



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, September 28, 2017

5:30 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, September 28, 2017, at 5:30 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

- [17-0834](#) (5:30 - 5:50 pm): Rezoning and Development Plan for a residential development creating 2 lots on 0.53 acres, located at 120 Lewisburg Avenue.

Attachments: [JCW Presentation Lewisburg Avenue](#)
- [17-0832](#) (5:50 - 6:10 pm): Continued discussion of an update to the Transitional Features section of the Zoning Ordinance, specifically related to infill development.

Attachments: [2017-48 Txt Amendment Transitional Features JCW 9 28 2017](#)
[JCW Transitional Features 9 28 2017](#)
- [17-0833](#) (6:10 - 6:40 pm): Continued discussion of an update to Envision Franklin for the Mayes Creek area.

Attachments: [Mayes Creek Basin Slides JCW](#)
[MAYES CREEK SEWER OPTIONS](#)

OTHER BUSINESS

120 LEWISBURG AVE. - SUBLOT

FRANKLIN, WILLIAMSON, TENNESSEE

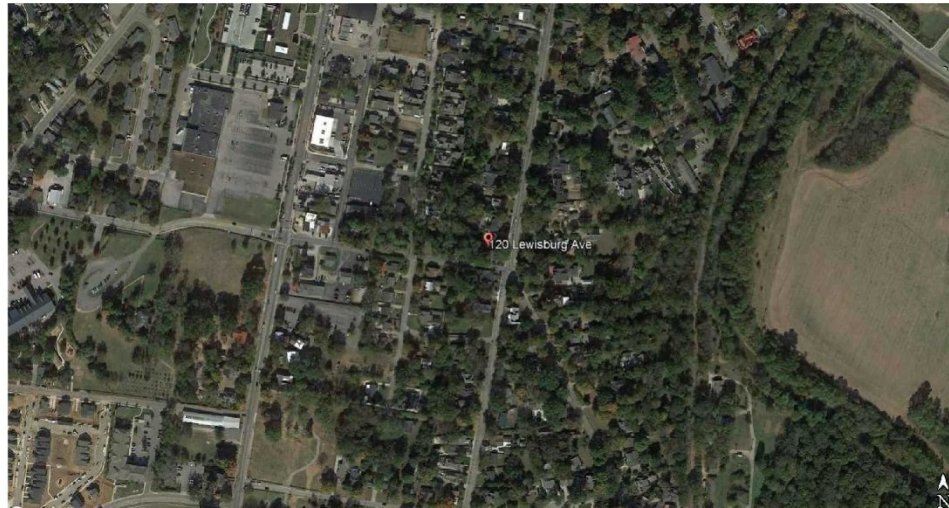
09/15/2017



VICINITY MAP
NOT TO SCALE

SITE DATA

COUNCIL DISTRICT:
COUNCIL MEMBER:
PARCEL ID:
SITE ADDRESS: 10.00
120 LEWISBURG AVENUE
FRANKLIN, TN 37064
0.52 AC. (22,651 FT²)
SITE ACREAGE:
EXISTING ZONING: R-1
PROPOSED USE: SINGLE FAMILY RESIDENCE
PROPOSED MAX. BUILDING HEIGHT: 2 STORIES
ALLOWED MAX. BUILDING HEIGHT: 2 STORIES
SUPERVISORY SURFACE AREA:
BUILDINGS: 0.074 AC. (3,280 FT²)
DRIVEWAYS: 0.049 AC. (2,149 FT²)
TOTAL PROPOSED IMPERVIOUS AREA: 0.123 AC. (5,338 FT²)
PROPOSED IRI: XXX
ALLOWED IRI: XXX
PARKING PROVIDED:
GARAGE: 2 SPACES
SURFACE: 2 SPACES
TOTAL: 4 SPACES PROVIDED
OWNER:
ADDRESS: REID ANDERSON
120 LEWISBURG AVENUE
FRANKLIN, TN 37064
PHONE NO.: (615) 406-3426
CONTACT NAME: REID ANDERSON
CONTACT E-MAIL ADDRESS: reidand7@gmail.com
PROJECT REPRESENTATIVE:
ADDRESS: DOUG MAJORS
P.O. BOX 1241
BENTWOOD, TN 37024
PHONE NO.: (615) 566-7531
CONTACT NAME: DOUG MAJORS
CONTACT E-MAIL ADDRESS: doug@ma-jors-construction.com
RECORDED DOCUMENTS: DEED BOOK DEED BOOK # PAGE DEED PAGE #
FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE
ACCORDING TO COMMUNITY PANEL NO. , COMMUNITY NAME.



ARCHITECT

PREPARED FOR

CIVIL ENGINEER/LANDSCAPE ARCHITECTURE

**MITCHELL BARNET
ARCHITECTS, P.C.**
2204 8TH AVENUE SOUTH
NASHVILLE, TN 37204
(615) 385-3033

REID ANDERSON
120 LEWISBURG AVENUE
FRANKLIN, TN 37064
(615) 406-3426

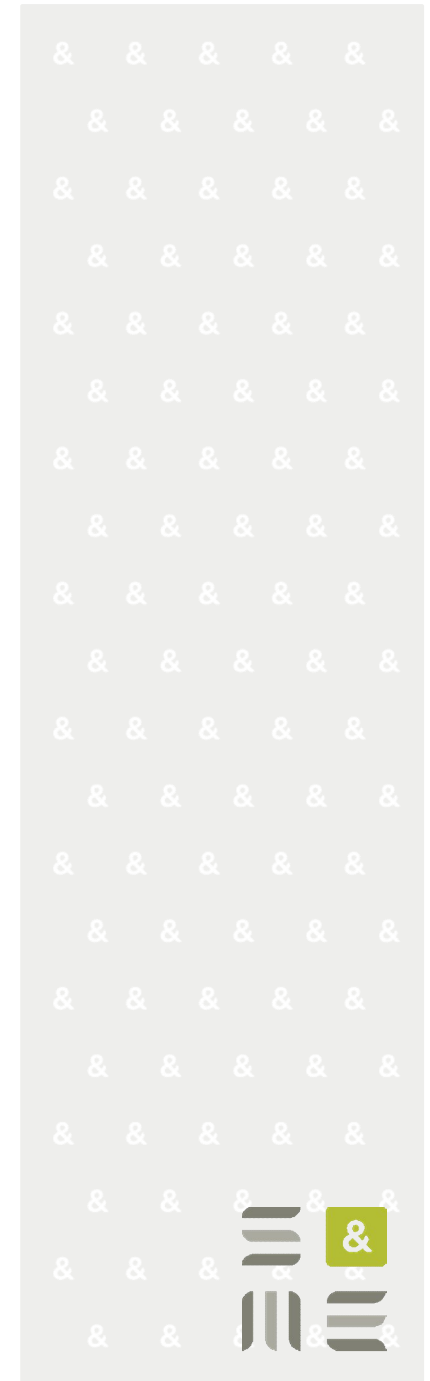


1935 21st AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144



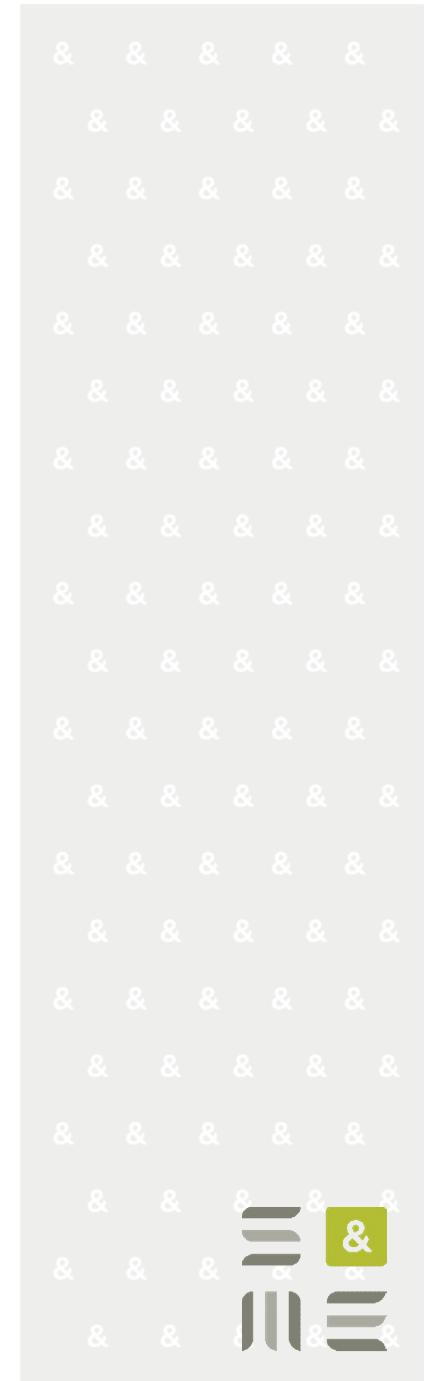
OBJECTIVE

- Project is requesting a rezoning and development plan
- Aerial of the Area with existing house to remain
- Layout of the site
- Architectural Front Elevation and Floor Plan
- Design or Site Specific Elements
- Comments from Pre-Application Meeting

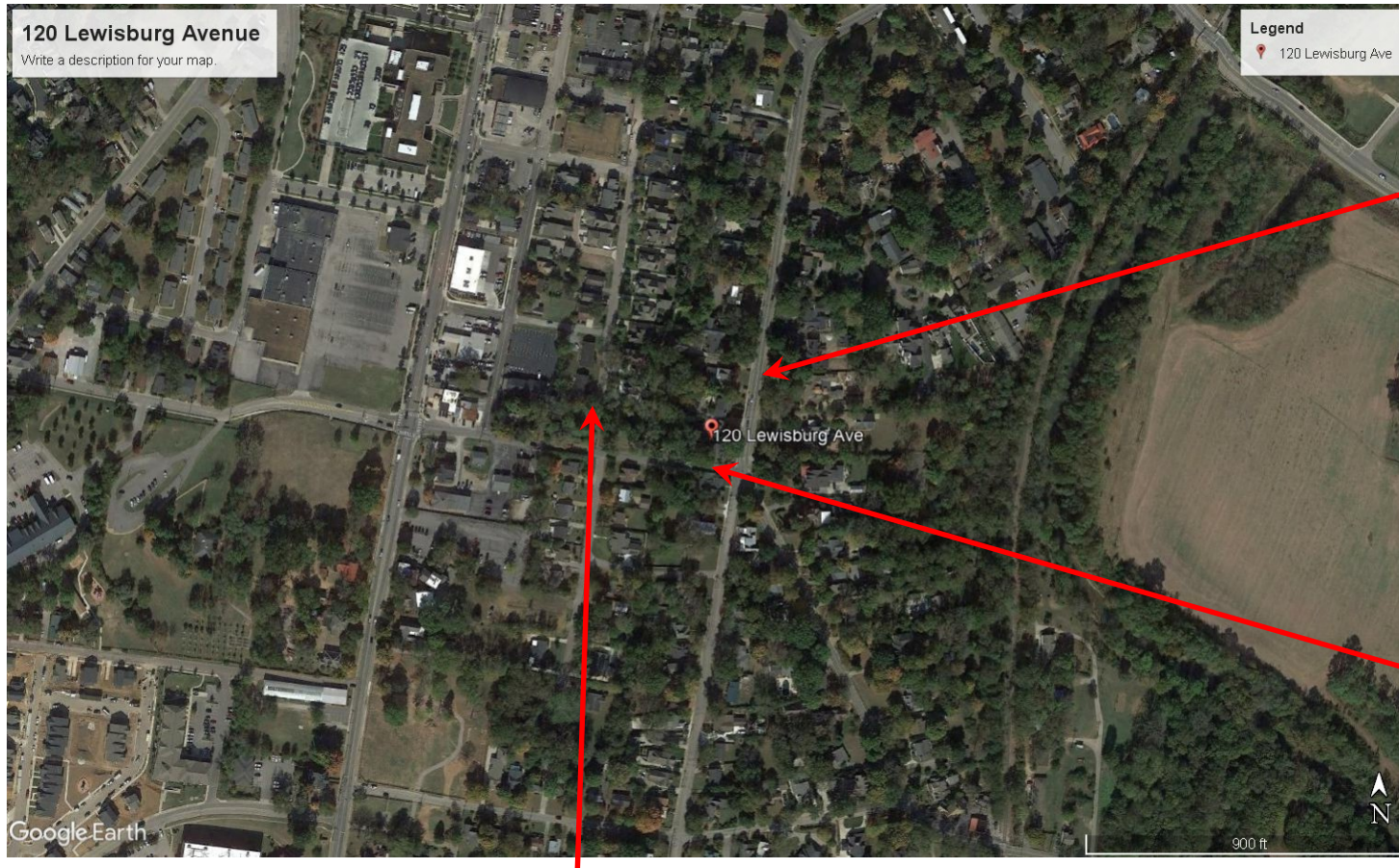


REZONING AND DEVELOPMENT PLAN

- Existing property at 120 Lewisburg Avenue is currently zoned as R-3
- The existing acreage of the site, 0.52 AC does not make the property eligible to “sub-lot”
- Therefore, requesting to rezone the property to correct classification so as to create a sub-lot, with single family residence on the new property
- With the anticipated split, the existing property will be 0.28 AC and the new property will be 0.24 AC



