CASE LESS THAN TEN FEET FROM THE TRUNK.
3. ALL FENCING REQUIRED SHALL BE CHAIN LINK FENCING AT LEAST FOUR FEET IN HEIGHT AND SECURED USING APPROPRIATE POSTS SPACED NOT MORE THAN TEN FEET APART. SUCH CHAIN LINK FENCING IS NOT REQUIRED TO BE VINYL COATED.
4. SIGNS SHALL BE INSTALLED ON THE TREE PROTECTION FENCE VISIBLE ON ALL SIDES OF THE FENCED-IN AREA AT A RATE OF AT LEAST ONE SIGN FOR EVERY 150 LINEAR FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET AND MUST CONTAIN THE FOLLOWING IN BILINGUE IN ENGLISH AND SPANISH: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION-RIÓN DEL ÁRBOL. NO SE PERMITEN ENTRAR".
5. THE REMOVAL OF TREES ADJACENT TO TREE SAVE AREAS CAN CAUSE INADVERTENT DAMAGE TO THE PROTECTED TREES. PRIOR TO CLEAREING ACTIVITIES, TRENCHES WITH A MINIMUM WIDTH OF ONE-AND-ONE-HALF FEET AND TWO FEET DEEP SHALL BE CUT ALONG THE BULFUME AND THE LIMITS OF LAND DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR TREE ROOTS.
6. ALL TREE PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY THE BUILDING AND NEIGHBORHOOD SERVICES DEPARTMENT PRIOR TO START OF ANY LAND DISTURBING ACTIVITIES.

NTS



211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



**WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC**

**ALDERSGATE WAY
FRANKLIN, TN 37069**

**COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023**

REVISIONS

[illegible]

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

TREE PRESERVATION PLAN

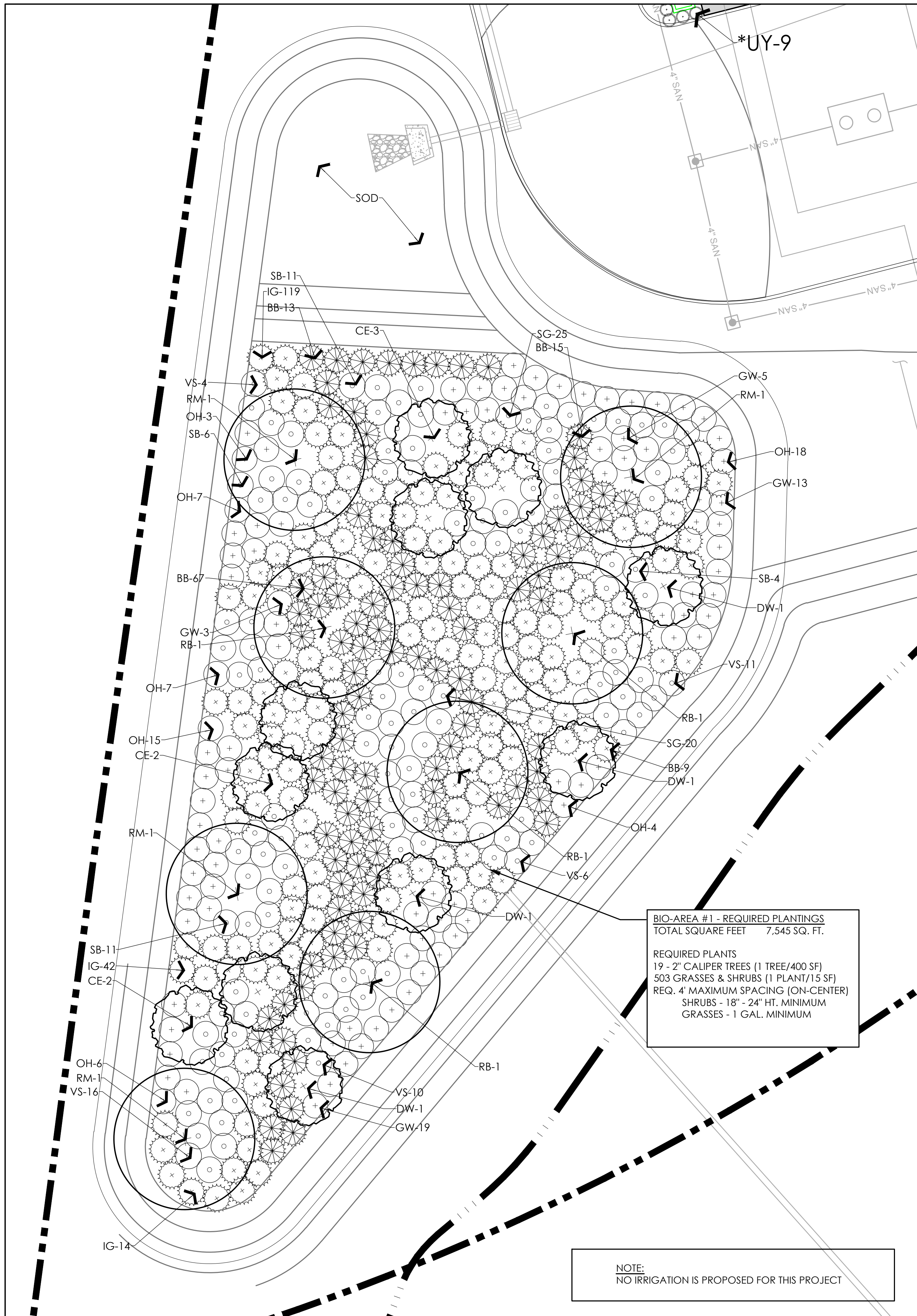
L100



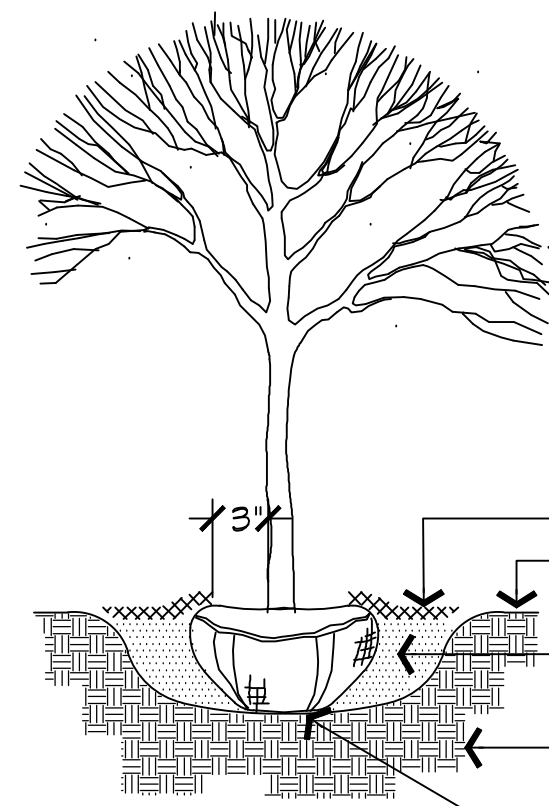
GENERAL NOTES - LANDSCAPE PLANTING

- NOTE:
NO IRRIGATION IS PROPOSED FOR THIS PROJECT



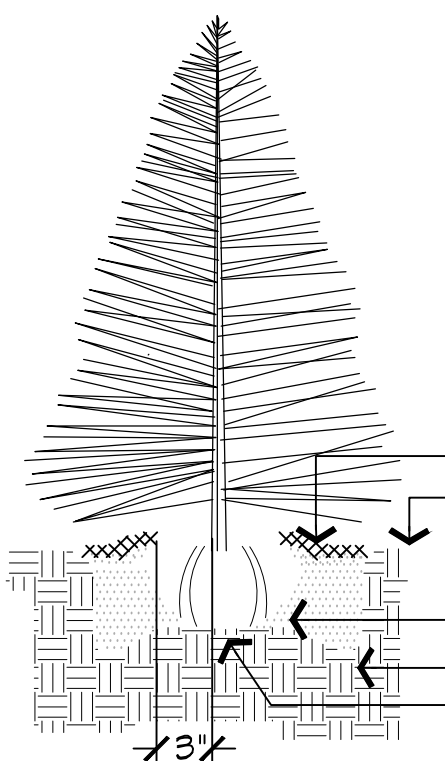


1 BIORETENTION PLANTING PLAN (ENLARGEMENT)



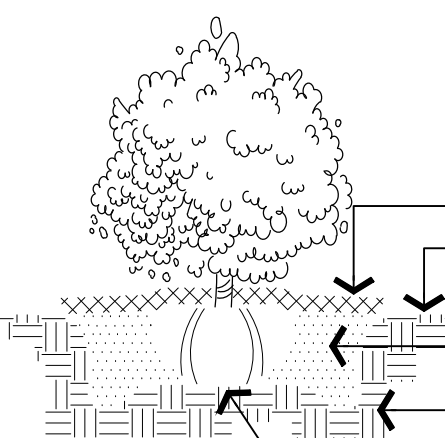
- NOTES:
1. TOP OF ROOT BALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE
 2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 2/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.
 3. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
 4. MULCH VOLCANOES SHALL NOT BE ALLOWED

2 TREE PLANTING
NTS



- NOTES:
1. TOP OF ROOT BALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE
 2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 2/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.
 3. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
 4. MULCH VOLCANOES SHALL NOT BE ALLOWED

3 EVERGREEN TREE PLANTING
NTS



- NOTES:
1. TOP OF ROOT BALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE
 2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. NON-DEGRADABLE BURLAP SHALL BE REMOVED OR ROLLED UNDER BALL AFTER REPLACEMENT OF PLANT
- 3" HARDWOOD BARK MULCH - MIN. 2" FROM TRUNK
- FORM SAUCER W/3" CONTINUOUS RIM FOR DRAINAGE
- BACKFILL WITH EXISTING TOPSOIL
- PROVIDE DRAINAGE IN PLANTING PIT AS NECESSARY
- UNDISTURBED SOIL OR COMPACTED BACKFILL
- BOTTOM LAYER SHALL BE LIGHTLY TAMPED AND SETTED W/WATER PRIOR TO PLACEMENT OF PLANT

4 SHRUB PLANTING
NTS

EMS at FFUMC - PLANT SCHEDULE							
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / CAL	HEIGHT	SPACING	REMARKS
Evergreen Trees							
AH	6	Ilex opaca	American Holly	2" Cal Min.	6'-8' Hgt.	Per Plans	
EG	29	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	3" Cal Min.	8'-10' Hgt.	4' O.C.	
ER	4	Juniperus virginiana	Eastern Red Cedar	2" Cal Min.	6'-8' Hgt.	Per Plans	
JC	4	Juniperus scopulorum 'Cologreen'	Cologreen Juniper	2" Cal Min.	6'-8' Hgt.	Per Plans	
Deciduous Trees							
CC	3	Cercis canadensis var. texensis 'Oklahoma'	Oklahoma Redbud	2" Cal Min.	8'-10' Hgt.	Per Plans	Single Trunk
CD	3	Cornus x rutgersensis Celestial	Celestial Dogwood	2" Cal Min.	8'-10' Hgt.	Per Plans	Strong Central Leader
Shrubs							
FP	13	Potentilla fruticosa 'Monsidi'	Frosty Potentilla	-	18"-24" Ht.	3' O.C.	
GB	31	Buxus x 'Green Mountain'	Green Mountain Boxwood	-	30"-36" Ht.	4' O.C.	
LS	10	Spiraea japonica 'SMSJMLG'	Lil Sizzle Spirea	-	18"-24" Ht.	3' O.C.	
MW	14	Weigela florida 'Elvera'	Midnight Wine Weigela	-	18"-24" Ht.	3' O.C.	
UY	9	Cephalotaxus harringtonia 'Fastigiata'	Upright Japanese Plum Yew	-	36"-48" Ht.	2' O.C.	
WB	16	Buxus microphylla var. japonica 'Winter Gem'	Winter Gem Boxwood	-	18"-24" Ht.	3' O.C.	
BIO-RETENTION PLANT SCHEDULE							
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / CAL	HEIGHT	SPACING	REMARKS
Deciduous Trees							
CE	7	Cercis canadensis	Eastern Redbud	2" Cal Min.		Per Plans	Single Trunk
DW	4	Cornus florida	Dogwood	2" Cal Min.		Per Plans	Strong Central Leader
RB	4	Betula nigra 'BNMTF'	DuraHeat River Birch	2" Cal Min.		Per Plans	2 Trunk Max - Each 3" Caliper
RM	4	Acer rubrum	Red Maple	2" Cal Min.		Per Plans	
Shrubs							
BB	104	Buddleia davidii	Butterfly Bush	-	18"-24" Ht.	4' O.C.	
GW	40	Hypericum frondosum	Shrubby St. Johns Wort	-	18"-24" Ht.	4' O.C.	
VS	47	Itea virginica	Virginia Sweetspire	-	18"-24" Ht.	4' O.C.	
IG	175	Ilex glabra 'Shamrock'	Shamrock Inkberry	-	24"-30" Ht.	4' O.C.	
OH	60	Hydrangea quercifolia	Oakleaf Hydrangea	-	18"-24" Ht.	4' O.C.	
SB	32	Sweetpepper Bush	Clethra alnifolia	-	18"-24" Ht.	4' O.C.	
Grasses							
SG	45	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gallon		Per Plans	



TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC
ALDRSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

REVISIONS

NO.	DESCRIPTION	DATE

DR. BY AUTHOR
CK. BY CHECKER
PROJ. NO. A08221
DATE 08/03/2023

LANDSCAPE
DETAILS &
PLANT
SCHEDULE
L300



1 EAST ELEVATION

GLASS AND OPENINGS: 637 SF



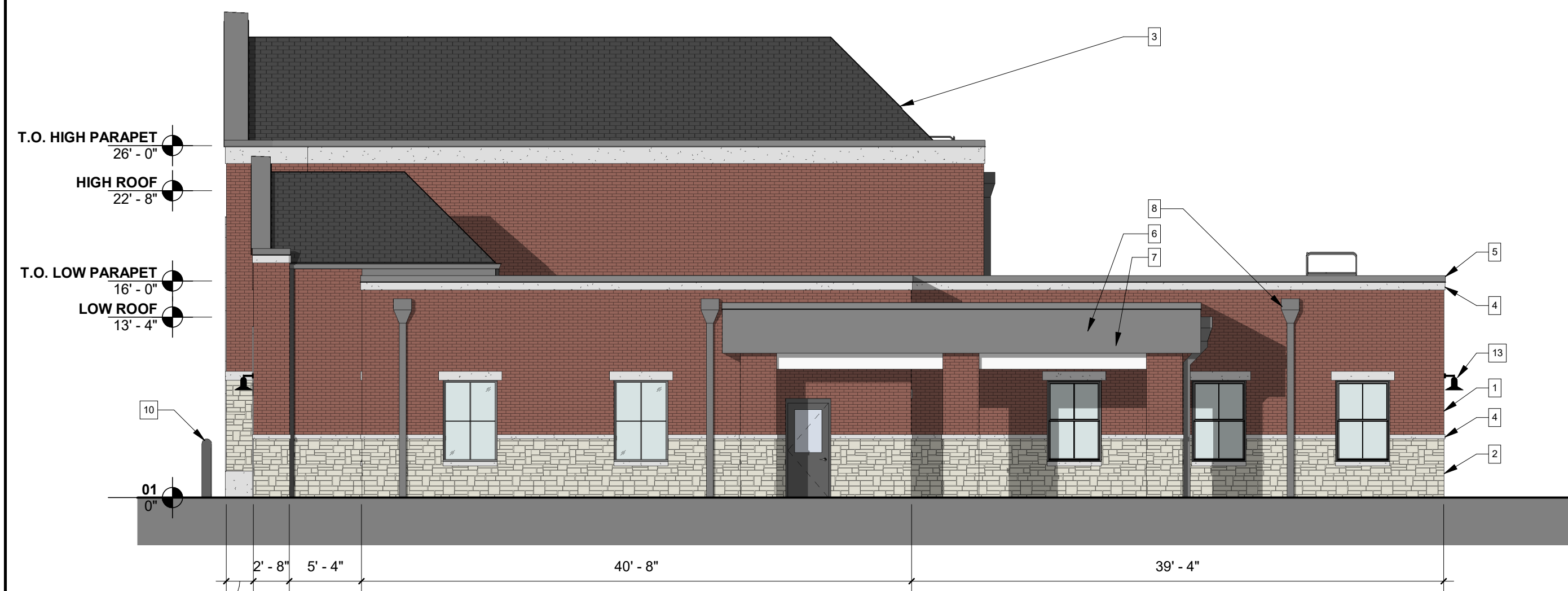
2 SOUTH ELEVATION

GLASS AND OPENINGS: 109 SF



3 WEST ELEVATION

GLASS AND OPENINGS: 466 SF



4 NORTH ELEVATION

GLASS AND OPENINGS: 145 SF

MATERIALS LEGEND

- 1 RED BRICK
- 2 NATURAL STONE MASONRY
- 3 ASPHALT SHINGLE ROOF
- 4 SMOOTH CAST STONE
- 5 GRAY METAL COPING
- 6 GRAY SKIM COAT ON EXTERIOR GYPSUM
- 7 WHITE SKIM COAT ON EXTERIOR GYPSUM
- 8 GRAY METAL DOWNSPOUT
- 9 GRAY ALUMINUM STOREFRONT WITH CLEAR GLASS
- 10 GRAY PIPE BOLLARD
- 11 RED FOUR-FOLD APPARATUS BAY DOORS
- 12 GRAY METAL LOUVER
- 13 BLACK ALUMINUM ARCHITECTURAL LIGHTING

EAST ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,310 SF	N/A
NET* OF WALL	1,553 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,201 SF	77%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	352 SF	23%

SOUTH ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,394 SF	N/A
NET* OF WALL	1,891 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,641 SF	87%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	250 SF	13%

WEST ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,310 SF	N/A
NET* OF WALL	1,550 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,222 SF	79%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	328 SF	21%

NORTH ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,394 SF	N/A
NET* OF WALL	1,768 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,566 SF	89%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	202 SF	11%

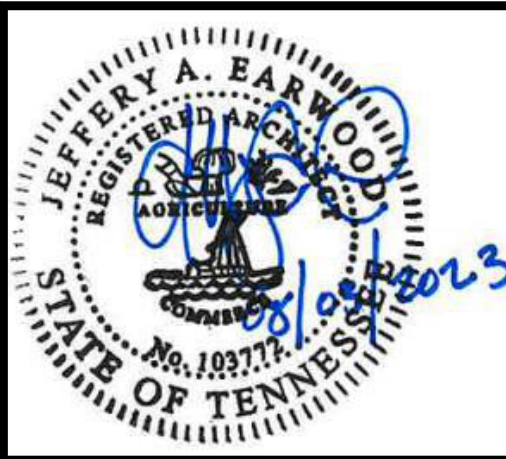
GENERAL NOTES
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS, ZONING ORDINANCE, AND THE APPROVAL OF THE CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CITY OF FRANKLIN.

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



TMPartners, PLLC
Architecture Interiors Planning

211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com



WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD
DEVELOPMENT
PLAN
SUBMITTAL
08-03-2023

REVISIONS

DR. BY	KD
CK. BY	JE
PROJ. NO.	A08221
DATE	08/03/2023

BUILDING
ELEVATIONS

A001



File #: 21-05148

DATE: August 24, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Milissa Reiersen, Communications Manager
Monique McCullough, Public Outreach Specialist

SUBJECT:

*Consideration Of Special Event Permit For Centennial High School Homecoming Parade In Cool Springs 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 annual Centennial High School Homecoming Parade.

BACKGROUND/STAFF COMMENTS:

Centennial High School has requested an event permit for their annual homecoming parade scheduled for September 29, 2023. The event includes the closure of Mallory Lane between Liberty Pike and W. McEwen Drive. Estimated time is 2:00 p.m. - 2:45 p.m. Estimated attendance is 1,500.

The parade is scheduled on the same date as the Franklin High School Homecoming Parade, which will take place earlier in the day.

FINANCIAL IMPACT:

The applicant would be responsible for extra-duty Police Officers who work the event. Centennial High School will work with the Williamson County Sheriff's Office for assistance with the street closure and traffic control.

RECOMMENDATION:

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

- Applicant will provide a Good Neighbor letter which will be distributed to affected neighborhoods.
- Applicant will provide a certificate of insurance naming the City as additional insured.

- Applicant will work with the Williamson County Sheriff's Office to open/close streets and to provide security and traffic control.



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:** Centennial High School 2023 Homecoming Parade

2. **Location Requested:** (if Temporary Street Closure, list major roads to be closed):

Parade location will be on Mallory Lane outside of Centennial High School (5050 Mallory Lane). Parade route is attached to this application when indicated.

Major road closures will be Mallory Lane from Liberty Pike and Mallory Lane from McEwen for the duration of the parade.

3. **Date or dates of event:** 09/29/2023

4. **Start/End Times of Event:**

The CHS Homecoming Parade will take place at 2:10 PM on Friday, September 29th, 2023. Mallory Lane will be closed from the Mallory Lane and McEwen Drive intersection to the Southern - most entrance of CHS for approximately 30-40 minutes. The actual parade generally lasts 20 - 30 minutes however the police will be on site by approximately 2:00 pm. Officers working the parade will let traffic in and out until the actual start of the parade.

What date/time will set-up begin? 9/29/2023 2:00 PM

What date/time will tear-down be complete? 9/29/2023 2:50 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):

6. **An estimated number expected to attend during the course of the event:**

Spectators/Attendees: 1,500

Event Staff/Volunteers: 100

Total: 1,600

7. **Name of applicant and Organization Requesting Permit:** Applicant / Organization Requesting Permit

Sarah Shapiro

Williamson County Schools

1320 West Main Street, Suite 202

Franklin, TN 37064

P: 615-472-4040

sarah.shapiro@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 2023 Centennial High School Homecoming Parade will take place on Friday September 29th to celebrate the ending of our Homecoming Spirit Week. This event is family friendly and is appropriate for all ages. Our Homecoming Parade showcases our many student groups, including our Marching Band, JROTC, sports teams, Student Council class floats (theme: Adventure Awaits), our Cougar Den daycare children, and many student-led club.

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: [CHS Homecoming Parade Route.pdf](#)

10. **Person in charge on day of event:** Sarah Shapiro
Cell: 615-854-3598 **E-mail address:** sarah.shapiro@wcs.edu
11. **Name and Cell Number of at least two others available on day of event:**
Name: Kevin Dyson **Cell:** 615-445-0390 **E-mail address:** kevin.dyson@wcs.edu
Name: Parker Altman **Cell:** 615-525-1257 **E-mail address:** parker.atlman@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: [CHS Administrators.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 2019.pdf](#)
16. **Will you charge an admission fee?** No
Average admission fee:
17. **Will you charge a vendor participation fee?** No
Average vendor participation 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.**
No vendors will be present for this parade.
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 must 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: [Parade Letter 2023.docx.pdf](#)
Good Neighbor Letter Mailing List: [Impacted Mallory Lane Businesses.pdf](#)



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 conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
- 2) I/We do swear or affirm that all of the information given in this application is true and complete.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
- 8) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.
- 9) 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.
- 10) 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: [Signature] Student Council Date: 8/13/23
(Signature and title – must be officer of organization) sponsor

Approved by the Board of Mayor and Aldermen on _____, 20____.

