



City of Franklin

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

Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, October 24, 2019

4:00 PM

City Hall Training Room

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on Thursday, October 24, 2019 at 4:00 pm in the City Hall Training Room. Additional information can be found at www.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resources Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:

- 1. Applicant/staff presentation, and*
- 2. BOMA and FMPC comments.*

CALL TO ORDER

NEW BUSINESS

- [19-1103](#) (4:00 - 4:30 pm) Discussion of a Development Plan revision, reducing the unit count from 43 to 35 townhome units and formalizing a cul-de-sac, on 17.52 acres, located at 1123 Murfreesboro Road (Township PUD).

Attachments: [Williamson Square Township JCW](#)
- [19-1100](#) (4:30 - 5:00 pm) Discussion of a Development Plan proposing two attached residential structures totaling seven units, on 1.95 acres, located at 3513 and 3515 Carothers Parkway (Carothers Stacked Flats PUD).

Attachments: [2019-10-17 UPDATED Carothers Stacked Flats Joint Conceptual Workshop](#)
- [19-1099](#) (5:00 - 5:30 pm) Discussion of a Development Plan proposing 205 residential units, including single-family detached residential units, duplexes, triplexes, and quadplexes, on 74.95 acres, located at and near 1445 Lewisburg Pike (Southbrooke PUD).

Attachments: [2019-10-14 Southbrooke JCW](#)
- [19-1102](#) (5:30 - 6:00 pm) Discussion of the Subdivision Regulations update.

Attachments: [Subdivision Regulations Update](#)
[Subdivision Regulations 10-7-2019](#)

5. [19-1101](#) (6:00 - 6:30 pm) Discussion of an Envision Franklin amendment request, from Neighborhood Commercial Design Concept to Neighborhood Mixed-Use Design Concept for the property located at the southeast corner of the intersection of South Royal Oaks Drive and Oak Meadow Drive.

Attachments: [2019-10-01 Vintage at Watson Glen JCW](#)

OTHER BUSINESS

Williamson Square

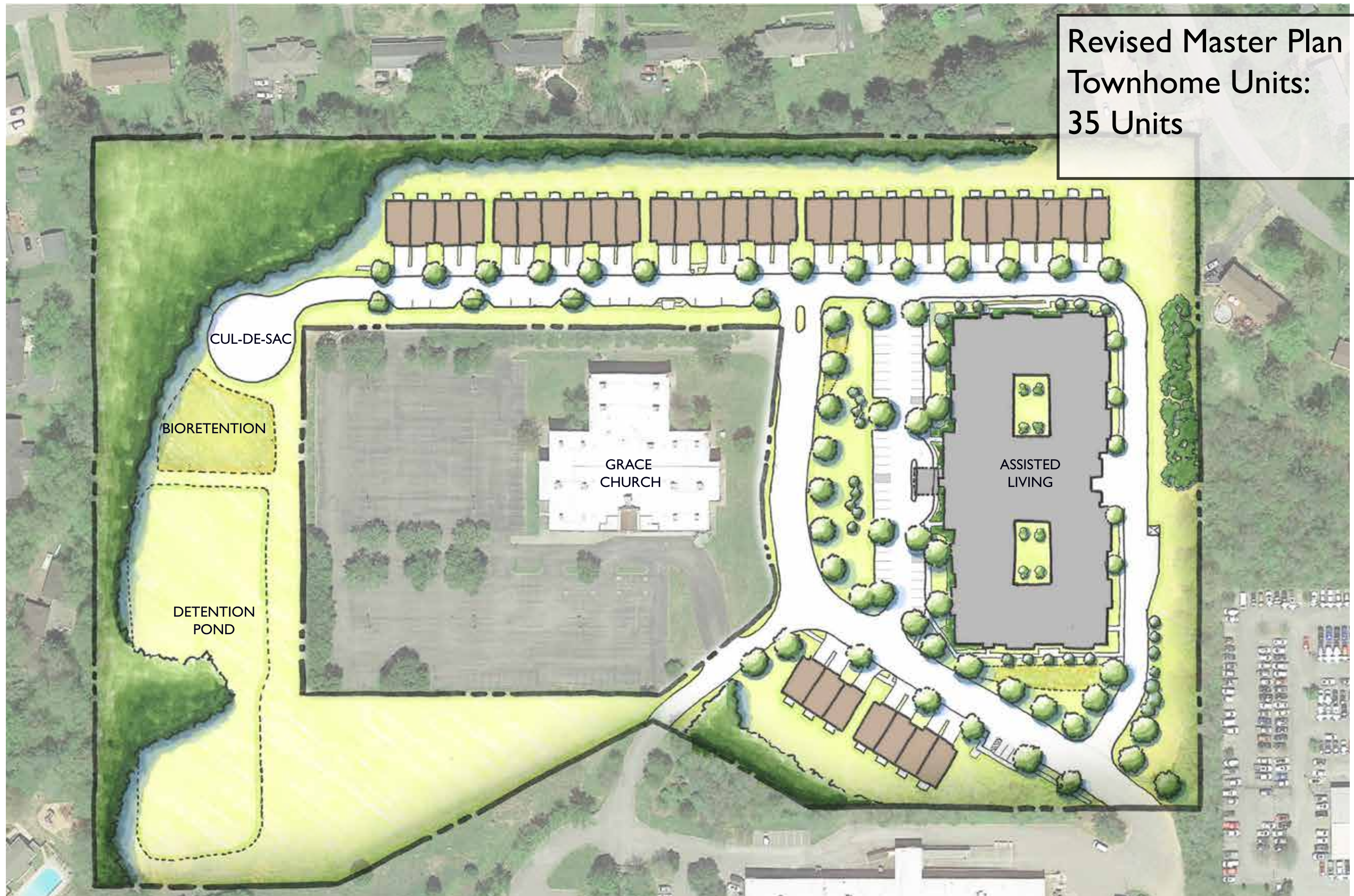
Development Plan Revision I

Joint Conceptual Workshop
October 24, 2019



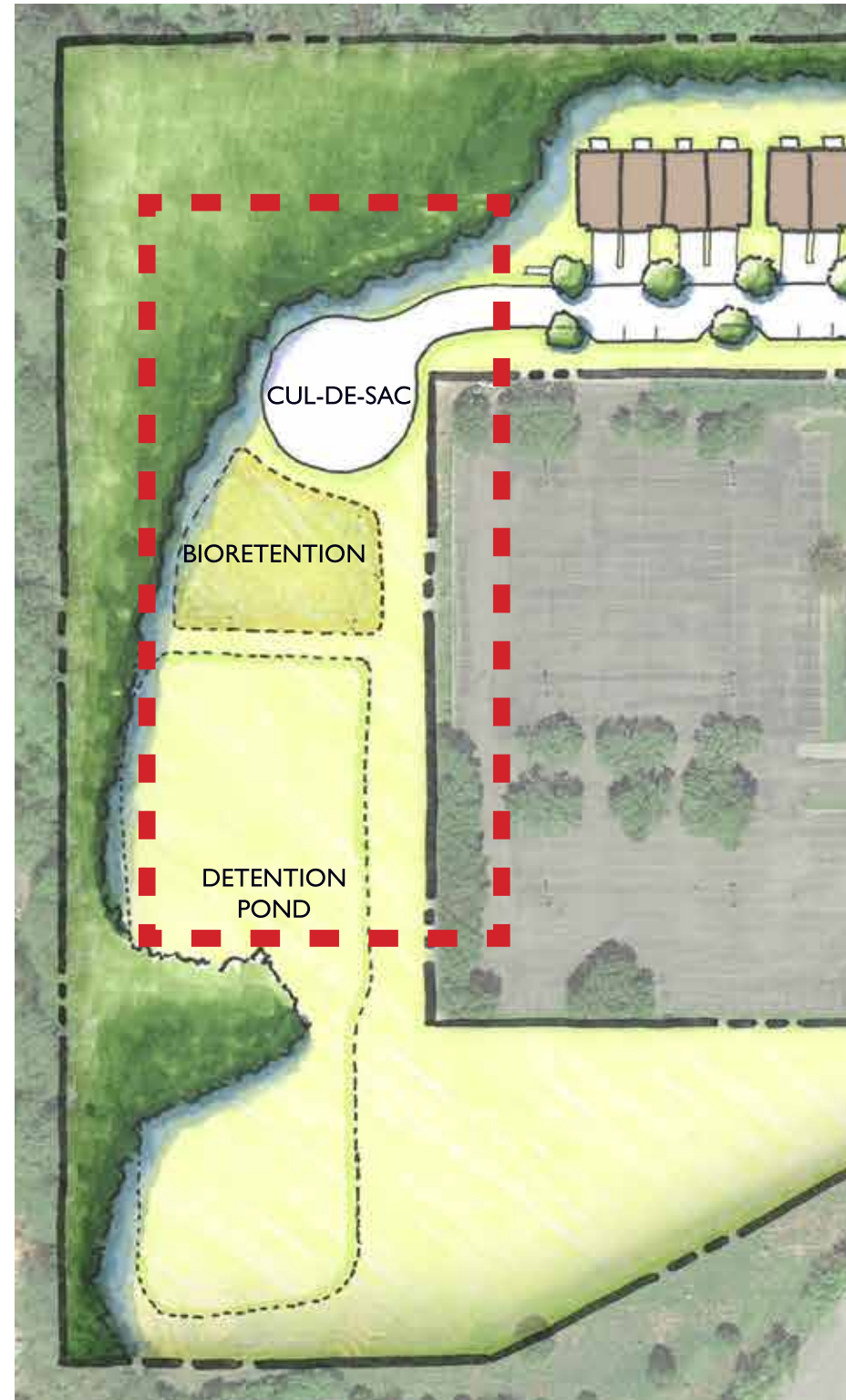
Vicinity Map







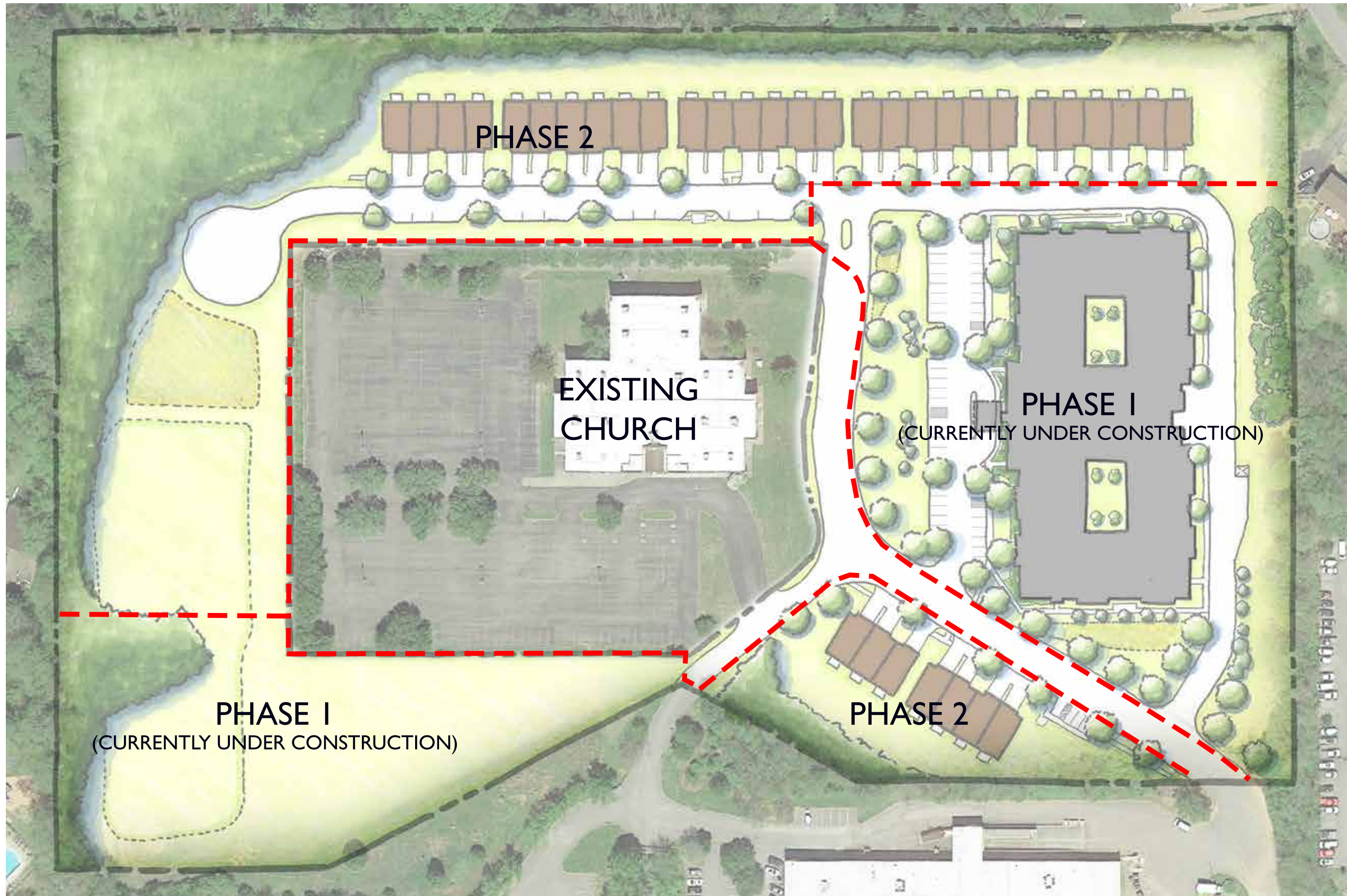
Previously Approved
Master Plan



Revised
Master Plan

Master Plan Revisions:

- 1.) Removal of road connection through existing church parking lot
- Create cul-de-sac
- 2.) Removal of 8 townhome units
- 3.) Rezone because of density change