AERIAL IMAGE (GOOGLE EARTH)

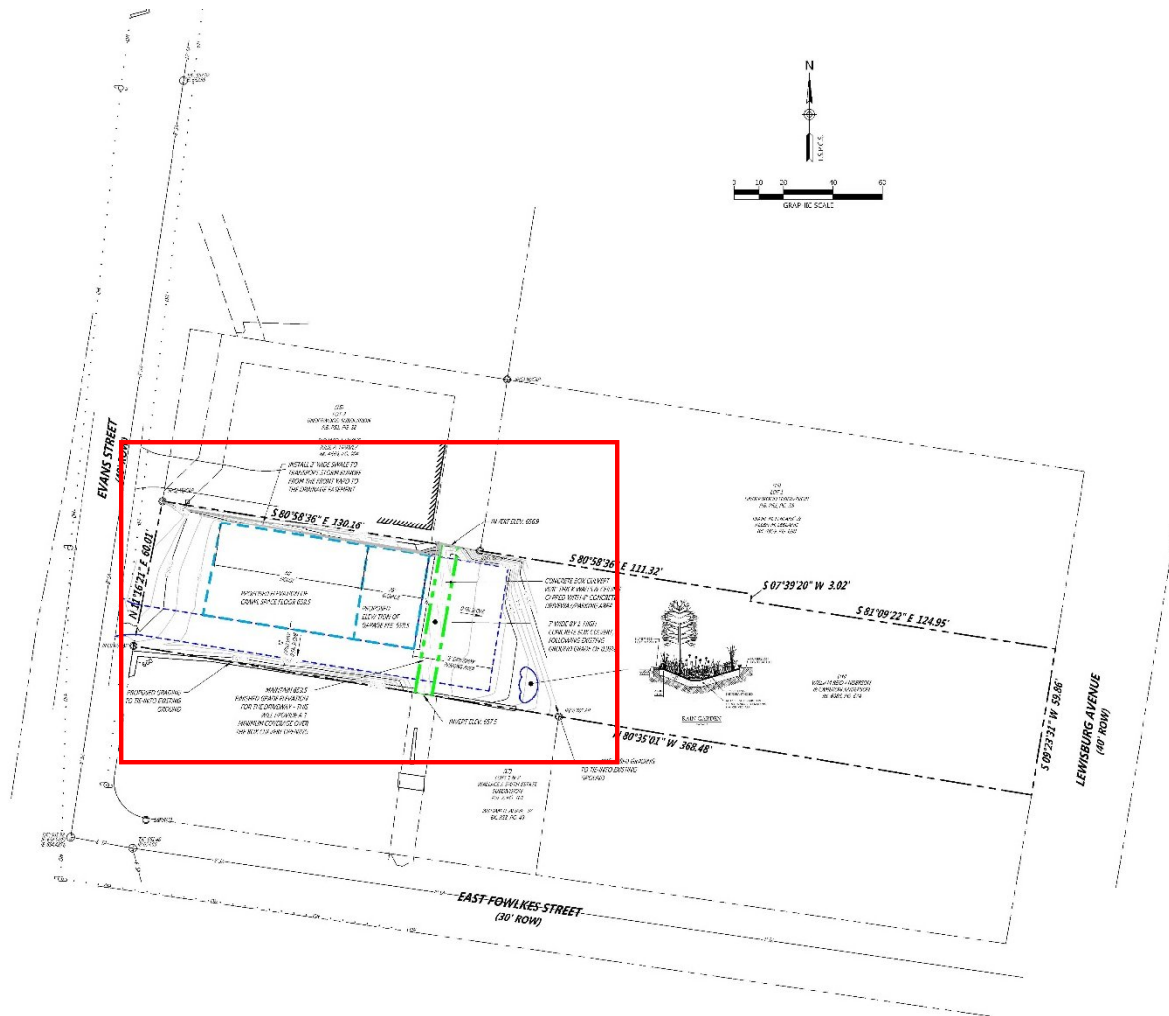


Evans Street
(Driveway Connection)

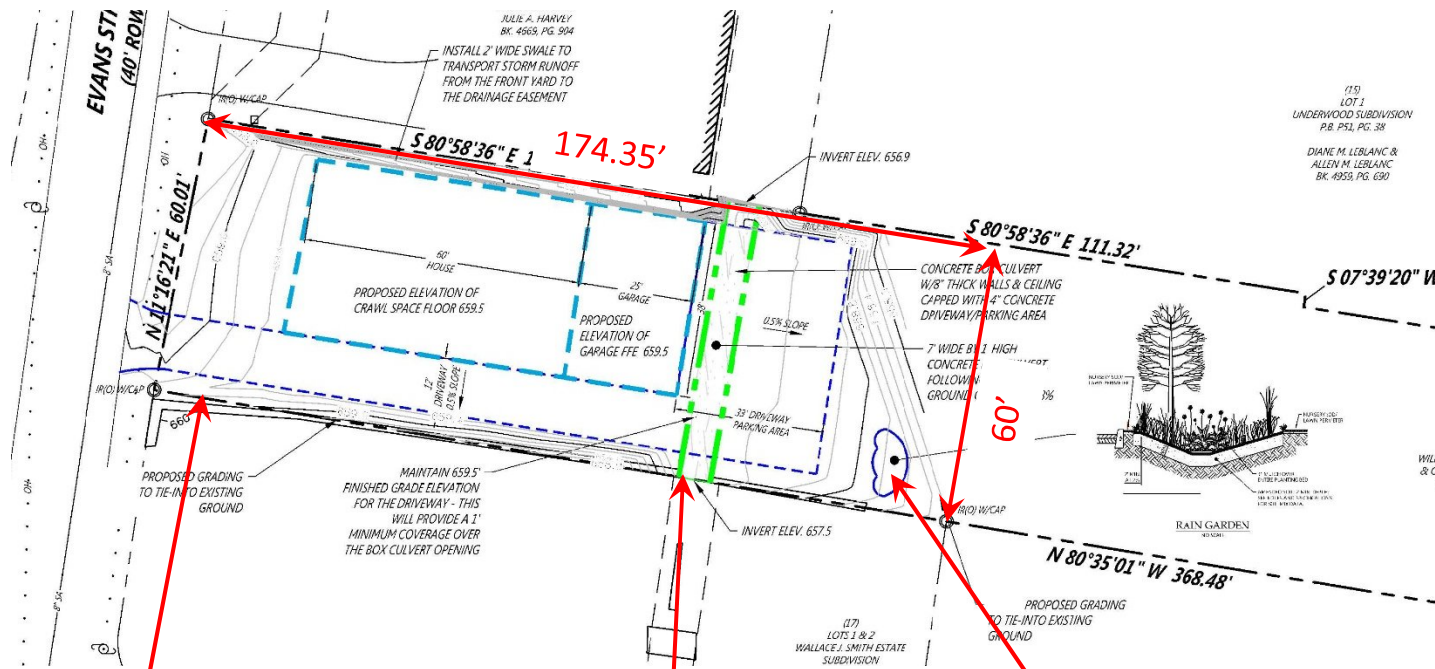
Lewisburg
Avenue

E. Fowlkes
Street

PROPOSED SITE LAYOUT



PROPOSED SITE LAYOUT



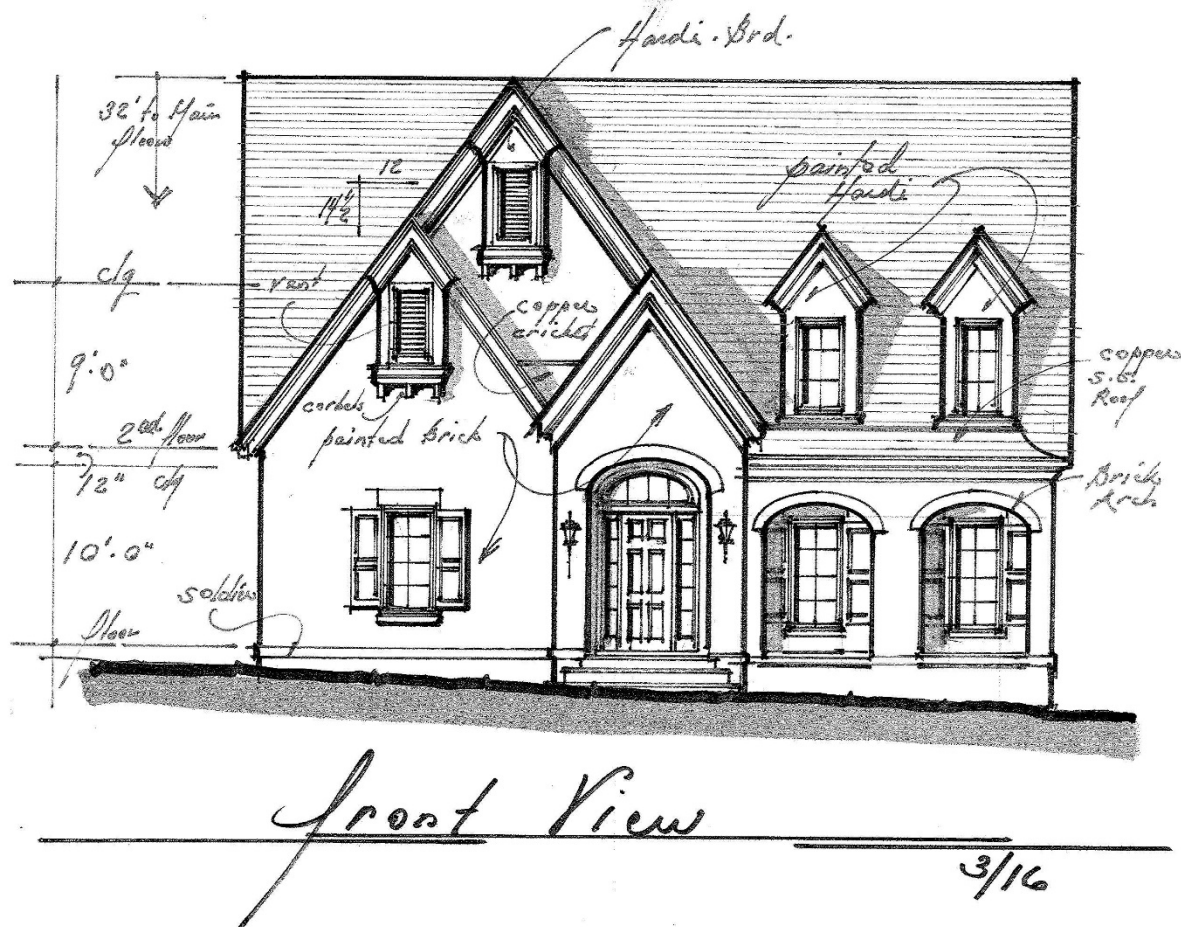
All grading ties into existing grades at the existing property lines

7' Wide by 1' Deep concrete box culvert to maintain drainage through the property