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

★
★ **Return application to:** ★
★ City Administrator's Office ★
★ City Hall ★
★ 109 Third Ave South ★
★ Franklin, TN 37065 ★
★ 615-791-3217 ★
★ 615-790-0469 (FAX) ★
★
★

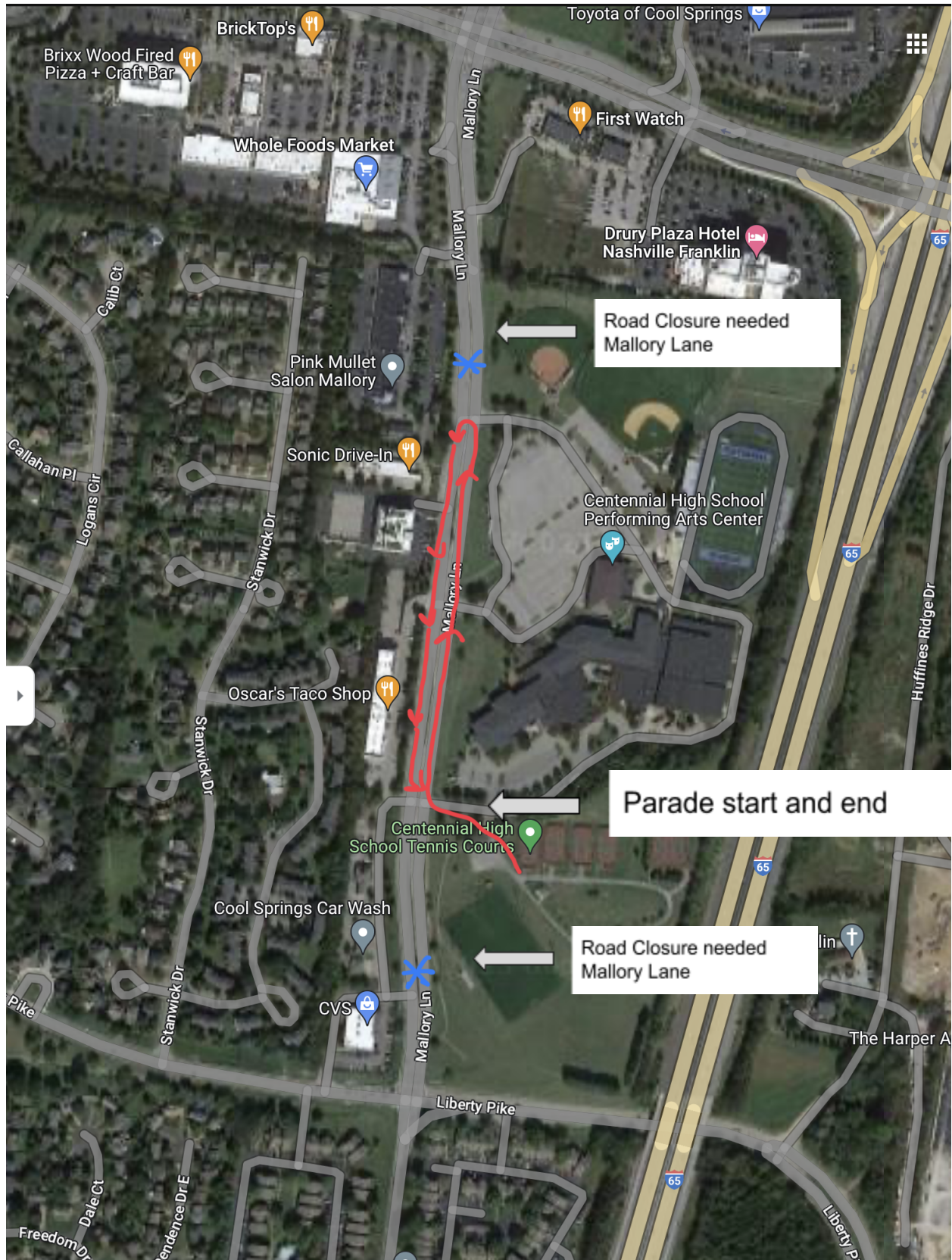
CHS Homecoming Parade Route 2023



START/
FINISH

Route

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. All Rights Reserved.



2023-2024 ADMINISTRATORS FOR CENTENNIAL HIGH SCHOOL:

Dr. Kevin Dyson (principal) - (615) 472 - 4270, kevin.dyson@wcs.edu

Parker Altman (asst. principal)

Greg Glass (asst. principal)

Tina Raulerson (asst. principal)

Erin Caceres (asst. principal)



Signature: _____

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.



Signature: _____

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: Sarah Shapiro - Williamson County Schools

Event Name: Centennial High School 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: Sarah Shapiro

Date: 08/13/2023

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.

We will be contacting the following businesses:

Taziki's Mediterranean Cafe
Little Caesars Pizza
Cool Springs Family Medicine
Subway
Sun Tan City
Blue Coast Burrito
Buff City Soap
Pink Mullet Salon
Sonic
Baxter & Company Hair Salon
Tease Hair Salon
Southern Sugar
Marcos Pizza
State Farm
Oscar's Taco Shop
Anytime Fitness
Music City Popcorn
Brentwood Drivers Training
Change Media
Super Express Lube
Coolsprings Car Wash
CVS

+ Any additional businesses within those same buildings

Centennial High School Student Council

5050 Mallory Lane
Franklin Tennessee 37067

Dr. Kevin Dyson, Principal
Parker Altman, Assistant Principal
Erin Caceres, Assistant Principal
Greg Glass, Assistant Principal
Tina Raulerson, Assistant Principal

Dear Centennial Neighbor and Supporter:

On behalf of the Student Council and student body, we wanted to make you aware of the closing of Mallory Lane for our annual Homecoming Parade.

The Homecoming Parade will take place at 2:10 PM on Friday, September 29th, 2023. Mallory Lane will be closed from the Mallory Lane and McEwen Drive intersection to the Southern - most entrance of CHS for approximately forty-five minutes. The actual parade generally lasts 20 - 30 minutes however the police will be on site by approximately 2:00 pm. Officers working the parade will let traffic in and out until the actual start of the parade. You may wish to advise your customers that if they are in the parking lot when the road is closed, they will not be permitted to leave in their cars until the parade has concluded and the road re-opens. We will make sure that the parade lineup is in place on time so that events move as quickly as possible. In the meantime, we invite you and your patrons to come out and enjoy our floats, spirit cars and marching band.

There will be other events at the school during the day on Friday as well as after school. The Homecoming Court presentations and the game will take place on Friday beginning at 6:30pm, and we invite you to come over and enjoy high school football and tailgating with us!

We appreciate your support of Centennial High School and hope to see you out and about during Spirit Week 2023. Thank you for all you do to encourage our students!

Sincerely,

Sarah Shapiro
Centennial High School Student Council Advisor



STATE OF TENNESSEE DEPARTMENT OF REVENUE

CENTENNIAL HIGH SCHOOL
5050 MALLORY LN
FRANKLIN TN 37067-1398

Effective Date: July 1, 2019
Expiration Date: June 30, 2023
Account No: 1000387553-SLC
Exemption No: 2113092608
Facility Address:
5050 MALLORY LN
FRANKLIN TN 37067-1398

Exempt Organizations or Institutions Sales and Use Tax Certificate of Exemption

This organization or institution qualifies for the authority to make sales and use tax exempt purchases of goods and services that it will use, consume or give away.

This authorization for exemption is limited to sales made directly to the referenced organization. This exemption certificate may not be used for sales made to individuals paying with personal checks or personal debit or credit cards, even if the individual is a representative or employee of the organization, and he or she will be reimbursed for the purchase. Sellers must refuse to accept the certificate when the sale is made to someone other than the organization.

This exemption certificate may not be used to make purchases without the payment of sales and use tax for other locations and may not be transferred to or used by any other person.

Seller's Name

Seller's Address (City & State)

I, _____, as an authorized representative of the taxpayer named above, affirm that the purchases qualify for the exemption and will be used at the location of the facility address referenced above. Under penalty of perjury, I affirm this to be a true and correct statement.

Print Name of Authorized Representative

Signature of Authorized Representative

Date



City of Franklin

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

File #: 21-04890

DATE: July 7, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Tom Marsh, Building and Neighborhood Services Director
Kathleen Sauseda, Housing Development Coordinator

SUBJECT:

Consideration Of COF Contract No. 2023-0201, With Franklin Housing Authority For The Reimbursement Of \$300,000 In Community Development Block Grant Funds For The Cost Of Infrastructure Within Cherokee Place

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning reimbursement to Franklin Housing Authority for the infrastructure costs relating to the Cherokee Development.

BACKGROUND/STAFF COMMENTS:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Contract No. 2023-0201 with the Franklin Housing Authority. This contract will support the infrastructure costs associated with developing the Cherokee PUD, which will consist of seventy-six (76) dwelling units. These units will be 2,-3,- and 4 bedroom units to support families in need of affordable housing.

FINANCIAL IMPACT:

The funding to support this award will come from the City's Community Development Block Grant available funds.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Contract No. 2023-0201.

**CONTRACT FOR PUBLIC FACILITIES AND
PUBLIC IMPROVEMENT PROJECTS
COF Contract No. 2023-0201**

This Contract made and entered into this ____ Day of _____, 2023 by and between the City of Franklin, (hereinafter "THE CITY") and Franklin Housing Authority (hereinafter "THE ORGANIZATION").

WITNESSETH:

WHEREAS, THE CITY has identified housing developments as an important issue in the community, and to achieve the goal of creating affordable housing within the City of Franklin will make available a portion of the Community Development Block Grant funds toward this objective; and

WHEREAS, THE ORGANIZATION is meeting the need for affordable housing for our low to moderate income citizens;

NOW, THEREFORE, in consideration of the mutual promises as contained herein, the parties hereto have agreed and hereby enter into this Contract according to the provisions as set forth herein.

SECTION 1 - SCOPE OF SERVICES

THE ORGANIZATION will be required to successfully meet the following deadlines:

- THE ORGANIZATION will completely and successfully obtain all required permits and begin development as provided in the Scope of Services (attached as Exhibit A and incorporated as if stated fully herein) immediately after receipt of the signed agreement.
- The Franklin Housing Authority (FHA) is underway with construction on the Cherokee Planned Unit Development (PUD) that consists of 76 dwelling units
- Expend all CDBG funds and complete the construction project(s), By December 31, 2023.

SECTION 2 - RESPONSIBILITIES OF PARTIES

- A. Perform the duties described herein and in Exhibit A and will submit regular reports (not less often than quarterly) as directed by THE CITY detailing the progress of their project.
- B. At the request of THE CITY, THE ORGANIZATION will periodically send a representative to neighborhood or other public meetings to discuss and promote their project.
- C. THE CITY will provide funding for the program from the Community Development Block Grant program as set forth in Section 3 of this contract.

SECTION 3 - COMPENSATION

THE ORGANIZATION will receive a total of **Three-Hundred Thousand and 00/100 (\$300,000.00)** for the services outlined above and contained in Exhibit A from the Community Development Block Grant program for eligible expenses.

SECTION 4 - TIME OF PERFORMANCE

A. Services shall begin in the upon receipt of signed contract and shall be completed by December 31, 2023.

B. This Contract may be terminated upon thirty (30) days written notice by either party.

SECTION 5 - PAYMENT TERMS AND CONDITIONS

A. THE CITY shall reimburse THE ORGANIZATION for services rendered based on submittal of valid invoices for project costs with a description and documentation of work performed. The CITY has the option of inspecting the completed work prior to making any payments.

B. Invoices may be submitted monthly

C. Final payment will be subject to receipt of a final report that is satisfactory to THE CITY.

SECTIONS 6 - NOTICES

All notices under this Contract shall be in writing and sent by certified mail to the address listed below for each party.

**Kathleen L. Sauseda
City of Franklin
109 3rd Avenue South
Franklin, TN 37064**

SECTION 7 - STANDARD TERMS AND CONDITIONS

A. COMPLIANCE WITH FEDERAL LAWS/REGULATIONS

THE ORGANIZATION shall comply with all applicable Federal and State laws and regulations in the performance of this Contract.

B. ANTIDISCRIMINATION/AFFIRMATIVE ACTION AND EQUAL EMPLOYMENT OPPORTUNITY

No person on the grounds of handicap, age, race, color, religion, sex, national origin, disability, or marital/familial status or any other classification protected by Federal and/or State of Tennessee constitutional and/or statutory law shall be excluded from participation in, or be denied benefits or, or be otherwise subjected to discrimination in the performance of this Contract.

C. AUDIT REQUIREMENTS

- i. This Contract, as well as any sub-agreement made with other participating agencies, is subject to all of the administrative requirements in OMB Circulars A-110 and A-122.
- ii. THE CITY hereby notifies THE ORGANIZATION that a single audit is required for non-profit agencies receiving \$300,000 or more in federal funds in any single fiscal year. This requirement is in accordance with OMB Circulars A-110 and A-133. If required, a copy of the single audit report will be kept on file and made available to THE CITY staff during sub-recipient monitoring visits and appropriate officials as requested.

D. CONFLICT OF INTEREST

THE ORGANIZATION agrees to abide by the following requirements with respect to conflicts of interest, and covenants that it presently has no interest, direct or indirect, and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required under this Contract. THE ORGANIZATION further covenants that in the performance of this Contract no person having such an interest, direct or indirect, shall be employed or retained by THE ORGANIZATION hereunder. These conflict-of-interest provisions apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of THE ORGANIZATION or of any designated public agencies or sub-recipients that are receiving funds under this program.

E. PROCUREMENT STANDARDS AND METHODS

THE ORGANIZATION shall comply with THE CITY's current policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds herein.

THE ORGANIZATION shall procure all materials, property, or services in accordance with the requirements of Attachment O of OMB Circular A-110, Procurement Standards.

F. VENUE

In the event of a dispute or litigation arising out of said Contract, it is understood and agreed and that this Contract was executed and performed in Williamson County, Tennessee, and as such, it is agreed by both parties that venue of said litigation, including an action for Declaratory Judgment, will be in Williamson County, Tennessee.

G. ASSIGNMENT

Neither THE CITY nor THE ORGANIZATION may assign its rights or delegate its responsibilities under this contract.

H. ENTIRE CONTRACT AND MODIFICATION

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

If seeking any addition or modification to the Contract, 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 Contract, 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 Contract or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Contract; and (c) such purchase order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.

I. SEVERABILITY

If any provision of this Contract is held invalid, the remainder of the Contract shall not be affected thereby and all other parts of this Contract shall nevertheless be in full force and effect.

J. TIME OF THE ESSENCE

The parties agree that TIME IS OF THE ESSENCE with respect to the parties' performance of all provisions of the Contract.

K. NO TAXES, NO INTEREST PAYMENTS

As a tax-exempt entity, THE CITY shall not be responsible for sales or use taxes incurred for products or services. THE CITY shall supply THE ORGANIZATION with its Sales and Use Tax Exemption Certificate upon THE ORGANIZATION's request. THE ORGANIZATION shall bear the burden of providing its suppliers with a copy of THE CITY's tax exemption certificate and shall assume all liability for such taxes, if any, that should be removed. THE CITY does not agree to pay any interest for late payments, having agreed to pay in a timely manner.

L. WAIVER

Neither party's failure or delay to exercise any of its rights or powers under the Contract 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 of power shall not be construed as either (s) a future or continuing waiver of that same right of power, or (b) the waiver of any other right of power.

M. BREACH

Upon deliberate breach of the Contract by either party, the non-breaching party shall be entitled to terminate the Contract 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.

Witness our hands, this ____ day of _____, 2023

THE CITY OF FRANKLIN

By: _____
Dr. Ken Moore, Mayor

Attest:

Eric S. Stuckey, City Administrator

Approved as to Form:

**William E. Squires, Assistant City
Attorney**

Franklin Housing Authority

By: De. Sch

Its: Executive Director



200 SPRING STREET
FRANKLIN, TN 37064

DERWIN JACKSON - PRESIDENT/CEO

PHONE: 615-794-1247
FAX: 615-794-1244

Bill To:
City of Franklin
Attn: Kathleen
109 3rd Ave
Franklin, TN 37064
Kathleens@franklin.tn.gov

DATE: July 3, 2023
INVOICE # 202307
FOR: Cherokee
DUE DATE:

DESCRIPTION	AMOUNT
Infrastructure Cherokee	\$ 300,000.00
TOTAL	\$ 300,000.00

Make all checks payable to **Franklin Housing Authority**

THANK YOU FOR YOUR BUSINESS!

Cherokee Place Planned Unit

CONTINUATION SHEET

PAGE OF PAGES

APPLICATION AND CERTIFICATE FOR PAYMENT,
containing Contractor's signed certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 14
APPLICATION DATE: 05/31/23
PERIOD TO: 05/31/23
PROJECT NO.: COF 7492

A	B	C	D		E	F	G		H	I
			WORK COMPLETED	FROM PREVIOUS APPLICATION (D + E)			TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)		
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	THIS PERIOD			MATERIALS PRESENTLY STORED (NOT IN D OR E)			BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
001	Phase I									
002	Div 1 Administrative/Overhead	183,808.00	-	183,808.00	-	-	183,808.00	100.00%	-	9,190.40
003	Div 31 Earthwork	538,040.00	-	538,040.00	-	-	538,040.00	100.00%	-	26,902.00
004	Div 33 Site Utilities	273,152.00	-	273,152.00	-	-	273,152.00	100.00%	-	13,657.60
005	Phase II									
006	Div 1 Administrative/Overhead	666,631.00	36,000.00	322,430.00	-	-	358,430.00	53.77%	308,201.00	17,921.50
007	Div 2 Existing Cond/Tesling/Demo	102,000.00	-	40,800.00	-	-	40,800.00	40.00%	61,200.00	2,040.00
008	Div 3 Concrete	817,791.33	184,412.00	493,583.10	-	-	657,995.10	80.46%	159,796.23	32,899.76
009	Div 4 Masonry	663,500.00	95,875.00	405,797.00	-	-	501,672.00	75.61%	161,828.00	25,083.60
010	Div 5 Metals	308,000.00	30,800.00	123,200.00	-	-	154,000.00	50.00%	154,000.00	7,700.00
011	Div 6 Wood, Plastics, & Composites	2,874,816.41	252,172.00	1,969,486.52	-	-	2,221,658.52	77.28%	653,157.89	111,082.93
012	Div 7 Thermal & Moisture Protection	949,500.00	9,766.00	265,292.91	-	-	275,058.91	28.97%	674,441.09	13,752.95
013	Div 8 Openings	775,207.94	150,636.00	339,761.00	-	-	490,397.00	63.26%	284,810.94	24,519.85
014	Div 9 Finishes	1,297,782.00	243,454.00	216,768.00	-	-	460,222.00	35.46%	837,560.00	23,011.10
015	Div 10 Specialties	140,501.26	-	29,673.00	-	-	29,673.00	21.12%	110,828.26	1,483.65
016	Div 11 Equipment	241,462.00	-	-	-	-	-	0.00%	241,462.00	-
017	Div 12 Furnishings	623,002.00	-	5,748.00	-	-	5,748.00	0.92%	617,254.00	287.40
018	Div 21 Fire Suppression	290,475.00	-	111,638.00	-	-	111,638.00	38.43%	178,837.00	5,581.90
019	Div 22 Plumbing, Equipment, & Fixtures	1,713,424.10	179,384.00	543,757.00	-	-	723,141.00	42.20%	990,283.10	36,157.05
020	Div 23 HVAC	1,106,455.00	148,996.00	520,262.00	-	-	669,258.00	60.49%	437,197.00	33,482.90
021	Div 26 Electrical	1,993,765.00	35,629.00	1,210,304.39	-	-	1,245,933.39	62.49%	747,831.61	62,296.67
022	Div 27 Communications	390,000.00	6,981.00	236,730.00	-	-	243,711.00	62.49%	146,289.00	12,165.55
023	Div 31 Earthwork	441,960.00	33,777.00	276,165.89	-	-	309,942.89	70.13%	132,017.11	15,497.14
024	Div 32 Exterior Improvements	731,849.66	-	-	-	-	-	0.00%	731,849.66	-
025	Div 32 Building Sign Allowance	30,000.00	-	-	-	-	-	0.00%	30,000.00	-
026	Div 32 Monument Sign Allowance	30,000.00	-	-	-	-	-	0.00%	30,000.00	-
027	Div 33 Site Utilities	1,784,408.00	75,211.00	964,424.96	-	-	1,039,635.96	58.26%	744,772.04	51,981.80
	Original Contract	18,967,531.00	1,463,093.00	9,070,821.77	-	-	10,553,914.77	55.54%	8,433,616.23	526,695.75
028	CO #1-Sewer Changes	35,320.83	-	35,320.83	-	-	35,320.83	100.00%	-	1,766.04
029	CO #2-Bioretenion Pond Changes	14,596.72	-	14,596.72	-	-	14,596.72	100.00%	-	729.84
030	CO #3-Primary & Secondary Electric	456,358.05	45,635.00	342,269.00	-	-	387,904.00	85.00%	68,454.05	19,395.20
031	CO #4-Foundation Insulation Board	4,584.49	-	-	-	-	-	0.00%	4,584.49	-
032	CO #5-960LF Ductile Iron CL-350 to CL-52	8,470.94	-	8,470.94	-	-	8,470.94	100.00%	-	423.55
033	CO #6-Pan Drains & PVC Lines	20,246.25	-	20,246.25	-	-	20,246.25	100.00%	-	1,012.31
034	CO #7-Bldg Z & U Undercut	72,404.95	19,319.67	53,085.28	-	-	72,404.95	100.00%	-	3,620.25
035	CO #8-Lateral Sleeves	8,870.59	-	8,870.59	-	-	8,870.59	100.00%	-	443.53
036	CO #12-Bldg R Undercut	44,340.91	-	44,340.91	-	-	44,340.91	100.00%	-	2,217.05



File #: 21-05133

DATE: August 21, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Tom Marsh, Building and Neighborhood Services Director
Kathleen Sauseda, Housing Development Coordinator

SUBJECT:

*Consideration Of COF Contract No. 2023-0219 Between The City Of Franklin And Columbia State Community College For The Reimbursement Of Up To \$81,000.00 In Community Development Block Grant Coronavirus (CDBG-CV) Funds In Consideration Of Expenses Incurred To Prevent, Prepare For And Respond To The Coronavirus (COVID-19)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Contract No. 2023-0219, with Columbia State Community College for the use of Community Development Block Grant Coronavirus (CDBG-CV) funds to reimburse them for expenses incurred to prevent, prepare for and respond to the Coronavirus (COVID-19).