Previously Approved Townhome Architecture Examples

Williamson Square Development Plan Revision I
Franklin, TN



Pre-Application Submittal

- September 30

Pre-Application Meeting

- October 8

Neighborhood Meeting

- October 9

Initial Submittal

- October 14

Joint Conceptual Workshop

- October 24

Planning Commission

- December 12

Carothers Stacked Flats

PUD Subdivision

Joint Conceptual Workshop
October 24, 2019

Carothers Stacked Flats PUD Subdivision

Development Plan

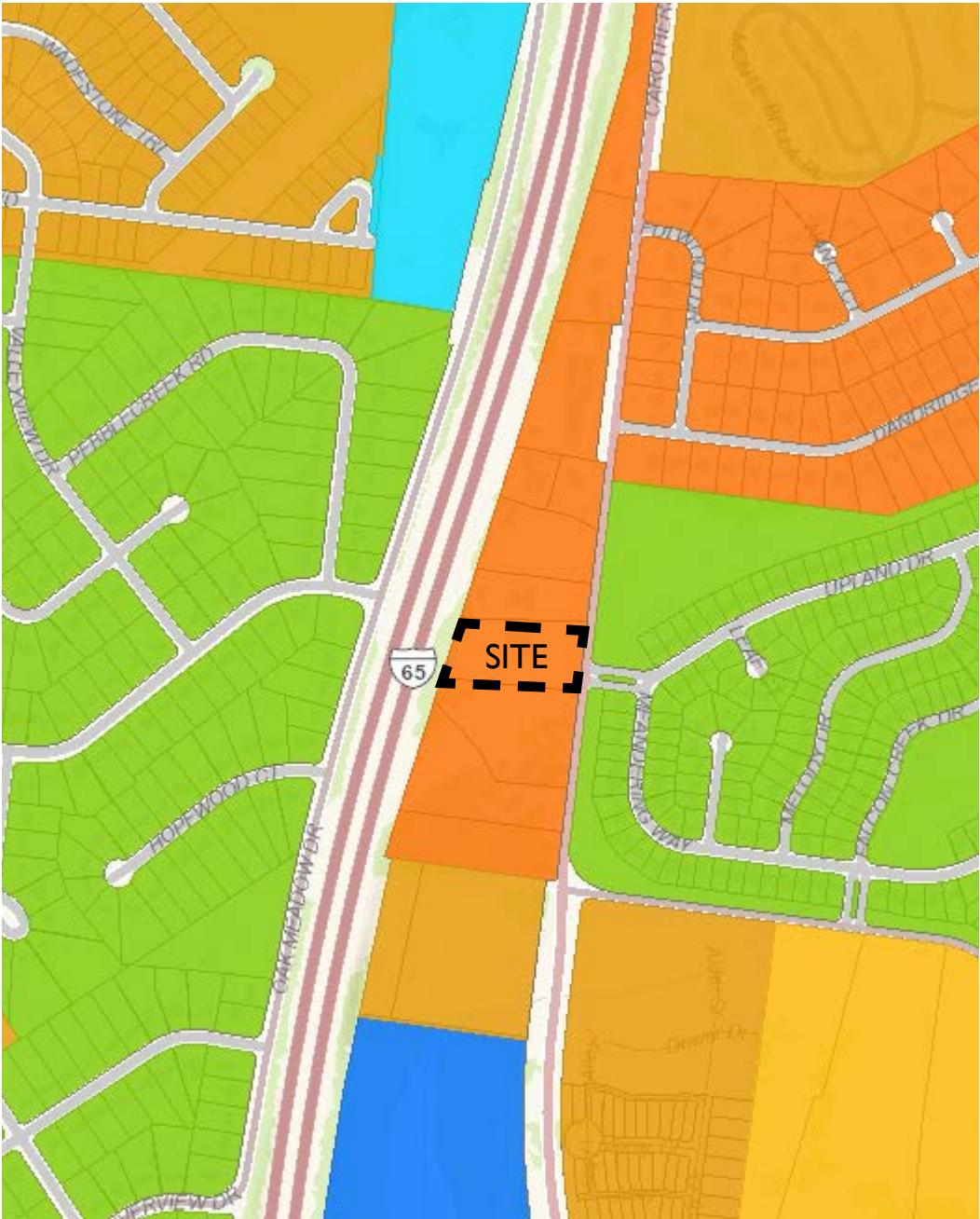
Franklin, TN



Site Context

Carothers Stacked Flats PUD Subdivision
Development Plan
Franklin, TN

ZONING



- R-2 RESIDENTIAL
- R-3 RESIDENTIAL
- ER ESTATE RESIDENTIAL
- SD-R SPECIFIC DEVELOPMENT-RESIDENTIAL
- GO GENERAL OFFICE
- CI CIVIC INSTITUTIONAL

ENVISION FRANKLIN



- CONSERVATION
- SINGLE FAMILY RESIDENTIAL
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- REGIONAL COMMERCE

Mixed Residential

The Mixed Residential design concept contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods.

Primary Uses

- Big houses, duplexes, single-family residential, and townhouses**

Building Character

- New buildings along established streets should be designed to be **compatible with the existing character** along the street
- A **diverse mix of housing types** and sizes are encouraged for new and infill developments
- Dwellings within new developments should provide a **mix of architectural styles** and building materials

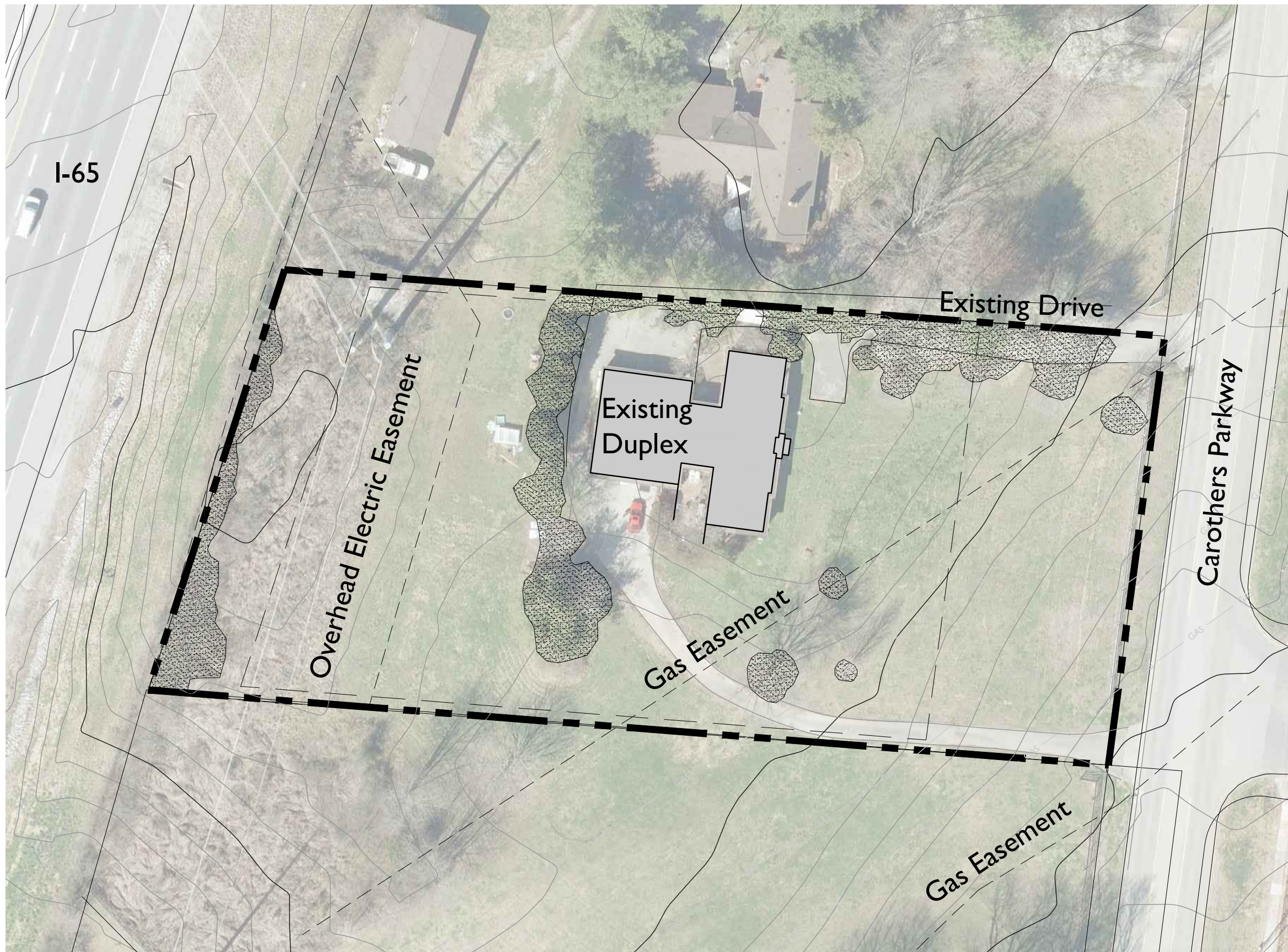
Building Height

- Maximum of three stories**

Carothers Stacked Flats PUD Subdivision

Development Plan

Franklin, TN



Existing Conditions

Carothers Stacked Flats PUD Subdivision
Development Plan
Franklin, TN





EXISTING HOME



EXISTING HOME CONVERTED TO 3-PLEX

Carothers Stacked Flats PUD Subdivision

Development Plan

Franklin, TN



NEW 4-PLEX

Carothers Stacked Flats PUD Subdivision

Development Plan

Franklin, TN



Pre-app - 9/30/2019

Initial Submittal - 10/14/2019

JCW - 10/24/2019

Planning Commission - 12/12/2019

Next Steps

Southbrooke

PUD Subdivision



Joint Conceptual Workshop
October 24, 2019

Southbrooke PUD Subdivision

Franklin, TN

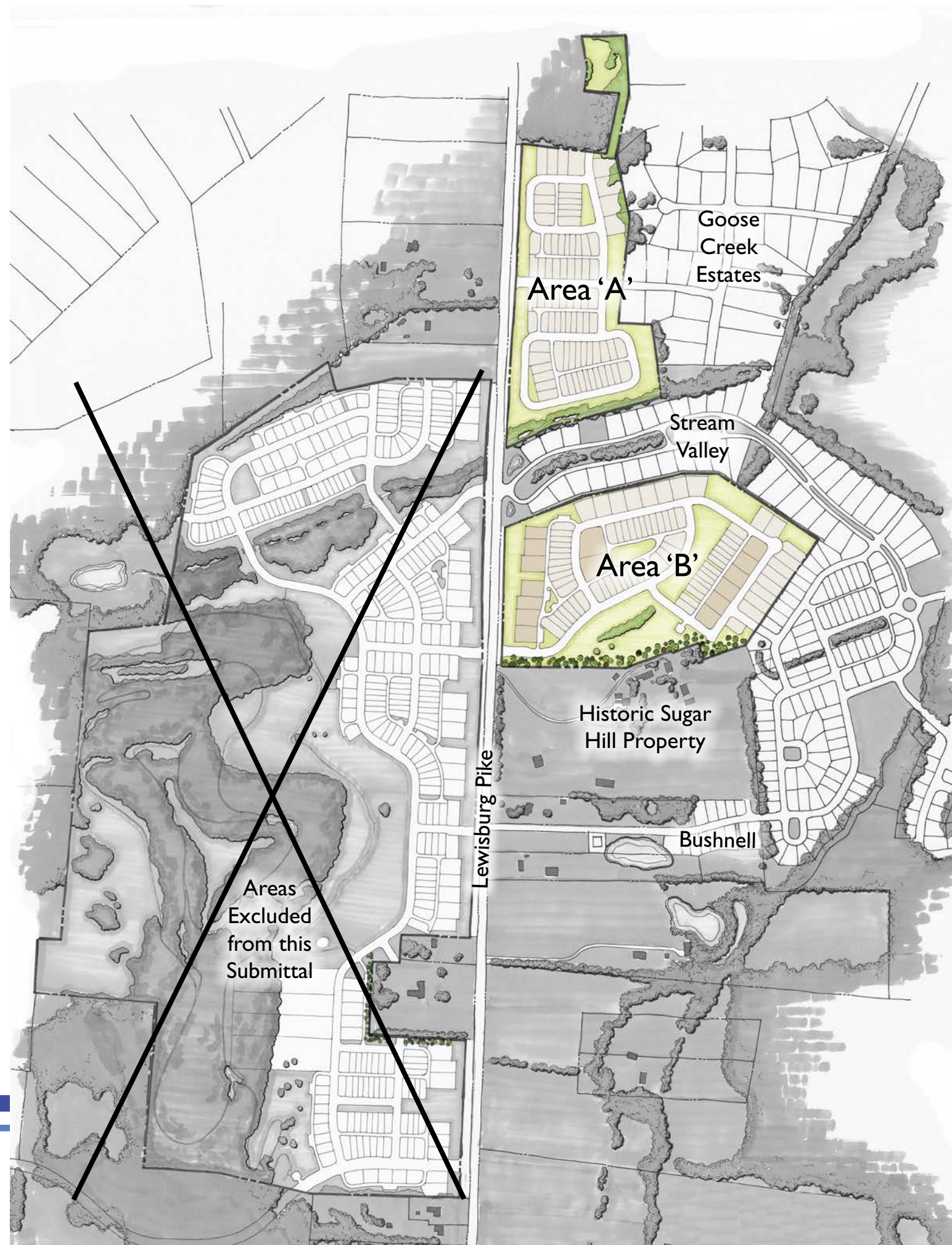


313 +/- AC Total
181 +/- AC Open Space (57%)
749 Total Units

Previously Submitted
Master Plan

Southbrooke PUD Subdivision

Franklin, TN



74.95 AC Total
26.9 AC Open Space
205 Total Units

Area 'A': 33.03 AC
82 SF

Area 'B': 42.92 AC
76 SF
47 MF

Total: 123

Master Plan

Southbrooke PUD Subdivision

Franklin, TN



Envision Franklin
Single Family Policy

Area 'A'

Southbrooke PUD Subdivision

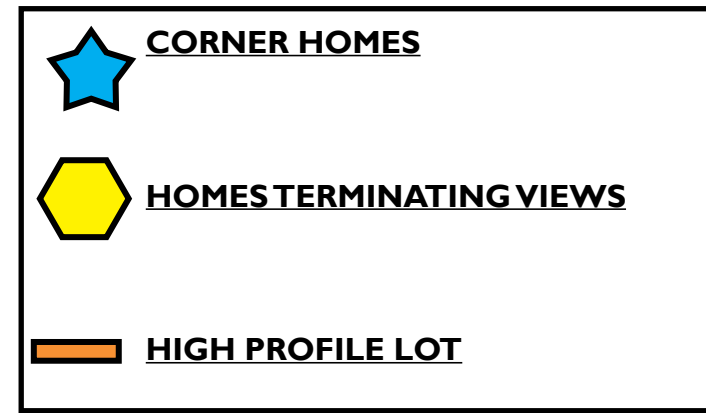
Franklin, TN



Area 'A' Existing
Conditions

Southbrooke PUD Subdivision

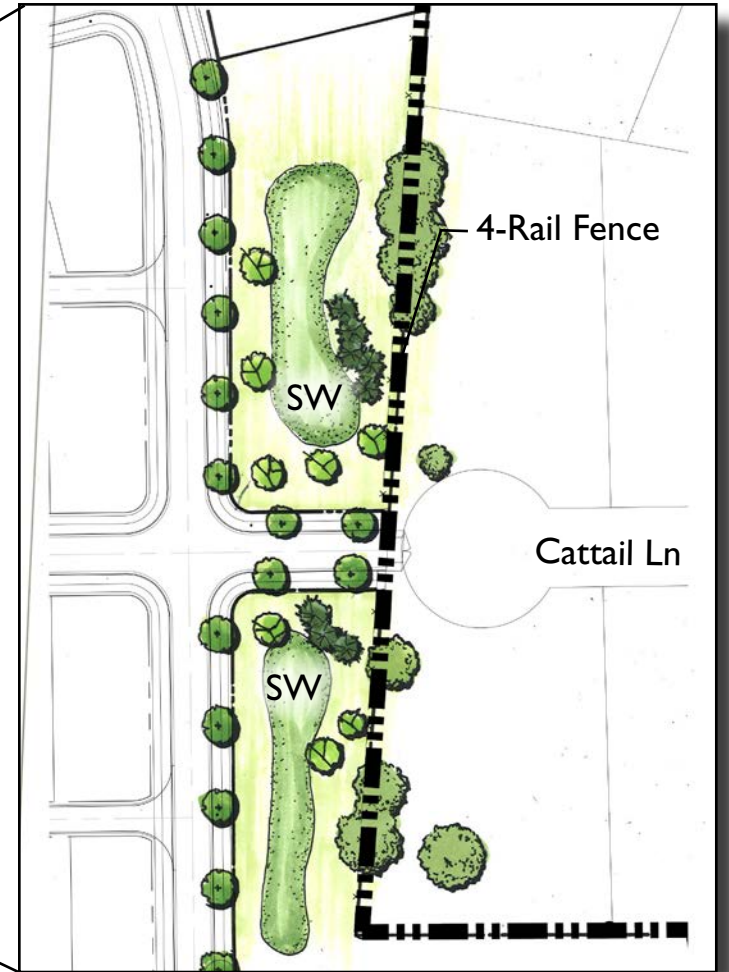
Franklin, TN



33.04 AC
82 Single Family Homes



Tree line to be Preserved



Area 'A'
Enlargement

Franklin, TN



Southbrooke PUD Subdivision

Franklin, TN



Detached Architecture
Examples

Southbrooke PUD Subdivision

Franklin, TN



Envision Franklin
Conservation Subdivision
Policy

Area 'B'