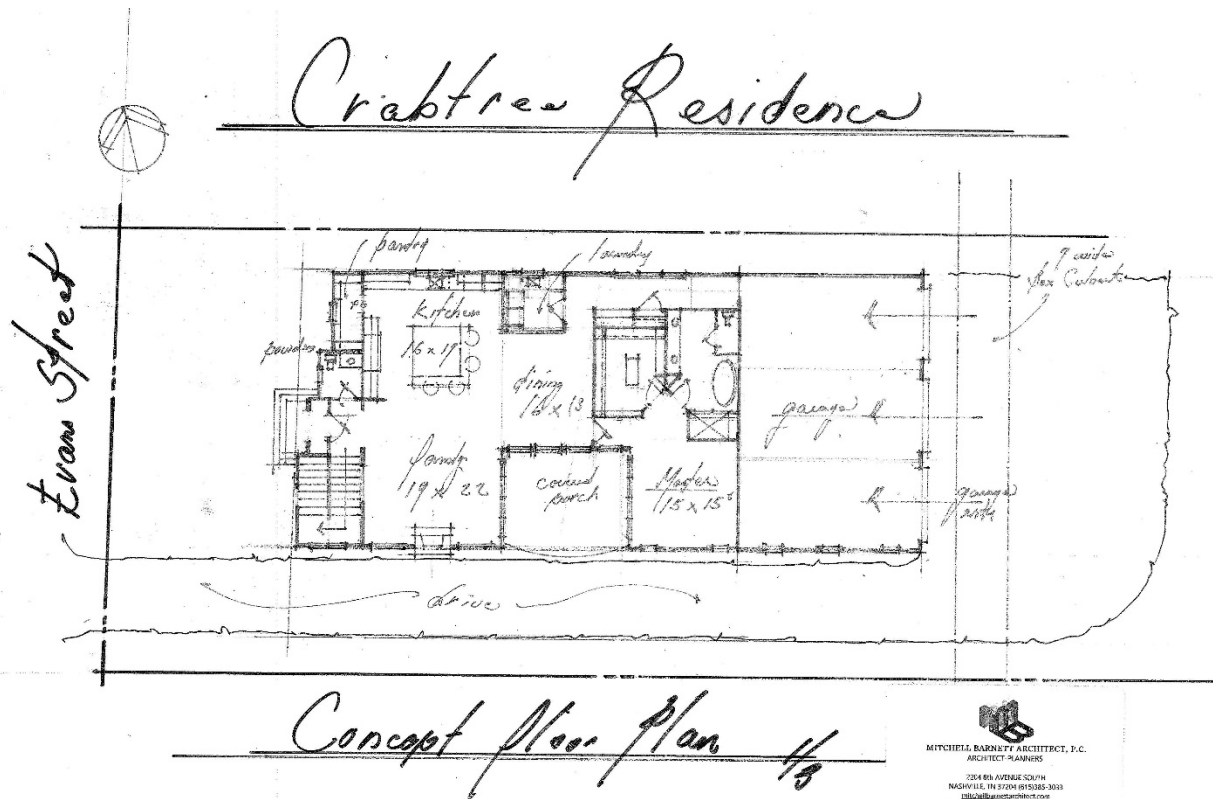
Rain Garden to collect runoff from impervious areas



FRONT ELEVATION



FLOOR PLAN



SIMILAR HOME STYLES



SITE SPECIFIC ELEMENTS

Current Property has an existing drainage easement through the property. The drainage easement was established to keep the storm runoff flowing south to north to the area inlets or catch basins.

To accommodate the existing drainage corridor, but still providing enough raw land to construct the single family house and driveway – this site includes a 7' wide by 1' deep box culvert under the driveway

- Concrete construction
- Follow existing slope at 0.98%
- 'Q' Value of 45.65 cfs with 1.59 feet of head during 100 year storm event



PRE-APPLICATION MEETING COMMENTS

TBD



ORDINANCE 2017-48

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTERS 3, 5, AND 8 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO REFINE TRANSITIONAL FEATURES STANDARDS FOR INFILL DEVELOPMENT."

WHEREAS, infill development includes any development or redevelopment of existing structures, parcels, blocks, or neighborhoods within Central Franklin, its surrounding areas, and other highly-developed areas within the city; and

WHEREAS, Franklin's historic core is particularly affected by infill development when it is incompatible with the established character of the surrounding area; and

WHEREAS, the City's long range plan, *Envision Franklin*, recommends that infill development should demonstrate compatibility with the scale, density, and aesthetics of existing, surrounding development and respect the City's unique historic character; and

WHEREAS, this text amendment ensures that character defining features, such as building setbacks, building heights, and lot widths are compatible and strengthen the established context; and

WHEREAS, this Zoning Ordinance text amendment to amend Transitional Features Standards is in the best interest of the citizens of Franklin.

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

SECTION I. That Chapter 5, Subsection 5.3.4, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Subsections and Figures accordingly, and is approved to read as follows:

5.3.4 Transitional Features

(1) Purpose and Intent

Transitional features are architectural elements or site aspects used to provide a transition between land uses, subdivisions, ~~and sites~~, **and lots throughout the city** in an effort to mitigate conflicts and to provide design compatibility. It is the intent of these standards to:

- (a) Blend new development with existing development form and pattern **where the existing development is established and expected to remain, pursuant to *Envision Franklin***;
- (b) Reduce potential adverse impacts between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture;
- (c) Limit the excessive consumption of available land through the utilization of large vegetated buffers;
- (d) Limit interruptions in vehicular and pedestrian connections created by efforts to segregate uses; ~~and~~
- (e) Establish or maintain vibrant pedestrian-oriented areas where differing uses can operate in proximity to one another; ~~and~~;
- (f) **Regulate infill development to ensure that neighborhood character defining features, such as building height, building setbacks, lot sizes, and lot widths are compatible and strengthen the established context of Central Franklin and the overall City.**

(2) Applicability

(a) Transitional features shall be required:

- (i) ~~When design compatibility cannot be achieved~~ **To achieve design compatibility** between **new and existing** land uses, lots, or structures **where the existing development is established and expected to remain, pursuant to *Envision Franklin***; or
- (ii) ~~Between lots or uses within a single mixed-use development located in either traditional or conventional areas; or~~
- (iii) **For residential development within CFCO Districts, or development within the OR District;**

(b) In cases where the standards of this Subsection and other Chapter 5 Sections conflict, the more restrictive standards shall apply. Within the HPO District, where *Historic District Design Guidelines* and this Subsection conflict, the *Historic District Design Guidelines* shall take precedence;

(c) It shall be determined by the Planning and Sustainability Department whether transitional feature requirement(s) shall apply, pursuant to *Envision Franklin* and *Historic District Design Guidelines*, where applicable.

~~(b) In conventional areas, the DRT may require the use of transitional features in addition to the use of a buffer, in accordance with the standards in Subsection 5.4.7, Buffers, where such transitional features are necessary to reduce potential adverse impacts between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture. If the applicant disagrees with the decision of the DRT regarding the use of transitional features, the applicant may appeal the decision to FMPC and/or BOMA, depending on the type of application.~~

~~(c) In traditional areas, the DRT may require the use of a buffer in lieu of or in addition to the use of a transitional feature where such buffer is necessary to reduce potential adverse impacts between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture. If the applicant disagrees with the decision of the DRT regarding the use of buffers or transitional features, the applicant may appeal the decision to FMPC and/or BOMA, depending on the type of application.~~

(3) Standards

~~In areas where a transition between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture is needed, the~~ **The** following approaches shall be used, subject to the approval of the ~~DRT, or the Department of Building and Neighborhood Services,~~ **and Department of Planning & Sustainability**, to establish a transition between uses, lots, and structures:

(a) **Building Setbacks**

- i. **The minimum front yard setback shall be the average setback of existing principal structures on the same block face. No new structure shall be located closer to the front lot line than the closest adjacent principal structure; Use setbacks that are within 25 percent of the average setbacks for existing uses on the same block face provided no new use is closer to the right of way than the closest existing principal structure**
- ii. **Side and rear yard setbacks in recorded subdivisions shall be no less than the minimum platted setbacks.**
- iii. **The use of a Class C landscape buffer may be required where necessary to reduce potential adverse impacts of new buildings differing in height, mass, or form. The applicant may appeal the decision to require a buffer to the FMPC, HZC, and/or BOMA, depending on the type of application.**

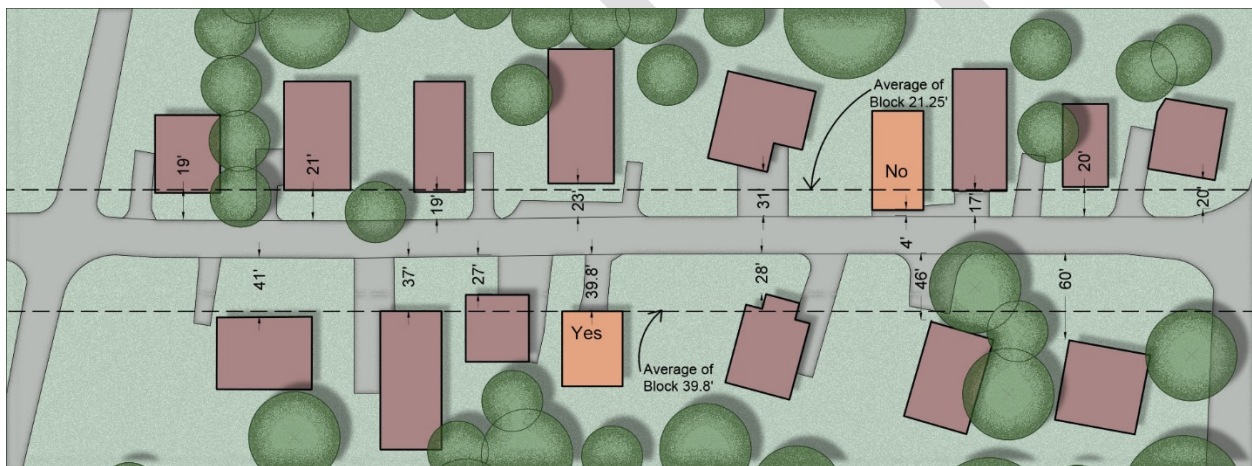
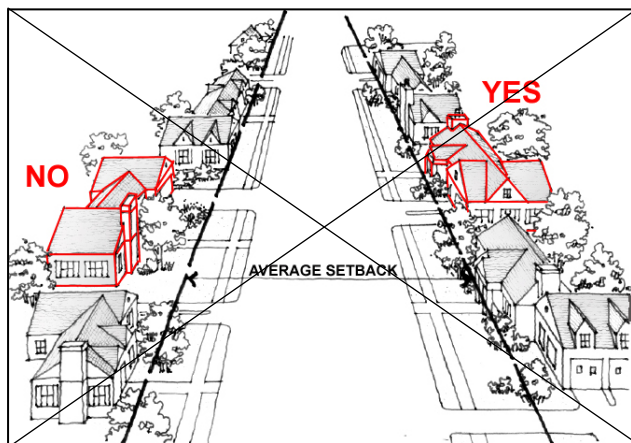


Figure 5-4: The new construction (in tan outlined in red) on the right with a “Yes” demonstrates an appropriate average setback for its block face. The dwelling outlined in red on the left New construction (in tan) with a “No” has a front setback that is too shallow for its block face deep.

(b) Lot Sizes

For residential lots within CFCO Districts, or lots zoned OR District, the lot size of a new lot shall be a minimum of 75 percent of the average lot size of existing lots on the same block face.

(c) Lot Widths

Use lot widths that are 40 The lot width for a new residential lot or lot zoned OR shall be a minimum of 75 percent of the average lot width for existing lots on the same block; face, or on the nearest adjacent block face where applicable.

(d) Building Height

- i. Residential development within CFCO Districts or development within the OR District shall meet the following standards:



Figure 5-5: These examples depict whole and half-stories for the purposes of determining average height.

A. Building height shall not exceed one half-story above the average height of existing buildings on the same block face.