BACKGROUND/STAFF COMMENTS:

Per Contract No. 2023-0219, the City will utilize CDBG-CV funds to reimburse Columbia State Community College up to Eighty-One Thousand Dollars (\$81,000.00) toward the costs incurred while assisting with the pandemic recovery. Specifically, Columbia State will use the funds to provide their Certified Clinical Medical Assistant Program for students in the Franklin area. The program consists of 140 hours of classroom lectures and labs to train students to assist physicians by performing functions related to the clinical responsibilities of a medical office. The Board of Mayor and Aldermen have previously approved and supported this program, which has a 90% completion rate.

FINANCIAL IMPACT:

The funding for this agreement will come from the City of Franklin's allocation of Community Development Block Grant funds received via the CARES Fund Act that was awarded in 2020.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Contract No. 2023-0219.

**CONTRACT BETWEEN THE CITY OF FRANKLIN AND COLUMBIA STATE COMMUNITY COLLEGE FOR THE
RECEIPT OF COMMUNITY DEVELOPMENT BLOCK GRANT CORONAVIRUS (CDBG-CV) FUNDS TO
REIMBURSE FOR EXPENSES INCURRED TO PREVENT, PREPARE FOR,
AND RESPOND TO THE CORONAVIRUS (COVID-19)
Contract Number 2023-0219**

This Contract is by and between the City of Franklin, Tennessee (hereinafter "CITY") and **COLUMBIA STATE COMMUNITY COLLEGE** (hereinafter "ORGANIZATION").

WHEREAS, CITY has identified a need to prevent, prepare for, and respond to the Coronavirus utilizing Community Development Block Grant CV (CDBG-CV) funding; and

WHEREAS, the Department of Housing & Urban Development (HUD) has been authorized by Coronavirus Aid, Relief, and Economic Security Act (CARES Act), to respond to the growing effects of the public health crisis stemming from the Coronavirus; and

WHEREAS, the City of Franklin has been designated to receive a special allotment of Community Development Block Grant funds to be used to prevent, prepare for, and respond to the Coronavirus (CDBG-CV funds); and

WHEREAS, the Board of Mayor and Aldermen approved the third phase of disbursement of CDBG-CV funds to appropriate entities through the adoption of Resolution 2021-37.

NOW, THEREFORE, in consideration of the mutual promises as contained herein, the parties hereto have agreed and hereby enter into this Contract according to the provisions as set forth herein.

SECTION 1 - SCOPE OF SERVICES

ORGANIZATION will carry out, or has carried out, activities necessary to prevent, prepare for, and respond to the Coronavirus (COVID-19) as outlined in the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). The City has received notification that the third phase of these funds may be used to support pandemic recovery. This includes a provision to revitalize affected labor forces and business sectors or to help workers re-train for expanding sectors. The City encourages the Organization to consider approaches that prioritize the unique needs of low- and moderate-income persons.

CDBG-CV grants are subject to oversight, reporting, and requirements that ensure each grantee has adequate procedures to prevent the duplication of benefits.

Incorporated into this contract is Exhibit A, the proposal by ORGANIZATION, which is attached hereto and made a part hereof.

SECTION 2 - RESPONSIBILITIES OF PARTIES

- A. ORGANIZATION will perform or has performed the duties described above and in Exhibit A and take other actions necessary to accomplish the spirit of this agreement.
- B. ORGANIZATION will submit invoices and detailed receipts, as directed by THE CITY detailing the progress of their project.

- C. ORGANIZATION will provide a self certification indicating that they have not received a duplicative benefit from another source, and that they will not pursue or obtain duplicative funding from another source, before CDBG-CV funding is provided, as stated in section Q8 of the July 10, 2020 CDBG-CV COVID-19 Fact sheet.
- D. CITY will provide reimbursement funding for the program from the Community Development Block Grant (CDBG-CV) program as set forth in Section 3 of this contract.

SECTION 3 - COMPENSATION

For the services outlined above and contained in Exhibit A, ORGANIZATION will be paid an amount up to, but not exceeding, the agreed upon reimbursement of up to Twenty-Seven-Thousand and 00/100 Dollars (\$27,000) for each certificate program term, lasting three program terms, for a total of up to Eight-One Thousand and 00/100 Dollars (\$81,000).

SECTION 4 - TIME OF PERFORMANCE

- A. This Contract shall commence upon execution, and shall expire by December 28, 2023.
- B. This Contract and all options are based on and subject to the availability of Community Development Block Grant Coronavirus (CDBG-CV) funds
- C. Services shall be deemed complete and subject to payment under this Contract only upon verification of receipts and proper invoices.
- D. Requests for payment must be submitted to the CITY under this Contract, including all necessary invoices and receipts, no later than December 20, 2024.
- E. This Agreement may be terminated upon thirty (30) days written notice by either party.

SECTION 5 - PAYMENT TERMS AND CONDITIONS

- A. CITY shall reimburse ORGANIZATION for services rendered and goods purchased based on submittal of valid invoices and receipts for costs with a description and documentation of work performed or expenditures made. The CITY reserves the option of inspecting the completed work and confirming all claimed expenditures prior to making any payments.
- B. Based on the work write-up prepared by ORGANIZATION and CITY per Exhibit A, CITY may accept and reimburse for completed work product or other expenditures made that are a phase or portion of an overall project.
- C. Final payment will be subject to receipt of a final report that is satisfactory to CITY.

SECTIONS 6 - NOTICES

All notices under this Agreement shall be in writing and sent by mail to the address listed below for each party.

Kathleen Sauseda
c/o Housing Development Coordinator
City of Franklin
109 3rd Avenue South
Franklin, TN 37064

Dr. Dearl Lampley
Columbia State Community College
1665 Hampshire Pike
Columbia, TN 38401

SECTION 7 - STANDARD TERMS AND CONDITIONS

1. COMPLIANCE WITH FEDERAL LAWS/REGULATIONS

ORGANIZATION shall comply with all applicable Federal, State and City of Franklin laws and regulations in the performance of this Contract.

2. ANTIDISCRIMINATION/AFFIRMATIVE ACTION AND EQUAL EMPLOYMENT OPPORTUNITY

No person on the grounds of disability, age, race, color, religion, sex, national origin, disability, or marital/familial status or any other classification protected by Federal and/or State of Tennessee constitutional and/or statutory law shall be excluded from participation in, or be denied benefits of, or be otherwise subjected to discrimination in the performance of this Contract.

3. AUDIT REQUIREMENTS

- A. This Contract, as well as any sub-agreement made with other participating agencies, is subject to all of the administrative requirements in OMB Circulars A-110 and A-122.
- B. CITY hereby notifies ORGANIZATION that a single audit is required for non-profit agencies receiving \$300,000.00 or more in federal funds in any single fiscal year. This requirement is in accordance with OMB Circulars A-110 and A-133. If required, a copy of the single audit report will be kept on file and made available to the CITY staff during sub-recipient monitoring visits and appropriate officials as requested.

4. CONFLICT OF INTEREST

ORGANIZATION agrees to abide by the following requirements with respect to conflicts of interest, and covenants that it presently has no interest, direct or indirect, and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required under this Agreement. ORGANIZATION further covenants that in the performance of this Agreement no person having such an interest, direct or indirect, shall be employed or retained by ORGANIZATION hereunder. These conflict of interest provisions apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of ORGANIZATION or of any designated public agencies or sub-recipients that are receiving funds under this program

5. PROCUREMENT STANDARDS AND METHODS

ORGANIZATION shall comply with CITY's current policy concerning the purchase of equipment, and shall maintain inventory records of all non-expendable personal property as defined by such policy that may be procured with funds herein.

ORGANIZATION shall procure all materials, property, or services in accordance with the requirements of Attachment O of OMB Circular A-110, Procurement Standards.

6. VENUE

In the event of a dispute or litigation arising out of said Contract, it is understood and agreed that this Contract was executed and performed in Williamson County, Tennessee, and as such, it is agreed by both parties that venue of said litigation, including an action for Declaratory Judgment, will be in Williamson County, Tennessee, or in the federal courts for the Middle District of Tennessee, as applicable.

7. NON-ASSIGNMENT

Neither CITY nor ORGANIZATION may assign its rights or delegate its responsibilities under this contract.

8. ENTIRE CONTRACT AND MODIFICATION

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

If seeking any addition or modification to the Contract, 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 Contract; 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 Contract or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Contract; and (c) such purchase order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.

9. SEVERABILITY

If any provision of this Contract is held invalid, the remainder of the Contract shall not be affected thereby and all other parts of this Contract shall nevertheless be in full force and effect.

10. TIME OF THE ESSENCE

The parties agree that TIME IS OF THE ESSENCE with respect to the parties' performance of all provisions of the Agreement.

11. NO TAXES, NO INTEREST PAYMENTS

As a tax-exempt entity, CITY shall not be responsible for sales or use taxes incurred for products or services. CITY shall supply ORGANIZATION with its Sales and Use Tax Exemption Certificate upon ORGANIZATION's request. ORGANIZATION shall bear the burden of providing its suppliers with a copy of CITY's tax exemption certificate and shall assume all liability for such taxes, if any, that should be incurred. CITY does not agree to pay any interest or other fees for late payments.

12. WAIVER

Neither party's failure or delay to exercise any of its rights or powers under the Contract 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.

13. BREACH

Upon deliberate breach of the Contract by either party, the non-breaching party shall be entitled to terminate the Contract 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.

SECTION 8 - SIGNATURES

THE CITY OF FRANKLIN

Eric S. Stuckey, City Administrator

Date: _____

Approved as to Form:

William E. Squires, Assistant City Attorney

COLUMBIA STATE COMMUNITY COLLEGE

Dearl Lampley
Dearl Lampley (Jul 31, 2023 14:32 CDT)

Authorized Signature

Dearl Lampley

Print Name

Date: Jul 31, 2023

Vice President

Title



ColumbiaState.edu

Columbia State Community College
Workforce & Continuing Education Department
1665 Hampshire Pike
Columbia, TN 38401

(We) Columbia State Community College are requesting reimbursement in the amount of \$69,000 (Breakdown: 26,000 for each of three sessions totaling \$78,000 less remaining \$9,000 from earlier agreement) for costs expended in our efforts to prevent, prepare for and respond to the coronavirus (COVID-19).

Our scope of services included:

- Job training to revitalize the labor force and to help workers re-train for expanding sectors
- Partner with local agencies that prioritize the needs of low-and-moderate income persons
- Use of facilities to provide training and flexibility to host training at alternate locations if needed

Attached is the course outline with tuition cost and per-student breakdown.

Sincerely,

Melody Murphy, MBA
Director, Workforce and Continuing Education

Columbia Campus
1665 Hampshire Pike
Columbia, TN 38401
931.540.2722

Clifton Campus
795 Main Street
Clifton, TN 38425
931.676.6966

Williamson Campus
1228 Liberty Pike
Franklin, TN 37067
615.790.4400

Lawrence Campus
169 Southern Tennessee Lane
Lawrenceburg, TN 38464
931.766.1600

Lewisburg Campus
980 South Ellington Parkway
Lewisburg, TN 37091
931.359.0351

Columbia State Community College, a Tennessee Board of Regents institution, is an AA/EOE educational institution.



File #: 21-04678

DATE: June 28, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Michelle Hatcher, Director of Water Management
Scott Andrews, Utilities Engineer II

SUBJECT:

Consideration To Deny Sanitary Sewer For 2051 Wilson Pike And A Discussion On The Urban Growth Boundary And Request For Guidance To Move Forward In Mayes Creek Basin
WS 6/27/23

PURPOSE:

The purpose of this memo is to provide information to the Franklin Board of Mayor and Alderman (BOMA) concerning a discussion related to a sewer denial request for the abovementioned property.

BACKGROUND/STAFF COMMENTS:

Date of Request: 10/21/2022.

SFUE's Requested: 30.

Domestic Water Meter Size(s): 2".

This property is located outside of the City limits but within the Urban Growth Boundary (UGB), on Wilson Pike and east of and adjacent to North Chapel Road north of Murfreesboro Road and east of I-65. The applicant is requesting denial to build an equestrian retreat in the County, consisting of 23 single family homes, a barn, and a swimming pool.

The applicant is seeking denial for sewer availability. However, the WMD recommends approving availability. In reviewing this availability request, there were a number of questions staff had about providing sewer service to properties in the Urban Growth Boundary. The WMD has prepared a presentation for discussion to seek input on these issues.

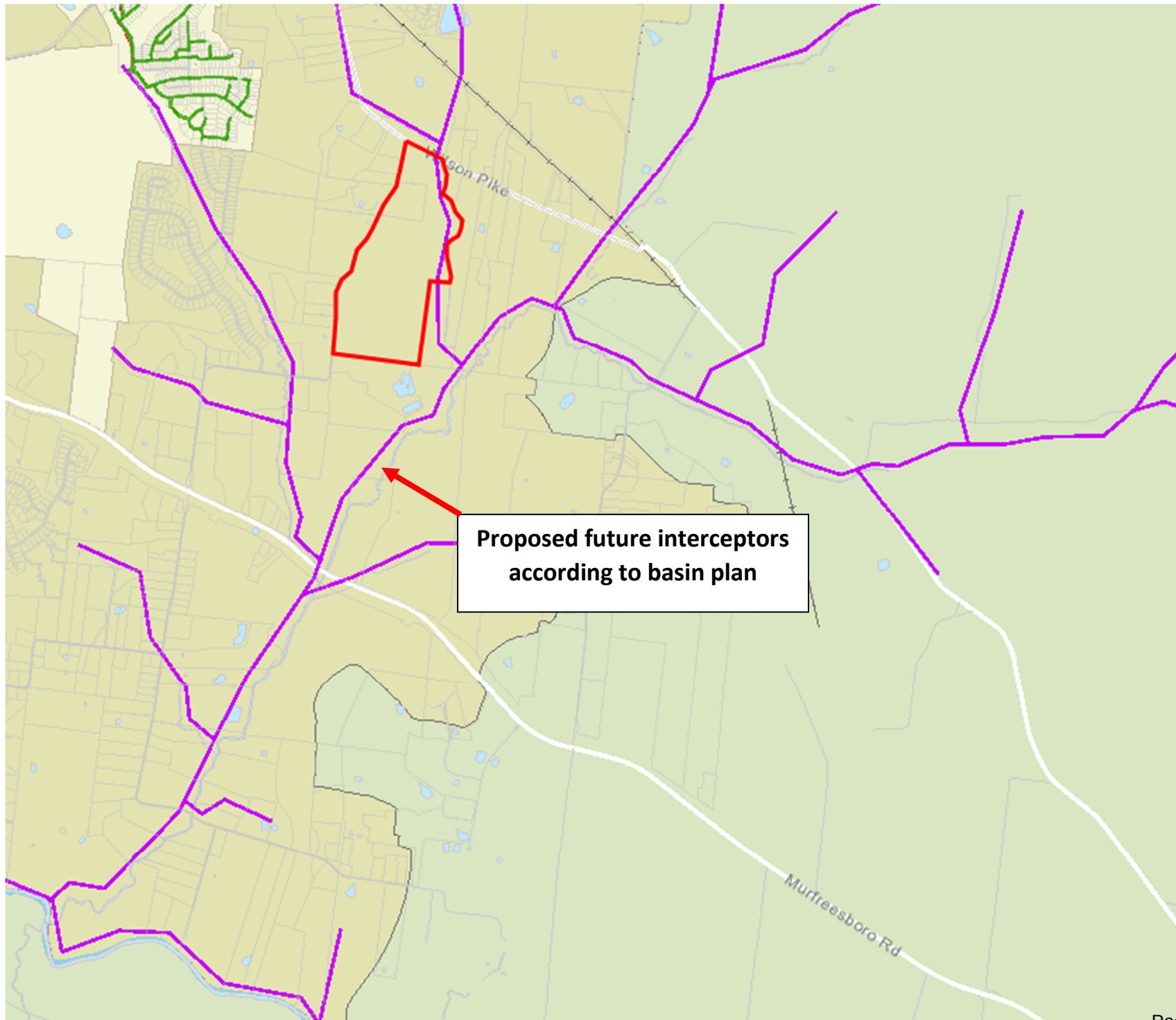
FINANCIAL IMPACT:

N/A

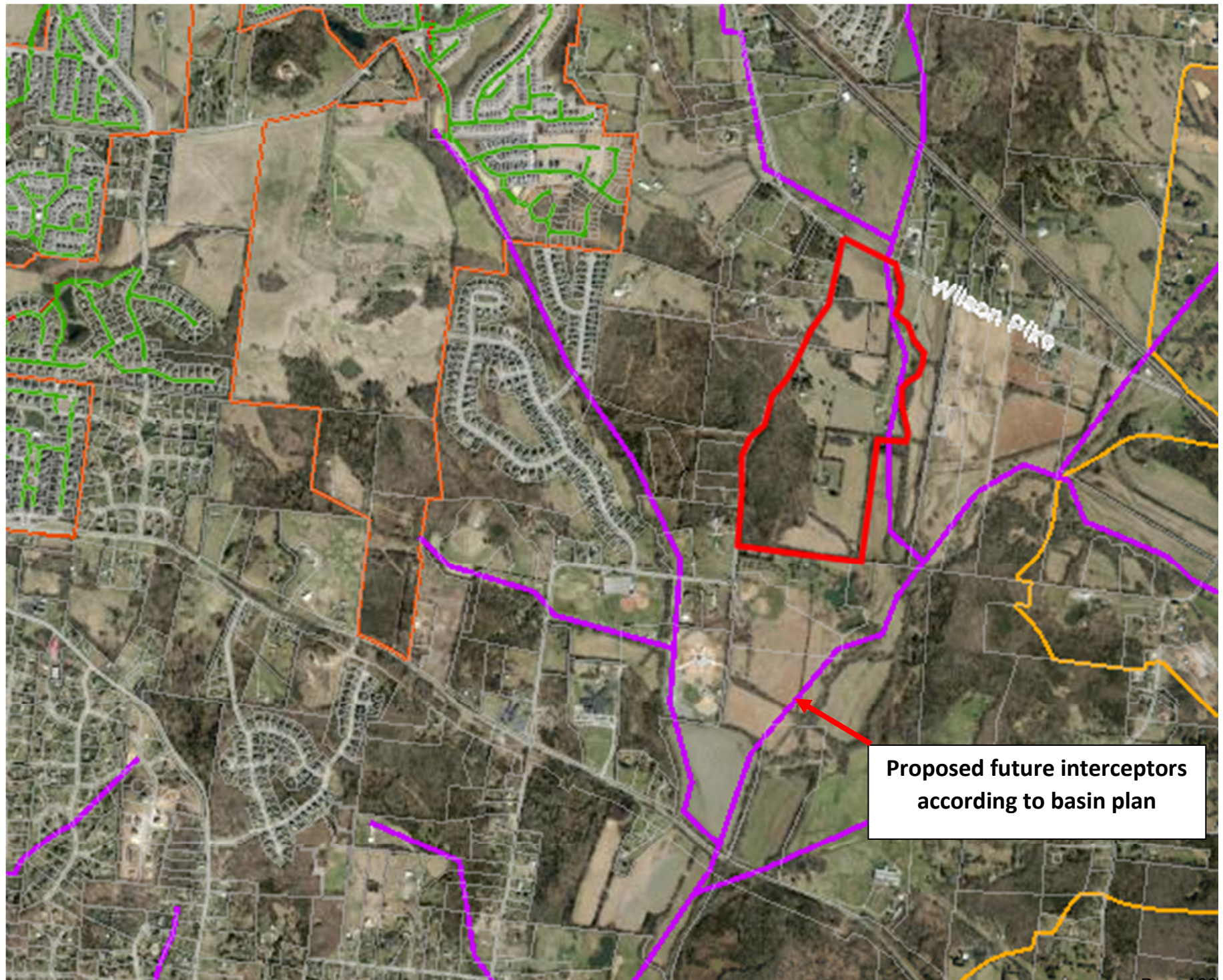
RECOMMENDATION:

Staff recommends against denial of sanitary sewer for this property. It is further recommended that the City complete an update of the Mayes Creek Basin Plan (expected by February of 2024). The updated basin plan will be presented to BOMA in March/April of 2024 and will assist the City planning for providing infrastructure to this area of the City's UGB.

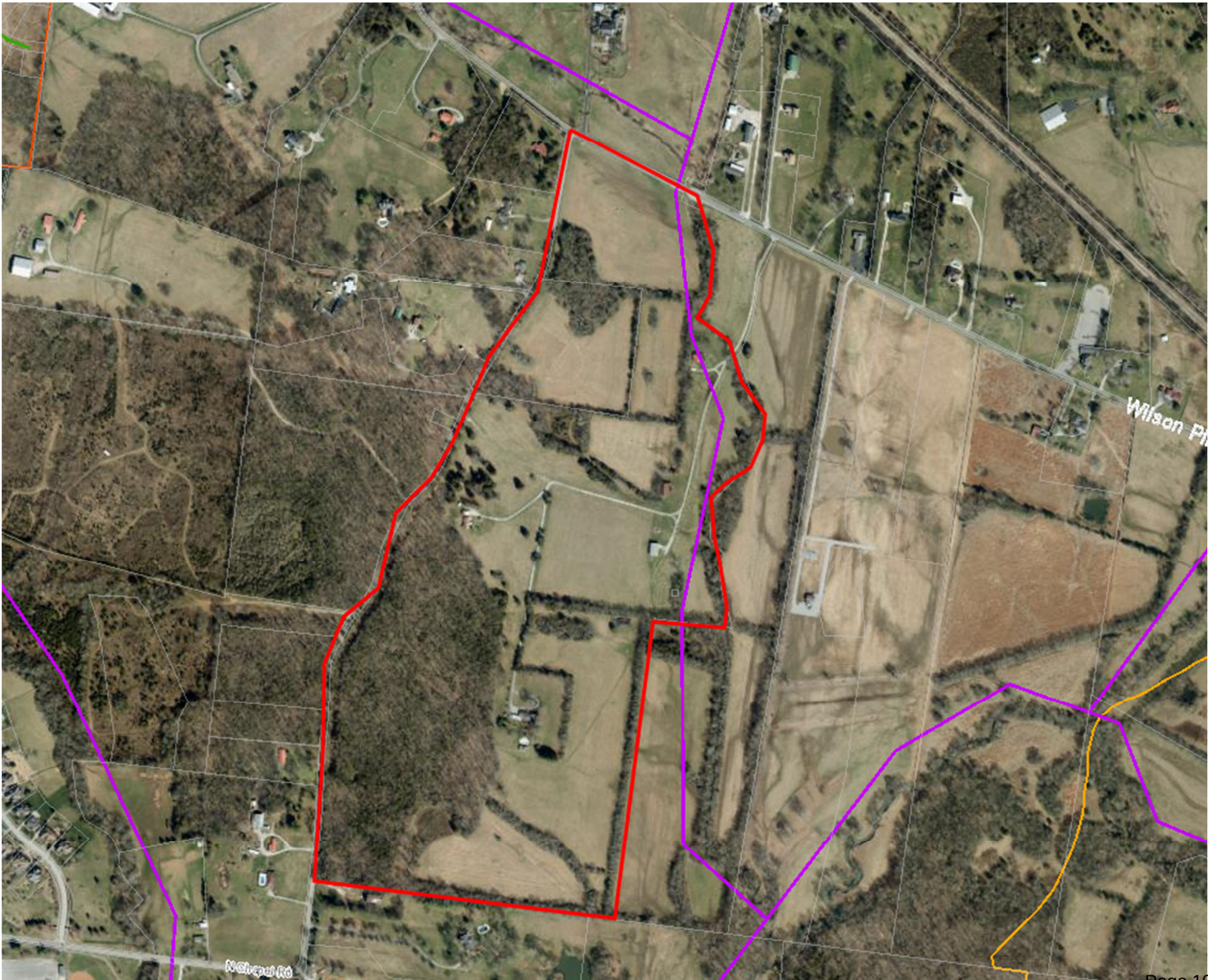
LOCATOR MAP



LOCATOR MAP (Aerial view)



Neighborhood View





HISTORIC
FRANKLIN
TENNESSEE

Request for Water and/or Sewer Availability & Associated Costs

Please fill in the following information & return this form with the site plan per directions below. Incomplete forms will result in the request being returned until all of the information is included. Refer to the attached memo for fees and additional information.