Franklin, TN



Existing Conditions

Southbrooke PUD Subdivision

Franklin, TN

**CORNER HOMES**

**HOMES TERMINATING VIEWS**

**EVERGREEN LANDSCAPE BUFFER**

41.92 AC
123 Homes



Area 'B'
Enlargement

Southbrooke PUD Subdivision

Franklin, TN



Lewisburg Pike Improvements

Southbrooke PUD Subdivision

Franklin, TN



3-Home Condominium

Attached Architecture
Examples

Southbrooke PUD Subdivision

Franklin, TN



Pre-Application Submittal

- September 30

Pre-Application Meeting

- October 8

Neighborhood Meeting

- October 10

Initial Submittal

- October 14

Joint Conceptual Workshop

- November 12

Planning Commission

- December 12

Subdivision Regulations Update

Joint Conceptual Workshop
October 24, 2019

Franklin Subdivision Regulations

- The State of Tennessee authorizes Planning Commissions to adopt subdivision regulations
- Purpose is to ensure coordination of streets, water, sewer, utilities, open space, drainage, and other infrastructure with regards to the subdivision of land
- Establishes processes and procedures for platting
- The City's Sub-Regs were first adopted in 1966
 - Updated plat certifications in 2013

Significant Changes

Organization

Goal: ease of use (using flipping book)

1. General Provisions
2. Development Standards
3. Infrastructure Standards
4. Procedures
5. Certificates
6. Definitions

Content

Goal: Provide references to applicable standards

Includes hyperlinked references to external plans:

- | | |
|---|---|
| • Streets and alleys → | Street Technical Standards and Connect Franklin |
| • Water and sewer requirements → | General Requirements/Tech. Specifications |
| | Title 18 of the Municipal Code |
| • Stormwater Requirements → | Municipal Code, BMP Manual, Zoning Ordinance |
| • Lot standards and development regulations → | Zoning Ordinance |
| • Parkland Dedication → | Municipal Code |
| • Performance Agreements → | Zoning Ordinance |

Procedures

- Added specificity to the submittal and approval process
- Refined the list of what is required to be shown on plats

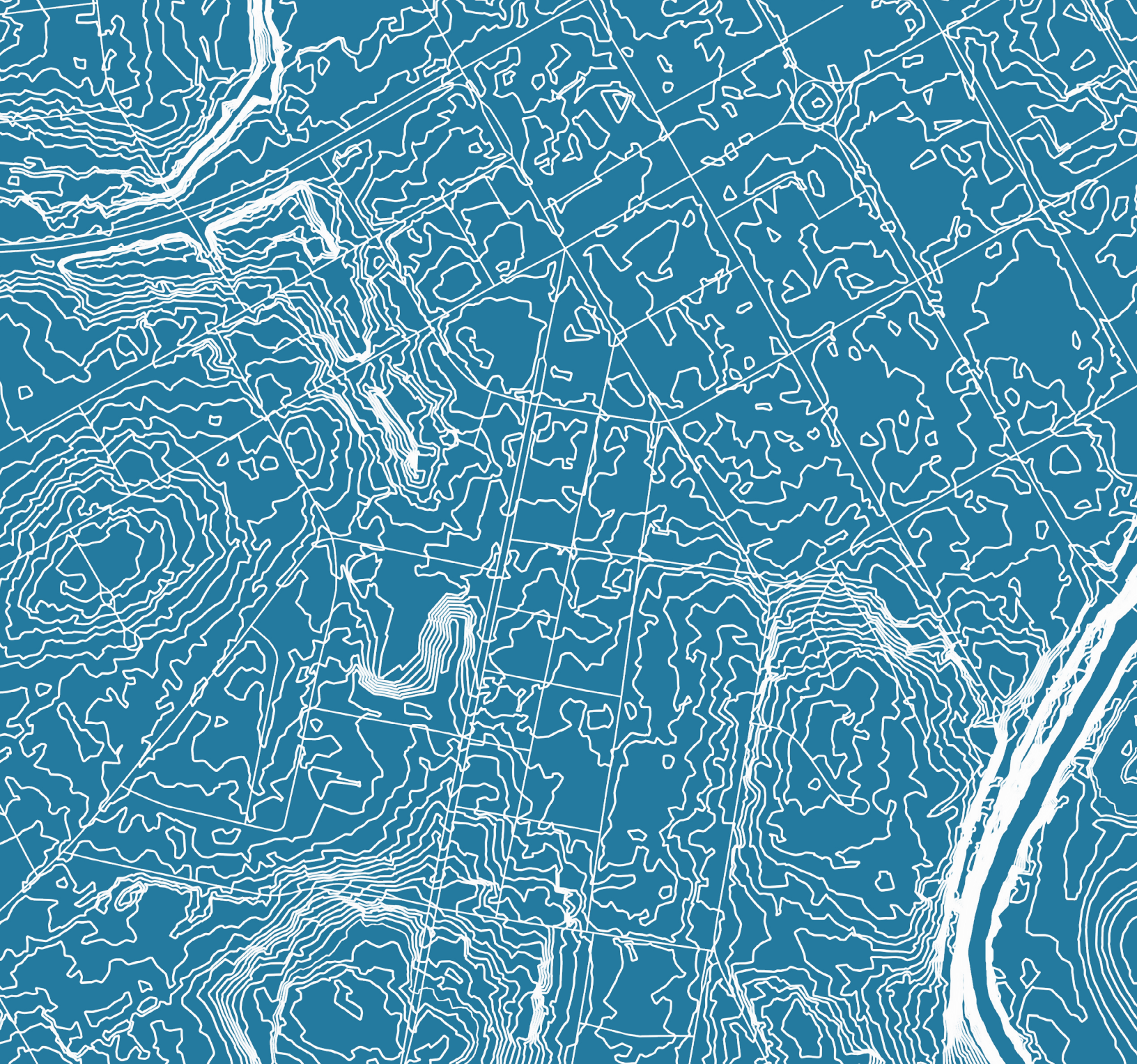
Public Notice

Eliminated the public notice requirement for preliminary plats, as state law does not require it.

- Currently, applicants are required to mail notices to property owners within 500 feet, informing them of the development and the time and place of the public hearing.

Conclusion and Next Steps

- Sub-Regs only require FMPC approval
 - Public Hearing and 30-day notice in newspaper
- Seeking December 12th FMPC approval
- Requesting same effective date as Zoning Ordinance, December 30th



FRANKLIN SUBDIVISION REGULATIONS

DRAFT
DECEMBER 10, 2019

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How to Use the Subdivision Regulations

The Subdivision Regulations set the development standards for the subdivision of land, including requirements for design principles, suitability of the land, streets and alleys, lots, and easements, all of which are found in Chapter 2.

Infrastructure requirements, such as water supply, sanitary sewerage, stormwater management, fire hydrants, right-of-way dedication, street lighting, underground utilities, parkland improvements, and landscape improvements are found in Chapter 3.

The Subdivision Regulations provide the procedures for how to subdivide land within the City, which are found in Chapter 4.

Subdividing land into more than two lots is a two-step process. The first step is the preliminary plat, which involves proposing a layout for a subdivision that complies with the development standards and infrastructure requirements of the City. The second step is the final plat, which involves finalizing the layout in a format suitable for recording with the Register's Office of Williamson County.

When land is subdivided into two lots, a final plat is the only required step. The final plat is also used to create individual lots not involving subdivision of land, to dedicate public right-of-way, to create easements, and to address minor changes proposed to lots that do not involve the creation of a new lot.

The certificate requirements, which are required on final plats, can be found in Chapter 5.

Chapter 1. General Provisions

1.1 Purpose

The Subdivision Regulations are designed to provide for the harmonious development of the City; to secure a coordinated layout and adequate provision for traffic; and to secure adequate provision for light, air, recreation, transportation, water, drainage, sewerage and other facilities. The following standards set forth the procedures and standards for the preparation and submittal of preliminary and final plats.

1.2 Authority

The Franklin Municipal Planning Commission (FMPC), is responsible for adopting, administering, and amending the Subdivision Regulations, per the authority granted by the Tennessee General Assembly by Title 13, Section 13-3-101 through Section 13-3-304 and Section 13-3-401 through Section 13-3-411 of the Tennessee Code Annotated (T.C.A.), as amended, and other pertinent statutes for the establishment of regulations governing the subdivision of land.

1.3 Applicability

These Subdivision Regulations shall govern all subdivision of land within the corporate limits of the City of Franklin, hereafter referred to as the City.

1.4 Adoption and Effective Date

These regulations are effective as of the date amended by the FMPC as of **X date** and effective as of **X date**. The Subdivision Regulations were initially adopted, on April 12, 1966 and became effective on April 15, 1966. Any area of land recorded by deed prior to April 12, 1966 is a lot of record.

1.5 Amendments

The FMPC may from time to time amend these regulations by appropriate action taken at a regularly scheduled meeting after the required notice and holding of a public hearing. A thirty-day public notice of the date, time, and location of the public hearing shall be published in a daily newspaper of general circulation. An amendment becomes effective when the FMPC approves it, unless otherwise noted.

1.6 Conflicts

Whenever there is a conflict between minimum standards or dimensions in the Subdivision Regulations and those contained in other adopted codes, ordinances, standards and specifications, or plans, the more restrictive standard shall apply.

1.7 Validity

If any section, clause, paragraph, provision or portion of these Subdivision Regulations shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of these regulations.

Chapter 2. Development Standards

2.1 Urban Design Principles

Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace.

2.2 Compliance With Other Standards

The proposed layout of lots shall be in accordance with the Franklin Zoning Ordinance, the Franklin Transportation and Street Technical Standards, Connect Franklin, Title 18 of the Franklin Municipal Code, The Best Management Practice Stormwater Management Manual and all other applicable City standards and codes.

2.3 Suitability of the Land

- A. All subdivision proposals shall have public utilities and facilities, such as sewer, gas, electrical, and water systems, located and constructed so as to minimize flood damage.
- B. All subdivision proposals shall conform to the standards set forth in Chapter 17, Natural Resources, and Chapter 4, Overlay Zoning Districts, of the Franklin Zoning Ordinance.
- C. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.
- D. All subdivisions greater than 50 lots or development exceeding five acres, whichever is the lesser, and to be located in unnumbered A Zones, shall include base flood elevation data with the proposal.
- E. In the absence of specific data in unnumbered A Zones as depicted on the maps which form a part of the

Flood Insurance Study, City of Franklin, Tennessee, Williamson County, dated March 22, 1979, and as subsequently amended, any base flood evaluation data available from a Federal, State, or other source should be utilized until such other data has been provided by the Federal Emergency Management Agency (FEMA).

- F. All proposed developments containing floodplain areas shall be guided and controlled by the Flood Insurance Study, which is the study presented to the City at a public hearing May 24, 1979. The Floodway and Floodway Fringe areas placed on the zoning map are meant to be the same areas expressly delimited in this study which is entitled Flood Insurance Study, City of Franklin, Tennessee, Williamson County, dated March 22, 1979, and subsequently amended, and which study is made a part of the Subdivision Regulations as if set forth herein verbatim.
- G. Any development of more than five acres and within or adjacent to a flood-prone area as designated on the maps of the FEMA, must have established, at locations approved by the City, permanent elevation benchmarks referenced to the United States Geological Survey (U.S.G.S) datum. The benchmarks shall be bronze markers mounted in concrete and installed in protected, accessible locations approved by the City. Each benchmark elevation shall be stamped on the bronze marker. The development shall have installed sufficient benchmarks such that no building site is more than 1,500 feet from a permanent benchmark.

2.4 Streets and Alleys

- A. Residential subdivisions shall be served by public streets. Nonresidential and mixed-use developments shall be served by public streets or by public access easements having access to existing public streets. Streets, internal drives, and alleys shall conform to the Franklin Zoning Ordinance, the Franklin Transportation & Street Technical Standards, and Connect Franklin.
- B. Where the plat to be submitted includes only part of the tract owned or intended for development by the applicant, a tentative plan or a proposed future street system for the unsubdivided portion shall be required.
- C. When a tract is subdivided into larger than normal building lots or parcels, such lots or parcels shall be arranged to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements.
- D. All subdivision and street names shall be subject to the Addressing Manual Guidelines.

2.5 Lots

- A. Lots shall conform to the standards as described in the Franklin Zoning Ordinance.
- B. The subdivision shall meet the landscape requirements as set out in the Franklin Zoning Ordinance.
- C. In residential subdivisions, common open space, including development entrance signs, shall be platted as separate nonbuildable lots.

2.6 Easements

Public easements shall be provided as required for public utilities and drainage infrastructure. Easements shall be of sufficient widths to permit access for the purpose of construction and maintenance by appropriate parties along the lines of, or across, lots.

Chapter 3. Infrastructure Requirements

3.1 General Requirements

Streets, sidewalks, drainage areas, landscaping, utilities, and other site improvements are to be constructed in a satisfactory manner in accordance with ordinances, specifications, and standards established by the City.

3.2 Water Supply System

The construction standards and specifications for the water supply system shall be as established by the City, the International Fire Code, and the water utility district providing service to the development.

3.3 Sanitary Sewerage System

The construction standards and specifications for the sanitary sewerage system shall be in accordance with Title 18 of the Franklin Municipal Code and the General Requirements and Technical Specifications.

3.4 Stormwater Management

The stormwater management requirements shall be in accordance with Title 23 of the Franklin Municipal Code, Franklin Transportation and Street Technical Standards, the Best Management Practice Stormwater Management Manual, and the Franklin Zoning Ordinance.

3.5 Fire Hydrants

Fire hydrants shall be located in accordance with the International Fire Code.

3.6 Right-Of-Way Dedication

The applicant shall ensure the development complies with Connect Franklin, including required right-of-way dedication.

3.7 Street Lighting

The applicant shall bear the financial responsibility for the installation costs, including materials and labor, for street lighting. Street lights shall conform to the requirements established by Chapter 14 of the Franklin Zoning Ordinance.

3.8 Street Sign Poles and Street Signs

The applicant shall bear the financial responsibility for the installation costs, including materials and labor, for the placement of street identification signs and street sign poles required in the subdivision. These poles and signs shall be of such size and specifications as deemed appropriate by the Streets Department to meet the specific requirements of the subdivision.

3.9 Underground Utilities

Within new developments and for off-site lines constructed as a result of, or to provide service to the new development, all utilities (including fiber optic, cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground. The placement of underground utilities shall conform to the standards and exceptions established by Chapter 16 of the Franklin Zoning Ordinance.

3.10 Parkland Improvements

The applicant shall comply with the parkland dedication standards and fees stated in Title 25 of the Franklin Municipal Code.