B. Building height shall blend with existing buildings along the block face through use of:

- a. Similar roof shapes;
- b. Dormers set back a minimum of one foot from the exterior wall;
- c. Façade widths within 25 percent of adjacent building façade widths;
- d. Massing that divides the building into smaller parts;
- e. Foundation height minimum of 12 inches and maximum of 18 inches;
- f. Materials that do not accentuate verticality;
- g. One-story front porch or entry element;
- h. Traditional placement and orientation of garage;
- i. Attached Residential may also utilize the methods outlined in Subsection 5.3.4(3)(e).

C. The entire garage form, whether attached or detached, shall be subordinate in height, mass, and setbacks to the rest of the principal structure.



Figure 5-6: These examples show how attached garages are subordinate to the rest of the principal structure.

ii. Nonresidential and Mixed-Use Standards

- A.** Ensure the perceived façade width and height on facades of adjacent structures and structures on opposing sides of a street are shall be consistent with each other such that neither façade exceeds the other's dimensions by more than 25 percent. **Topography, viewshed analysis, and methods outlined in Subsection 5.3.4(3)(e) may be included in this assessment;**
- B.** At major intersections of any combination of arterials and/or collectors in MECO, building height shall be balanced across the intersection, using a viewshed analysis as required in Subsection 3.4.6, HTO, where applicable;
- C.** At the edge of a zoning district where the adjacent district has a lower maximum building height, buildings shall transition in height using methods outlined in Subsection 5.3.4(3)(e).

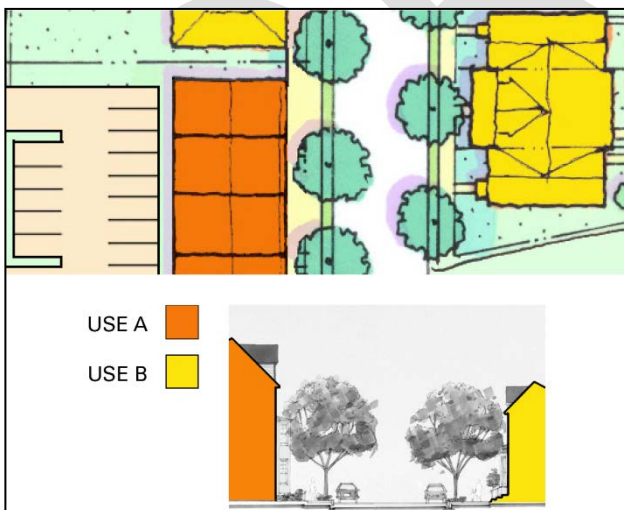


Figure 5-75: Ensuring similar façade height and width dimensions of opposing façades can be an effective means of establishing a transition between uses.

(e) Transition Methods

Graduate building height, scale, and mass through utilization of any of the following methods:

- (i) Building step-backs to reduce the bulk of a building's upper floors;

- (ii) Dividing buildings into smaller parts, including detached buildings, to reduce effective visual bulk and to maintain the scale and rhythm of the existing pattern of development;
- (iii) Sight lines or angular planes to gauge the appropriate building height necessary to achieve a steady, incremental transition; or
- (iv) Other techniques to break up the scale of a building to complement existing development patterns, as approved by the ~~DRT, or the~~ Department of **Building and Neighborhood Services and Department of Planning and Sustainability**.

...

SECTION II. That Chapter 5, Subsection 5.3.5, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

5.3.5 Residential Development

Attached and detached residential structures shall comply with the following basic residential design standards.

(1) Basic Standards

...

(e) Foundations

(i) The finished floor elevation at the front façade shall be located above grade in accordance with the following standards:

A.) For setbacks of ten feet or more, the finished floor elevation of the front facade shall be a minimum of 18 inches above grade; and

B.) For setbacks of less than ten feet, the finished floor elevation of the front facade shall be a minimum of 24 inches above grade-;

C.) Within CFCO Districts, foundation height along the front building facade shall be a minimum of 12 inches, but not exceed 18 inches, unless topographical constraints necessitate additional foundation height.

...

SECTION III. That Chapter 3, Tables 3.5, 3.6, 3.7 and 3.8, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, and is approved to read as follows:

TABLE 3-5: BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2] [9]

Standard	Base Zoning Districts																		
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	Cd	GO	NC	GC	LI	HI	CI
Gross Residential Density (Max.) [3]	1 per 15 AC	0.5	1.0	2.0	3.0	6.0	[6]	[6]	10	15	20	6.0	6.0						

TABLE 3-5: BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2] [9]

Building Height in Stories (Max.) [4] [9]	3	3	3	3	3	3	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3	3 [4]	3	3	3 [4]
Landscape Surface Ratio (LSR) (Min.) [8]	.70	.60	.50	.40	.40	.30	.20 [7]	.20 [7]	.30	.30	.30	.40	.10	.30	.15	.30	.20	.20	[5]

NOTES:

- [1] For lots in recorded subdivisions or approved planned unit developments (PUDs), the maximum densities shown in this table shall not apply, and the requirements shall be recommended by FMPC and set by BOMA.
- [2] Shaded cells indicate that no requirement exists.
- [3] In a TOD, the total quantity of dwelling units and/or square feet of nonresidential buildings is limited. See Subsections 5.3.7 and 5.3.10.
- [4] A maximum height of four (4) stories, not to exceed a total height of 56 feet, is permitted in PUDs if the building and site design comply with Section 5.3.4, Transitional Features. In addition, buildings within the MECO-4, MECO-5, MECO-9, GCCO-3, GCCO-4a, GCCO-4b, GCCO-4c, and GCCO-4d Character Area Overlay Districts may exceed three (3) stories, but shall not exceed six (6) stories (maximum of 84 feet in height). Buildings located within the HTO District are subject to the provisions of Section 3.4.6 of the Height Overlay District.
- [5] Developments using Traditional Area standards shall maintain a minimum LSR of 0.10, and developments using the Conventional Area standards shall maintain a minimum LSR of 0.40.
- [6] Approved entitlements shall be determined during the rezoning process; and listed on the Franklin Zoning Map.
- [7] SD district LSR requirement is .10 for CFCO-2, CFCO-3, CFCO-7, and CFCO-8 Character Areas.
- [8] Development within CFCO-1 and CFCO-9 is exempt from the minimum LSR requirement.
- [9] **Building height shall be in accordance with Subsection 5.3.4, Transitional Features.**

...

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [4] [109]

Standard			AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20
Residential Detached (Street Loaded)	Front Yard and Side Street Setback (feet) [4] [5]	Local	100	75	60	40	25	25	30[98]	30[98]			
		Collector	150	100	90	75	60	35	40[98]	40[98]			
		Arterial/Mack Hatcher	225	150	125	100	80	45	50[98]	50[98]			
	Side Yard Setback (feet) [65] [1110]		50	35	25	[76]	[87]	[87]	[8]-[98]	[8]-[98]			
	Rear Yard Setback (feet)[65]		100	65	50	40	30	25	30[98]	30[98]			
	Minimum Lot Size (square feet) [4]		1 per 15 acres	45,000	30,000	15,000	9,000	5,000	5,000[98]	5,000[98]			
	Minimum Lot Width (feet) [4]		200	150	100	75	60	50	50[98]	50[98]			
	Minimum Lot Frontage (feet) [1211]		160	120	80	60	48	40	40[98]	40[98]			
Residential	Front Yard and	Local	100	75	60	40	25	25	30[98]	30[98]			
		Collector	150	100	90	75	60	35	40[98]	40[98]			

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [4] [409]

Standard			AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20
	Side Street Setback (feet) [4] [5]	Arterial/Mack Hatcher	225	150	125	100	80	45	50[98]	50[98]			
	Side Yard Setback (feet) [65]		50	35	25	[76]	[87]	[87]	[8] [-98]	[8] [-98]			
	Rear Yard Setback (feet) [65]		100	65	50	40	30	25	30[98]	30[98]			
	Minimum Lot Size (square feet) [4]		1 per 15 acres	45,000	30,000	15,000	9,000	5,000	4,000[98]	4,000[98]			
	Minimum Lot Width (feet) [4]		200	150	100	75	60	50	40[98]	40[98]			
	Minimum Lot Frontage (feet) [4][11]		160	120	80	60	48	40	40[98]	40[98]			
Residential Attached	Front Yard and Side Street Setback (feet) [4] [5]	Local							30[98]	30[98]	30	30	30
		Collector							40[98]	40[98]	40	40	40
		Arterial/Mack Hatcher							50[98]	50[98]	50	50	50
	Side Yard Setback (feet)								15 [98][110]	15 [98][110]	15 [110]	15 [110]	15 [110]
	Rear Yard/Alley Setback (feet)								30 [98]	30 [98]	25	25	25

NOTES:

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks, lot sizes, and maximum densities shown in this table shall not apply, and the requirements shown on the Final Plat or approved PUD shall govern.
- [2] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements along the outer boundaries of the development shall be retained as specified in this table.
- [3] Shaded cells indicate that no requirement exists.
- [4] ~~Where the average front yard for existing buildings on the same block face is more than or less than the minimum required front yard, the minimum front yard shall instead be within 25 percent of the average front yard for existing buildings on the same block face.~~
- [54] ~~In cases where a transitional feature is required, the minimum setback shall be in accordance with Subsection 5.3.4, Transitional Features.~~ **The minimum setback, minimum lot width, and minimum lot size shall be in accordance with Subsection 5.3.4, Transitional Features.**
- [65] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building, but not less than five feet. Buildings shall maintain a minimum spacing of ten feet.
- [76] Minimum of eight feet each side, minimum of 20 feet between dwellings.
- [87] Minimum of five feet each side, minimum 12 feet between dwellings.
- [98] Larger or smaller setbacks, lot widths, lot frontages and lot sizes, beyond the range presented in this table, are permitted in cases where topographical or natural constraints exist, or where a particular design approach warrants a different setback subject to Subsection 2.4.2, Planned Unit Developments.
- [409] Appurtenances may encroach into a side-yard provided they maintain a minimum setback of five feet from the property line and ten feet from principal structures on adjacent lots.

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [4] [409]

Standard	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20
[4110] For unified developments, internal side setback shall be determined by the applicable Building and Fire Codes as adopted by the City of Franklin. [4211] The minimum lot frontage width shall be required to be maintained to the front yard setback line, at which point the minimum lot width shall apply. However, the minimum lot frontage requirement shall not apply to lots located on the turning radius of a cul-de-sac.											

...

TABLE 3-7: SITE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2] [3]

Standard		Base Zoning Districts													
		AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	GO	NC	GC	LI	HI	CI
Front Yard and Side Street Setback (feet) [3] [4]	Local	100	75	60	40	25	25	30	30	50	20	30	75	30	20
	Collector	150	100	90	75	60	55	40	40						
	Arterial/Mack Hatcher	225	150	125	100	80	75	50	50						
Side Yard Setback (feet) [54] [87]		50	35	35	[65]	[76]	[76]	[76]	[76]	25	10	15	25	15	10
Rear Yard Setback (feet) [54]		100	65	50	40	30	30	30	30	40	25	25	25	25	25

NOTES:

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks, lot sizes, and maximum densities shown in this table shall not apply, and the requirements shown on the final plat and/or approved PUD shall govern.
- [2] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements of the outer boundaries along the development shall be retained as specified in this table.
- [3] ~~Where the average front yard for existing buildings on the same block face is more than or less than the minimum required front yards, the minimum front yard shall instead be within 25 percent of the average setbacks for existing buildings on the same block face.~~
- [43] ~~In cases where a transitional feature is required, the minimum setback shall be in accordance with Subsection 5.3.4, Transitional Features.~~ **The minimum setback shall be in accordance with Subsection 5.3.4, Transitional Features.**
- [54] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building.
- [65] Minimum of eight feet each side, minimum of 20 feet between dwellings.
- [76] Minimum of five feet each side, minimum 12 feet between dwellings.
- [87] Appurtenances are permitted to encroach into a required front or rear yard setback up to six feet and within side yards up to five feet from the property line provided a minimum of ten feet between buildings is maintained.

...