Type of Availability Requested:		CHECK ALL THAT APPLY: ☒ Water ☐ Sewer	
Project Name & Subdivision, Section, Lot #		SKYLIGHT RANCH	
Map & Parcel(s) #		MAP: C80 PARCEL: 05403	
Property Address:		2051 WILSON PIKE	
City Project # (If Applicable)			
# of Dwelling Units (If Residential)		23	
Applicant's Name & Company		CURTIS STEWART T-SQUARE ENG.	
Applicant's Address		1329 WEST MAIN STREET FRANKLIN, TN 37065	
Applicant's Email & Phone #		CURTIS.STEWART@T2-ENG.COM 615-678-8212	
Anticipated Water Meter Size(s) (see chart on pg. 3).		2"	
Water District:		MILCROFTON	
Sewage Flow Calculations: Use the City of Franklin projected flow examples sheet -pg.4			
$SF (23) \times 350 GPD = 8,050$ $BARN (10) \times 25 = 250$ $GUESTS (20) \times 100 = 2,000$ $POOL (20) \times 10 = 200$ $10,500 GPD$			
use additional sheets as necessary			
Anticipated sewage flows: Information Required for Sewer Service		N/A	
If County is requiring this request please indicate if you are requesting an approval or denial:		☒ DENY my Request ☐ APPROVE my request <i>*approval or denial is approved by BOMA, indication here is not a guarantee for approval or denial*</i>	

MUST SUBMIT A LOCATION MAP (FOR EX: GOOGLE MAP)

Email Application to: availability@franklintn.gov

For additional information or questions please call: 615-794-4554

Date Submitted: 10/21/2022



205 I WILSON PIKE

SANITARY SEWER AVAILABILITY

JUNE 13, 2023

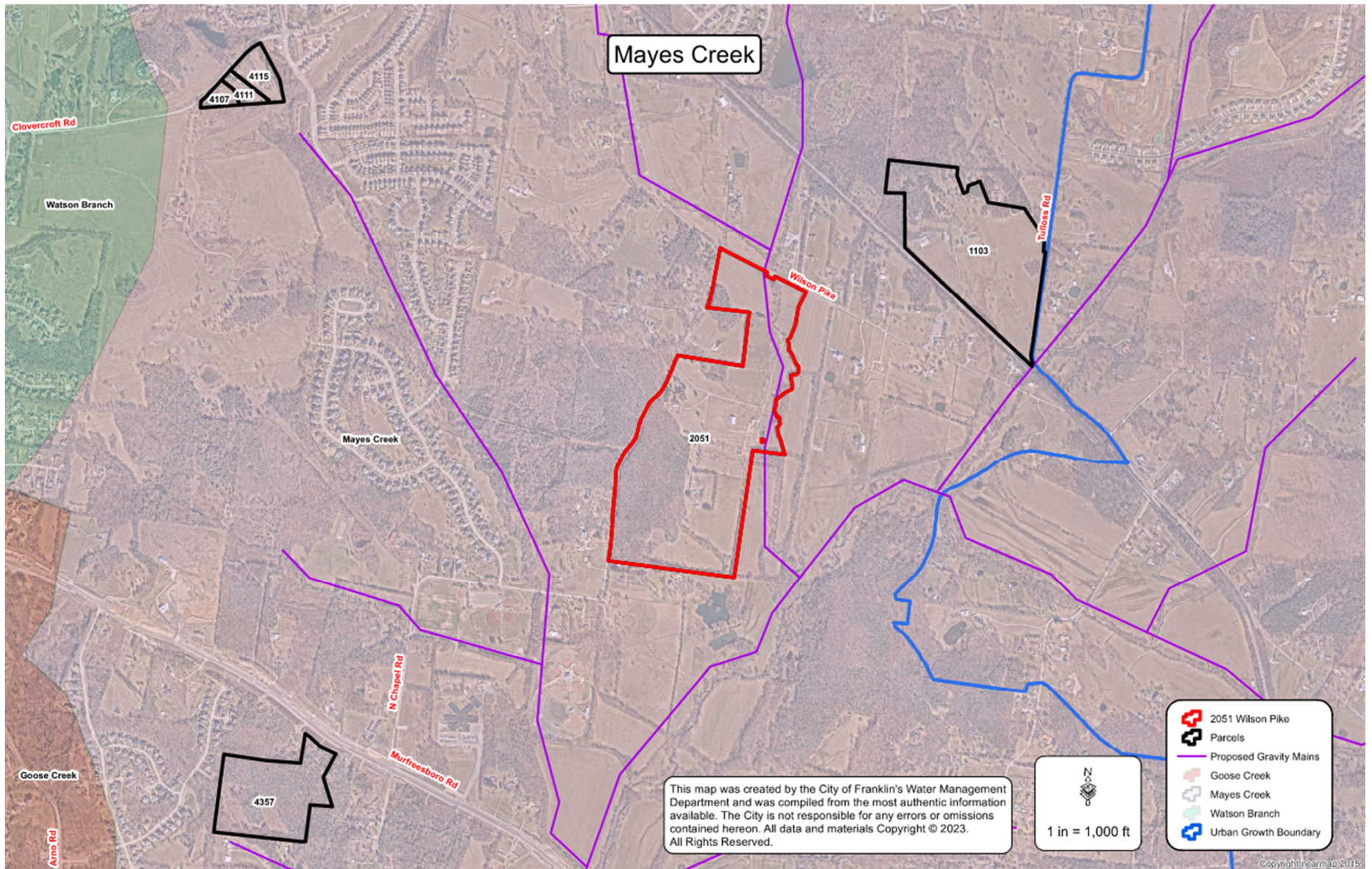
MICHELLE HATCHER, PE,
DIRECTOR

SCOTT ANDREWS, PE,
UTILITIES ENGINEER

WATER MANAGEMENT
DEPARTMENT

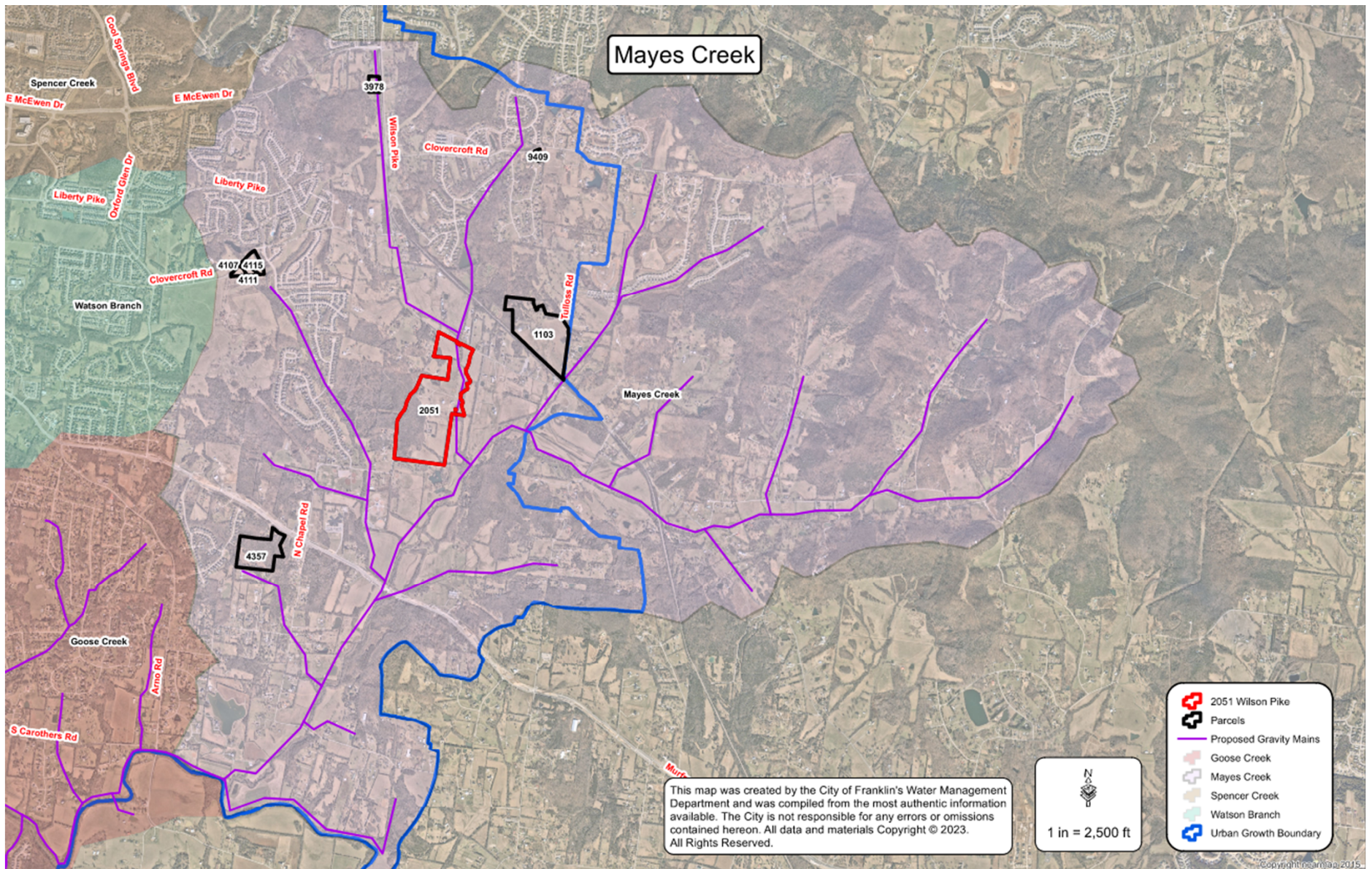
AGENDA

- Request
- Background
- Staff Recommendation
- Request for guidance



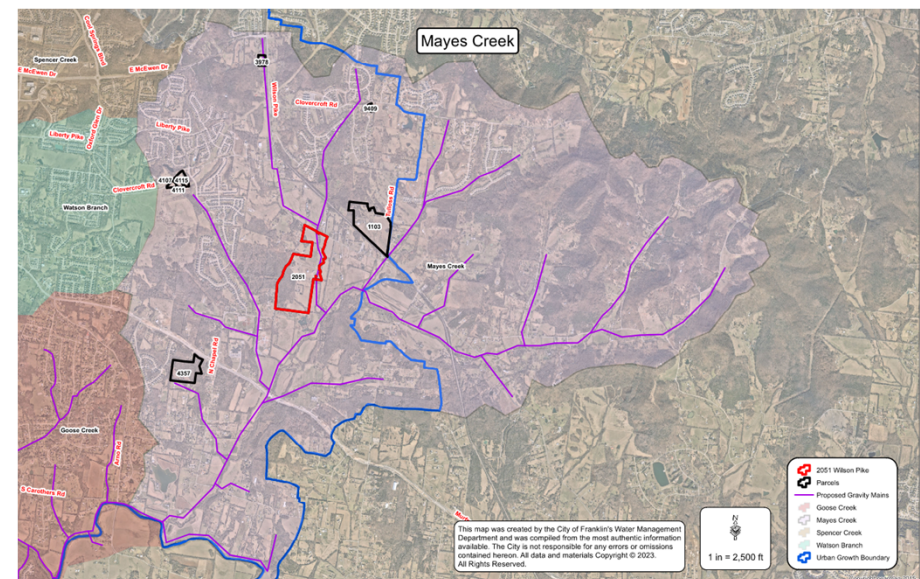
REQUEST

- 2051 Wilson Pike is located outside of the City limits but within the Urban Growth Boundary (UGB) in the Mayes Creek Basin
- Applicant requested denial of sewer for 2051 Wilson Pike to build an equestrian retreat in the County
 - 23 single family homes
 - Barn
 - Pool
- Anticipated sewer flow of 10,500 gallons per day (GPD) or 30 single family unit equivalents (SFUE)



BACKGROUND – MAYES CREEK BASIN

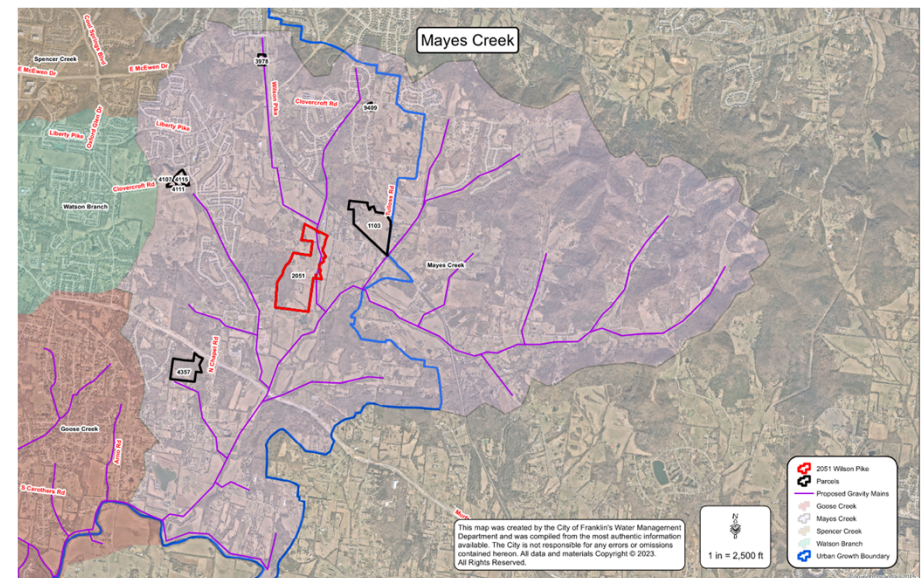
- Explanation of basin
 - Basin consists of approximately 9,900 acres of land, approximately 5,600 acres of which are within the UGB
 - Second largest sewer basin after Goose Creek (approximately 10,563 acres)
 - Eastern edge of the UGB
- Basin Plan
 - Dates back at least to 2006
 - Updated in 2013 to include proposed interceptor layout
 - Update adopted by Board of Mayor and Aldermen through Resolution 2013-21



Updated basin plan proposed interceptor layout, 2013

BACKGROUND – MAYES CREEK BASIN

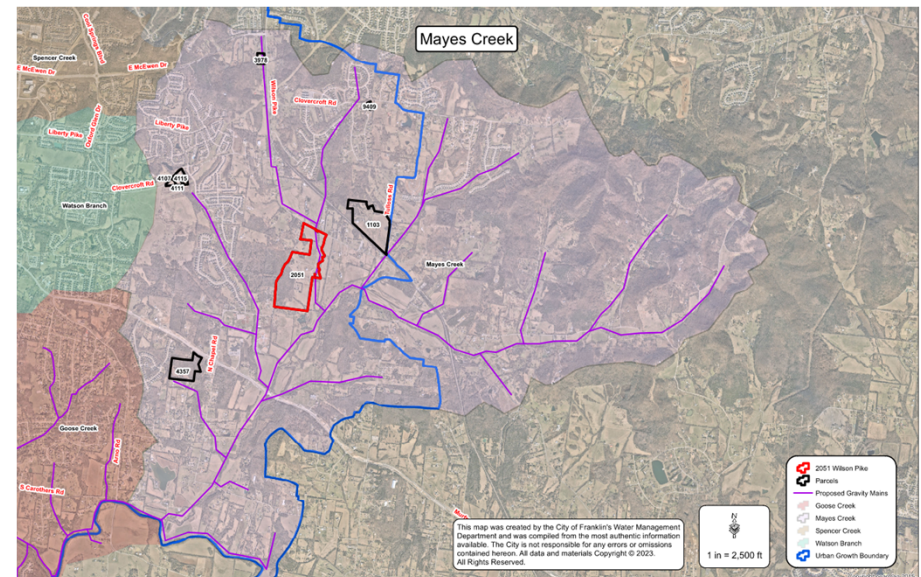
- Previous requests within the basin
 - Smith property requested City sewer
 - Staff recommended a solution consisting of a temporary regional pump station and associated force main (no force main alignment has yet been determined)
 - Pump station could potentially be relocated as more development happened closer to the bottom of the basin
 - Previous denials within the basin have typically been for single family homes with little to no impact on the basin as a whole
 - 4357 Murfreesboro Road was a denial for 20 new single family homes but did not impact the ability to serve the rest of the basin
 - Property was at the top of the basin
 - No proposed sewer was planned for the property as part of the basin plan



Updated basin plan proposed interceptor layout, 2013

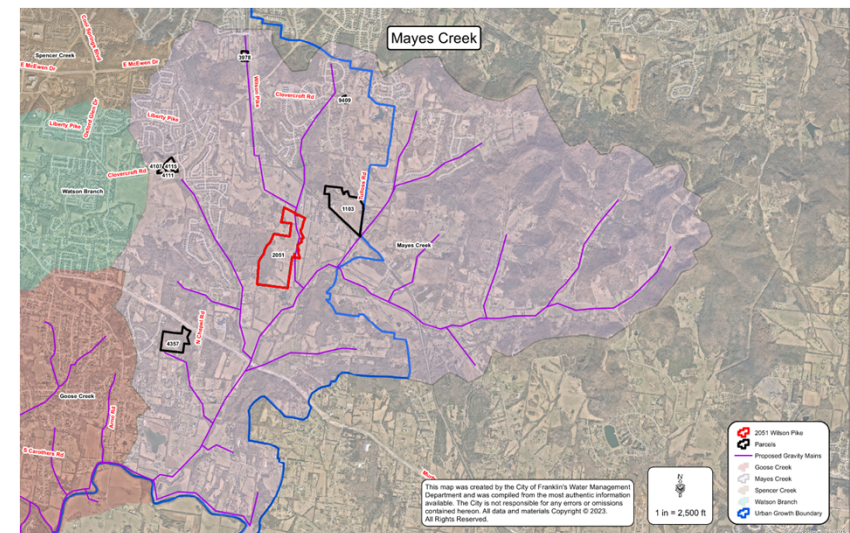
STAFF RECOMMENDATION

- Water Management recommends approving sanitary sewer contingent on applicant following the Basin Plan for serving the property with sanitary sewer
 - Denying this property sanitary sewer would prevent approximately 1,246 acres that would flow across this property from ever accessing City sewer
 - This accounts for approximately 22% of the total basin acreage located within the UGB
 - Keeping the property in the UGB but cutting the 1,246 acres off from the possibility of City sewer to benefit development of one property of approximately 114 acres
- Allowing properties to go County strips City of any control over how our UGB develops
- Denying the property sewer service and not collecting their impact fees and proportionate share in essence makes the system buildout financially not feasible.



REQUEST FOR GUIDANCE

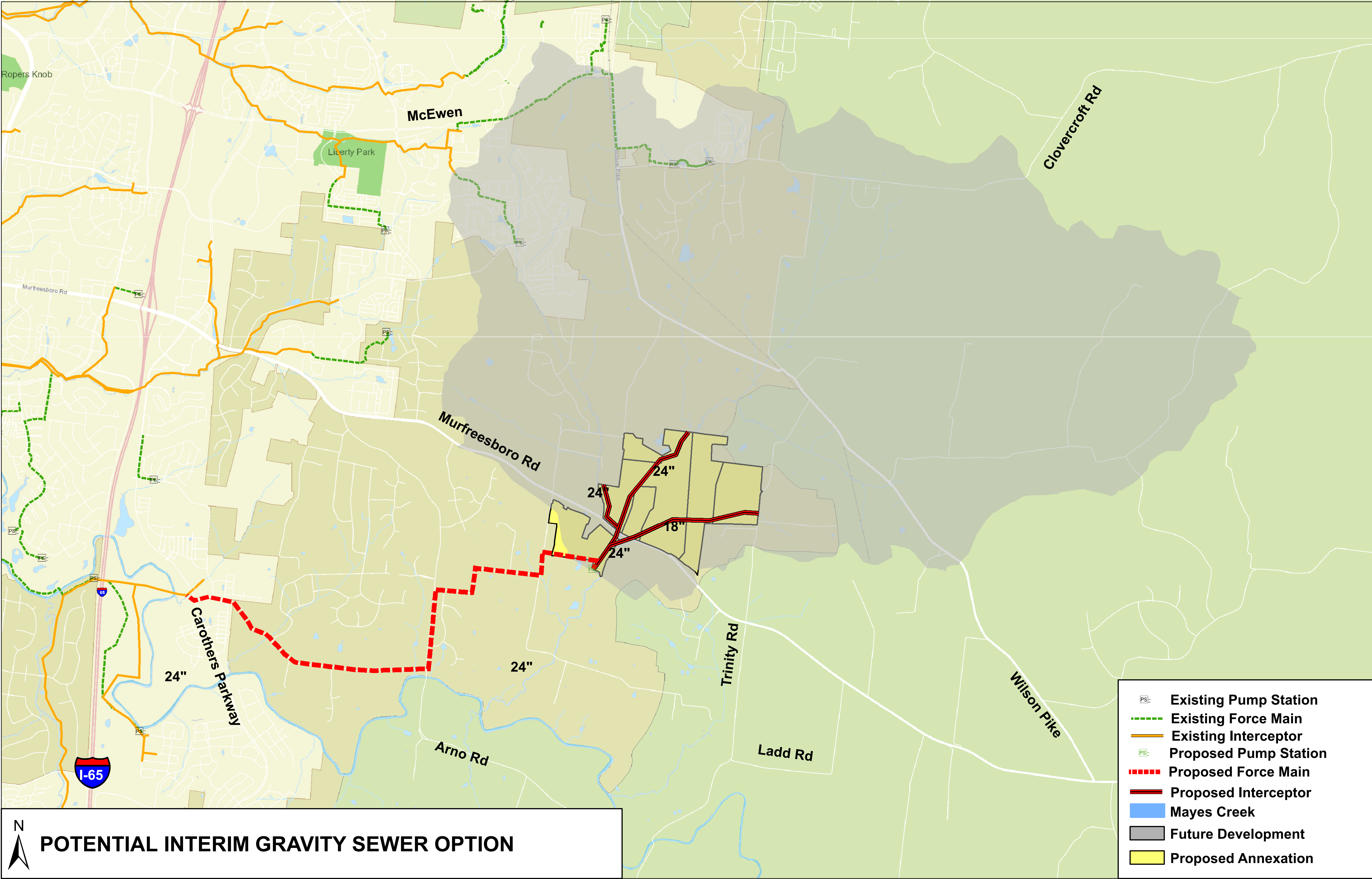
- Reduction of the UGB
 - A reduction of the amount of the basin within the UGB discussed at multiple Work Sessions (Planning and WMD recommended reduction)
 - Board expressed desire to keep in UGB knowing how difficult it would be to sewer
 - Keeping in UGB implies the ability of the City to serve it with sewer
 - Tennessee's Growth Policy Act Section 7(a)(1)(D):“(D) Identify territory in which the municipality is better able and prepared than other municipalities to efficiently and effectively provide urban services;”
 - As properties are denied sewer, it impedes our ability to follow the approved basin plan
- Basin Plan Update
 - WMD is working with a consultant to update the Basin Plan
 - Scope is being reviewed, completion date indeterminate at this time
- If the Board wants to keep the UGB as it is, WMD needs guidance on how to address sewer requests going forward



Updated basin plan proposed interceptor layout, 2013

ADDITIONAL INFORMATION

- The applicant began discussions with County before seeking availability through Franklin
- It appears County suggested his request would be routinely denied; City staff has maintained that BOMA makes all final denial decisions, so City staff does not guarantee denial to any applicant
- The applicant has discussed decentralized systems but under the County regulations, decentralized are no longer permitted within a City's UGB for residential neighborhoods
- The applicant has suggested "the City's existing sewer treatment facilities are at capacity and overwhelmed", which is not the case. There is capacity at the existing treatment plant for this development's anticipated flows today, and the planned future south plant will be well positioned, when it is constructed, to accept these flows as well.
- The applicant believes "that the City keeping the Mayes Creek Basin in the UGB is contrary to TCA 6-58-106 which only permits the inclusion of land in which the City has identified to be areas that would be provided full metropolitan services within the next 20 years." (UGB was developed in 2003)
- A basin plan was prepared for the Mayes Creek area in 2006 and updated in 2013 to show locations of proposed gravity interceptors based on anticipated densities associated with assigned land uses. More recently, maps were developed for an interim solution involving gravity interceptors, a temporary regional pump station, and force mains.