3.11 Landscaping Improvements

The applicant shall comply with the landscape standards established by Chapter 12 of the Franklin Zoning Ordinance.

3.12 Maintenance and Supervision

Where the subdivision contains sewers, water supply systems, or other facilities necessary or desirable for the welfare of the area, or that are of common use or benefit but cannot satisfactorily be maintained by an existing public agency, provisions shall be made which are acceptable to the agency having jurisdiction over the location and maintenance of such facilities for the proper and continuous operation, maintenance, and supervision of such facilities.

3.13 Monuments and Pins

- A. For arterial and collector streets, concrete monuments four inches in diameter or square and three feet long with a flat top shall be set at all right-of-way corners, at all points, where the right-of-way lines intersect the exterior boundaries of the subdivision and at angle points and points of curve in each right-of-way. The top of the monument shall have an indented cross to properly identify the location and shall be set flush with the finished grade.
- B. All other lot corners shall be marked with iron pins not less than three-fourths inch in diameter and 24 inches long and driven so as to be flush with the finished grade.

Chapter 4. Procedures

4.1 General Procedure

- A. A subdivision plat submitted for preliminary or final approval shall be placed on an FMPC agenda within 30 days of the resubmittal date or the next regularly scheduled FMPC meeting after the 30 day period. The applicant may waive the time frame requirement for the appearance of the plat on the agenda.
- B. Preliminary and final subdivision plats shall not be placed on the same agenda.

4.1.1 General

- A. The applicant shall prepare a plat for submission to the FMPC in accordance with the latest preliminary plat or final plat application and checklist, posted on the City's website.
- B. Regular meeting dates, times, and applicable deadlines shall be established by the FMPC.
- C. Subdivision plats or other land subdivision instruments (excluding a scrivener's error or a certificate of correction) shall be subject to review and approval by the FMPC prior to filing with the Williamson County Office of Register of Deeds for recording purposes.
- D. No lots shall be sold from any plat until recorded.

4.1.2 Application Fee

Application fees shall be required in accordance with the fee schedule in Appendix A of the Franklin Municipal Code.

4.2 Preliminary Plat

4.2.1 General

A preliminary plat is intended to:

- A. Propose a layout for subdividing land into three or more lots;
- B. Ensure compliance with all applicable standards of the Franklin Zoning Ordinance, Connect Franklin, the Stormwater Management Ordinance, Franklin Transportation and Street Technical Standards, and all other applicable plans and regulations;
- C. Establish a coordinated layout and adequate provision for transportation and vehicular and pedestrian connectivity; and
- D. Secure adequate provision for light, air, recreation, water, drainage, sewerage, access, and other facilities.

4.2.2 Pre-Application Requirements

- A. The applicant shall submit pre-application documents to the Department of Planning and Sustainability at least 14 days prior to the initial submittal.
- B. A pre-application meeting shall be scheduled, if applicable, with the Departmental Review Team (DRT) to review the draft preliminary plat and identify any initial conflicts.

4.2.3 Application Submittal

- A. The applicant shall submit a preliminary plat application in accordance with Section 4.1, General Procedure.
- B. Submittals shall include a signed and notarized Owner Affidavit.
- C. All plats shall be sealed, signed, and dated by professionals licensed in the State of Tennessee and in accordance with State

law and City of Franklin requirements.

A survey shall be included, sealed by a professional land surveyor, that includes all boundaries, angles, bearings, and calls.

- D. The applicant shall provide any additional information, as determined by the DRT, that will be necessary to conduct an adequate review of the proposal.
- E. The applicant shall submit a letter to the appropriate school district central office providing the school system with the location of the proposed development and the anticipated school-age population. A copy of the letter sent to the school district shall be included with the application.
- F. The applicant shall submit a Traffic Impact Analysis, as required by the Transportation and Street Technical Standards.
- G. The applicant shall request a subdivision name and street names at the time of the Pre-Application Submittal.

4.2.4 Staff Review

In accordance with the submittal schedule posted on the City website:

- A. The DRT shall review the application;
- B. The Department of Planning and Sustainability shall send comments from the DRT to the applicant; and
- C. The applicant shall address the comments and submit a revised application within three resubmittal dates in accordance with the FMPC bylaws.
- D. Upon submittal of a revised application, the Department of Planning and Sustainability shall prepare a final review and make a recommendation to the FMPC.

4.2.5 Final Action

- A. The FMPC shall review the preliminary plat at a public meeting and vote for:
 - 1. Approval;
 - 2. Approval with conditions;
 - 3. Disapproval; or
 - 4. Deferral for continued review of the application.
- B. If the preliminary plat is approved with conditions or disapproved, the reasons for conditional approval or disapproval shall refer specifically to those regulations with which the preliminary plat does not conform. On conditional approval, the FMPC may require the submission of a revised preliminary plat.
- C. The FMPC shall approve or disapprove the preliminary plat within 60 days after the initial consideration of the plat by the FMPC at a regularly scheduled meeting, unless at the end of the 60 day period there is a holiday or an unexpected interceding event that would close municipal or county offices and thus affect the normal computation of the 60 day period, in which case the plat shall be approved or disapproved after the interrupted 60 day period at the next regularly scheduled meeting of the FMPC; otherwise, the plat shall be deemed approved and a certificate to that effect shall be issued by the commission on demand. The applicant for the commission's approval may waive the time requirement and consent to an extension or extensions of the applicable time period.

4.2.6 Approval Criteria

- A. Recommendations and final action on a preliminary plat shall be based on

consideration of the following criteria:

1. Whether the proposed preliminary plat complies with the applicable zoning district and overlay districts;
2. Whether the proposed preliminary plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and
3. Whether the FMPC determines that the particular site is suitable for the type of platting and development proposed.

B. When a preliminary plat is disapproved, the reasons shall be stated in writing and shall include the specific parts of applicable plans and regulations with which the plat does not comply.

4.2.7 Preliminary Plat Revisions

Approval of a preliminary plat revision shall be required when any of the following is proposed:

1. The number of lots is to be increased;
2. The approved lot size or lot width is to be reduced;
3. Required open space is to be reduced;
4. There is any change in plans for historic resources;
5. Drainage, streets, or other engineering design changes will materially alter items approved in the preliminary plat; or
6. There are major changes that could potentially create an adverse impact on stormwater quality or quantity.

4.2.8 Vesting

In accordance with T.C.A. § 13-4-310, approval by the FMPC of a preliminary plat on or after January 1, 2015, will cause a vested property right to be established. Vesting shall be in accordance with Section 20.19, Vesting, of the Franklin Zoning Ordinance.

4.2.9 Contents of the Preliminary Plat Submittal

The following information is required to be submitted:

1. Name of proposed subdivision
2. The names and addresses of all individual parties, officers, directors and/or beneficial owners and subdividers holding more than a five-percent interest in the project shall be listed where the land owner or subdivider is a partnership corporation or other business venture
3. Contact information for professional(s) preparing the plans (including email addresses)
4. Water utility district(s) and maximum capacity (in gallons per day) where site is located
5. Statement describing the anticipated impact on traffic, water, sewer, reclaimed water, and drainage facilities, including expected needs in total gallons per day
6. Static pressure and the flow at 20-psi at nearest fire hydrant
7. Geologic formations, including rock outcrops, cliffs, and karst topography.
8. Topographic contours at two-foot intervals of site and surrounding lands within 500 feet of the site
9. Natural or man-made slopes of 14 percent to 19.99 percent
10. Areas with slopes of 20 percent or

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- | | |
|--|--|
| <p>more</p> <ol style="list-style-type: none"> 11. Hillside Hillcrest Overlay District and associated 500 foot buffer location and limits 12. Watercourses, conveyances, wetlands, and sinkholes 13. Floodway Overlay Zoning District Boundary and Floodway Fringe Overlay Zoning District Boundary 14. Drainage basin(s) where the site is located 15. Most-recent aerial photo (or comparable document) depicting existing tree canopy cover and percent of site under existing tree cover. Show existing vegetation with delineation of percent of tree canopy cover 16. Location and caliper of all specimen trees 17. Acreage and square footage of the site 18. All base and overlay zoning districts, of adjacent properties 19. Civil district 20. Parcel boundaries of all parcels adjacent to the site 21. Names of all subdivisions and land owners owning lots adjacent to the site with Tax Map, Parcel Number, Deed and Plat references 22. Existing road rights-of-way and street names 23. Planned road network (including street names if available) within 1,500 feet of site (as indicated on Connect Franklin) 24. Existing land uses on the site and adjacent parcels 25. Railroad infrastructure and rights-of-way 26. All easements (including drainage) with dimensions and designation as to type 27. Mineral rights (if held by parties other | <p>than the owner of record)</p> <ol style="list-style-type: none"> 28. Location and description of all existing man-made structures and site features (including utilities) both above and below ground 29. Location of all property monuments and benchmarks 30. Preliminary lot lines, square footage, and dimensions to the nearest foot 31. Written legal description of the site, commencing at a point on a public right-of-way, and referencing the appropriate tax map and parcel number(s) 32. Length of project boundaries (including bearings and angles) 33. Preliminary lot numbers 34. Setbacks or build-to lines; however, building envelopes shall NOT be shown 35. Location and acreage of major common open space areas, including minimum open space, buffers, and parkland dedication requirements 36. Proposed street and alley rights-of-way widths and classification (with names where available) in the proposed project 37. Proposed connections to existing and proposed streets (including street classification) located outside the development 38. Location of any proposed right-of-way dedication, as applicable 39. Dimension from nearest existing street intersection centerline to the nearest lot line. Depiction of circulation systems, including vehicular, pedestrian, emergency, and transit (if applicable) 40. All conceptual stormwater best management practices, water |
|--|--|
-

resource buffers, and green infrastructure in residential developments placed in open space lots. For commercial developments, all water resource buffers are placed in open space lots or conservation easements

41. Proposed utility easements and utility features, including: water lines, fire hydrants, sanitary sewer, lift/pump stations, storm sewers, culverts, outfalls, ground-based utility vaults larger than ten square feet, or water towers
42. Parkland requirements (if applicable)

4.3 Final Plat

4.3.1 General

A final plat is intended to:

- A. Finalize the layout for subdividing land into two or more lots suitable for recording with the Williamson County Office of Register of Deeds;
- B. Finalize minor changes to lots that shift lot lines, consolidate lots, create easements, or record other minor changes that do not involve the creation of new lots;
- C. Ensure compliance with all applicable standards herein, Connect Franklin, the Stormwater Management Ordinance, Franklin Street and Technical Standards, and other applicable plans and regulations;
- D. Establish a coordinated layout and adequate provision for transportation and vehicular and pedestrian connectivity; and
- E. Secure adequate provision for light, air, recreation, water, drainage, sewerage, and other facilities.

4.3.2 Exemptions

If a subdivision of land results in two tracts of land over five acres each, a final plat is not required. The land may be subdivided by instrument and filed with the Williamson County Office of Register of Deeds.

4.3.3 Application Submittal

- A. The applicant shall submit a final plat application in accordance with Section 4.1, General Procedure.
- B. Plats shall be sealed, signed, and dated by a Tennessee licensed professional in accordance with State law and City requirements.
- C. A survey shall be included, sealed by a professional land surveyor, that includes

all boundaries, angles, bearings, and calls.

- D. Submittals shall include a signed and notarized Owner Affidavit or the Ownership Certificate shall be signed on the plat submitted for review.
- E. The applicant shall provide any additional information, as determined by the DRT that will be necessary to conduct an adequate review.

4.3.4 Staff Review

In accordance with the submittal schedule posted on the City website:

- A. The DRT shall review the application;
- B. The Department of Planning and Sustainability shall send comments from the DRT to the applicant;
- C. The applicant shall address the comments and submit a revised application within three resubmittal dates in accordance with the FMPC bylaws; and
- D. Upon submittal of a revised application, the Department of Planning and Sustainability shall prepare a final review and make a recommendation to the FMPC.

4.3.5 Final Action

- A. The FMPC shall review the final plat at a public meeting and vote for:
 - 1. Approval;
 - 2. Approval with conditions;
 - 3. Disapproval; or
 - 4. Deferral for continued review of the application.
- B. If the final plat is approved with conditions or disapproved, the reasons for conditional approval or disapproval shall refer specifically to those regulations with which the final plat does not conform. On conditional approval, the FMPC may require the submission of a revised final

plat.

- C. The FMPC shall approve or disapprove the final plat within 60 days after the initial consideration of the plat by the FMPC at a regularly scheduled meeting, unless at the end of the 60 day period there is a holiday or an unexpected interceding event that would close municipal or county offices and thus affect the normal computation of the 60 day period, in which case the plat shall be approved or disapproved after the interrupted 60 day period at the next regularly scheduled meeting of the FMPC; otherwise, the plat shall be deemed approved and a certificate to that effect shall be issued by the commission on demand. The applicant for the commission's approval may waive the time requirement and consent to an extension or extensions of the applicable time period.
- D. The Department of Planning and Sustainability may approve certain final plats intended to shift lot lines, consolidate lots, create easements, or record other minor changes that do not involve the creation of new lots.

4.3.6 Approval Criteria

- A. Recommendations and final action on a final plat shall be based on consideration of the following criteria:
 - 1. Whether the proposed final plat complies with the applicable zoning district and overlay districts;
 - 2. Whether the proposed final plat is consistent with all standards of the Franklin Zoning Ordinance and other related codes and ordinances enforced by the City; and
 - 3. Whether the proposed final plat meets all the requirements or conditions of any applicable

development approvals, such as a development plan or associated modification of standards.

- B. Final Plat approval shall be subject to the completion of required improvements, or in lieu, the Planning Commission may approve a performance agreement, as prescribed in Chapter 21 of the Franklin Zoning Ordinance.

4.3.7 Performance Agreements

The applicant shall adhere to the performance agreement requirements in Chapter 21 of the Franklin Zoning Ordinance.

4.3.8 Recording of a Final Plat

- A. After final approval of the plat and the affixing of all required signatures on the original 18x24 inch Mylar, the applicant shall file the original copy in the Williamson County Office of Register of Deeds.
- B. The final plat shall be filed within one year of the date of approval. No lots shall be sold from any plat until it has been recorded. Failure to record the final plat within one year of the date of the FMPC or Administrative approval shall void the approval of the final plat.

4.3.9 Vesting

In accordance with T.C.A. § 13-4-310, approval by the FMPC of a final plat on or after January 1, 2015, when not part of a preliminary development plan, and as required by the Subdivision Regulations, will cause a vested property right to be established. Vesting shall be in accordance with Section 20.19, Vesting, of the Franklin Zoning Ordinance.