TABLE 3-8 SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS [1], [2], [3] [6]

Standard	Residential Detached (Street Loaded)	Residential Detached (Alley Loaded)	Residential Attached	Mixed-Use	Nonresidential
Front Yard and Side Street Setback [4] [5] [6] [7]	10-30 feet	10-30 feet	0 or 5-25 feet	0-15 feet	0-20 feet
Side Yard Setback [8] [12]	5 feet	5 feet	[9] [13]	0-5 feet	0 feet
Rear Yard Setback [8]	5 feet	5 feet	5 feet	0 feet	0 feet
Main Body/Primary Facade Width (Maximum) [10]	50 feet	50 feet			

TABLE 3-8 SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS [1], [2], [3] [6]

Minimum Lot Size [6]	4,000 square feet	2,100 square feet			
Minimum Lot Width [5] [6] [11]	40-85 feet	30-70 feet			
Minimum Lot Frontage [5] [14]	40 feet	30 feet			

NOTES:

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks and lot sizes, maximum densities, and primary façade widths shown in this table shall not apply, and the requirements shown on the final plat, the approved PUD, or conditions on existing lots shall govern.
- [2] Numbers shown as a range indicate a minimum and maximum (Example: 10-30). Shaded cells indicate that no requirement exists.
- [3] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements of the outer boundaries of the development shall be retained as specified in this table.
- [4] For mixed-use and single-use nonresidential building types developed according to the traditional standards, the front building setback shall be measured from the back edge of the sidewalk, not the right-of-way line.
- [5] Larger or smaller setbacks, lot widths, lot frontages and lot sizes, beyond the range presented in this table, are permitted in cases where topographical or natural constraints exist, or where a particular design approach warrants a different setback, subject to Subsection 2.4.2, Planned Unit Developments.
- [6] ~~In cases where a transitional feature is required, the minimum setback and lot width shall be in accordance with Subsection 5.3.4, Transitional Features.~~ **The minimum setback, minimum lot width, and minimum lot size shall be in accordance with Subsection 5.3.4 Transitional Features.**
- [7] The minimum setback from Mack Hatcher Parkway shall be 80 feet, and the minimum setback from Interstate 65 shall be 100 feet.
- [8] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building, but not less than five feet. Buildings shall maintain a minimum spacing of ten feet.
- [9] Minimum of zero feet each side, minimum ten feet between buildings.
- [10] Side or rear wings designed in accordance with Subsection 5.3.9 are exempt from the maximum width.
- [11] Corner lots may be up to 15 feet wider to accommodate porches or other architectural feature facing the street, and the maximum lot size shall not apply.
- [12] Appurtenances are permitted to encroach into a required front or rear yard setback up to six feet and within side yards up to five feet from the property line provided a minimum of ten feet between buildings is maintained.
- [13] Internal side setbacks shall be determined by the City of Franklin Building Code and or the City of Franklin Fire Code.
- [14] The minimum lot frontage width shall be required to be maintained to the front yard setback line, at which point the minimum lot width shall apply. However, the minimum lot frontage requirement shall not apply to lots located on the turning radius of a cul-de-sac.

...

SECTION IV. That Chapter 3, Subsection 3.3.1 of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

3.3 Site Development Standards

3.3.1 Measurements, Computations, and Exceptions

...

(4) Setbacks, Yards, and Height

...

(h) Height Measurement

- (i) Building height shall be measured in the number of complete stories above the finished grade for any building, including habitable attics, half-stories, mezzanines, and at-grade structured parking, but excluding:

- A.) Spaces completely below grade, such as basements, cellars, crawl spaces, sub-basements, and underground parking structures; and
- B.) Features that are more than one-half story below the finished grade.

(ii) For the purposes of measuring maximum building height for Subsection 5.3.4, Transitional Features:

- A.) To calculate the average height, story and half-story heights along the same block face shall be summed, then divided by the total number of principal structures; and.
- B.) To calculate one half-story above the average height, one-half (0.5) shall be added to the average height (calculated above), then rounded to the nearest half or whole story.

SECTION V. That Chapter 8, Section 8.3, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, and is approved to read as follows:

...

Story

The portion of a building intended for human occupancy included between the upper surface of a floor and the upper surface of the floor next above or the roof.

Story, Half

An uppermost story which usually features dormer windows and in which a sloping roof replaces the upper part of the front wall. Kneewalls do not exceed five feet in height, measured from the upstairs floor to the wall plate, and the floor space of the upstairs is less than the main floor footprint.

...

SECTION VI. 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.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY: _____

Eric S. Stuckey
City Administrator

BY: _____

Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

DRAFT

Zoning Ordinance Text
Amendment
JCW 9/28/2017

Subsection 5.3.4 Transitional Features

Front Yard
Setbacks

Lot Size

Lot Width

Height

Specific height
limit

Side and rear
yard setbacks

Tweaks to the list
of height tools

Nashville
examples

August JCW Discussion









Applicability

(a) Transitional features shall be required:

i. ~~When design compatibility cannot be achieved~~ To achieve design compatibility between new and existing land uses, lots, or structures where the existing development is established and expected to remain, pursuant to *Envision Franklin*; or

ii. Between lots or uses within a single mixed-use development ~~located in either traditional or conventional areas~~; or

iii. For residential development within CFCO Districts, or development within the OR District;

(b) In cases where the standards of this Subsection and other Chapter 5 Sections conflict, the more restrictive standards shall apply. Within the HPO District, where *Historic District Design Guidelines* and this Subsection conflict, the *Historic District Design Guidelines* shall take precedence;

(c) It shall be determined by the Planning and Sustainability Department whether transitional feature requirement(s) shall apply pursuant to *Envision Franklin* and *Historic District Design Guidelines* where applicable.

Residential Development and Office Residential

B. Building height shall blend with existing buildings along the block face through use of:

- Similar roof shapes;
- Dormers set back a minimum of one foot from the exterior wall;
- Façade widths within 25 percent of adjacent building façade widths;
- Massing that divides the building into smaller parts;
- Foundation height minimum of 12 inches and maximum of 18 inches;
- Materials that do not accentuate verticality;
- One-story front porch or entry element;
- Traditional placement and orientation of garage;
- Attached Residential may also utilize the methods outlined in Subsection 5.3.4(3)(e).

C. The entire garage form, whether attached or detached, shall be subordinate in height, mass, and setbacks to the rest of the principal structure.

Residential Development

. Building height shall not exceed one half-story above the average height of existing buildings on the same block face.



Figure 5-5: These examples depict whole and half-stories for the purposes of determining average height.

Building Height Example

Stories	Block Face A	Block Face B	Block Face C
	1	1	1
	1	1	1
	1	1	1
	1	1	1
	1	1	1
	1	1.5	1
	1	1.5	1.5
	1	1.5	1.5
	1	1.5	1.5
	1	1.5	2
Average Height	1	1.25	1.25
Average + Half Story	1.5	1.75	1.75
Maximum Stories	1.5	2	2

Nonresidential and Mixed-Use Development

- A. ~~Ensure the perceived~~ Façade width and height on facades of adjacent structures and structures on opposing sides of a street ~~are~~ shall be consistent with each other such that neither façade exceeds the other's dimensions by more than 25 percent. Topography, viewshed analysis, and methods outlined in Subsection 5.3.4(3)(e) may be included in this assessment;
- B. At major intersections of any combination of arterials and/or collectors in MECO, building height shall be balanced across the intersection, using a viewshed analysis as required in Subsection 3.4.6, HTO, where applicable;
- C. At the edge of a zoning district where the adjacent district has a lower maximum building height, buildings shall transition in height using methods outlined in Subsection 5.3.4(3)(e).

Transition Methods

e. Graduate building height, scale, and mass through utilization of any of the following methods:

- Building step-backs to reduce the bulk of a building's upper floors;
- Dividing buildings into smaller parts, including detached buildings, to reduce effective visual bulk and to maintain the scale and rhythm of the existing pattern of development;
- Sight lines or angular planes to gauge the appropriate building height necessary to achieve a steady, incremental transition; or
- Other techniques to break up the scale of a building to complement existing development patterns, as approved by the DRT, or the Department of Building and Neighborhood Services and Department of Planning and Sustainability.

Side and Rear Setbacks

a. Building Setbacks

i. The minimum front yard setback shall be the average setback of existing principal structures on the same block face. No new structure shall be located closer to the front lot line than the closest adjacent principal structure; ~~Use setbacks that are within 25 percent of the average setbacks for existing uses on the same block face provided no new use is closer to the right-of-way than the closest existing principal structure~~

ii. Side and rear yard setbacks in recorded subdivisions shall be no less than the minimum platted setbacks.

iii. The use of a Class C landscape buffer may be required where necessary to reduce potential adverse impacts of new buildings differing in height, mass, or form. The applicant may appeal the decision to require a buffer to the FMPC, HZC, and/or BOMA, depending on the type of application.

Summary of Text Amendment

01

Refers to *Envision Franklin* to determine where to apply Transitional Features

02

Adds Planning & Sustainability Department to the review process

03

New lot sizes, lot widths, and setbacks on established streets will be more compatible

04

Refines height limits requirements for applicants and interpretation purposes

05

Provides assurance that redevelopment in OR District will be residential in form and in scale