CONCLUSION

- Staff recommends against denial of sewer for this property and to provide staff time to complete the Mayes Creek Basin Plan update expected to be complete in February 2024
- Staff anticipates presenting the updated Basin Plan to BOMA in March 2024 to receive input from the BOMA.



File #: 21-05009

DATE: July 31, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management

SUBJECT:

Consideration Of COF Contract No. 2023-0236, With Hazen And Sawyer For Cost Of Services And Dynamic Rate Analysis

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a cost of service study for the City's water and sewer service area.

BACKGROUND/STAFF COMMENTS:

The proposed study is necessary to continue evaluation of the City's rate structure for water, wastewater and reclaimed water services. These services will include three parts for each of the services mentioned above - Revenue Requirements Analysis, Cost of Service Study, and Preliminary Rate Design using a dynamic rate analysis model.

The previous study was performed in 2020, and this updated analysis will take into account the current and projected expenditures to determine if current rates will generate the revenue requirements for each utility service. The cost of service study will perform a detailed allocation of the treatment plants, operating expenses, debt service, and capital improvement projects for each rate class, for each utility. This study will provide the support for any necessary changes in the rates. The rate design will determine what changes are needed in rates to generate the required revenue from each rate class.

An analysis of impact fees will also be included to determine if the current fee structure is adequate to maintain the future growth of the City. A recommendation will be included that will provide the basis for future proposed revisions to accommodate additional infrastructure needs.

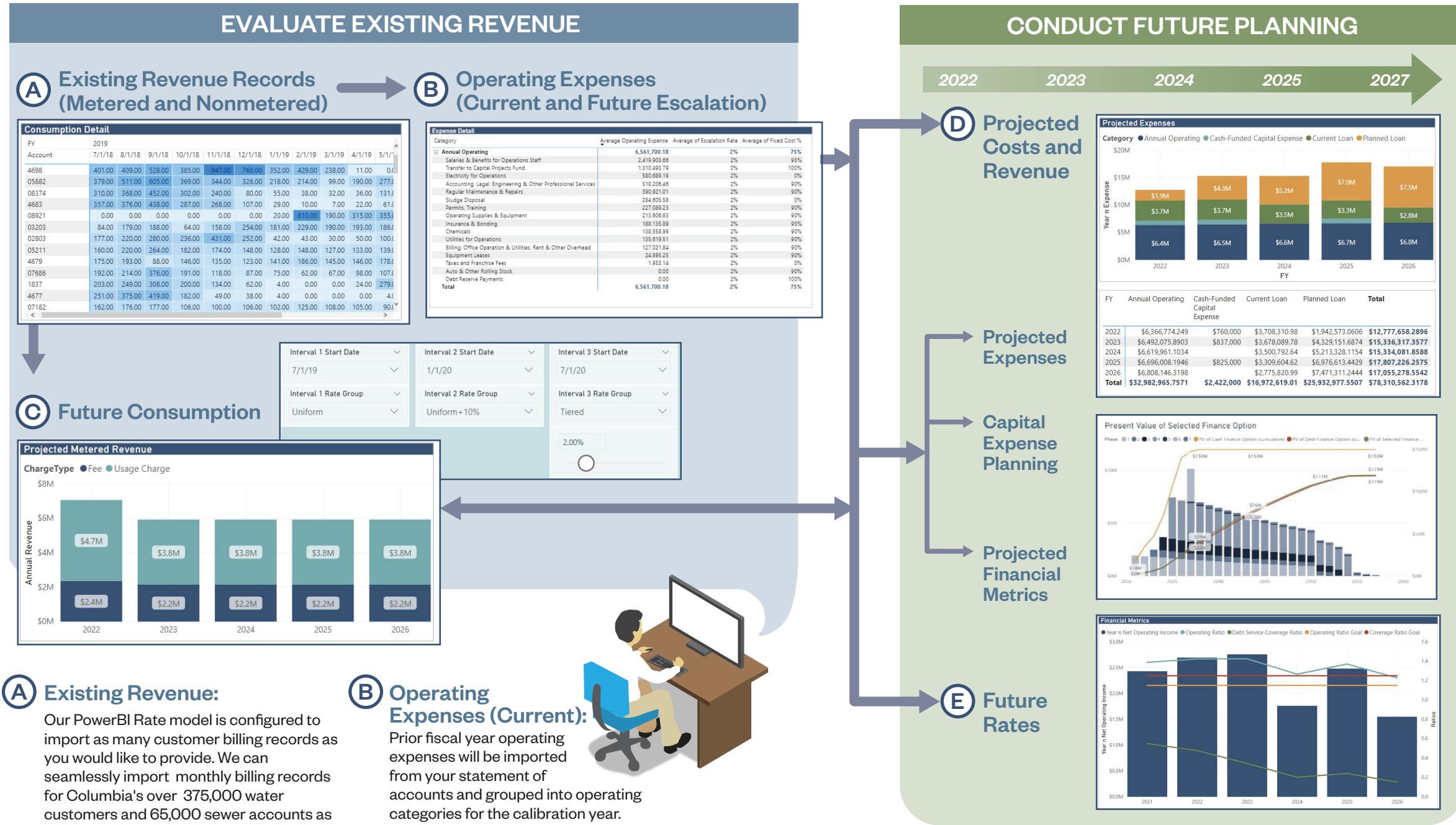
FINANCIAL IMPACT:

This proposal is a not-to-exceed cost of seventy-eight thousand and zero dollars (\$78,000.00), and will not be modified without written authorization.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Contract Number 2023-0236 with Hazen and Sawyer for a cost of service and dynamic rate analysis model.

Hazen’s Dynamic Rate Model Features



C Future Consumption

Our model includes the ability to vary population and consumption projection separately. Results from our price elasticity review can be incorporated dynamically based on the rate projection scenario.

D Evaluate Adequacy of Future Revenue

Using the projected costs and revenue, annual outputs are provided for the entire projection period. These outputs include capital requirements, financial indicators, operating fund balances and reserve balances. Our modelers will ensure that revenues from each source are appropriately matched to each cost category to ensure adequate revenues and compliance with South Carolina Code, and Columbia's defined extent of Water and Sewer and Stormwater Program. We will also evaluated affordability of the proposed rate scenarios.

E Future Rates

Once all the inputs are loaded in the model, the user-friendly Power BI dashboard model can easily be toggled to view the impact to projected revenue and financial indicators. Our team will work with you to develop the optimum rate scenario, but the model will be provided to Columbia at project completion and you will have the ability to manipulate future rate increases, should conditions change, **giving you the maximum flexibility even after our contract is complete.**

Figure E.3

**CITY OF FRANKLIN, TENNESSEE
PROFESSIONAL SERVICES AGREEMENT
COF Contract No. 2023-0236**

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is by and between the City of Franklin, Tennessee, hereinafter referenced as City, and **HAZEN AND SAWYER** hereinafter referenced as Consultant, who mutually agree as follows:

DECLARATIONS. City desires to retain Consultant to provide engineering, related technical, and other services in connection with City's project hereinafter referenced as Project. The Project is described as follows:

COST OF SERVICES AND RATE ANALYSIS PROPOSAL

1. **SCOPE OF SERVICES.** Consultant shall provide engineering related technical services and /or construction engineering and inspection services, and/or survey services/ and or appraisal services for the Project in accordance with the Scope of Services (Services) as found in Attachment A which shall be considered as an integral part hereof.
2. Consultant shall submit as a part of Attachment A an individual Fee Schedule and a Completion Schedule for the Project based on the detailed Scope of Services.
3. In event of a conflict between this Agreement and the attached document(s), this Agreement shall supersede conflicting terms and conditions.
4. Consultant shall be paid on a monthly basis for work performed based on the Fee Schedule as contained in Attachment A in the Amount of **SEVENTY EIGHT THOUSAND AND No/100 DOLLARS** (\$78,000.00).

The Board of Mayor and Aldermen Approved this Agreement on the _____ Day of _____ 202__.

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

ARTICLE 1. SERVICES. Consultant will:

- 1.1 Act for City in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with standards of competent consultants using the standards in the industry:
- 1.2 Consider all reports to be confidential and distribute copies of the same only to those persons specifically designated by the City.
- 1.3 Perform all services under the general direction of a senior professional employee, licensed and/or registered in the State of Tennessee, when appropriate.
- 1.4 Designate, in writing, the sole Project representative to coordinate with City the Services to be provided, including all contact information.
- 1.5 Unless provided for in the Project Scope of Services (Attachment A), Consultant shall perform all Services with his own forces (employees). Should sub-consultants be proposed to be used in the Project, a listing of said sub-consultants with Services to be performed shall be provided. After approval of this Agreement, no substitute for sub-consultants shall be allowed unless approved by City.
- 1.6 Retain pertinent records relating to the services performed for a period of seven (7) years following the completion of the work; during this period the records shall be available for review by City at all reasonable times.

ARTICLE 2. CITY'S RESPONSIBILITIES. City, or its authorized representative, will:

- 2.1 Provide Consultant with all information regarding the Project, which is available to, or reasonably obtainable by, the City.
- 2.2 Furnish right-of-entry onto the Project site for Consultant's necessary field studies and surveys. Consultant will endeavor to restore the site to its original condition and shall remain solely liable for all damages, costs and expenses, including reasonable attorneys' fees, for failure to make such restoration.
- 2.3 Designate, in writing, the sole Project representative to coordinate with and direct the Consultant, including all contact information.
- 2.4 Guarantee to Consultant that it has the legal capacity to enter into this contract and that sufficient monies are available to fund Consultant's compensation.

ARTICLE 3. GENERAL CONDITIONS.

- 3.1 Consultant, by the performance of services covered hereunder, does not in any way assume, abridge or abrogate any of those duties, responsibilities or authorities customarily vested in other professionals or agencies participating in the Project.

- 3.2 Consultant shall be responsible for the acts or omissions of any party involved in concurrent or subsequent phases of the Project acting upon written instruction issued by the Consultant.
- 3.3 Neither City nor Consultant may assign or transfer its duties or interest in this Agreement without written consent of the other party.
- 3.4 **ALLOCATION OF RISK AND LIABILITY; GENERAL.** Considering the potential liabilities that may exist during the performance of the services of this Agreement, the relative benefits and risks of the Project, and the Consultant's fee for the services rendered, and in consideration of the promises contained in this Agreement, the City and the Consultant agree to allocate and limit such liabilities in accordance with this Article.
- 3.5 **INDEMNIFICATION.** Consultant agrees to indemnify and hold City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by Consultant's negligent act, error or omission in the performance of the services of this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.
- 3.5.1 **SURVIVAL.** The terms and conditions of this paragraph shall survive completion of this services agreement.
- 3.6 **LIMITATIONS OF RESPONSIBILITY.** Consultant shall not be responsible for (a) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the Project unless specifically undertaken in Attachment A, Scope of Services ; (b) the failure of any contractor, subcontractor, Consultant, or other Project participant, not under contract to Consultant, to fulfill contractual responsibilities to City or to comply with federal, state, or local laws, regulations, and codes; or (c) procuring permits, certificates, and licenses required for any construction unless such procurement responsibilities are specifically assigned to Consultant in Attachment A, Scope of Services.

ARTICLE 4. TERMINATION BY THE CITY. The City may terminate this Agreement in accordance with the following terms and conditions:

- 4.1 **Termination for Convenience.** The City may, when in the interests of the City, terminate performance under this Agreement with the Consultant, in whole or in part, for the convenience of the City. The City shall give written notice of such termination to the Consultant specifying when termination becomes effective. The Consultant shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the Consultant shall stop work when such termination becomes

effective. The Consultant shall also terminate outstanding orders and subcontracts for the affected work. The Consultant shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The City may direct the Consultant to assign the Consultant's right, title and interest under termination orders or subcontracts to the City or its designee. The Consultant shall transfer title and deliver to the City such completed or partially completed work and materials, equipment, parts, fixtures, information and Contract rights as the Consultant has in its possession or control. When terminated for convenience, the Consultant shall be compensated as follows:

- (1) The Consultant shall submit a termination claim to the City specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the City. If the Consultant fails to file a termination claim within one (1) year from the effective date of termination, the City shall pay the Consultant the amount the City deems the Consultant is due.
- (2) The City and the Consultant may agree to the compensation, if any, due to the Consultant hereunder.
- (3) Absent agreement to the amount due to the Consultant, the City shall pay the Consultant the following amounts:
 - (a) Contract costs for labor, materials, equipment and other services accepted under this Agreement;
 - (b) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the Consultant's performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the Consultant would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

The total sum to be paid the Consultant under this Section shall not exceed the total Agreement Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

- 4.2 Termination for Cause. If the Consultant does not perform the work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials, or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Agreement, then the City, in addition to any other rights it may have against the Consultant or others, may terminate the performance of the Consultant, in whole or in part at the City's sole option, and assume possession of the Project Plans and materials and may complete the work.

In such case, the Consultant shall not be paid further until the work is complete. After Completion has been achieved, if any portion of the Contract Price, as it may be modified hereunder, remains after the cost to the City of completing the work, including all costs and expenses of every nature incurred, has been deducted by the City, such remainder shall belong to the Consultant. Otherwise, the Consultant shall pay and make whole the City for such cost. This obligation for payment shall survive the termination of the Agreement.

In the event the employment of the Consultant is terminated by the City for cause pursuant to this Section and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under this Section and the provisions of Section 4.1 shall apply.

- 4.3 Termination for Non-Appropriation. The City may also terminate this Agreement, in whole or in part, for non-appropriation of sufficient funds to complete or partially complete the Project, regardless of the source of such funds, and such termination shall be on the terms of Section 4.1.
- 4.4 The City's rights under this Section shall be in addition to those contained elsewhere herein or provided by law.

ARTICLE 5. SCOPE OF SERVICES. Consultant shall provide the Services as described in Attachment A, Scope of Services.

- 5.1 By mutual agreement, this Agreement and scope can be amended by the parties. The scope and fee for any additional tasks or services under such amendment shall be mutually negotiated and agreed to in writing prior to beginning such additional tasks or services.

5.2 ENVIRONMENTAL RESPONSIBILITY.

Where drilling/sampling services are involved, the samples obtained from the Project site are the property of the City. Should any of these samples be recognized by the Consultant to be contaminated, the City shall remove them from the Consultant's custody and transport them to a disposal site, all in accordance with applicable government statutes, ordinances, and regulations. For all other samples, the Consultant shall retain them for a sixty (60)-day period following the submission of the drilling/sampling report unless the City directs otherwise; thereafter, the Consultant shall discard the samples in accordance with all federal, state and local laws.

ARTICLE 6. SCHEDULE.

6.1 TIME OF THE ESSENCE. The parties agree that time is of the essence with respect to the parties' performance of all provisions of the Agreement.

6.2 Before executing this Agreement, the Consultant shall have prepared and submitted for approval to the City a Completion Schedule for the Project with milestones for the various stages (tasks) of the Services as outlined in the Scope of Services. The Consultant shall submit and obtain the City's approval for any proposed changes to the logic, durations, sequences, or timing of tasks as approved in the Completion Schedule.

6.3 FORCE MAJEURE. Neither party will be liable to the other for any delay or failure to perform any of the services or obligations set forth in this Agreement due to causes beyond its reasonable control, and performance times will be considered extended for a period of time equivalent to the time lost because of such delay plus a reasonable period of time to allow the parties to recommence performance of their respective obligations hereunder. Should a circumstance of force majeure last more than ninety (90) days, either party may by written notice to the other terminate this Agreement. The term "force majeure" as used herein shall mean the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections, riots, landslides, earthquakes, fires, storms, tornadoes, droughts, floods, explosions, breakage or accident to machinery, transmission pipes or canals; or any other cause or event not reasonably within the control of either party.

6.4 Should City request changes in the scope, extent, or character of the Project, the fee and the time of performance of Consultant's Services as indicated in Attachment A shall be adjusted equitably.

ARTICLE 7. USE OF DOCUMENTS, DATA.

7.1 All Documents, including, but not limited to, reports, drawings, specifications, and computer software prepared by Consultant pursuant to this Agreement are instruments of service in respect to the Project. Consultant shall retain an ownership and property interest therein (including the right of reuse at the discretion of the Consultant) whether or not the Project is completed.

7.1.1 **USE OF DATA SYSTEMS:** Ownership, property interests and proprietary rights in data systems used by Consultant do not extend to the data created by or supplied to Consultant by the City; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation.

7.1.2 **DISCLOSURE OF DOCUMENTS/DATA.** City may be required to disclose documents or data under state or federal law. City shall notify Consultant if a request for data or documents has been made and shall give Consultant a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. Consultant waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page as confidential or proprietary. In exchange, Consultant agrees to indemnify, defend, and hold harmless City for any claims by third parties relating thereto or arising out of (i) the City's failure to disclose such documents or information required to be disclosed by law, or (ii) the City's release of documents as a result of City's reliance upon Consultant representation that materials supplied by Consultant (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Consultant and Consultant assumes control over that claim.

7.2 By execution of this Agreement, Consultant and his sub-consultant(s) grant the City a royalty-free, perpetual, irrevocable, and assignable license to use any and all intellectual property interest Consultant or his sub-consultant(s) possess to any drawings, details, specifications, documents, and other information created before each of their first involvement with the Project and subsequently incorporated into the Project's documents. City-furnished data that may be relied upon by Consultant is limited to the printed copies that are delivered to the Consultant pursuant to Article 2 of this Agreement. Any copyrighted electronic files furnished by City shall be used by Consultant only for the Project as described herein. City's posting or publication of such documents created by Consultant for City shall constitute fair use and shall not constitute an infringement of Consultant's copyright, if any.

- 7.3 Documents that may be relied upon by City are limited to the printed copies (also known as hard copies) that are signed or sealed by the Consultant. Files in electronic media format of text, data, graphics, or of other types that are furnished by Consultant to City are only for convenience of City, unless the delivery of the Project in electronic media format has been dictated in Attachment A, Scope of Services. Any conclusion or information obtained or derived from electronic files provided for convenience will be at the user's sole risk.
- 7.4 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within sixty (60) days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Unless stated otherwise herein, Consultant shall not be responsible to maintain documents stored in electronic media format after acceptance by City.
- 7.5 When transferring documents in electronic media format, Consultant makes no representations as to long term compatibility, usability, or readability, of documents resulting from the use of software application packages, operating systems, or computer hardware differing from that as required of, and used by, Consultant at the beginning of this Project.
- 7.6 City may make and retain copies of Documents for information and reference in connection with use on the Project by the City, or his authorized representative. Such Documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modifications without written verification or adaptation by Consultant, as appropriate for the specific purpose intended, will be at City's sole risk and without liability or legal exposure to the Consultant or to Consultant's sub-consultants.
- 7.7 If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.
- 7.8 Any verification or adaptation of the Documents for extensions of the Project or for any other project will entitle Consultant to further compensation at rates to be agreed upon by City and Consultant.

ARTICLE 8. INSURANCE.

- 8.1 During the performance of the Services under this Agreement, Consultant shall maintain the following minimum insurance:
- a) General Liability Insurance with a combined single limit of \$1,000,000 per occurrence and \$2,000,000 annual aggregate.
 - b) Automobile Liability Insurance with a combined single limit of \$1,000,000 for each person and \$1,000,000 for each accident.

- c) Workers' Compensation Insurance Coverage A in accordance with statutory requirements and Coverage B, Employer's Liability Insurance, with a limit of \$500,000 for each occurrence.
 - d) Professional Liability Insurance with a limit of \$1,000,000 annual aggregate.
- 8.2 Consultant shall add the City an additional insured on all policies unless otherwise prohibited.
- 8.3 Consultant shall, upon execution of this Agreement, furnish City certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days' written notice to City.
- 8.4 No insurance, of whatever kind or type is to be considered as in any way limiting other parties' responsibility for damages resulting from their activities in the execution of the Project. City agrees to include, or cause to be included, in the Project's construction contract, such requirements for insurance coverage and performance bonds by the Project's construction contractor as City deems adequate to indemnify City, Consultant, and other concerned parties against claims for damages and to insure compliance of work performance and materials with Project requirements.

ARTICLE 9. PAYMENT.

- 9.1 City will pay Consultant for services and expenses in accordance with the Fee Schedule proposal submitted for the Project as part of the Scope of Services. Consultant's invoices will be presented at the completion of the work or monthly and will be payable upon receipt. Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. City shall give prompt written notice of any disputed amount and shall pay the remaining amount.
- 9.2 Consultant shall be paid in full for all services under this Agreement, including City authorized overruns of the Project budget or unforeseen need for Consultant's services exceeding the original Scope of Services.
- 9.3 **TRAVEL; EXPENSES**

City shall reimburse reasonable expenses, including travel and meals, when specified in the Scope of Services, but only in accordance with the City's Travel and Expense Policy and Procedures Manual. The maximum amount will be applied as of the date of travel and as listed in the per diem reimbursement rates on the "CONUS" website developed by the United States General Services Administration, located at www.gsa.gov [click on 'per diem rates' under the 'etools' category].