4.3.10 Contents of the Final Plat

The following information is required to be submitted:

1. Proposed or existing subdivision name
2. Name, address, telephone, and e-mail address of land owner. The names and addresses of all individual parties, officers, directors and/or beneficial owners and subdividers holding more than a five-percent interest in the project shall be listed where the land owner or subdivider is a partnership, corporation or other business venture
3. Names, addresses, telephone numbers, email addresses, and seals of all professionals participating in the development application process
4. Note on all sheets referencing the Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
5. Tax map, group, and parcel number(s) of site
6. Existing streets and street names adjacent to site
7. Closure error
8. City, County, Civil District, and Date
9. Total acres in the subdivision to the nearest hundredth, and the existing map, group and parcel numbers from which the subdivision, resubdivision, or revision will be created
10. Existing zoning district and overlay zoning district(s)
11. Setbacks; however, building envelopes shall not be shown
12. Survey, sealed by a professional land surveyor, that includes all boundaries, angles, bearings, and calls
13. Boundary lines of properties adjoining, but not a part of the subdivision, shown with dashed lines

14. Names of all subdivisions and land owners owning lots adjacent to the site with Tax Map, Parcel Number, Deed and Plat references
15. Lengths of the boundaries of the subdivision, measured to the nearest foot and decimal, with calls
16. The values of all true bearings and angles dimensioned in degrees and minutes
17. The lengths of all lines dimensioned in feet and decimals to the nearest hundredth of a foot
18. Square feet and acreage of each lot (square feet to the nearest foot and acreage to the nearest hundredth of an acre)
19. Total number of lots and lot numbers
20. Street and alley rights-of-way widths, classification, and names within the proposed project.
21. Connections to existing and proposed streets (including street classification) located outside the development.
22. Right-of-way dedication as required by Connect Franklin
23. Sidewalk locations
24. Acres and linear footage totals of new streets
25. Location and description of all existing man-made structures and site features (including utilities) both above and below ground
26. All easements (including drainage) with dimensions and designation as to type
27. Mineral rights (if held by parties other than the owner of record)
28. Existing and proposed utility features, including: water lines, fire hydrants, sanitary sewer, lift/pump stations, access easements, storm sewers, culverts, outfalls, ground-based utility vaults larger than 10 square feet, or water towers
29. Watercourses, conveyances, wetlands, and sinkholes
30. All stormwater best management practices, water resource buffers, and green infrastructure in residential developments placed in open space lots. For commercial developments, all water resource buffers are placed in open space lots or conservation easements
31. Common open space lots and tree protection zones
32. Concrete monuments and benchmarks labeled
33. Iron pins, which shall be placed at all lot corners
34. All required certifications

4.4 Variations and Exceptions

Whenever a parcel of land to be subdivided is of such unusual size or shape, or is surrounded by such development of unusual conditions that the strict application of the requirements contained in these regulations would result in substantial hardship or inequity, the FMPC may vary or modify, except as otherwise indicated, such requirements of design, but not of procedure or improvements, so that the applicant may develop the property in a reasonable manner, keeping in mind that the public welfare and interests of the City are protected and the general intent and spirit of these regulations are preserved. Such modifications may be granted by the FMPC upon written request by the applicant, stating the reason(s) for each modification.

4.5 Appeals

An appeal of any action or decision rendered by the FMPC pursuant to these regulations shall be to any Court of competent jurisdiction.

4.6 Enforcement

- A. No plat or plan of a subdivision of land into two or more lots located within the City shall be admitted to the land records of Williamson County, or be received or recorded by the Register's Office, Williamson County, until said plat or plan has received final approval in writing by the FMPC as provided in T.C.A. § 13-4-302.
- B. No board, public officer or authority shall light any street, lay or authorize the laying of water mains, sewers or the construction of other facilities or utilities in any street located within the City unless such street shall have been accepted, opened or otherwise received the legal status of a public street prior to the adoption of these Subdivision Regulations, or unless such street corresponds in its location and lines to a street shown on a subdivision plat approved by the FMPC or as depicted in Connect Franklin as provided in T.C.A. § 13-4-307.
- C. Pursuant to T.C.A. § 13-4-306, Tennessee Code Annotated, whoever, being the owner or agent of the owner of any land, transfers or sells or agrees to sell or negotiates to sell such land by reference to or exhibition of or by other use of a plat of subdivision of such land without having submitted a plat of such subdivision to the FMPC and obtained lawful approval and before such plat be recorded in the office of the appropriate County Register, shall be deemed guilty of a misdemeanor Class C, punishable as other misdemeanors as provided by law; and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. The municipality, through its

solicitor or other official designated by its chief legislative body may enjoin such transfer or sale or agreement by action for injunction.

- D. Any building or structure erected or to be erected in violation of the Subdivision Regulations shall be deemed an unlawful building or structure, and the Building Inspector or other official designated by the Board of Mayor and Aldermen may bring action to enjoin such erection or cause it to be vacated or removed as provided in T.C.A. § 13-4-308.

Chapter 5. Certificates

5.1 Certificates

All final plats shall include the certificates as described in this Chapter.

5.2 Certificate of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book _____, Page _____, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Owner(s) Date

5.3 Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20____.

Surveyor Date

5.4 Certificate of Approval of Water and Sewer Systems

I hereby certify that:

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

Director Water Management Department Date
City of Franklin, Tennessee

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

I hereby certify that:

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

Director, Streets Department
City of Franklin, Tennessee

Date

5.6 Certificate of Approval for Recording

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

Secretary
Franklin Municipal Planning Commission

Date

5.7 Certificate of Approval of Subdivision Name, Street Names, and Addressing

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

Williamson County Emergency
Management Agency

Date

City of Franklin

Date

5.8 MTEMC Signature

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the “Requirements”). No electric service will be provided until MTEMC’s Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC’s Requirements.

Date

Middle Tennessee Electric
Membership Corporation

Chapter 6. Definitions

Unless otherwise stated, the following words shall, for the purpose of these Subdivision Regulations, have the meanings herein indicated.

Addressing Manual

A document that describes standards and processes for street name identification and numerical addressing of all parcels and buildings within the City.

Alley

A minor public or private way intended to be used primarily for vehicular service access to the rear or side of properties.

Applicant

The owner of property or the authorized representative of the owner who is applying for development approval.

Connect Franklin

The comprehensive transportation network plan maintained by the City that defines functional street classifications as local, collector, arterial, etc. It is also called the Comprehensive Transportation Network Plan, Major Thoroughfare Plan or Multimodal Major Thoroughfare Plan.

Departmental Review Team (DRT)

Consists of department heads, or their designees, of City departments responsible for the review of all development review applications.

Easement

A grant by a landowner to another person, entity, or to the public for the right to occupy or use designated land for specific purposes such as access, drainage, conservation, the location of public improvements, or other specified purpose. An easement does not constitute fee simple ownership of the land.

Envision Franklin

The general plan for physical development in the City of Franklin.

Final Plat

A type of application to finalize a layout for subdividing land into two or more lots suitable for recording at the Williamson County Office of Register of Deeds.

Floodway

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Franklin Transportation and Street Technical Standards

A document that describes transportation design requirements for new and modified streets and associated elements within the City.

Franklin Zoning Ordinance

The written set of regulations and laws that define how property can be used in the City of Franklin.

General Requirements and Technical Specifications

Guidelines for the planning, design, construction, and approval procedures of water distribution systems, wastewater collection systems, reclaimed water systems, and associated appurtenances within the City of Franklin Water Management Department service area.

International Fire Code

Regulations for fire prevention and fire protection systems that prevent hazardous conditions to life and property.

Initial Submittal

A date established by the FMPC to accept plans and plats for review, upon payment of the applicable review fee.

Lot

A parcel of land occupied, or intended to be occupied, by one main building, or a group of main buildings, including open spaces as required by municipal regulations and ordinances.

Lot of Record

A lot or tract of land, described by deed and/or subdivision plat, filed in the Williamson County Office of Register of Deeds.

Preliminary Plat

A type of application to propose a layout for subdividing land into more than two lots.

Resubmittal Date

A date established by the FMPC for the submittal of corrected plans to be considered at the subsequent FMPC meeting.

Setback Line

A setback refers to the distance which a building is required to be set back from a lot line or from the nearest building or structure.

Specimen Tree

Any canopy tree with a diameter of 24 inches or greater measured at diameter breast height (DBH).

Stormwater Management Ordinance

Standards set forth in Title 23 of the Franklin Municipal Code pertaining to the management of stormwater runoff and protection of water resources.

Street

An existing or planned public or private right-of-way that is designed, dedicated, or used principally for vehicular and pedestrian circulation, which provides access for abutting properties.

Subdivision

The division of land into two or more lots, sites, or other divisions requiring new street or utility construction, or any division of less than five acres, for the purpose, whether immediate or future, of sale or building development, and includes resubdivision and when appropriate to the context, relates to the process of resubdividing or to the land or area subdivided.

Vintage at Watson Glen

PUD Subdivision

Joint Conceptual Workshop

RAGAN • SMITH

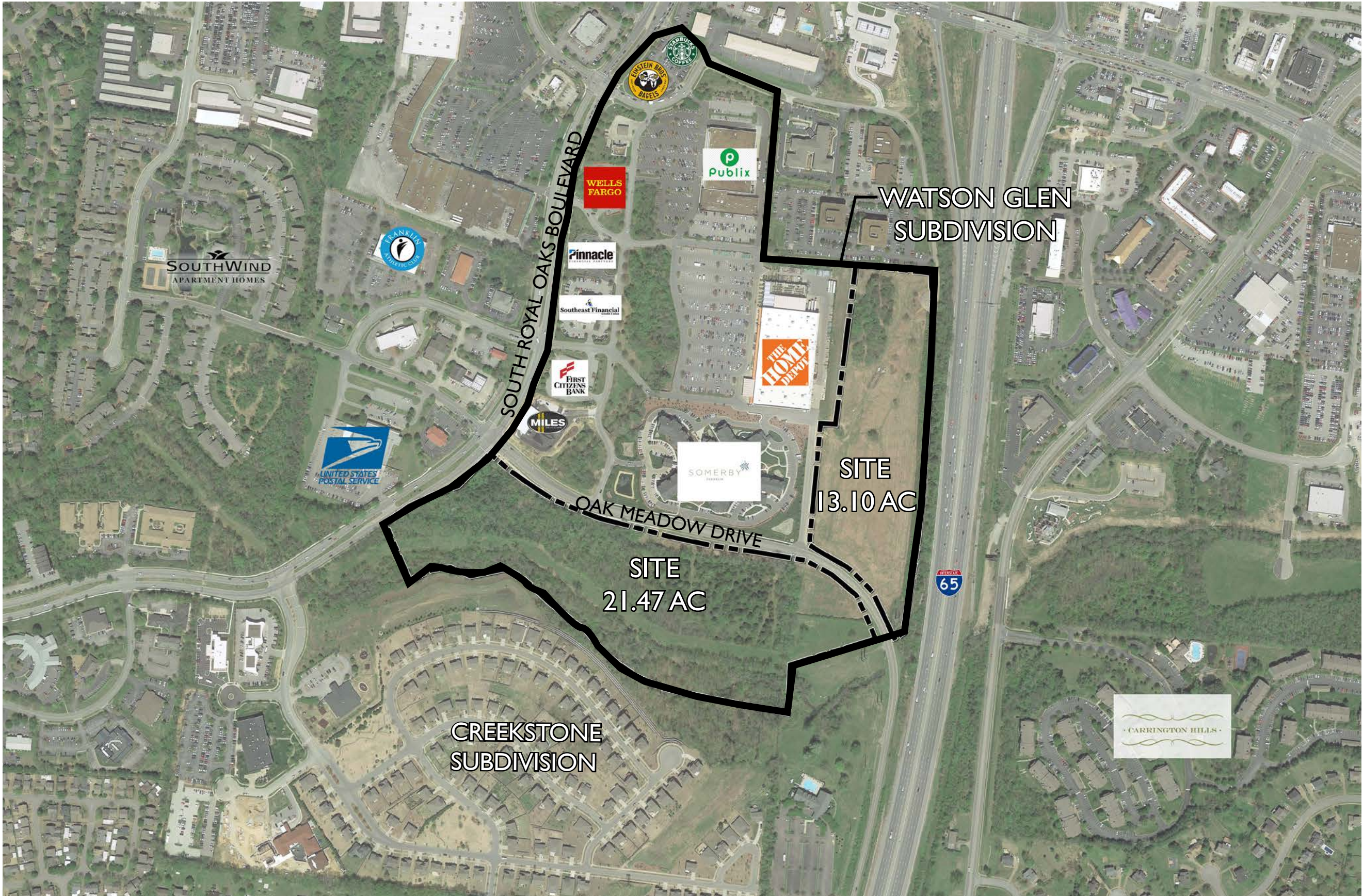


GDC
gamble design collaborative



Owners of Land:	Bob Goodall Warner Bass
Designers:	GDC Ragan Smith Humphries On Point Commercial

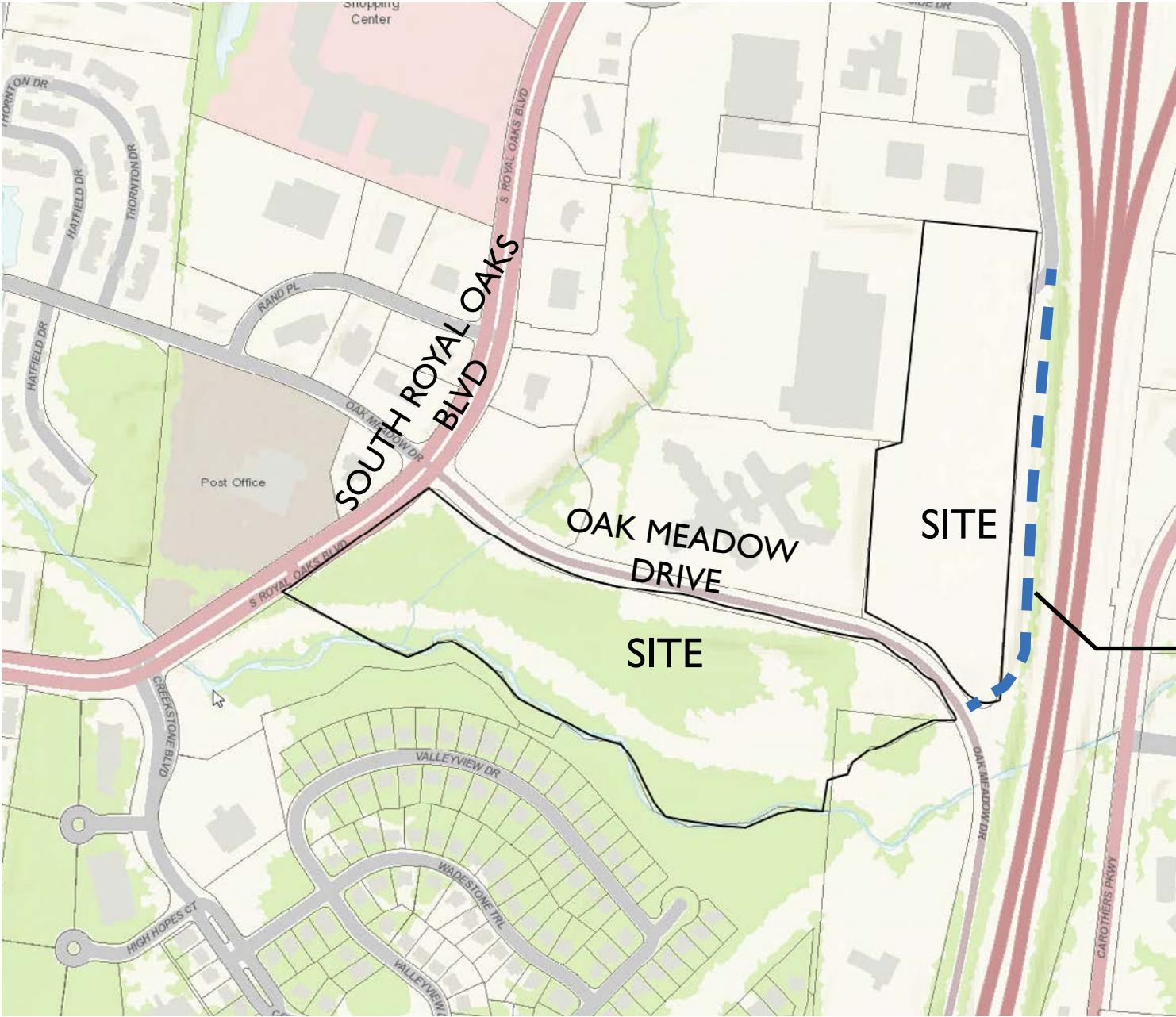
Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN



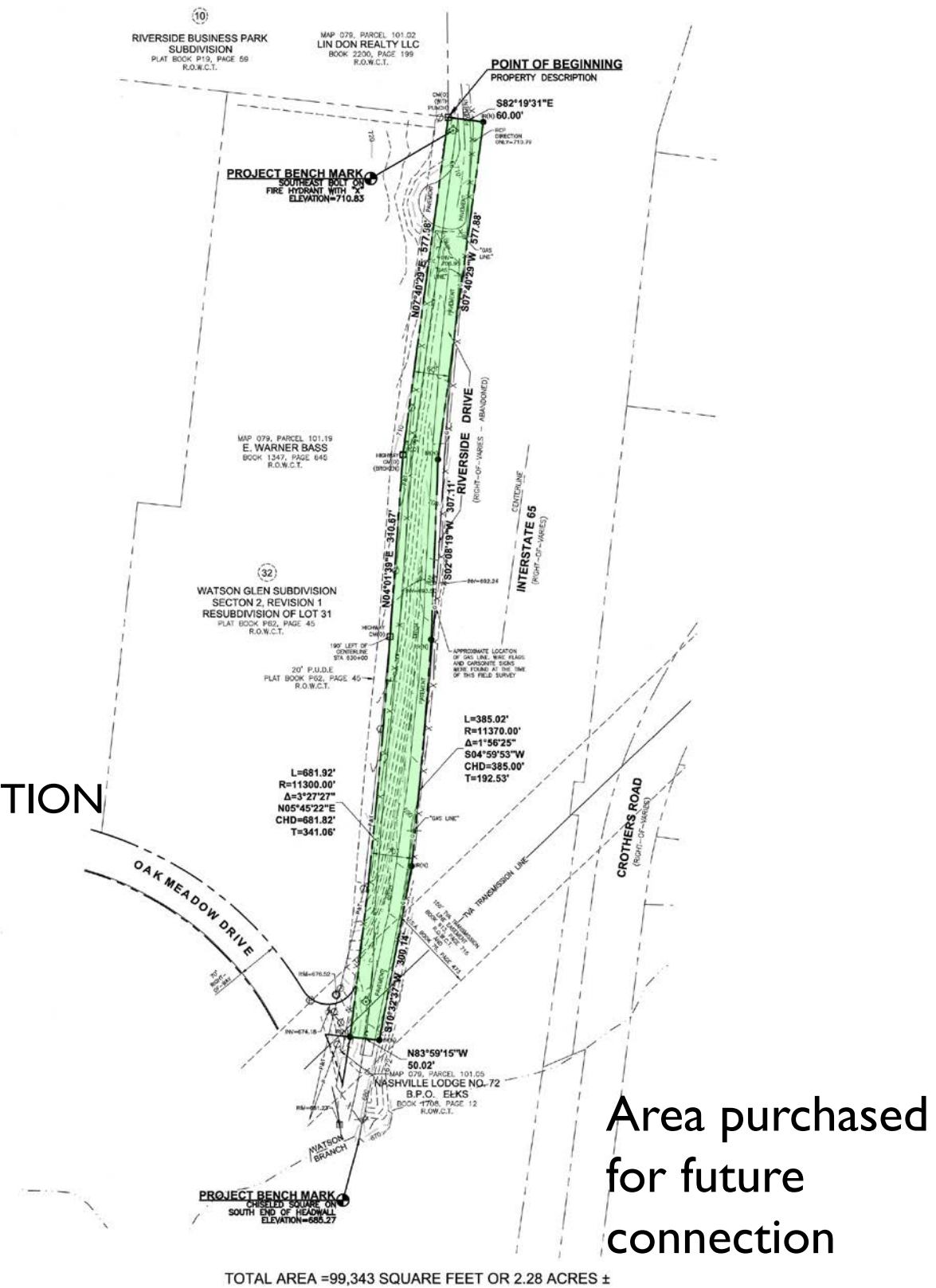
Vintage at Watson Glen PUD Subdivision

Development Plan

Franklin, TN



FUTURE
CONNECTION



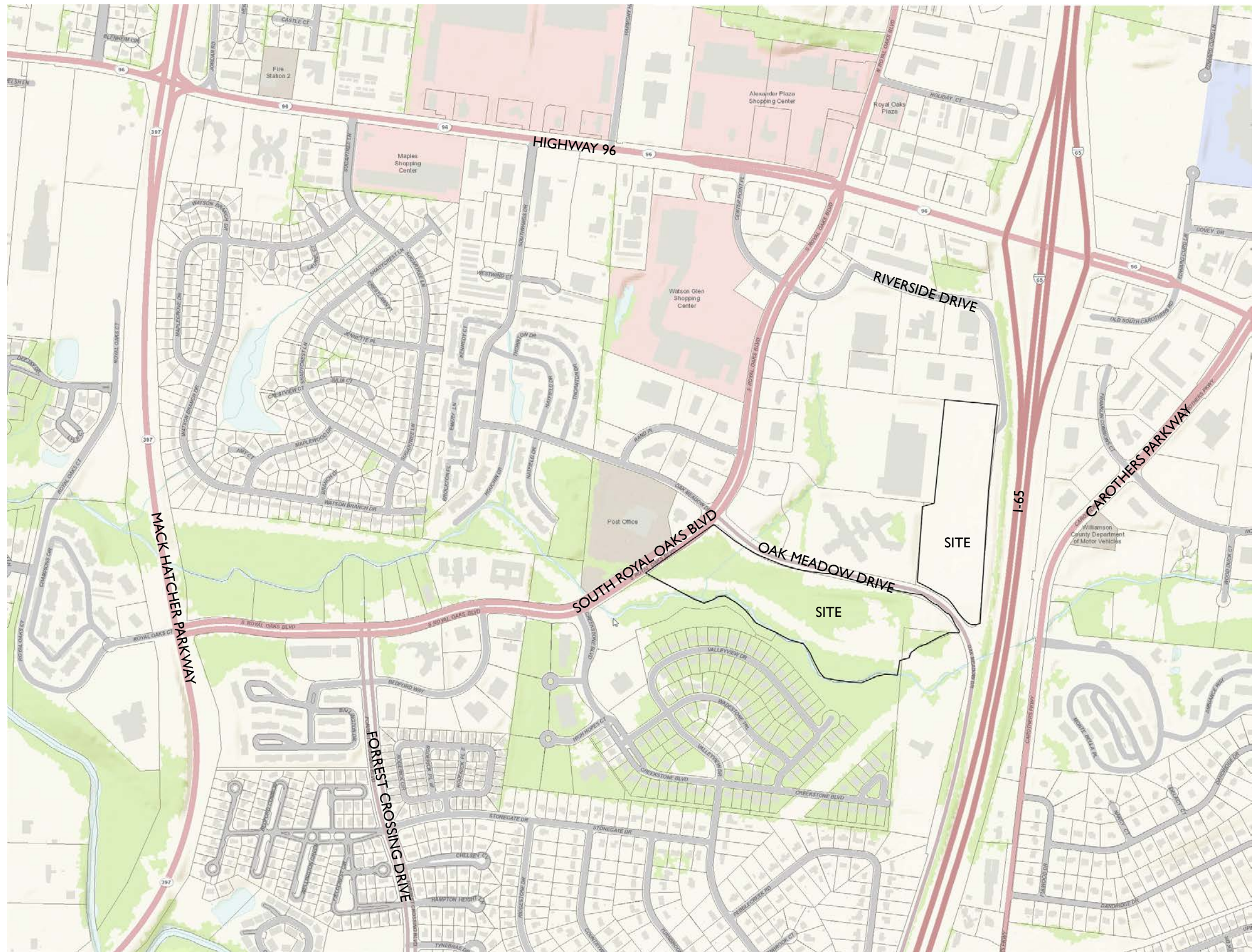
Area purchased
for future
connection

Future Connection

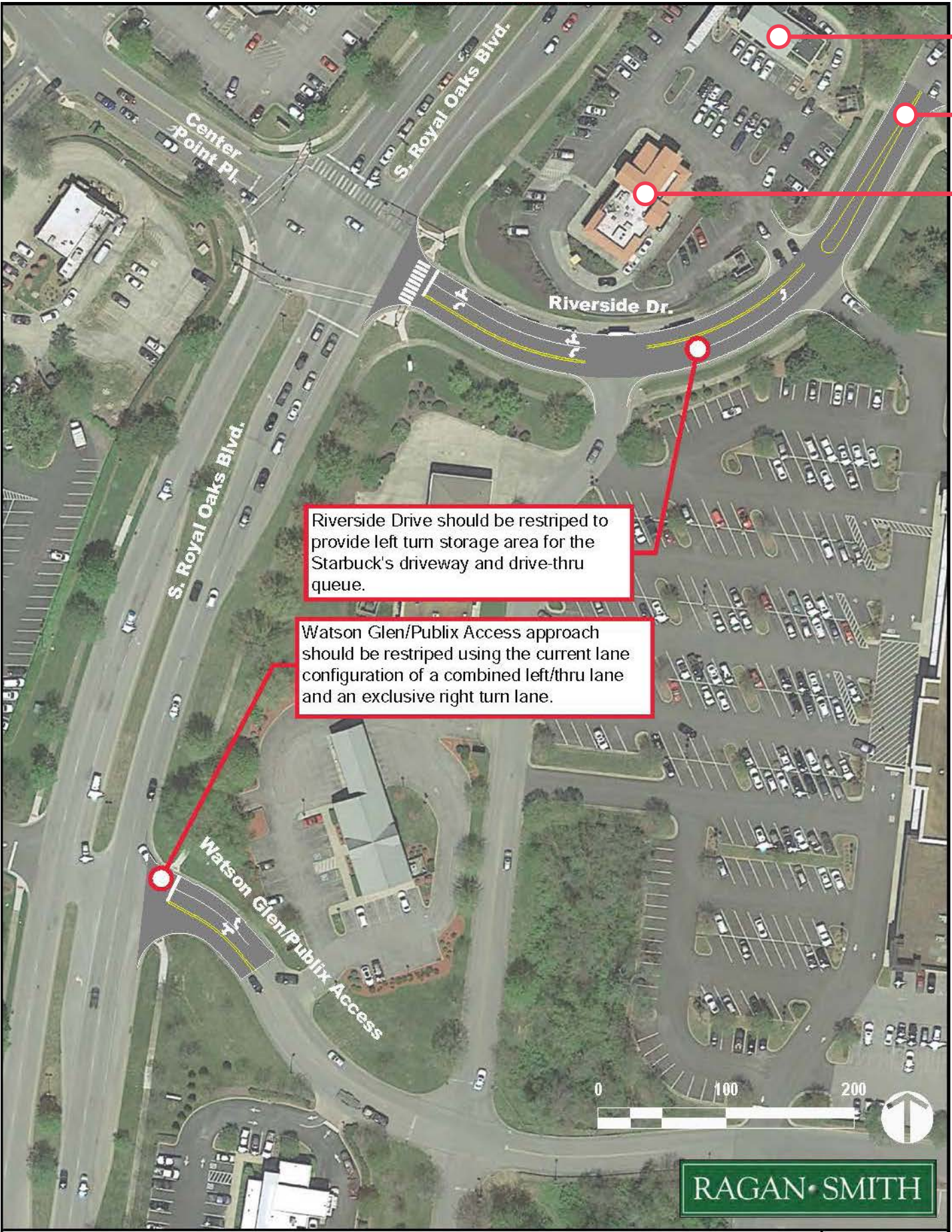
Vintage at Watson Glen PUD Subdivision

Development Plan

Franklin, TN



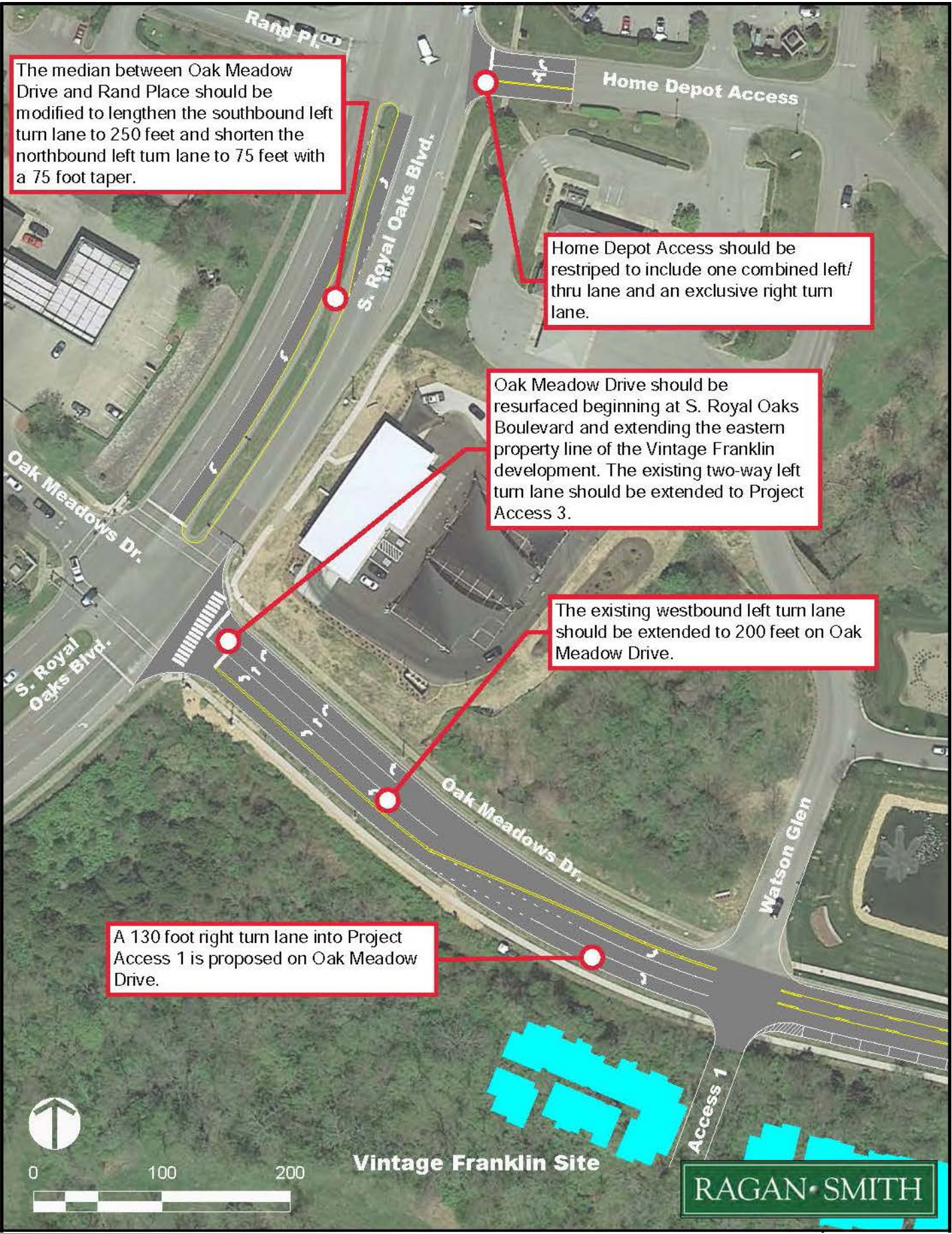
What is the number one concern?: Traffic