MAYES CREEK BASIN STUDY



Envision Franklin Update
September 28, 2017
Joint Conceptual Workshop

EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



MAYES CREEK BASIN EXISTING CONDITIONS

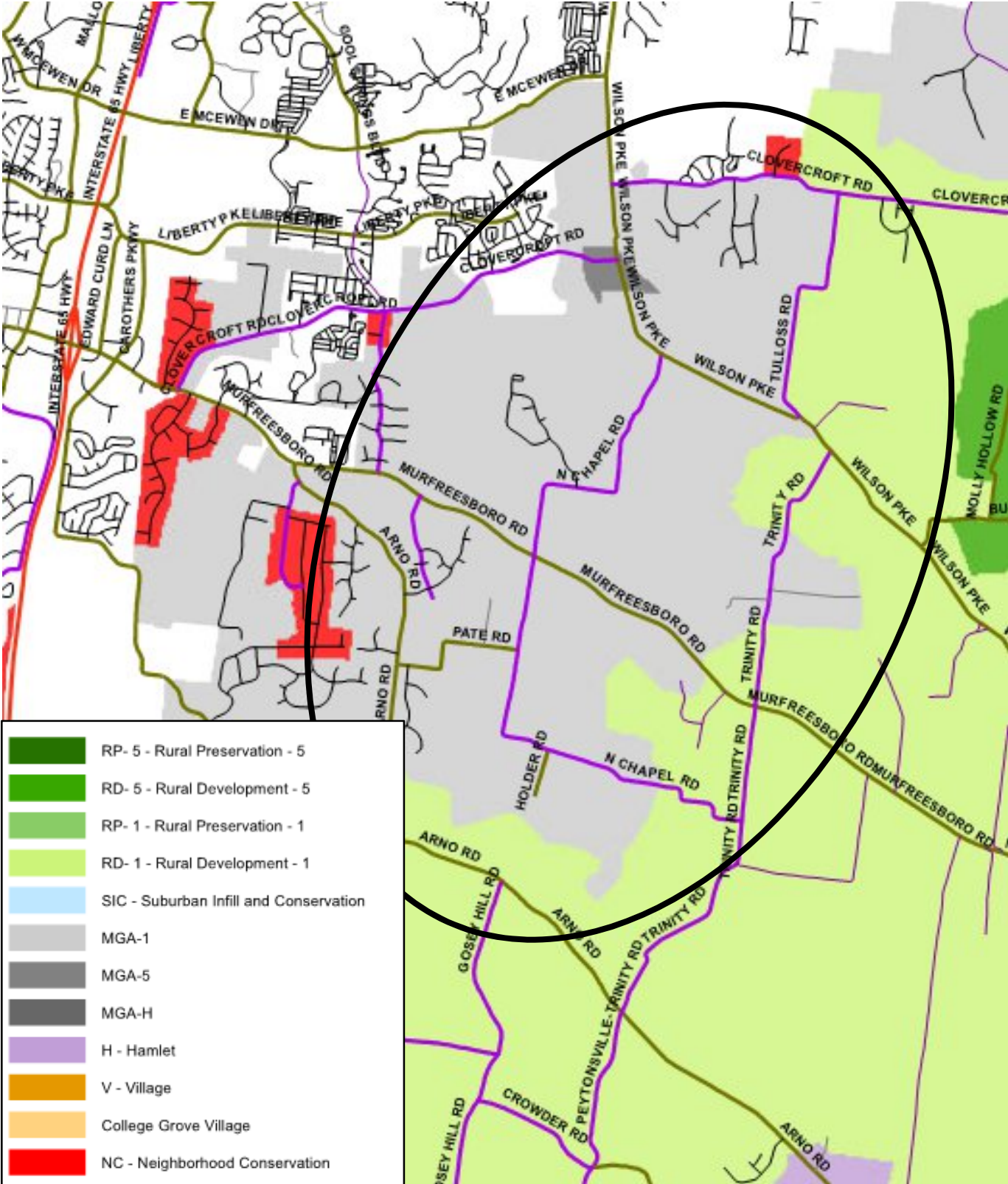
Mayes Creek Basin: 10,000+ acres

Total acres within UGB: 5,900 acres

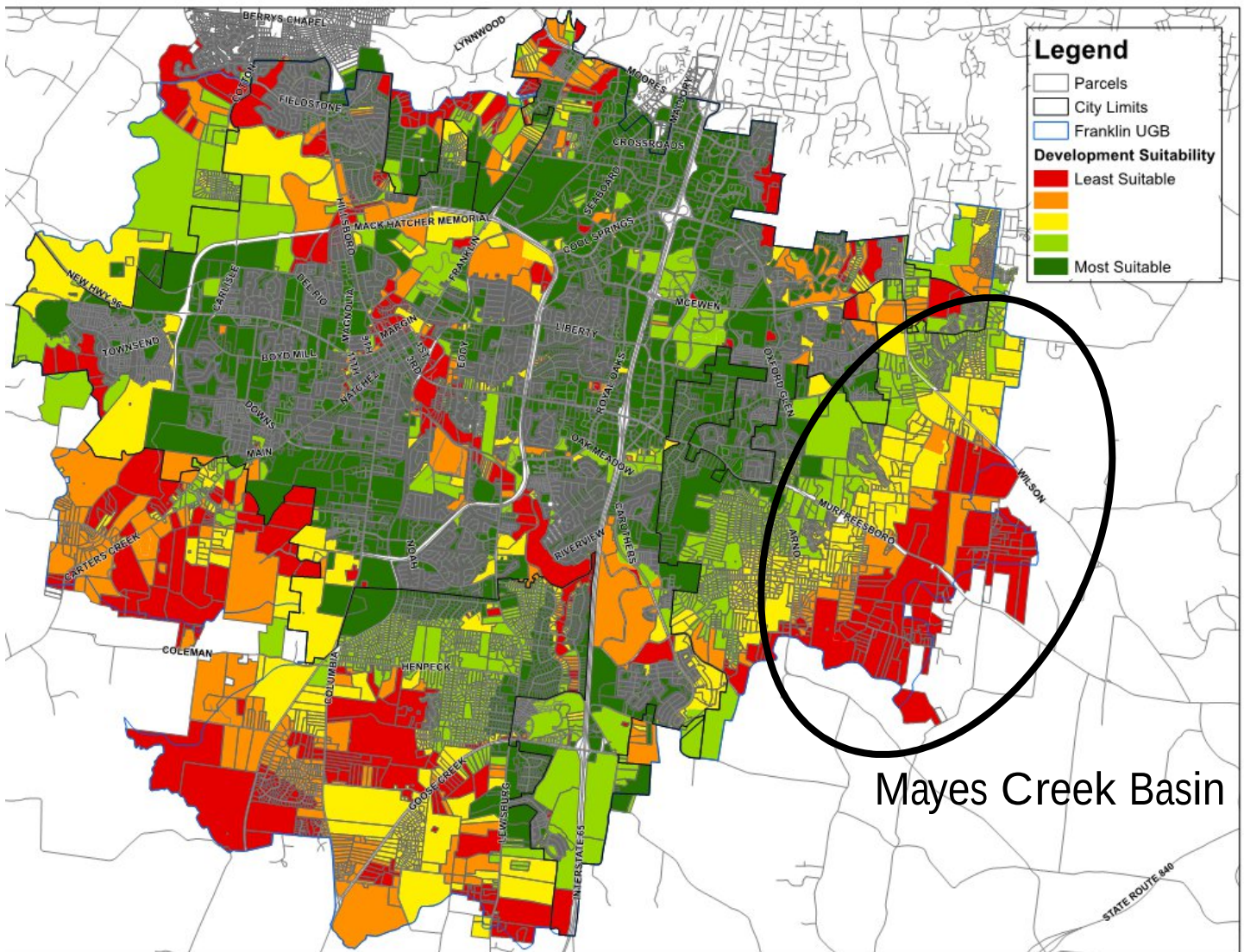
Environmental Features within Mayes Creek
and UGB: 1,200 acres



WILLIAMSON COUNTY ZONING MAP

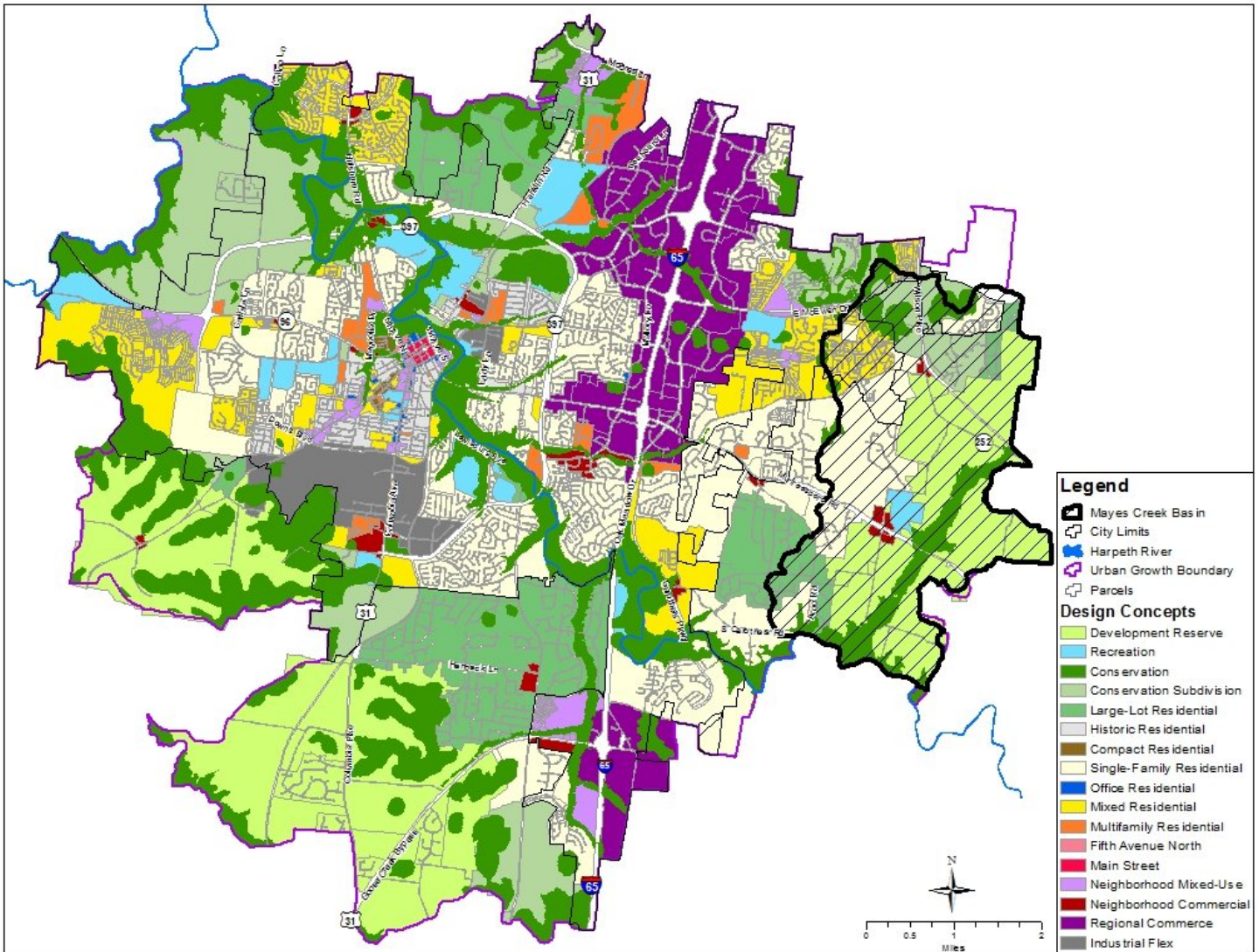


ENVISION FRANKLIN SUITABILITY ANALYSIS

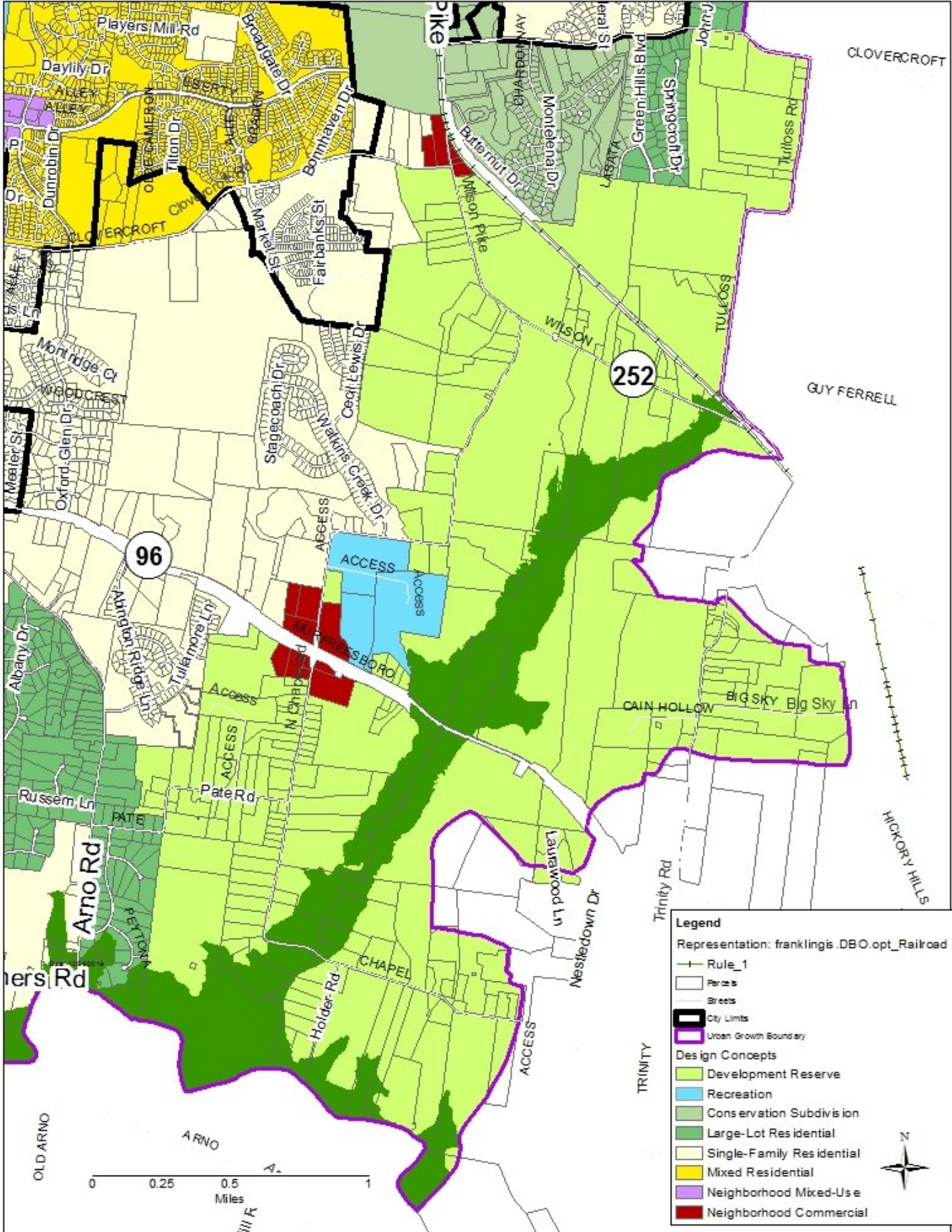


Currently, the Mayes Creek Basin lacks sewer availability, fire coverage, it remains far from commercial and employment centers, and has floodplain constraints. Due to these factors, the area is designated as Development Reserve.