ARTICLE 10. MISCELLANEOUS PROVISIONS

- 10.1 **EQUAL EMPLOYMENT OPPORTUNITY.** In connection with this Agreement and the Project, City and Consultant shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability or marital status. City and Consultant will take affirmative action to ensure that the contractor used for the Project does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.
- 10.1.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.
- 10.2 **TITLE VI – CIVIL RIGHTS ACT OF 1964.** City and Consultant shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations.
- 10.2.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.
- 10.3 **NO THIRD PARTY RIGHTS CREATED.** City and Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners, to the other party to this Agreement and to their successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement. The Services provided for in this Agreement are for the sole use and benefit of City and Consultant. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than City and Consultant.
- 10.4 **WARRANTIES/LIMITATION OF LIABILITY/WAIVER.** City reserves all rights afforded to local governments under law for all general and implied warranties. City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Consultant to limit its liability shall be void and unenforceable.
- 10.5 **IRAN DIVESTMENT ACT** By 1) entering into this Agreement and/or by 2) submission of a bid or proposal to the City of Franklin, the Consultant and each person signing on behalf of any Consultant, certifies, and in the case of a joint bid or proposal each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that neither they, nor any assignee of the resulting contract, is on the list created pursuant to T.C.A. § 12-12-106. The Consultant further certifies that it shall not utilize any

- subcontractor/subconsultant identified on the list created pursuant to T.C.A. § 12-12-106.
- 10.6 **NON-BOYCOTT OF ISRAEL** Except for any contract with a total potential value of less than \$250,000, each consultant, except those with fewer than ten employees, and each person signing on behalf of any such consultant, by entering into this agreement certifies, under penalty of perjury, that, to the best of its knowledge and belief, such consultant is not currently engaged in, and will not, for the duration of any such contract, engage in, a boycott of Israel, as that term is defined in Tenn. Code Ann. § 12-4-119.

ARTICLE 11. EXTENT OF AGREEMENT:

- 11.1 **APPLICABLE LAW/CHOICE OF FORUM AND VENUE.** This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice of forum and venue shall be exclusively in the courts of Williamson County, Tennessee. Any provision of this Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.
- 11.2 **ENTIRE AGREEMENT.** This Agreement, including these terms and conditions, represent the entire Agreement between City and Consultant for this Project and supersedes all prior negotiations, representations or agreements, written or oral. This Agreement may be amended only by written instrument signed by City and Consultant.

ARTICLE 12. DISPUTE RESOLUTION, BREACH.

- 12.1 If a dispute should arise relating to the performance of or payment for the Services under this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. No arbitration or mediation shall be required as a condition precedent to filing any legal claim arising out of or relating to this Agreement. No arbitration or mediation shall be binding.
- 12.2 **BREACH.** Upon deliberate breach of the Agreement by either party, the non-breaching party shall be entitled to terminate the Agreement with 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.

ARTICLE 13. SURVIVAL.

The provisions contained in this Professional Services Agreement shall survive the completion of or any termination of the Agreement, contract or other document to which it may accompany or incorporate by

reference or which subsequently may be modified, unless expressly
excepted from this Article upon consent of both parties.

BY: 
Consultant's Signature
TITLE: Vice President
Date: 8/31/2023

BY: _____
Dr. Ken Moore
Mayor
Date: _____

Approved as to Form:

J. Blake Harper, Staff Attorney

PROPOSAL FOR
COST OF SERVICE AND DYNAMIC RATE ANALYSIS
CITY OF FRANKLIN, TN

July 28, 2023

BACKGROUND

The OWNER (City of Franklin, TN) owns and operates a water treatment facility and wastewater treatment facility that provides water, wastewater, and reclaimed water services for a service population of approximately 85,000. Capital and operating expenses required to maintain the water and wastewater facilities and collection and distribution systems are funded by revenues generated from water, wastewater, and reclaimed water rates and fees. The OWNER is requesting the ENGINEER (Hazen and Sawyer) conduct a Cost of Service analysis to evaluate and allocate the costs associated with water, wastewater, and reclaimed water service to determine the revenues required to provide these services. The results of this analysis will be used to inform the development of a Dynamic Rate Analysis Model which will be used to evaluate potential user rate structures to meet forecasted revenue requirements with a focus on an equitable allocation of costs to the users based on a principle of beneficiary pays.

SCOPE OF WORK

This project includes a Cost of Service Analysis and Dynamic Water and Wastewater Rate Analysis Model(s) in support of the OWNER'S operational and financial planning goals. The tasks are described in more detail below:

1. Cost of Service Analysis

- a. ENGINEER will develop a methodology for the allocation of forecasted City expenses, using industry best practices and available City expense data, to assess the revenue requirements associated with the operation of the water, wastewater, and reclaimed water systems.
- b. ENGINEER will develop and recommend a cost allocation methodology of system revenue requirements to the cost component and customer classification levels to provide a determination of the anticipated costs for providing service to each of the City's customer classifications. The recommended allocation methodology will be built to align costs for service with beneficiary of that service.
- c. ENGINEER will develop a model that allocates anticipated system costs down to the customer classification level that facilitates dynamic analysis based on the adjustment of assumptions.

2. Dynamic Rate Analysis

- a. ENGINEER will develop a water, wastewater, and reclaimed water Dynamic Rate Analysis Model (Model) to evaluate rate schedules that will support the OWNER's revenue requirements for each system. The Model will be developed to meet the OWNER'S specific conditions and needs.
- b. The ENGINEER will provide the OWNER with a detailed data request list for input into the Model. It is requested that information be provided by the OWNER in electronic format.
- c. The ENGINEER will schedule a kick-off meeting with the OWNER to discuss the input data received and kick-off the initial Model(s) development.

- d. The ENGINEER will build a Dynamic Rate Analysis Model for water and wastewater services using data inputs from the OWNER regarding water and wastewater expenses and revenues including financial and billing records.
- e. The ENGINEER will evaluate reflect changing labor, consumables and operation and maintenance (O&M) costs, when combined with budgeting for current debt service, any proposed future capital improvements, repair and replacement, and other stipulated costs.
- f. The ENGINEER will develop a plan description and schedule to adjust water and wastewater rates/fees to fund projected debt service, operation, and maintenance expenses. Various model scenarios will be run to evaluate the impact and effectiveness of the magnitude and schedule of rate increases to meet these needs. The ENGINEER will consult with the OWNER to determine the most appropriate schedule and changes in rates and/or rate structure to support the associated cost.
- g. The ENGINEER will build into the Models different cost categories for expenditures in the overall water and wastewater system. The Models will also include dashboard interfaces to indicate relative cost allocations and provide a summary report for management use.
- h. The ENGINEER will include estimates on the annual growth in accounts by type or changes in consumption into the models based on forecasted growth and usage patterns.
- i. ENGINEER will separate capital costs by category and revenue source. Capacity based capital projects will be associated with impact fee revenues while all other capital requirements will be associated with user rate-generated revenues. Additionally, the ENGINEER shall perform an analysis of impact fees being charged by the OWNER for new connections to the water and wastewater systems in accordance with industry standard methods.
- j. The Models will provide a five (5) year financial projection which will help the OWNER safeguard and plan for the future of the system. The ENGINEER will develop data inputs on an annual basis to allow the rates to adjust for changing consumables and/or projected estimates.

3. Documentation of Cost of Service and Dynamic Rate Analysis and Findings

The Cost of Service and Dynamic Rate Analysis will include written narratives in a Technical Memorandum format summarizing the methodologies and assumptions used in the cost of service and rate evaluations.

- a. The ENGINEER will review the Draft Cost of Service and Dynamic Rate Analysis Models and recommended cost allocation and rate schedule results with the OWNER. The ENGINEER will incorporate comments, modifications, and changes to the analysis.
- b. The ENGINEER will meet with OWNER's key personnel to finalize and review the Final Cost of Service and Dynamic Rate Analysis Models and recommended rate schedules narrative summaries.
- c. The ENGINEER will provide the OWNER with a status update and a presentation overview of the Cost of Service and Water and Wastewater Dynamic Rate Analysis findings and conclusions.
- d. The ENGINEER will meet with OWNER's Board and staff to present the findings of the Final Cost of Service and Water and Wastewater Dynamic Rate Analysis.

- e. Electronic format and hard copies of the Final Cost of Service and Water and Wastewater Dynamic Rate Analysis Models and Narrative Summaries will be provided to the OWNER.

4. Training

The ENGINEER will conduct a one-day training session, including a tutorial of the Models, to train OWNER staff on how to use the models and change data inputs.

5. Additional Services

Additional services are not included in the scope of services for the Project. Additional services will be provided only upon specific written direction and authorization by the OWNER. Additional services may include:

- a. Updates to the Cost of Service and Dynamic Rate Study Models after the Final Models are delivered to the OWNER.
- b. Additional presentations and meetings to the OWNER.
- c. Development of a revised CIP for input into the models.

6. Schedule

The schedule is as follows and is based on notice to proceed in August 2023.

Task	Completion Date
Data Request	August 2023
Kickoff and Data Collection Meeting	September 2023
Remaining Data Collection	Sept/Oct 2023
Development of Cost of Service and Rate Models	Sept/Oct 2023
Review of Draft Cost of Service and Rate Models with City of Franklin Staff	October 2023
Final Cost of Service and Rate Model and Reports	November 2023
Presentation of Final Cost of Service and Rate Models to City of Franklin Staff	December 2023
Training	December 2023

7. Fee

The estimated fee for the project scope outlined above is \$78,000. Time will be billed according to categorical hourly rates. Expenses will be billed at cost plus 10% to cover associated administrative costs. The fee will not be exceeded without prior written approval by the OWNER.



File #: 21-04980

DATE: July 24, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Paul Holzen, Director of Engineering
Adam Moser, Traffic Engineer

SUBJECT:

Review Of Traffic Impact Analysis (TIA) Survey Results And Initial Discussion About Potential Revisions To The City Of Franklin's TIA Manual

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a traffic impact analysis (TIA) survey completed in July of 2023.

BACKGROUND/STAFF COMMENTS:

At the request of the Board of Mayor and Alderman, staff sent out a TIA survey back in July of 2023. The goal of this survey was to get feedback to facilitate additional discussions and ultimately update our TIA guidelines. Staff will present the results of the survey to help facilitate a discussion with the Board.

FINANCIAL IMPACT:

No Financial Impact.

RECOMMENDATION:

No recommendation at this time. Staff is seeking input and guidance from the Board.

Agenda

- Review Survey of Board of Mayor and Aldermen and Planning Commission
- Short Term Changes to Development Submittal Process
- Survey Response Comments and Question Discussion

Development Transportation Impact Survey

Survey Results – TIA Guidelines

- Developments located inside High Growth Areas (ex. 1 mile from I-65 corridor)
 - If at/over 100 peak hour trips, extend traffic study area to include intersections within 1 mile of development. (**6 yes, 1 no, 2 no response**)
 - Acceptable overall intersection delay in high growth areas:
 - Mixed results. (**1 ≤ 55s; 2 ≤ 160s; 2 ≤ 210s; 2 > 210s; 2-no response**)
 - Majority would indicate that 160 seconds of delay is “too much”. It should be noted that **delay above 160s** is extremely hard for traffic engineers to manage (i.e. intersection affects corridor and surrounding street operations)
- Developments located outside High Growth Areas (ex. Outside 1 mile from I-65 corridor)
 - Keep current study area requirements. (**5 yes, 2 no, 2-no response**)
 - Keep current LOS standards and delay requirements (**1 ≤ 55's; 4 ≤ 80's; 1 ≤ 160's; 1 > 210's; 2-no response**)
 - Central Business District mixed results. (**1 ≤ 55's; 4 ≤ 80's; 2 ≤ 210's; 2-no response**)
 - Majority (**5**) wanted less than 80 seconds of delay.

Development Transportation Impact Survey

Survey Results – Development Process, Consistency, & Fairness

- Regardless of location, all development projects should have a TIA finalized and approved prior to appearing at a Joint Conceptual FMPC/BOMA Workshop. (**4 yes, 2 no, 2 no response**)
- Staff should recommend to BOMA contributing existing road impact fees when impact fees generated by development do not cover cost of necessary roadway improvements (**5 yes, 1 no, 1 skipped, 2 no response**)
- When developers are not willing to help build infrastructure based on adopted standards and planning documents, staff should recommend disapproval (**5 yes, 1 no, 1 skipped, 2 no response**)

Development Process, Consistency, & Fairness

- Staff will update the process to require developers to substantially complete TIA's prior to Joint Conceptual FMPC/BOMA Workshop. In addition, they will be required to highlight where they are unable to achieve our current requirements for BMPC/BOMA feedback.
- Staff will continue to evaluate and make recommendations when additional impact fees should be provided to a development. The following questions should be asked every time:
 - 1) Do the proposed improvements improve and add capacity to the overall Arterial or Collector roadway system?
 - 2) Does the city have the additional funding available?
 - 3) Is this a location where the city should invest additional funding? (ex. Clovercroft Rd. vs. Market St. extension)
- When developers are not willing to complete required offsite improvements, staff will automatically recommend disapproval of the development.

TIA Guidelines

- Developments in high growth areas that have 100+ peak hour trips shall be required to study a 1 mile radius unless otherwise determined by the City Traffic Engineer.
- Staff will continue to inform the Board when overall intersection delays are greater than 80s in high growth areas. BOMA will need to continue evaluating these developments on a case by case basis.
- Outside of high growth areas, staff will not make any changes to the TIA guidelines.

Development Transportation Impact Survey – Short Term Changes



STUDY AREA BOUNDARIES

Trip Generation	Minimal Study Area (Outside High Growth Area)	Minimal Study Area (Inside High Growth Area)
One hundred (100) - Two hundred fifty (250) peak hour trips	One-half (1/2) mile plus any intersection on which at least seven percent (7%) of any traffic movement approach volume is anticipated to be generated by the proposed project.	One (1) mile plus any intersection on which at least seven percent (7%) of any traffic movement approach volume is anticipated to be generated by the proposed project.
More than Two hundred fifty (>250) peak hour trips	One (1) mile plus any intersection on which at least seven percent (7%) of any traffic movement approach volume is anticipated to be generated by the proposed project.	As Determined by City Engineer

Development Transportation Impact Survey – Short Term Changes



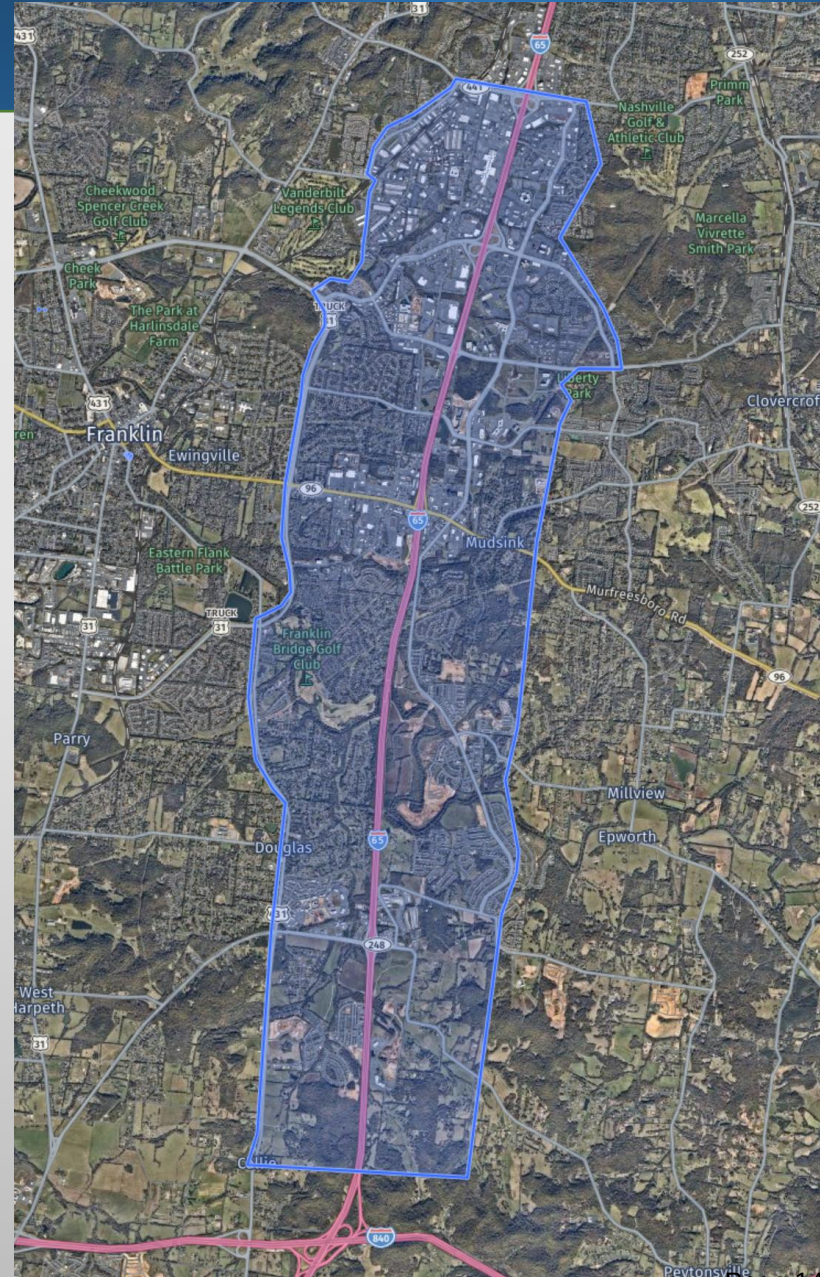
Minimal Level Of Service Standards		
	Individual Lane Groups/Movements	Total Intersection
Outside High Growth Area	E (< 80 sec delay)	D (< 55 sec delay)
Inside High Growth Area	F (< 160 sec delay)	E (< 80 sec delay)

Offsite improvements in both areas will be triggered when individual lane groups/movements is $\geq$ than 80 and total intersection delay is $\geq$ 55 seconds

Development Transportation Impact Survey – TIA Guidelines

High Growth Area

- Follows major roadways and intersections in the 1-mile vicinity from I-65
- Example Area Shown – Limits to be determined by City Engineer



BOMA/FMPC
Traffic Impact Analysis
Survey Results, July 2023

Current Standards and Procedures

Q1

Per the City's current Traffic Impact Analysis (TIA) Guidelines, developers are required to study traffic in either a ½ mile (radius) area (100-250 peak trips) or a 1-mile [radius] (250+ peak trips). The TIA study area is determined by the number of peak hour trips generated by the proposed development. In addition, the City Engineer has the authority to extend the radius when a major interchange or intersection will be impacted by the development. Based on the vehicular trips generated by the development, do you find the 1/2 mile (radius) and 1-mile (radius) area to be:

	<u>Aldermen</u>	<u>FMPC</u>
Too small of an area	2	
An acceptable study area	3	3
Too large of an area	2	

Q2

Based on recent studies within the Cool Springs and Goose Creek area, it has been determined that as new development and re-development occur, delay at intersections along the I-65 corridor will become significant. Additionally, we are approaching the point that there are no other improvements that can be made to mitigate the growing traffic and delay. Should the TIA Guidelines be amended to default to the 1-mile (radius) study area when a development located within 1-mile of I-65 will generate 100+ vehicle trips to help determine offsite improvements, if any? (The present requirement is a ½ mile radius for 100 – 250 trips)

	<u>Aldermen</u>	<u>FMPC</u>
Yes	6	2
No	1	1

Q3

Per the City's current Traffic Impact Analysis (TIA) Guidelines, all intersections are required to maintain a minimum Level of Service (LOS) D in any peak hour and maintain a minimum LOS E for turning movements in any peak hour. How much delay is too much for a signalized intersection located in a high growth area? (i.e., within a 1-mile of the I-65 corridor such as Cool Springs and the Goose Creek Area)

	<u>Aldermen</u>	<u>FMPC</u>
>35s and ≤ 55s (LOS D)	1	2
>55s and ≤ 80s (LOS E)		1
>80s and ≤ 160s (LOS F)	2	
>160s and ≤ 210s (LOS F)	2	
>210s (LOS F)	2	

Q4

How much delay is too much for a signalized intersection located in a residential and other areas of Franklin that are not located within 1 mile of the I-65 Corridor? Select the appropriate answer below.

	<u>Aldermen</u>	<u>FMPC</u>
>35s and ≤ 55s (LOS D)	1	3
>55s and ≤ 80s (LOS E)	4	
>80s and ≤ 160s (LOS F)	1	
>210s (LOS F)	1	

**BOMA/FMPC
Traffic Impact Analysis
Survey Results, July 2023**

Q5

Should the LOS for a signalized intersection located in our Central Business District (Downtown area) be different than the LOS standard for other intersections?

	<u>Aldermen</u>	<u>FMPC</u>
>35s and ≤ 55s (LOS D) This is the current standard for intersections, citywide.	1	1
>55s and ≤ 80s (LOS E) This is the current standard for turning movements, citywide.	3	
>160s and ≤ 210s (LOS F)	2	
Same LOS standard throughout city except for intersections within 1 mile of I-65 Corridor	1	2

Development Process and Timing

Q6

Currently, a Traffic Impact Analysis (for projects that generate over 100 peak hour trips) is required to be finalized and approved prior to a proposed Development Plan being presented to the Franklin Municipal Planning Commission and Board of Mayor and Alderman. Select the appropriate answer for when a TIA is to be completed and approved.

	<u>Aldermen</u>	<u>FMPC</u>
Regardless of location, all development projects should have a TIA finalized and approved prior to appearing at a Joint Conceptual FMPC/BOMA Workshop.	5	2
When a proposed development will be located within one mile of the I-65 Corridor, TIA's should be finalized and approved prior to submitting a development plan to staff.	1	1
Skipped this question	1	

Consistency, Fairness, and Staff Recommendations

Q7

When infrastructure upgrades are identified and the impact fees paid by the development do not cover the cost of required improvements, should staff recommend to the BOMA to contribute existing Road Impact fees to off-set the remaining cost provided the developer commits to designing and constructing the required improvements (if unprogrammed Road Impact Fees are available)?

	<u>Aldermen</u>	<u>FMPC</u>
Yes	4	3
No	2	
Alderman skipped this question	1	

Q8

When developers are not willing to help build infrastructure, based on our adopted standards and master planning documents (ex. Transportation and Major Thoroughfare Plans) should staff recommend disapproval?

	<u>Aldermen</u>	<u>FMPC</u>
Yes	5	2
No	1	1
Alderman skipped this question	1	

BOMA/FMPC
Traffic Impact Analysis
Survey Results, July 2023

Q9

What other information would assist the BOMA in evaluating projects that will impact our transportation network?