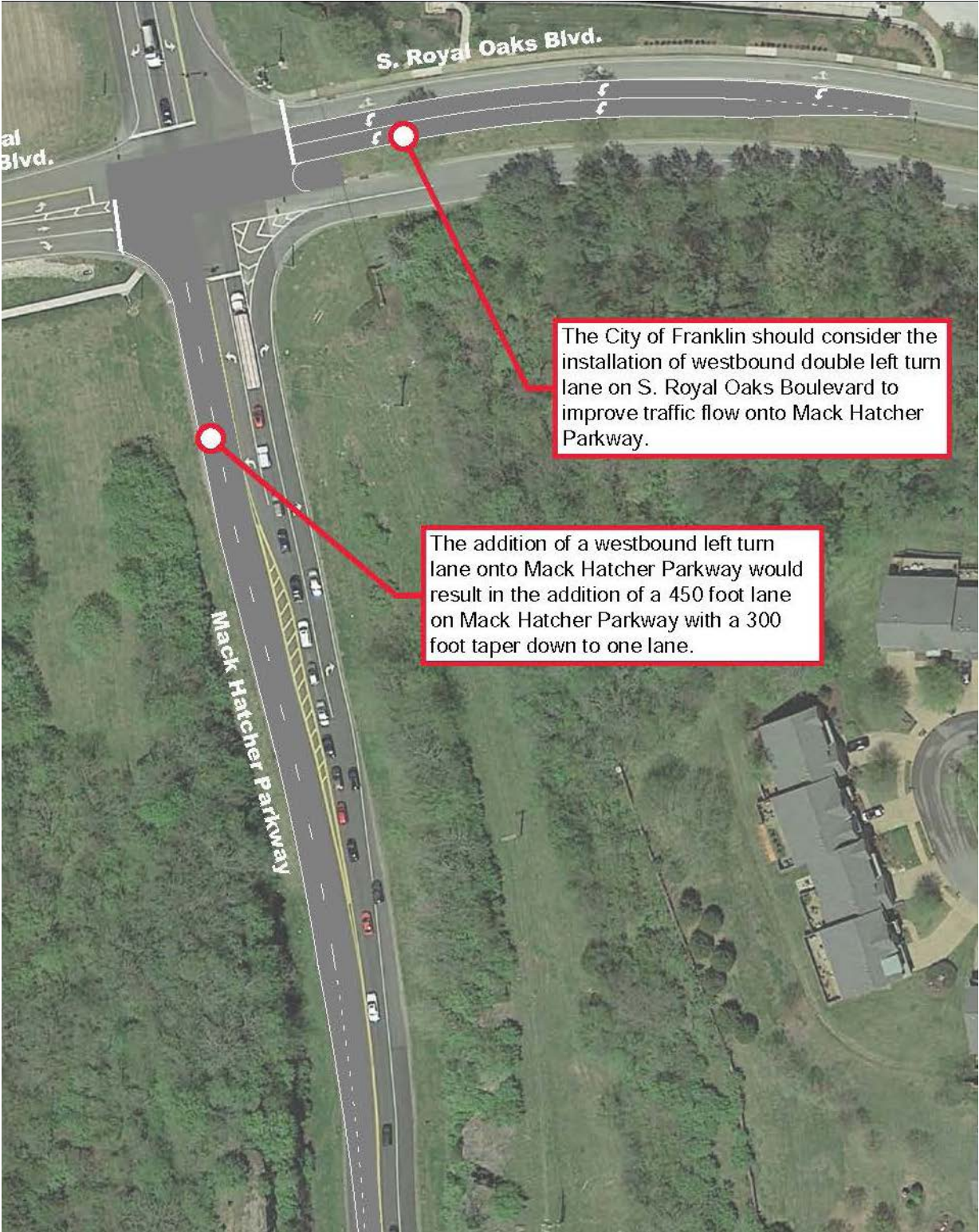


- STARBUCKS
- PEDESTRIAN CROSSING
- EINSTEIN BROS. BAGELS

Riverside Drive should be restriped to provide left turn storage area for the Starbuck's driveway and drive-thru queue.

Watson Glen/Publix Access approach should be restriped using the current lane configuration of a combined left/thru lane and an exclusive right turn lane.

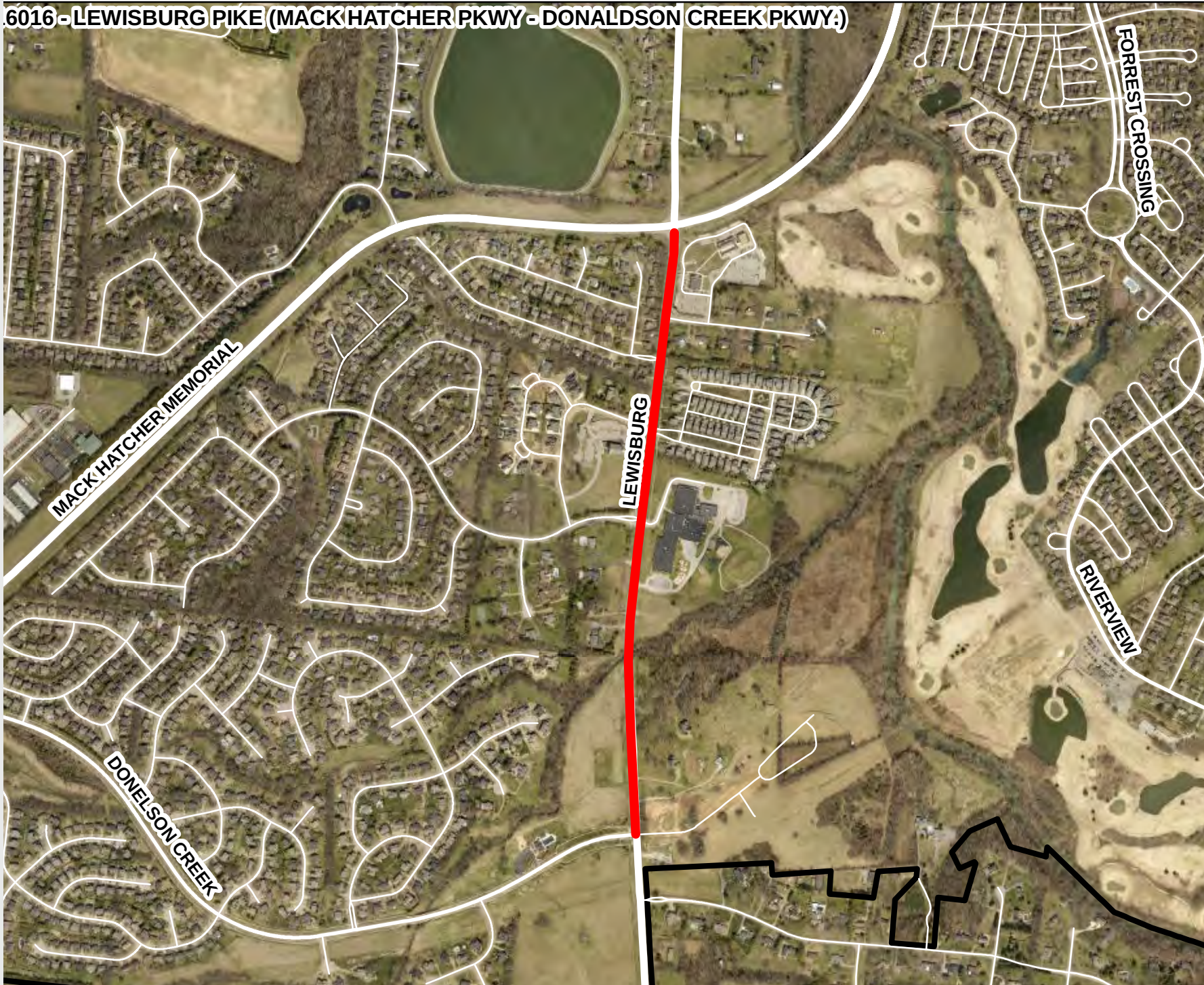




Vintage at Watson Glen PUD Subdivision

Development Plan

Franklin, TN

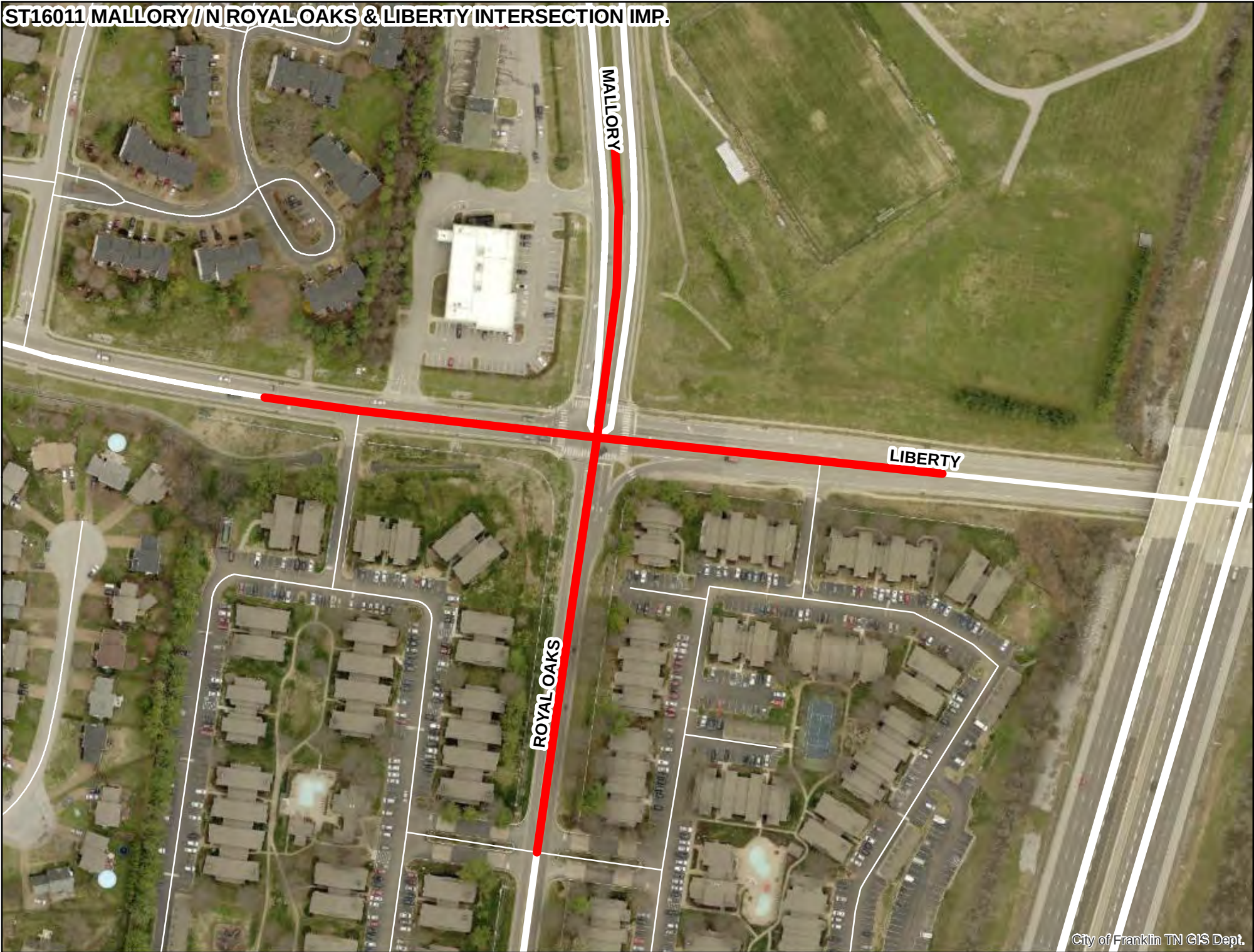


Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)		414,800	414,800								829,600
ROW and Easements			5,000,000								5,000,000
Construction Engineering / Inspection				622,200	622,200						1,244,400
Construction				5,185,000	5,185,000						10,370,000
Total		414,800	5,414,800	5,807,200	5,807,200						17,444,000

Vintage at Watson Glen PUD Subdivision

Development Plan

Franklin, TN

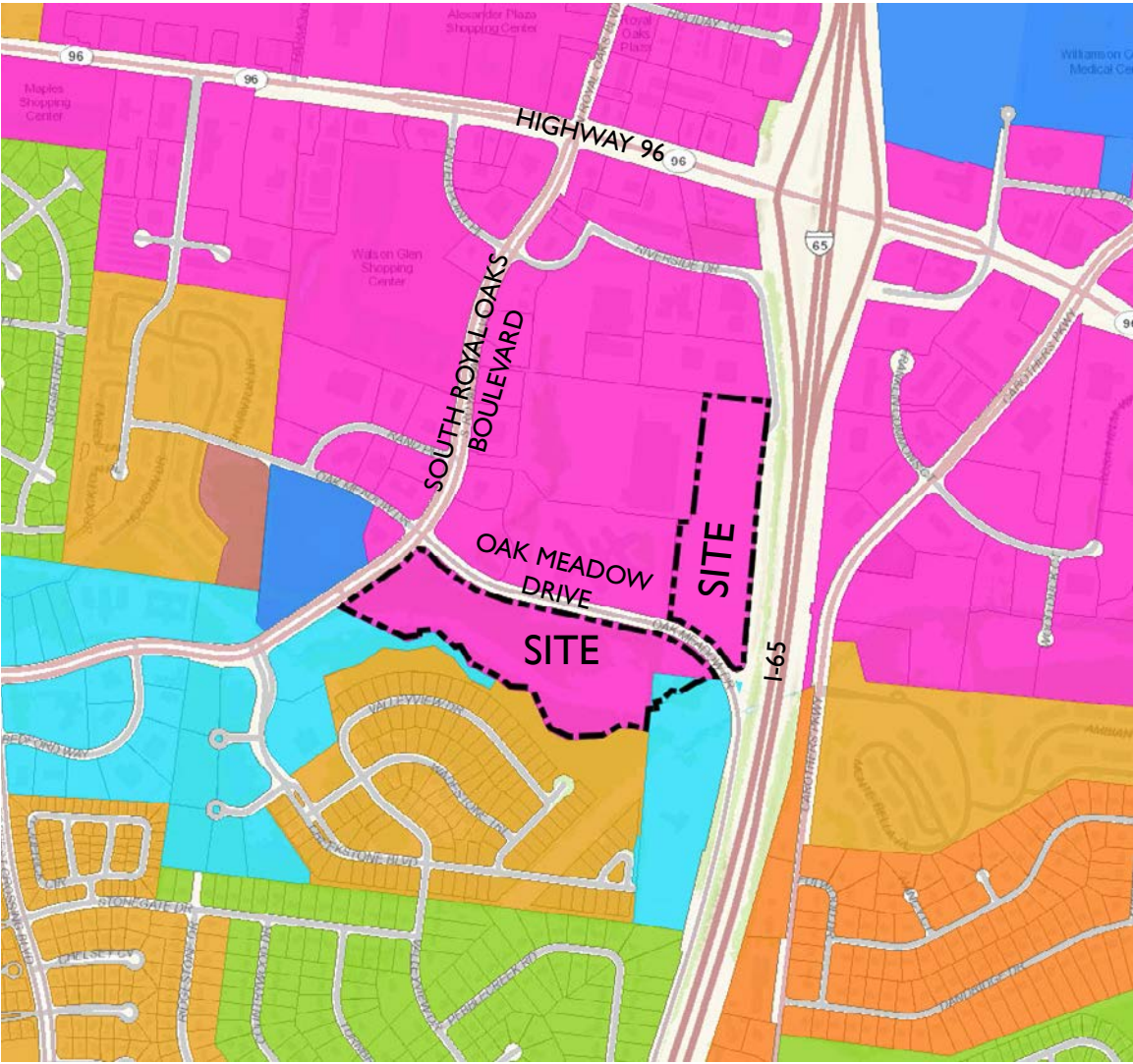


Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
229,965	Design/Planning (Professional Services)	199,235										199,235
Total	ROW and Easements	4,500,000										4,500,000
	Construction Engineering / Inspection		250,000	250,000								500,000
	Construction		1,682,500	1,682,500								3,365,000
	Total	4,699,235	1,932,500	1,932,500								8,564,235