ENVISION FRANKLIN DESIGN CONCEPTS MAP W/MAYES CREEK BASIN

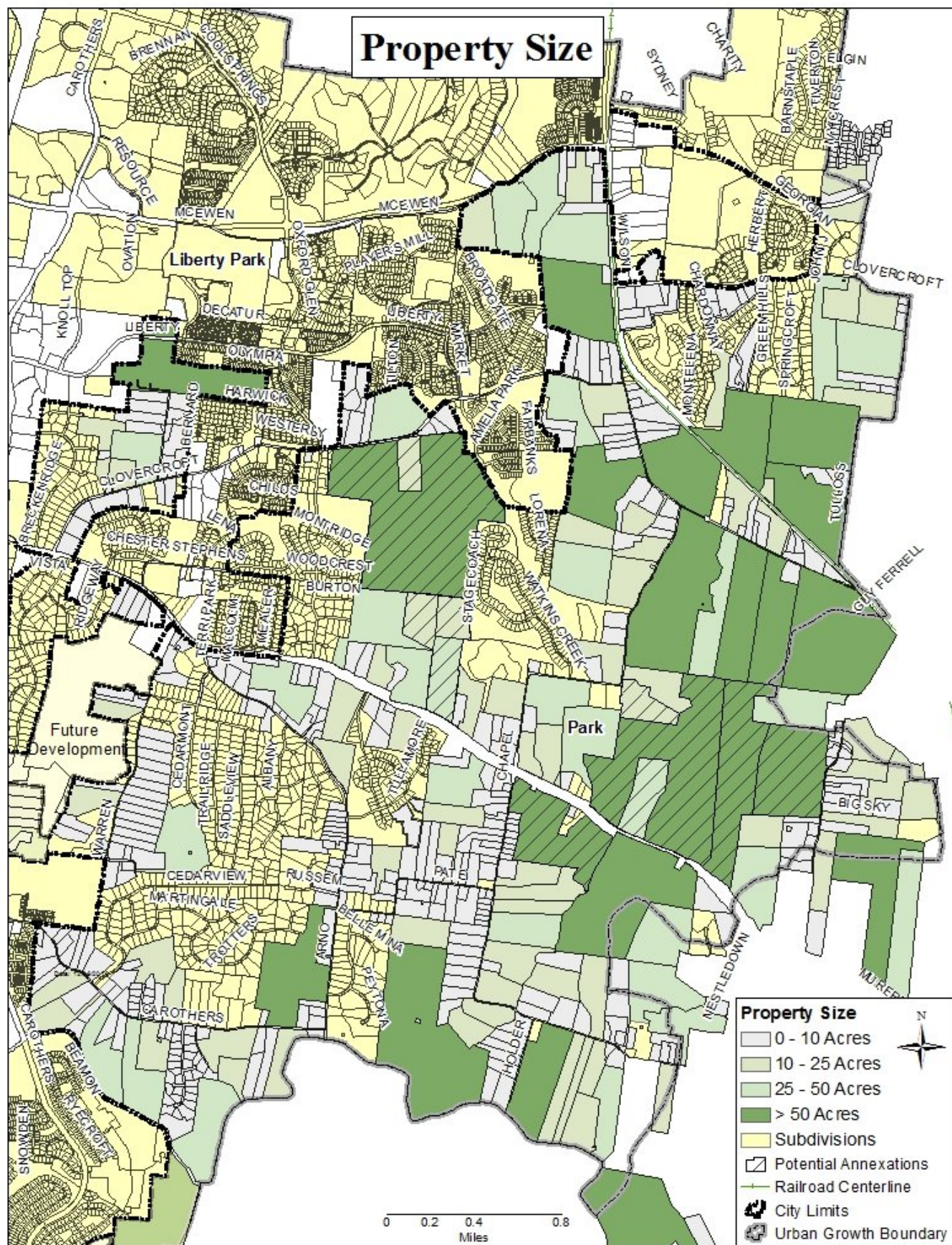


ENVISION FRANKLIN DESIGN CONCEPTS MAP



Environmental Features



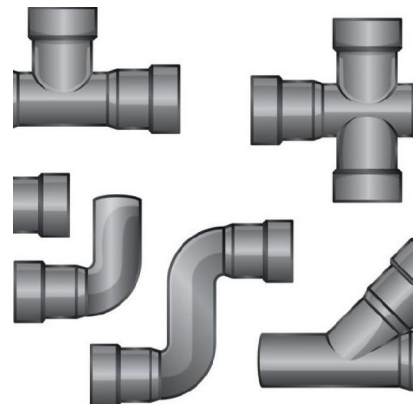


SCENARIO PLANNING

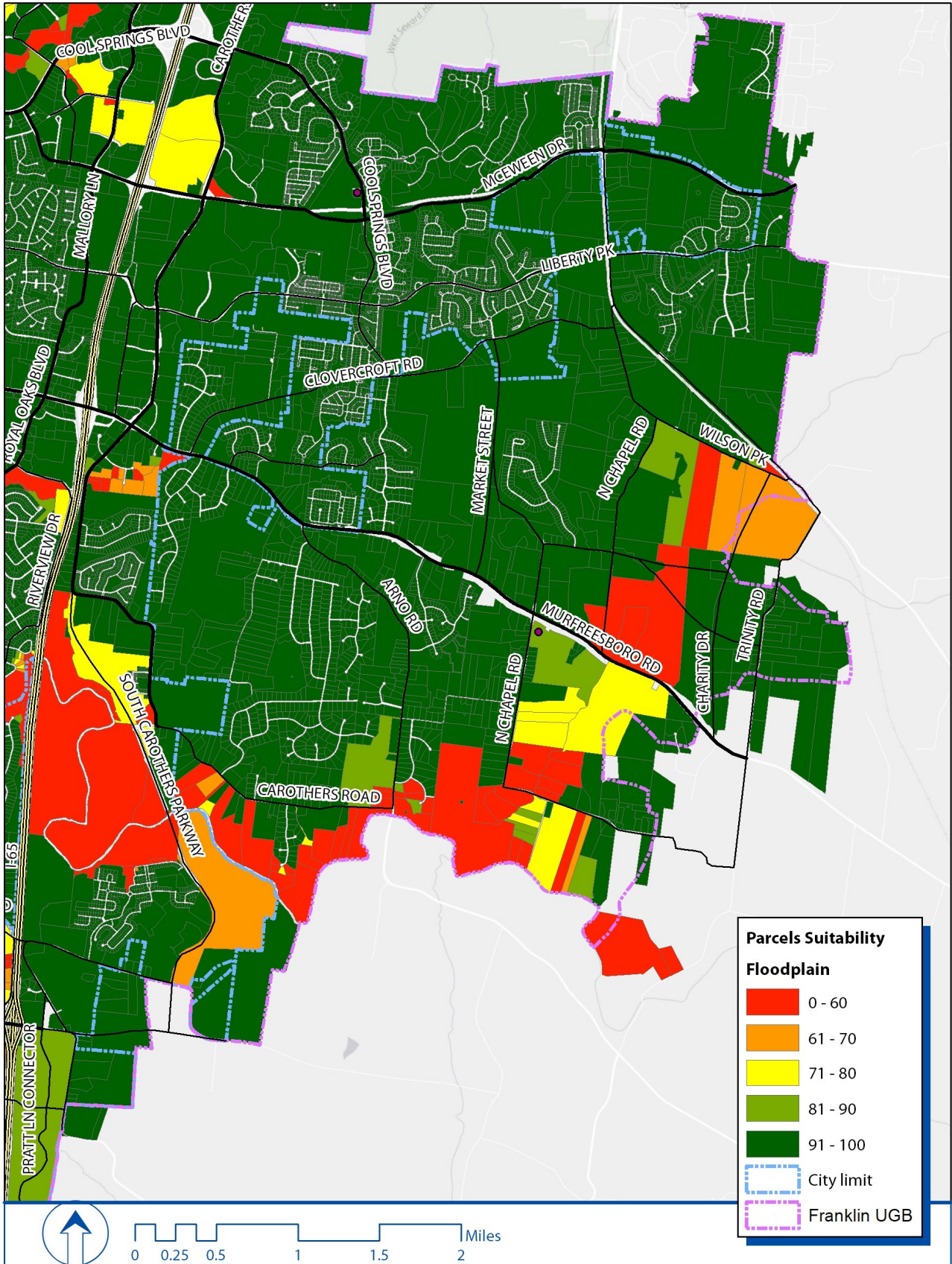
Envision Franklin Suitability Analysis

9 Weighted Factors

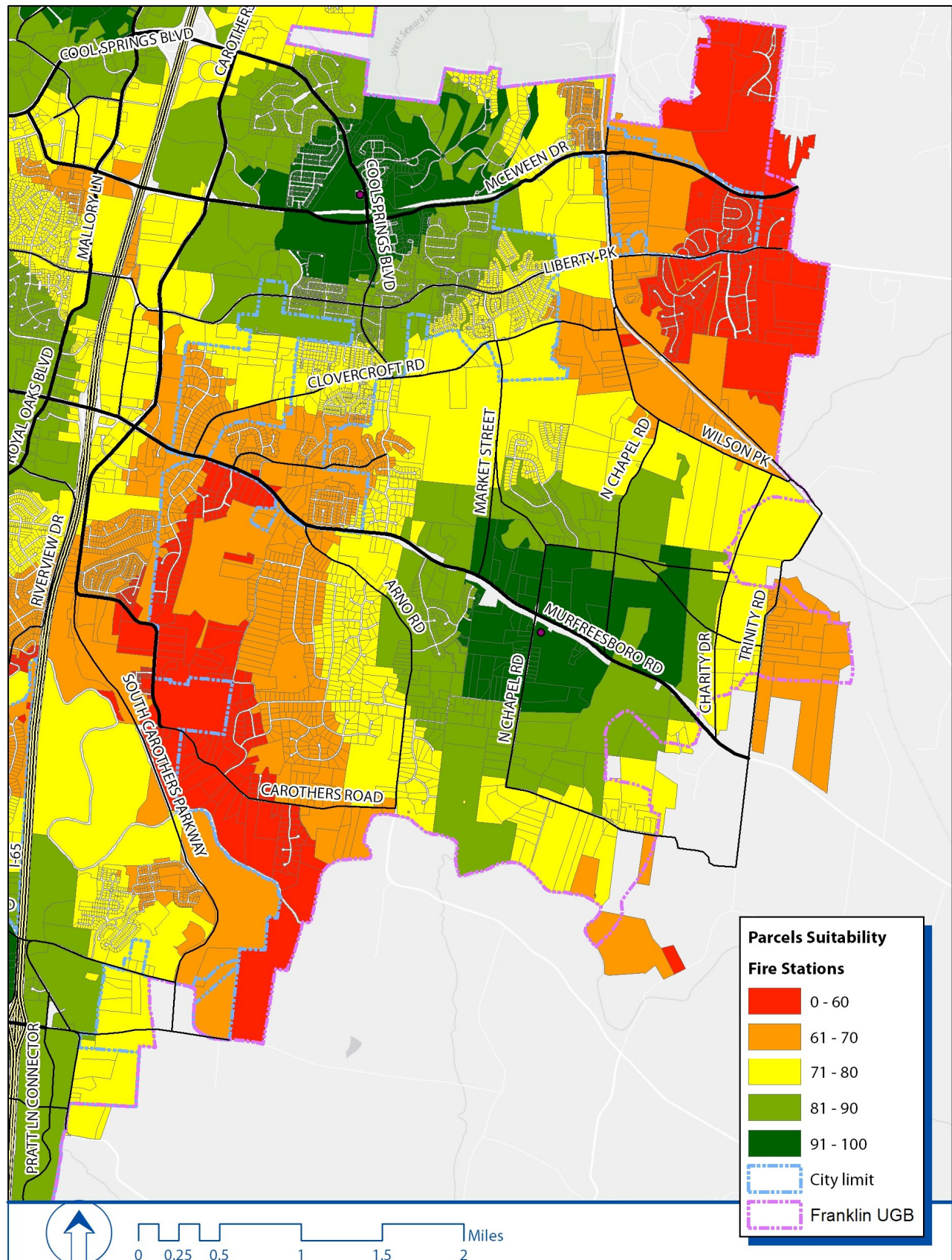
Performed analysis assuming full sewer availability throughout the Mayes Creek Basin, a new fire station is located at the intersection of North Chapel Road/96E, and Murfreesboro Road is widened