Response 1:

- 1. To the best of our ability, I'd like to see us have a list of projects in the pipeline - similar to Capital Projects list. A couple of us are having some significant regrets about our recent approvals on Cool Springs. Had we fully understood all that was coming through, we would have thought differently about each development.*
- 2. I think we need to take a hard look at the zoning around the I65 corridor. If we can't do much else with the roads/intersections, then we need to not allow for such massive projects. They will just keep coming if we don't consider downzoning some of the areas.*
- 3. Regarding question 8 ... I don't believe recommending disapproval is always the right thing, but I would want to know "why" they can't/don't want to help. There may be times we don't want them to do the work. I checked "yes" because I assume that is a trigger for us to discuss it.*

Response 2:

Some of these questions didn't give me all the answers I think were possible. If a development will exceed 100 trips a TIA should be submitted to staff initially. We need a hard line expectation that developers agree to manage off site improvements unless Staff agrees City will manage. Or have a management fee charged if they do not manage. Bottom line for me is, in high growth areas we need to make sure we aren't falling behind and digging a bigger hole for the taxpayer to fund improvements that collectively are the result of development over time. If that's a higher impact fee and we manage that's fine too.

Response 3:

Look at local business work schedules and communicate with those companies to do a better eval of how those businesses affect traffic flow. Many companies allow workers to work from home multiple days of the week and we need to know more about how companies function in these current situations on a daily M- F bases.

Response 4:

Need to politically encourage our elected officials to move up Highway 96 Franklin exit rebuild since the four-lane is being completed further east thank you.

Response 5:

As we build out the goose creek area, we should attempt to identify up-front the total available trips before LOS D occurs. We should then try and allocate that amongst the properties up-front so that we don't end up with a late coming development that will have a positive community impact, but LOS is already failing.

August 25, 2023

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator
Paul Holzen, Director of Engineering

SUBJECT: BOMA July 2023 TIA Survey Comments

At the request of the Board of Mayor and Alderman, staff sent out a TIA survey in July of 2023. The goal of this survey was to get feedback to facilitate additional discussions and ultimately update our TIA guidelines. The last questions in the survey asked what information would assist the BOMA in evaluating projects that will impact our transportation network. Below is a list of BOMA comments followed by a staff response.

Response 1:

BOMA Comment 1: To the Best of our ability, I'd like to see us have a list of projects in the pipeline – similar to Capital Projects list. A couple of us are having some significant regrets about our recent approvals on Cool springs. Had we fully understood all that was coming through, we would have thought differently about each development.

Staff Response: BOMA should have access to the Comprehensive Transportation Network Plan, the potential projects list for the CIP and the Cool Springs Transportation Network Study. These are the guiding documents we staff uses to evaluate required offsite improvements. The purpose of the TIA is to future determine what improvements should be required. Staff believes having the TIA completed prior to the Joint FMPC/BOMA meeting will help guide the FMPC /BOMA as it relates to offsite improvements.

BOMA Comment 2: I think we need to take a hard look at the zoning around the I-65 corridor. If we can't do much else with the roads/intersections, then we need to not allow for such massive projects. They will just keep coming if we don't consider downzoning some of the areas.

Downzoning is certainly an option. Staff would need some guidance on whether downzoning includes reductions in building height, restricting uses, or a combination of both. However, keep in mind that Envision Franklin focuses economic growth primarily to the interstate corridor, as it is Franklin's high-intensity activity center that attracts large numbers of people and employers from both within and outside the City. This area includes major employment and revenue generators that are valuable community resources. Downzoning would indicate that this is no longer the vision of the I-65 corridor and there could be adverse economic impacts.

Additionally, master-planned, large scale projects with a true balance of uses can create vibrant, desirable places that are walkable within their limits, whereas sprawling one-story commercial uses tend to spread out auto-dependent destinations, actually lengthening trips (worsening traffic) farther along roadways.

BOMA Comment 3: Regarding questions 8...I don't believe recommending disapproval is always the right thing, but I would want to know "why" they can't/don't want to help. There may be times we don't want them to do the work. I checked "yes" because I assume that is a trigger for us to discuss it.

Staff Response: Understood. When staff recommends disapproval, we will always provide our reasoning for BOMA consideration.

Response 2:

Some of these questions don't give me all the answers I think were possible. If a development will exceed 100 trips a TIA should be submitted to staff initially. We need a hard line expectation that developers agree to manage off site improvements unless staff agrees City will manage. Or have a management fee charged if they do not manage. Bottom line for me is, in high growth areas we need to make sure we aren't falling behind and digging a bigger hole for the taxpayer to fund improvements that collectively are the result of development over time. If that's a higher impact fee and we manage that's fine too.

Staff Response: Management Fees are already included the Road Impact Fee. For example, Developers can hire consultants to assist with the engineering, ROW acquisition and CA and receive reimbursement. Staff and the City would be unable to respond in a timely manner to development all around the city. For that reason, developers should be required to make improvements prior to their developments moving forward.

Response 3:

Look at local business work schedules and communicate with those companies to do a better eval of how those businesses affect traffic flow. Many companies allow workers to work from home multiple days of the week and we need to know more about how companies function in these current situations on a daily M-F bases.

Staff Response: I believe what is being suggested is for the city to form a Transportation Demand Management (TDM) program. A TDM program is defined as a set of strategies aimed at maximizing traveler choices and encouraging the use of multimodal transportation instead of single occupancy vehicles. There are numerous resources available that outline different types of TDM strategies. Many of these focus on multimodal infrastructure and amenities (streetscaping, wayfinding, lighting, showers, bike lockers, bike repair stations, food trucks, etc.), employer commute programs, alternative work schedules and arrangements and vanpool and carpool programs. Some long-term options would include incentivizing TDM strategies once traffic volumes reach a point at which traditional capacity improvements are no longer feasible or effective at mitigating congestion. This may include incentives, such as fee waivers or rebates, would likely be available to developments consisting of specific land uses and of significant size (ex. office complexes, mixed use developments, regional shopping centers, etc.). To implement a formal TDM program we would need to staff up to help with implementation.

Response 4:

Need to politically encourage our elected officials to move up Highway 96 Franklin exit rebuild since the four-lane is being completed further east thank you.

Staff Response: Staff agrees with this comment. This project is currently in the RTP with a 2035 horizon year. Staff will continue to advocate for this project to move forward.

Response 5:

As we build out the goose creek area, we should attempt to identify up front the total available trips before LOS D occurs. We should then try and allocate the amongst the properties up-front so that we don't end up with a late coming development that will have a positive community impact, but LOS is already failing.

Given the densities and development approved by BOMA, LOS F is already predicted at the following intersections:

- Goose Creek Bypass / Peytonsville Road at Long Lane
- Goose Creek Bypass at I-65 North and Southbound Rmaps
- Goose Creek Bypass at Berry Farms Crossing / Chadwell Site Access
- Goose Creek Bypass at Village Plains Boulevard
- Goose Creek Bypass at Captain Freeman Parkway
- Goose Creek Bypass at Lewisburg Pike

BOMA should provide final land use guidance as part of the Goose Creek Study and Envision Franklin Update. Ultimately, the land use should be coordinated with infrastructure and LOS BOMA would like to provide in the area.



File #: 21-05170

DATE: August 31, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney

SUBJECT:

*Consideration Of Contract No. 2023-0297 Memorandum Of Understanding Between The City, Franklin Preservation Partners, LLC, And First United Methodist Church of Franklin, Inc. To Purchase And Transfer Property Related To The Racetrack Parcel And The Creekside Properties

PURPOSE:

The purpose of this memorandum is to provide information to the Board of Mayor and Aldermen (BOMA) regarding Contract No. 2023-0297 Memorandum Of Understanding Between The City, Franklin Preservation Partners, LLC, and First United Methodist Church of Franklin, Inc. To Purchase And Transfer Property Related To The Racetrack Parcel And The Creekside Properties.

BACKGROUND/STAFF COMMENTS:

On June 30, 2023, the Franklin Preservation Partners, LLC, acquired property along Franklin Road south of Mack Hatcher Parkway, known as Creekside. The property was acquired by the Preservation Partners at a cost of \$9 million. The purpose of this acquisition was to control the property in order to facilitate preservation and community use of this vital corridor into downtown Franklin.

After several months of discussion with the City of Franklin and Franklin First United Methodist Church, an adjacent property owner to the Creekside property, the three parties developed a proposal for the City and the church to acquire portions of the Creekside property from Preservation Partners and for the City to acquire land from Franklin First United Methodist Church.

The proposed transaction would involve the following elements:

- The City would acquire 34 acres of property from Franklin First United Methodist Church that is north of the Park at Harlinsdale Farm and east of a 53 acre parcel of land owned by the City's Water Management Utilities. This property includes property that was historically used as a race track that is still visible today, and the historic McMahon house. In total, the City will pay the church \$2,055,738 for the 34-acre Race Track property (\$1,555,738) and \$500,000 for the house.
- The church will acquire 13 acres at the southwest corner of Franklin Road and Mack Hatcher Parkway that is adjacent to their church campus at a cost of \$2,805,738.
- The City would acquire two parcels of land from the Preservation Partners group. These properties include the 25-acre property located at the southeast corner of Franklin Road and Mack Hatcher Parkway (\$3,416,393) and an adjoining 17-acre parcel east of the railroad (\$777,869).

- The remaining property (approximately 3.7 acres), which includes the historic Creekside home, will be sold privately by the Preservation Partners.

Through these transactions, the City of Franklin will acquire three parcels of land totaling 76 acres at a cost of \$6.25 million. This land will enhance the footprint of the Park at Harlinsdale Farm and provide expanded opportunities for open space and community use east of Franklin Road while preserving this important gateway into Franklin's historic downtown.

The attached Memorandum of Understanding (MOU) describes these transactions and the responsibilities of the three parties.

FINANCIAL IMPACT:

It is anticipated that the City of Franklin will make an initial payment of \$2 million to the Franklin Preservation Partners following the Board's approval of the MOU. This initial payment would come from the City's Hotel/Motel Tax Fund. The supplemental agreement to the MOU between the City and the Preservation Partners group describes this transaction. Ultimately, the City will fund the \$6.25 million for property acquisition from a combination of Hotel/Motel Tax funds and from its upcoming general obligation bond sale.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve the proposed Memorandum of Understanding and Supplemental Agreement and grant the City Administrator and City Attorney the authority to execute final agreements in substantially the same form as the attached agreements.

MEMORANDUM OF UNDERSTANDING
COF Contract No. 2023-0297

THIS MEMORANDUM OF UNDERSTANDING ("Agreement ") is by and among Franklin Preservation Partners, LLC, a Tennessee limited liability company ("Partners"), the City of Franklin, Tennessee ("City"), and the First United Methodist Church of Franklin, Inc., a Tennessee non-profit corporation ("Church") and is dated effective as of the ____ day of _____, 2023.

RECITALS

WHEREAS, Partners is the fee simple owner of those tracts or parcels of real property identified by the Williamson County Tax Assessor's Office as Map 063, Parcel 24.01 and Map 063, Parcel 024.00, containing approximately 61.76 +/- acres, being further depicted and described on the ALTA/NSPS Survey +/- acres prepared by Wilson & Associates, P.C., attached hereto as Exhibit A ("Partners Property");

WHEREAS, the Partners Property represents an area of first settlement in Williamson County, Tennessee, possesses great historical and scenic significance, and is one of the last remaining undeveloped tracts of open land along the gateways to the City's Historic District;

WHEREAS, over the last several years various parties have submitted numerous unsuccessful high density residential development proposals to the City regarding the Partners Property;

WHEREAS, J. Roderick Heller III, Tyler Berry, Lloyd Crockett, Eslick Daniel, Greg Gamble, Calvin Lebew, Anthony McAlister and Robert Ravener (Collectively the "Members"), organized Partners on or about September 8, 2022;

WHEREAS, Partners acquired the Partners Property for a purchase price of Nine Million and No/100 Dollars (\$9,000,000.00), on or about June 30, 2023, with the primary objective of preserving the same as open land, and with the intention of providing the City and the Church the opportunity for reasonable period of time to purchase the Partners Property at the Partners cost in order to assure long term land preservation;

WHEREAS, the Church is the fee simple owner of those tracts or parcels of real property identified by the Williamson County Tax Assessor's Office as Map 063, Parcel 22.00, being approximately 34+/- acres and containing the McMahon House, and as further depicted and described on the Franklin First Methodist Church PUD Subdivision Final Plat, attached hereto as Exhibit B ("Race Track Parcel"); and

WHEREAS, Partners, the Church and the City share a collective spirit and desire to work cooperatively and in good faith to advance to purposes of open land preservation and the expansion of City Park facilities in accordance with the terms and conditions of this Agreement.

NOW THEREFORE, in consideration of the recitals above and to accomplish the collective purpose and mission stated herein, the parties agree as follows:

AGREEMENTS

A. Transactional Structure.

In “Transactions” deemed to occur simultaneously, the parties shall, on or before December 31, 2023, sell and transfer the respective tracts or parcels of real property described herein in the following manner:

1. The Church will sell the Racetrack Parcel to the City, together with all buildings, structures, fixtures, improvements, personal property, and all easements, interests, privileges, tenements, and hereditaments appurtenant thereto for the purchase price of Two Million Fifty-Five Thousand Seven Hundred Thirty-Eight and No/100 Dollars (\$2,055,738.00). The exact boundaries and description of the Racetrack Parcel shall be determined by a new ALTS/NSPS survey at the City’s sole cost and expense. The City will re-plat the Racetrack Parcel and will zone it to Civic Institutional.
2. Partners will sell to the Church, “Tract I” on the Survey attached hereto as Exhibit A, containing approximately 13.429+/- acres, together with all buildings, structures, fixtures, improvements, personal property, and all easements, interests, privileges, tenements, and hereditaments appurtenant thereto for the purchase price of Two Million Eight Hundred Five Thousand Seven Hundred Thirty-Eight and No/100 Dollars (\$2,805,738.00).
3. Partners will sell to the City, “Tract II” on the Survey attached hereto as Exhibit A, containing approximately 44.55+/- acres, less and except a portion thereof containing approximately 3.8+/- acres containing the Creekside House (“Creekside House Parcel”), together with all buildings, structures, fixtures, improvements, personal property, and all easements, interests, privileges, tenements, and hereditaments appurtenant thereto for the purchase price of Four Million One Hundred Ninety-Four Thousand Two Hundred Sixty-Two and No/100 Dollars (\$4,194,262.00), paid pursuant to the terms and conditions Section B. below. The exact boundaries and description of the Creekside House Parcel shall be determined by a new ALTS/NSPS survey at Partners sole cost and expense.
4. The parties acknowledge and agree that a material purpose of the Transactions is to encumber the respective tracts or parcels of real property described herein in perpetuity and to bind any and all future transferees thereof with the easements, covenants, restrictions and conditions of use set forth in Exhibit C, attached hereto.
5. All costs associated with the Transactions shall be paid by the respective parties in accordance with local customs.

6. The initial term of this Agreement shall be three (3) years from the date first noted above (the "Original Term"). At the expiration of the Original Term, this Agreement shall automatically renew for additional terms of one (1) year each upon the same terms as set forth herein, unless prior written notice is provided by any party not less than six (6) months in advance of the end of the Original Term or any additional term then taking effect, that said party intends not to renew the Agreement upon the expiration of the then existing term.

7. The parties agree that they shall convey easements as necessary prior to or contemporaneously with the Transactions.

B. Partners Sale to The City Payment Terms.

1. The parties anticipate that there may be delays associated with the Church's approval and consummation of the Transactions, and in order to expedite the collective purpose of this Agreement, and for the sole purpose of enabling Partners to incrementally pay down debt incurred in the acquisition of the Partner Property, Partners and the City agree that on or before September 15, 2023, the City will pay the sum of Two Million and No/100 Dollars (\$2,000,000.00) to Partners ("Initial Payment"). The balance of the purchase price, in the amount of Two Million One Hundred Ninety-Four Thousand Two Hundred Sixty-Two and No/100 Dollars (\$2,194,262.00), shall be paid by the City to Partners upon the consummation of the Transactions. Partners and the City agree to memorialize and secure the Initial Payment through commercially reasonable means.

2. The parties acknowledge and agree that the respective obligations to consummate the Transactions contemplated by this Agreement are conditioned upon the successful consummation of all respective elements hereof. If for any reason the Transactions do not close on or before December 31, 2023, Partners shall return the Initial Payment to the City within thirty (30) days of receipt of written request for the same by the City.

3. Partners shall keep full and detailed accounts, provide the City quarterly financial statements, and at all reasonable times, the City and the Church shall be afforded access to, and shall be permitted to copy and audit, Partners records, books, and contracts relating to this Agreement or otherwise related to the Transactions. The City anticipates, but shall not be limited by, one (1) audit visit per annum during the Term of this Agreement. Upon written request from the City, Partners will make available those contract books, documents, and records necessary to verify compliance with the terms of this Agreement.

C. Equalization Upon Sale of Creekside House Remainder Tract.

1. In the sole event the Transactions are consummated on or before December 31, 2023, Partners will, at its sole discretion and in good faith, use commercially reasonable efforts to sell the Creekside House Parcel. Prior to the sale, Partners agree to convey

an easement to the City at an agreed upon location across the Creekside House Parcel. Subject to the terms and conditions of Section C. 2. below, within thirty (30) days following the sale of the Creekside House Parcel any Net Profit realized by Partners from the Transactions and the sale of the Creekside House Parcel shall be equally paid over, or donated as the circumstances may direct, in equal proportions to the City and the Church. As used herein "Net Profit", shall mean the gross sale price realized from the Transactions and sale, plus any rents or other income which may have been received therefrom or with respect thereto, LESS the amount necessary to acquire the Partners Property, and including, but not limited to, all carrying costs, financing costs (including any interest paid to Members that is less than the interest rate that Partners pays to StudioBank for financing the acquisition of the Partners Property), payments and fees, construction and renovation costs, taxes, attorney's fees, insurance costs, filing fees, and real estate commissions and broker commissions.

2. In the event that the Creekside House Parcel fails to sell during the Original Term of this Agreement, Partners equalization obligations pursuant to Section C. 1. above shall terminate, in which event this Agreement shall be null and void and no party shall have any further obligation hereunder.

D. **Miscellaneous.**

1. The Agreement between the parties supersedes any prior or contemporaneous communications, representations, or agreements between the parties, whether oral or written, regarding the subject matter of the entire Agreement. The terms and conditions of this Agreement may not be changed except by an amendment expressly referencing this Agreement by section number and signed by an authorized representative of each party, unless specified otherwise in this Agreement. If seeking any addition or modification to the Agreement, 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 Agreement; 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, acknowledgment, or other writings unless: (a) such purchase order, acknowledgment, or other writings specifically refer to the Agreement or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Agreement; and (c) such purchase order, acknowledgment, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.

2. Each party hereto is prohibited from assigning any of its interests, benefits, or responsibilities hereunder to any third party or related third party, without the prior written consent of the other parties, such consent not to be unreasonably withheld.

3. The parties agree to execute such documents and do such things as may be necessary or appropriate to facilitate the purposes of this Agreement and further agree to consummate the Transactions contemplated by this Agreement in accordance with local custom and practice.

4. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original copy and all of which together shall constitute one agreement binding on all parties hereto, notwithstanding that all the parties shall not have signed the same counterpart.

5. THIS AGREEMENT SHALL BE GOVERNED AND CONSTRUED IN ACCORDANCE WITH THE INTERNAL LAWS OF THE STATE OF TENNESSEE, EXCLUSIVE OF CONFLICT OF LAWS PRINCIPLES.

6. In case any one or more of the provisions contained in this Agreement for any reason are held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision hereof, and this Agreement will be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

7. In the event of a dispute or litigation arising out of said Agreement, it is understood and agreed that this Agreement was executed and performed in Williamson County, Tennessee, and as such, it is agreed by both parties that venue of said litigation, including an action for Declaratory Judgment, will be in Williamson County, Tennessee.

8. No person on the grounds of handicap, age, race, color, religion, sex, national origin, disability, or marital/familial status or any other classification protected by Federal and/or State of Tennessee constitutional and/or statutory law shall be excluded from participation in, or be denied benefits, or be otherwise subjected to discrimination in the performance of this Agreement.

9. NOTICE. All notices under this Agreement shall be in writing and sent by certified mail to the address listed below for each party.

City of Franklin, TN
109 3rd Avenue, S. (City Hall)
Franklin, TN 37064
Attn: City Administrator

Franklin Preservation Partners, LLC
198 E Main Street, Suite 101
Franklin, TN 37064
Attn: J. Roderick Heller, III, Manager

First United Methodist Church of Franklin, Inc.

Attn: _____

10. The subject headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation hereof.

11. FOR PURPOSES OF THIS AGREEMENT, TIME SHALL BE
CONSIDERED OF THE ESSENCE.

EXECUTED to be effective as of the date above shown.

Franklin Preservation Partners, LLC,
a Tennessee limited liability company,

By: _____
Name: J. Roderick Heller, III
Title: Manager

First United Methodist Church of Franklin, Inc.,
a Tennessee non-profit corporation

By: _____
Name: _____
Title: _____

City of Franklin, Tennessee

By: _____
Name: Eric S. Stuckey
Title: City Administrator

EXHIBIT A

[Attached Hereto]

DRAFT

EXHIBIT B

[Attached Hereto]

DRAFT

EXHIBIT C

COVENANTS AND CONDITIONS

A. The Creekside House Parcel and Tract I shall be encumbered with a conservation easement to be administered and enforced by the Land Trust for Tennessee. Terms of Tract I easement awaiting draft proposal from Church, but agreement based on Tract I remaining open space, with a small area allocated to parking.

B. The Racetrack Parcel and Tract II shall be encumbered and restricted to the permitted uses pursuant to Chapter 11 of the City's Zoning Ordinance. The City agrees that it shall zone the Racetrack Parcel and Tract II Civic Institutional.

C. The parties agree that they shall convey easements as necessary prior to or contemporaneously with the Transactions.

**SUPPLEMENTAL AGREEMENT TO THE
MEMORANDUM OF UNDERSTANDING
COF Contract No. 2023-0297**

THIS SUPPLEMENTAL AGREEMENT TO THE MEMORANDUM OF UNDERSTANDING ("Supplemental Agreement") is by and among Franklin Preservation Partners, LLC, a Tennessee limited liability company ("Partners") and the City of Franklin, Tennessee ("City") and is dated effective as of the ____ day of _____, 2023.

RECITALS

WHEREAS, pursuant to the Memorandum of Understanding ("Agreement") between the parties, the City has agreed to provide an Initial Payment toward the Transactions on or before September 15, 2023; and

WHEREAS, Partners agree that should the Transactions not occur or if the Church is unwilling to execute the Agreement, Partners will return the Initial Payment in full.