Road Improvements

Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN

Current Zoning



-  R-2 RESIDENTIAL
-  R-3 RESIDENTIAL
-  RM-20 ATTACHED RESIDENTIAL
-  SD-R SPECIFIC DEVELOPMENT-RESIDENTIAL
-  GC GENERAL COMMERCIAL
-  GO GENERAL OFFICE
-  CI CIVIC INSTITUTIONAL

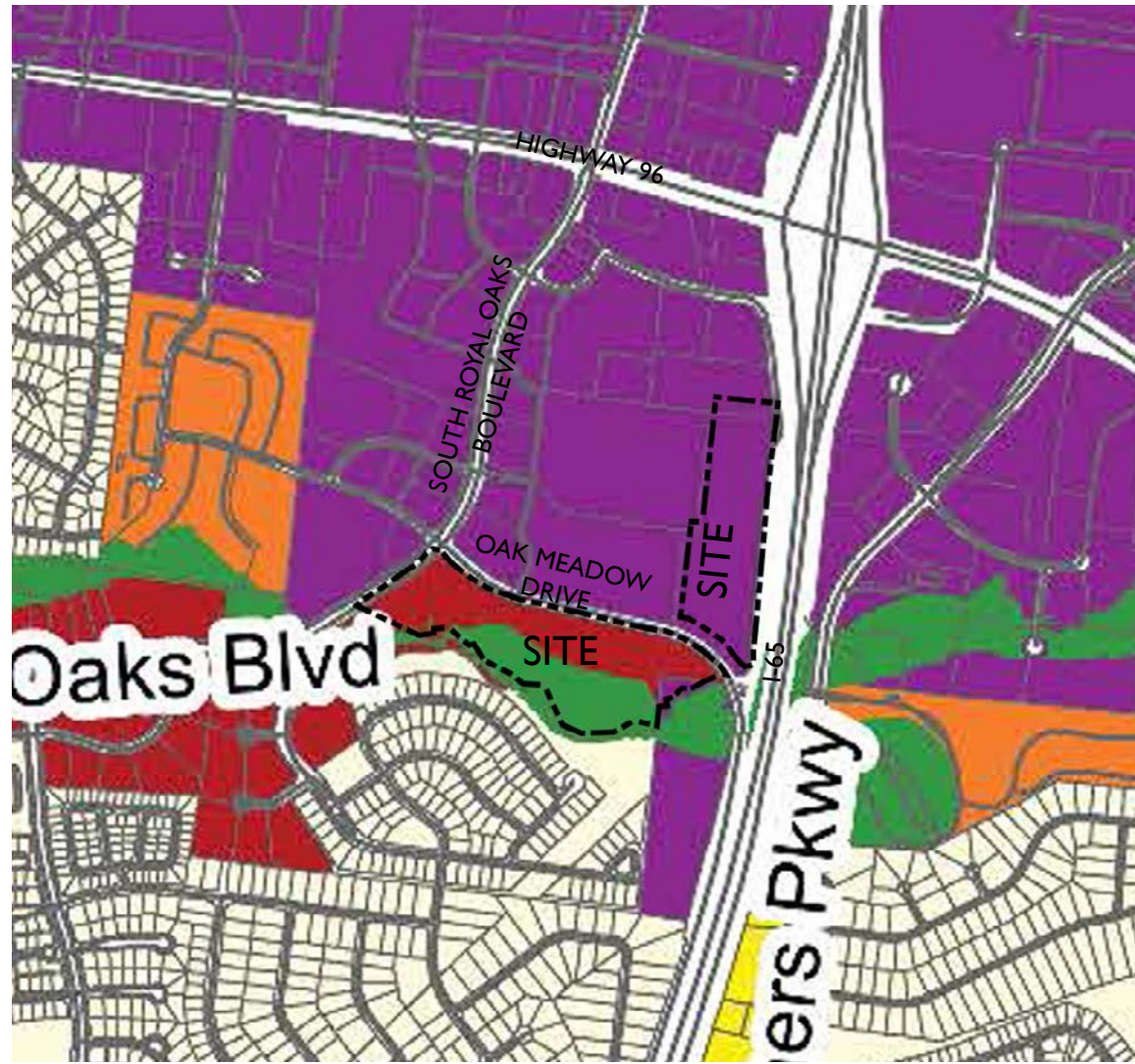
Permitted Uses (summarized):

- Assisted Living
- Clinics
- Day Care Centers
- Education Facility
- Churches
- Offices
- Automotive Body Shop
- Automotive Fuel Sales
- Automotive Service
- Automotive Wash
- Convenience Store
- Hotel
- Restaurants
- Retail
- Theaters
- Vehicle Sales
- Vehicle Rental
- Veterinary Facility (Outdoor)
- Self Storage

Traffic Impacts Based on 1,000 SF

Royal Oaks ADT: 19,700
Highway 96 West ADT: 32,000
Highway 96 East to I-65 ADT: 45,000

Land Use Plan



- CONSERVATION
- SINGLE FAMILY RESIDENTIAL
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- REGIONAL COMMERCE

- Supports local commercial & professional office
- Supports live/work & multifamily on the upper stories over commercial

We are requesting a neighborhood mixed use policy.

Neighborhood Commercial Policy

Supports Local Commercial and Professional Office
Supports Live Work and Multifamily on the upper stories over commercial

Neighborhood Mixed Use Policy

Supports Local Commercial, Professional Office, Multifamily
Supports Live Work and Multifamily at the street level

Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN

Berry Farms



Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN

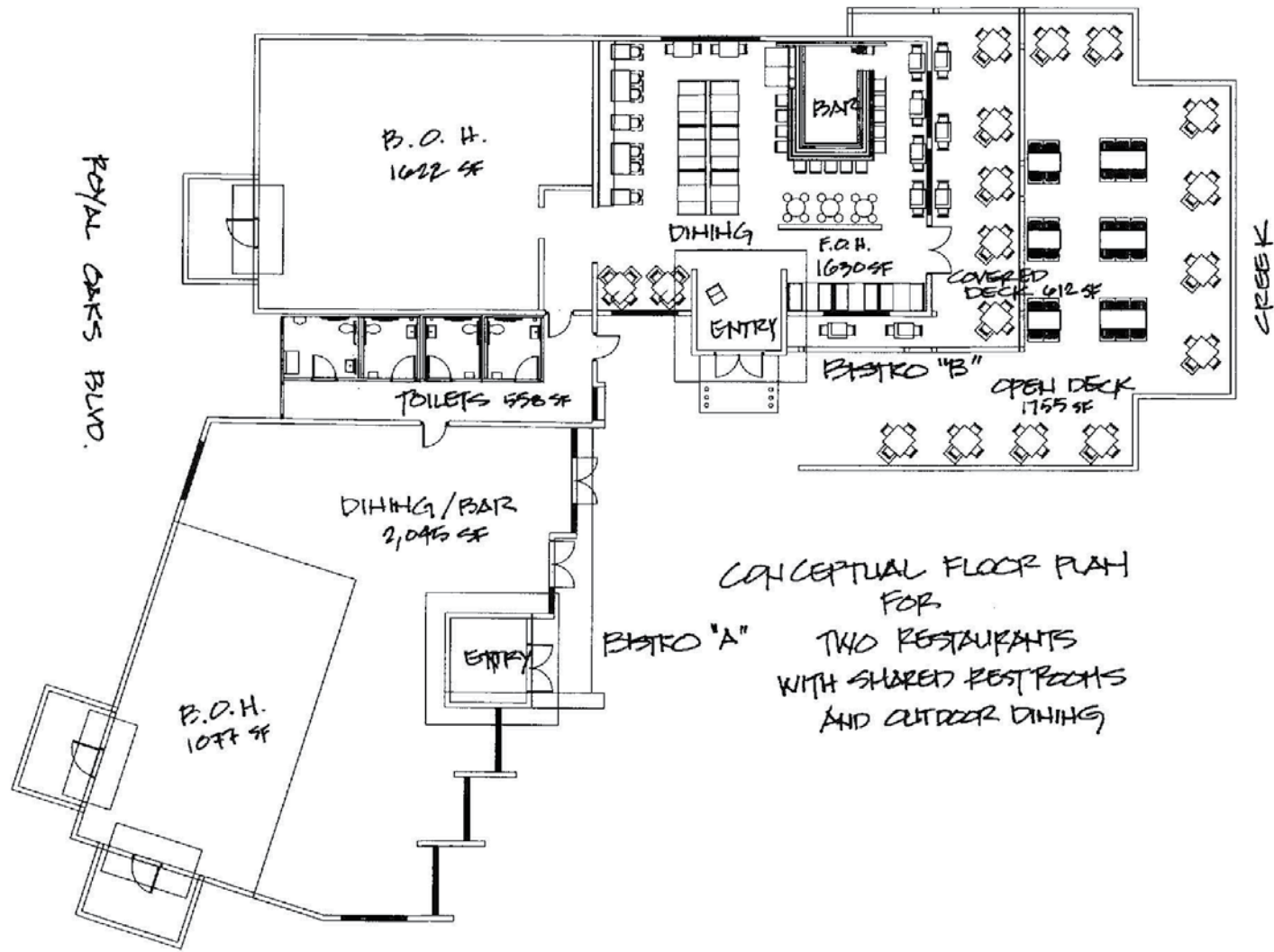


Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN



Enlarged Master Plan

Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN



RESTAURANT FLOOR PLAN

Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN



Apartments and Office

Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN

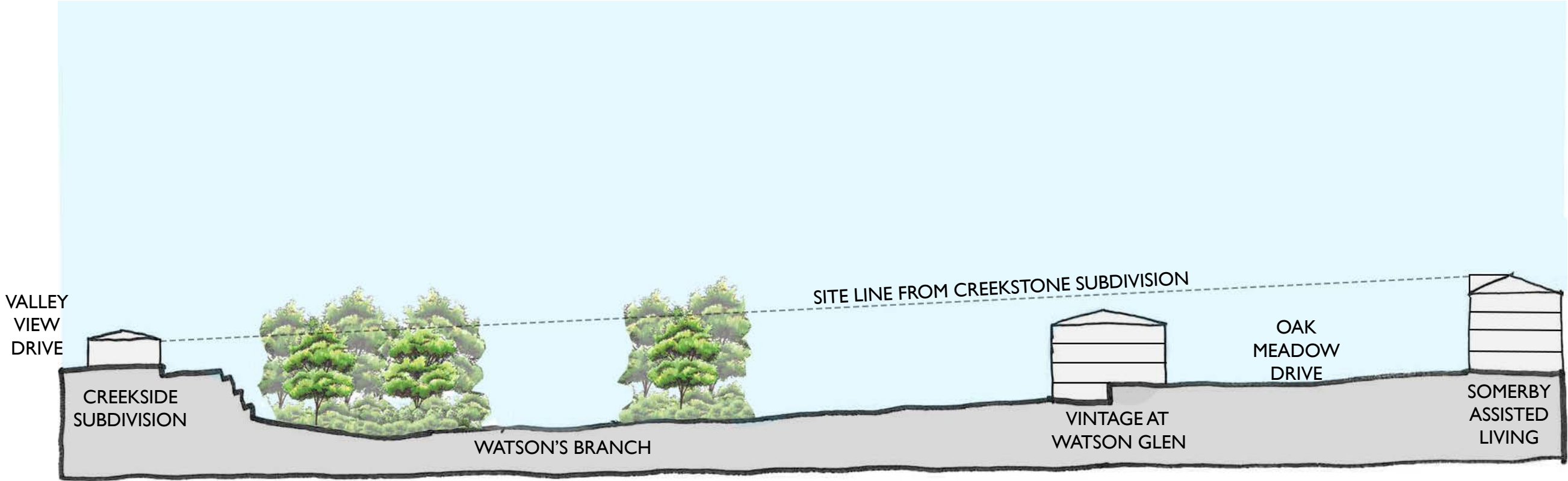


Amenity Area

Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN



SOMERBY ASSISTED LIVING - VIEW FROM OAK MEADOW DRIVE



Road Way Impact Fees Paid By Development

Multifamily	\$1,255,000
Office	\$1,500,000
Restaurants	\$150,000
Total	\$2,905,000

Road way fees may be used by the development for improvements to arterial roads and collector roads if approved by BOMA.

Total Fees Paid to City of Franklin and Williamson County by Development

Multifamily 245 x \$19,555 =	\$4,790,975
Office=	\$3,023,166
Restaurants=	\$1,409,259
Total =	\$9,223,400

Advantages to Rentals

- Background checks on all residents 18 years and older
- Full campus security system with cameras & controlled access
- Full campus grounds maintenance
- Minimum income of about \$60,000 to rent a one bedroom apartment
- Reduced rent for police officers & first responders
- Courtesy officer on call 24/7
- Average rent = \$1700

Apartments in Cool Springs

Number of Students					Number of Apartments					
Apartment Name	Elementary	Middle	High	Totals	Total	Avg SF	1 Bed	2 Bed	3 Bed	% 3 Bed
Aspen Grove (FSSD K-8)	6	0	26	32	560	1089	172	298	90	16.07%
Cadence Cool Springs	7	6	4	17	252	974	150	84	18	7.14%
Carrington Hills	126		21	21	360	850	60	240	60	16.60%
South Winds			15	15	268	950	128	140	0	0.00%
The Dwell (FSSD K-8)	0	1	7	8	370	1005	176	155	39	10.54%
Artesa (FSSD K-8)	0	1	3	4	250	920	162	88	0	0.00%
Emblem (FSSD K-8)	1	0	2	3	363		276	87	0	0.00%
Cameron at Franklin Park	1	0	0	1	302		139	153	10	3.31%
Totals				227	2,725					

Vintage - Oak Meadow	7	6	4	17	245	126	105	14	6%
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Moore Elementary	70% Capacity
Liberty Elementary	80% Capacity
Freedom Intermediate	74% Capacity
Freedom Middle	69% Capacity

Vintage at Watson Glen PUD Subdivision
Development Plan
Franklin, TN



Open Space and Floodplain

Envision Franklin Comparison

Neighborhood Commercial Policy

Supports Local Commercial and Professional Office
Supports Live Work and Multifamily on the upper stories over commercial

Neighborhood Mixed Use Policy

Supports Local Commercial, Professional Office, Multifamily
Supports Live Work and Multifamily at the street level