NOW THEREFORE, in consideration of the recitals above and to accomplish the collective purpose and mission stated herein, the parties agree as follows:

AGREEMENTS

1. Partners and the City agree that on or before September 15, 2023, the City will pay the sum of Two Million and No/100 Dollars (\$2,000,000.00) to Partners ("Initial Payment"). The balance of the purchase price, in the amount of Two Million One Hundred Ninety-Four Thousand Two Hundred Sixty-Two and No/100 Dollars (\$2,194,262.00), shall be paid by the City to Partners upon the consummation of the Transactions.
2. The parties acknowledge and agree that the respective obligations to consummate the Transactions contemplated by this Agreement are conditioned upon the successful consummation of all respective elements hereof. If for any reason the Transactions do not close on or before December 31, 2023, Partners shall return the Initial Payment to the City within thirty (30) days of receipt of written request for the same by the City.
3. This Supplement Agreement shall expire on December 31, 2023, if the Church has not become a party to the Agreement and the Initial Payment due back to the City will become due and payable by January 31, 2023.
4. All terms defined in the Agreement shall have the same meaning when used in this Supplemental Agreement, unless amended herein.
5. All other terms set forth in the Agreement shall remain in full force and effect.

EXECUTED to be effective as of the date above shown.

[Signature blocks to follow.]

Franklin Preservation Partners, LLC,
a Tennessee limited liability company,

By: _____
Name: J. Roderick Heller, III
Title: Manager

City of Franklin, Tennessee

By: _____
Name: Eric S. Stuckey
Title: City Administrator



City of Franklin, Tennessee

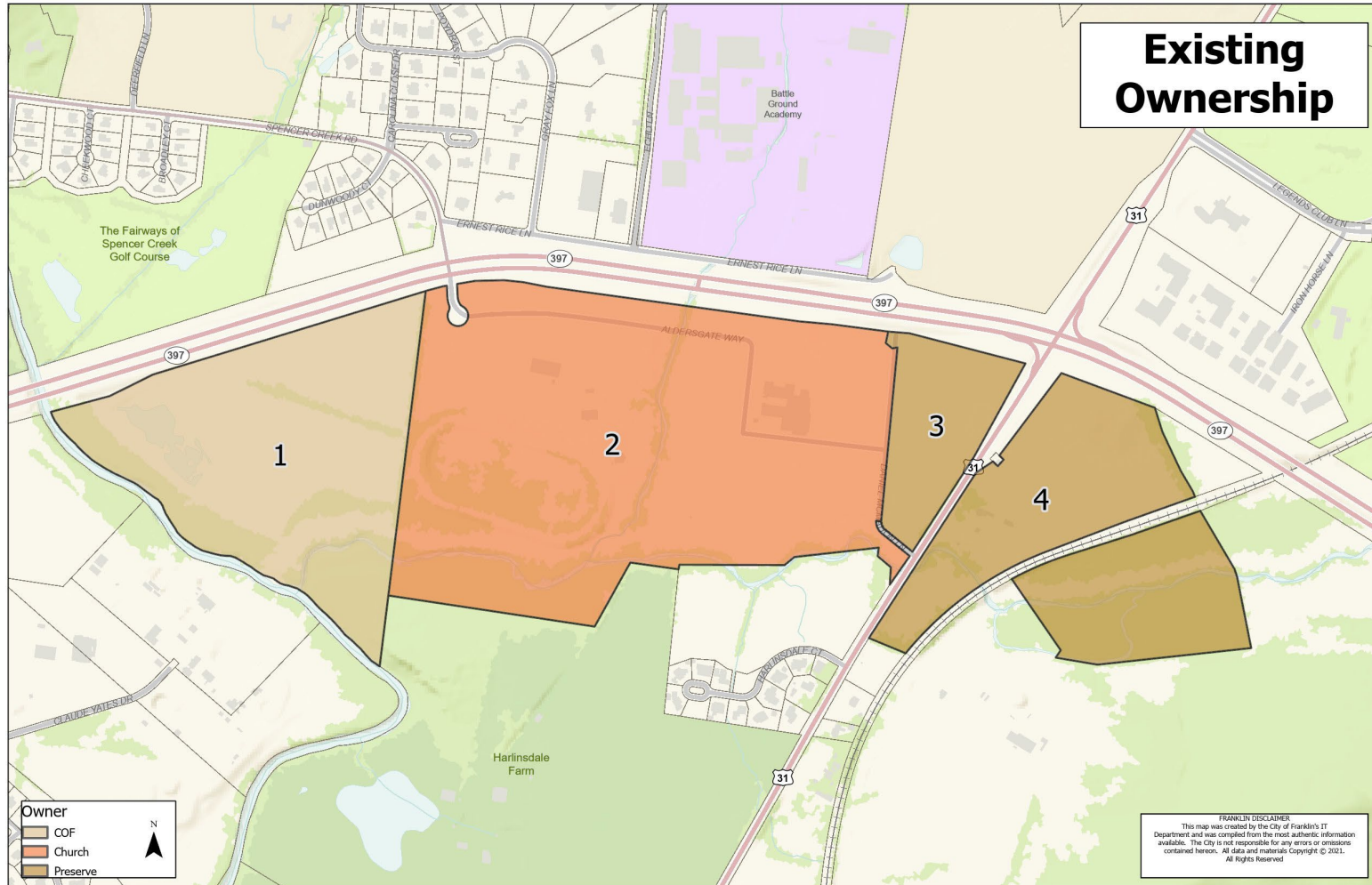
Opportunity for Land Acquisition for Parks/Preservation: Update

Outline

- Progress
- Map
- Financial Analysis
- Timeline

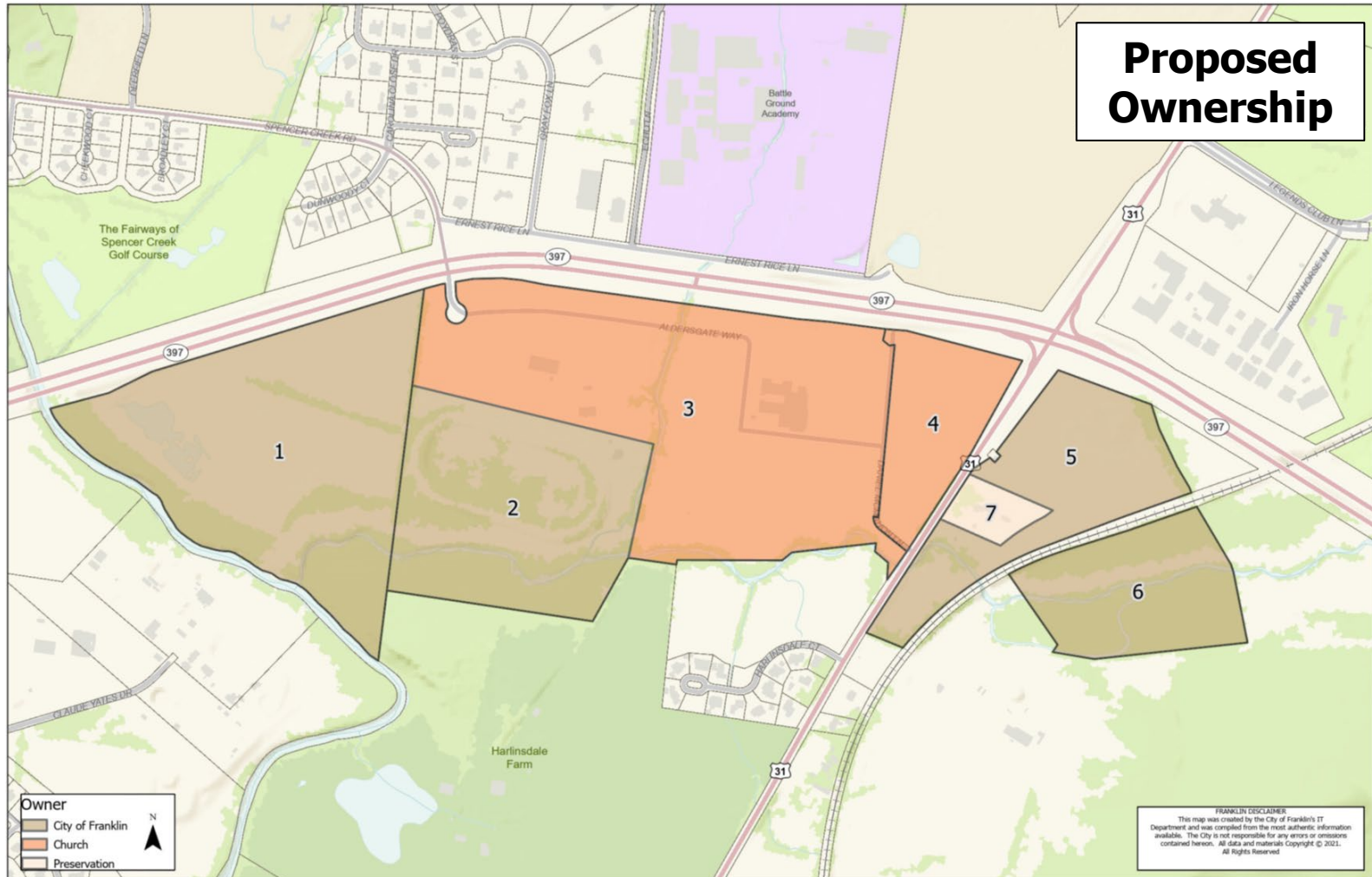
City of Franklin, Tennessee

Opportunity for Land Acquisition for Parks/Preservation: Update



City of Franklin, Tennessee

Opportunity for Land Acquisition for Parks/Preservation: Update



City of Franklin, Tennessee

Opportunity for Land Acquisition for Parks/Preservation: Update

Financial Analysis

Financing

* Column A Parcel numbers tie to Proposed Ownership Map

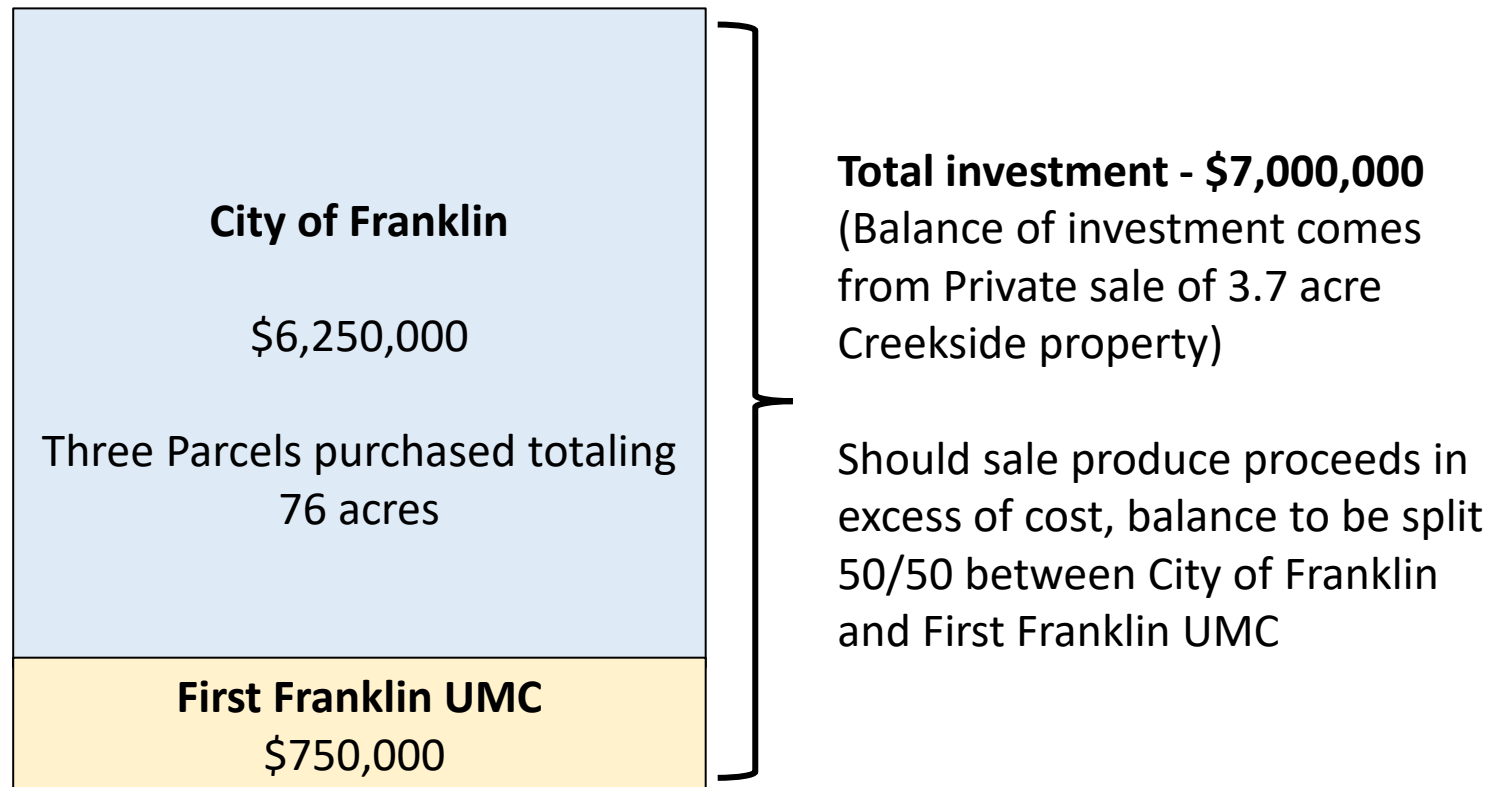
#	Description	Current Owner*	Prospective Owner	Acreage	Total Cost
<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>
City of Franklin					\$ 6,250,000
6	SE - Over RR	Franklin Pres. Part.	City of Franklin	17.0	\$ 777,869
5	SE Corner	Franklin Pres. Part.	City of Franklin	25.0	\$ 3,416,393
2	Race Track	Franklin First UMC	City of Franklin	34.0	\$ 1,555,738
	Additional Amount for Race Track purchase - house				\$ 500,000
First Franklin United Methodist Church					\$ 750,000
2	Race Track	Franklin First UMC	City of Franklin	34.0	\$ (1,555,738)
	Additional Amount for Race Track purchase - house				\$ (500,000)
4	SW Corner	Franklin Pres. Part.	Franklin First UMC	13.0	\$ 2,805,738

City of Franklin, Tennessee

Opportunity for Land Acquisition for Parks/Preservation: Update

Financial Analysis

Financing



City of Franklin, Tennessee

Opportunity for Land Acquisition for Parks/Preservation: Update

Financial Analysis

Potential City Financing Sources

- General Fund Reserves above 45%
By policy, funds above 45% can be used for Capital projects.
- Hotel/Motel Fund
Historically, the Hotel/Motel Fund has been used for land purchases related to Park
- Parkland Dedication Fund
Parkland Dedication Funds can be used for the purchase of new parkland.
- General Obligation Bond Funding
The average annual debt service for a \$6 million project with a 10 year amortization is roughly \$700,000. This assumes the debt is issued under the City's existing AAA-rating and General Obligation tax exempt (meaning that the land will be used for tax exempt park activities and facilities - no private activity use above the 5% and 10% thresholds). Debt service could be paid out of Hotel/Motel Fund.
- The City will continue to work with others in the community such as Friends of Franklin Parks to explore private funding partnerships.
- Grant funding opportunities will continue to be explored.



City of Franklin, Tennessee

Opportunity for Land Acquisition for Parks/Preservation: Update

Potential Timeline:

- Update BOMA Work Session (8/22/2023). Board guidance is requested.
- Should the Board direct that the City pursue property acquisition from the Preservation Partners group and the Church, it would enter into a Memorandum of Understanding (9/12/2023).
- Disperse initial funds – Fall 2023.
- First Franklin UMC finalizes purchase – Winter 2023/2024.
- Disperse balance of funds – Second half of FY 2024.



File #: 21-05169

DATE: August 31, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works
Shauna Billingsley, City Attorney

SUBJECT:

Discussion Regarding Special Assessment Districts

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning special assessment districts.

BACKGROUND/STAFF COMMENTS:

On December 14, 2021, BOMA approved Resolution 2021-160, accepting the private streets in Trent Park, Fieldstone Farms as public roadways. Prior to acceptance of the roadways, the neighborhood was required to bring the roads to City standards, subject to inspection and approval by the Streets Department. Since that time, there have been two additional requests for the City to take over maintenance of private roads in Fieldstone Farms within the Maytime and Heathstone Circle sub-associations. In contrast to the Trent Park process, the Maytime and Heathstone Circle sub-associations have requested consideration of the use of special assessment districts to fund the work performed by the City and for the roadways to be ultimately accepted by the City. In addition to the roadway work, there has also been discussion of using a special assessment for sanitary sewer work on Hamlet Drive for six property owners within the Westfield Subdivision.

At a high level, special assessments are fees collected by the City for improvements or services the City provides that benefit property, such as street improvements or installation of utilities. Special assessment districts are specific geographic areas in which the market value of real estate is enhanced due to the influence of a public improvement and in which a special assessment is apportioned to recover the costs of the improvement.

Since the use of special assessment districts has been requested, staff is sharing the attached presentation to inform the BOMA about the use of special assessment districts and the City's experience with the use of them for constructing sanitary sewer infrastructure in the Boyd Mill Avenue Area, Country Road Estates, the Highgate Subdivision, the Monticello Subdivision and Hooper Lane.

There are several reasons why staff would advise against the use of special assessment districts. In

order to provide for a special assessment district, the projects would have to be bid, which would require design and development of bid specifications. In addition, there would be a significant amount of staff time used to develop the special assessment district. Staff time, design and bid documents, and construction would all be recommended for inclusion in the costs to be recovered by the City, significantly increasing the overall cost of each project.

In 2008, the City provided construction of sewer Improvements to 5 subdivisions and created 5 separate special assessments. Each special assessment offered a 10 or 20-year payment plan. The City filed notices of lien based in part on new owners not being told about the special assessment at the sale. In 2012, a Monticello resident sued the City ultimately converting the lawsuit to a class action. The court ruled that the City could only collect what was due and payable in each year and discussion was had about why the City provided such long payment periods. The matter went up on appeal but was ultimately settled. Should the City decide to pursue special assessments in the future, consider providing a payback term of year passed the time when taxes are due after the special assessment is created.

FINANCIAL IMPACT:

There are no financial impacts with respect to this item.

RECOMMENDATION:

This item is intended to be informational in nature and Board feedback is welcome.

Special Assessment Districts

Board of Mayor and Aldermen Work Session
September 12, 2023

What are special assessments?

- Fees collected by the City for improvements or services the City provides that benefit property, including (but not limited to) street improvements and installation of utilities

What are Special Assessment Districts?

- Specific geographic areas in which the market value of real estate is enhanced due to the influence of a public improvement and in which a special assessment is apportioned to recover the costs of the improvement
- Codified in Municipal Code, Title 24 – Special Assessment Districts

What are the types of Special Assessment Districts?

- The Tennessee Legislature has provided for three types of assessment districts for financing public improvements:
 1. Central Business Improvement Districts
 2. Special Assessment Districts
 3. Special Assessment with Improvement Bonds (All Improvements)

Type Two: Special Assessment Districts

- Any city (pursuant to TCA §§ 7-32-101, et seq.) may create a special assessment district for constructing or improving streets, alleys, or other public places (parking facilities, parks, greenways) and utilities including electrical
- Assessments are calculated according to the frontage of the abutting lot or parcel to the street, alley or other public place
- “No less than” two-thirds of the project is paid for by the property owners based on frontage, and the remainder is paid for by the city
- Created by ordinance
- Upon confirmation of the ordinance (public notice of adoption by publication for 2 consecutive weeks in newspaper) construction bid advertisement may begin

Type Two, continued

- No property owner has to pay an assessment of more than 50% of the market value of his or her lot and its improvements
- If the owners of at least 75% of the “frontfootage” of the benefiting properties wish to contribute more toward the cost, they may do so – but their assessment can still not exceed one-half of the property’s assessed value

Type Two, continued

- The statute also allows municipalities to make special assessments for flood control and water management against property owners in a benefited flood plain
- The municipality must assess at least two-thirds of the cost not paid by federal funds to the property owners
- The assessment becomes a lien against the property

Type Three: Special Assessment with Improvement Bonds (All Improvements)

- T.C.A. §§ 7-33-301, et seq., provide that the City may set up special assessment districts for all manner of public improvements
- This includes storm drains, sanitary sewers, the undergrounding of utilities (electrical and communication cables), street reconstruction or widening and streetscape improvements
- Created by resolution

Type Three: Continued

This type allows for an assessment to adjacent property owners:

- “not to exceed 75% of total costs,” or
- up to 100% if the municipality pledges its full faith and credit behind any bonds that are issued

Type Three: Continued

- Costs assessed to the property owners could include labor, materials, equipment, and any other necessary expenses connected with an improvement, including surveys, inspections, and other professional expenses including (but not limited to) engineers' and attorneys' fees
- Becomes a lien against the property

Type Three: Limitations

- “Improvement” does not include an improvement of a street more than 36 feet in width
- Here’s the big one: it cannot be levied against “undeveloped or largely undeveloped areas but shall be limited to areas where a majority of the lots or parcels of land contain buildings or other structures”

Type Three: Limitations

- TCA §7-33-310(a): “Assessments shall be assessed annually against the benefited property on the proportion that the assessed value of each lot or parcel bears to the whole assessed value of the benefited properties”
- The governing body may pass a resolution whereby the owners of later benefited properties will assume a fair proportionate share of the improvement assessments, or otherwise be placed as nearly as practicable on a basis of financial equity with the owners of properties initially subject to the improvement assessments

What does this mean for the City of Franklin?

- The statute for this type assessment district gives a lot of flexibility, but only to areas that are already developed
- This type assessment district could be used for utility improvements

Prior Special Assessments

- Beginning in 2008, the City provided construction of sewer improvements to 5 subdivisions within the City.
- In 2012, a resident of Monticello filed a lawsuit against the City that ultimately was converted to a class action lawsuit including all 5 subdivisions.
- The City provided long-term payment plans (10-yr and 20-yr) and filed notices of lien due to new owners not being aware of the special assessment
- The Court decided that the City could only collect what is due and payable each year and not the full amount due when customers are delinquent.
- The matter went up on appeal but was subsequently settled by the City and the 8 customers who submitted a claim. During the course of the lawsuit there was discussion about why the City chose to allow for such long payment plans.

Repayment of Special Assessments

T.C.A § 7-33-313

Annual improvement assessments for each improvement shall be made by the governing body **when the levy of municipal property taxes is made**; and such improvement assessments shall be **due at the same time, or times, the municipal property taxes are due**, and shall be subject to the same penalties and accrual of interest in the event of nonpayment as in the case of municipal property taxes. The governing body may permit owners of benefited property to **pay improvement assessments in equal monthly installments**, the first installment to be due and payable when the improvement assessment is due; in this event any monthly payment shall be delinquent thirty (30) days after it is due and payable, and the whole balance of the annual improvement assessment shall then become delinquent and be subject to all penalties and interest as provided in this part.

Should the Board wish to offer a special assessment in the future, the Board should consider the amount due at the first time property taxes are due after the assessment is created and then possibly provide an additional year of payment. The City should not provide long-term payment plans.