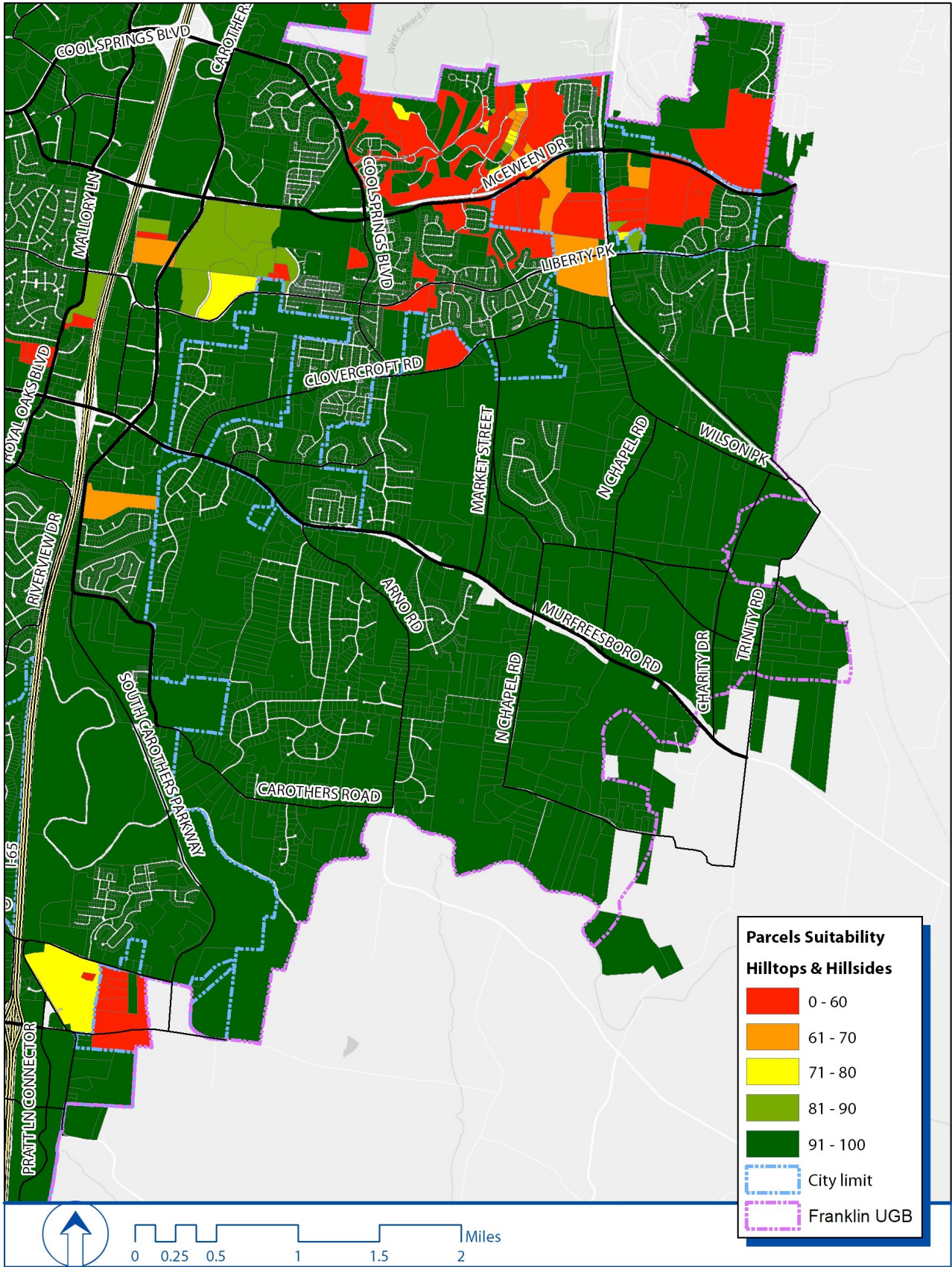
FLOODPLAIN



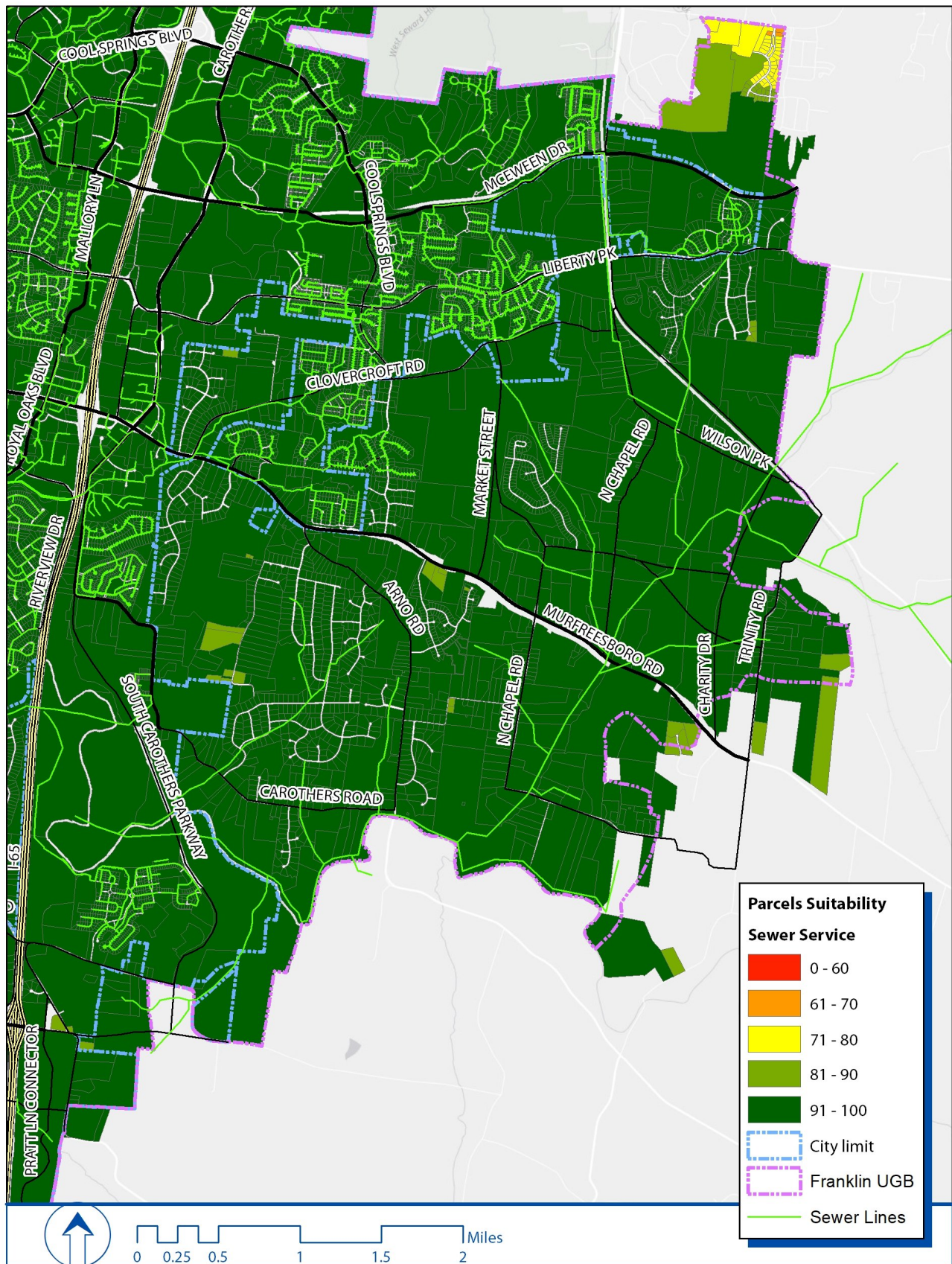
FIRE STATION IF LOCATED AT 96E/NORTH CHAPEL RD



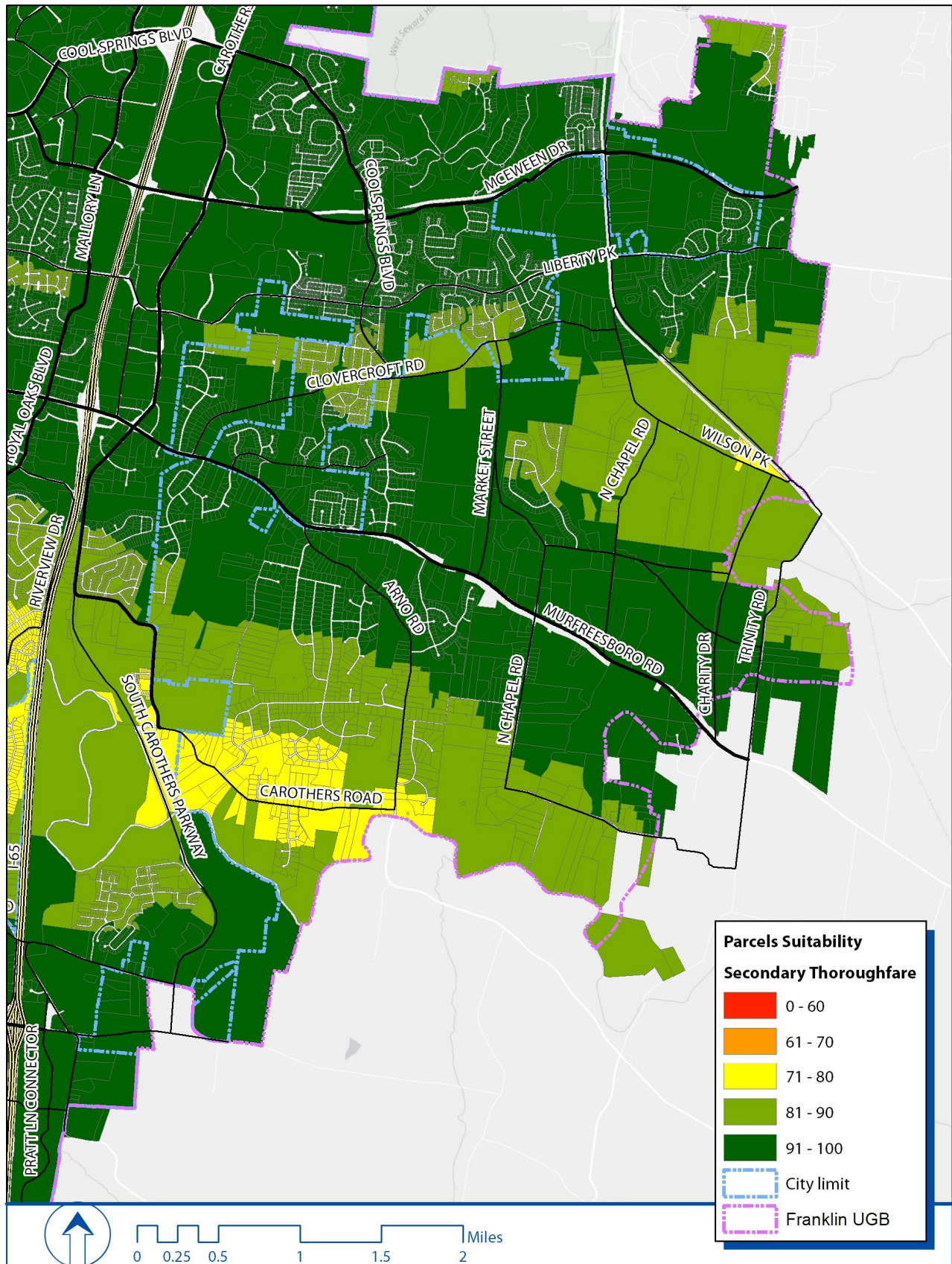
HILLTOPS/HILLSIDES



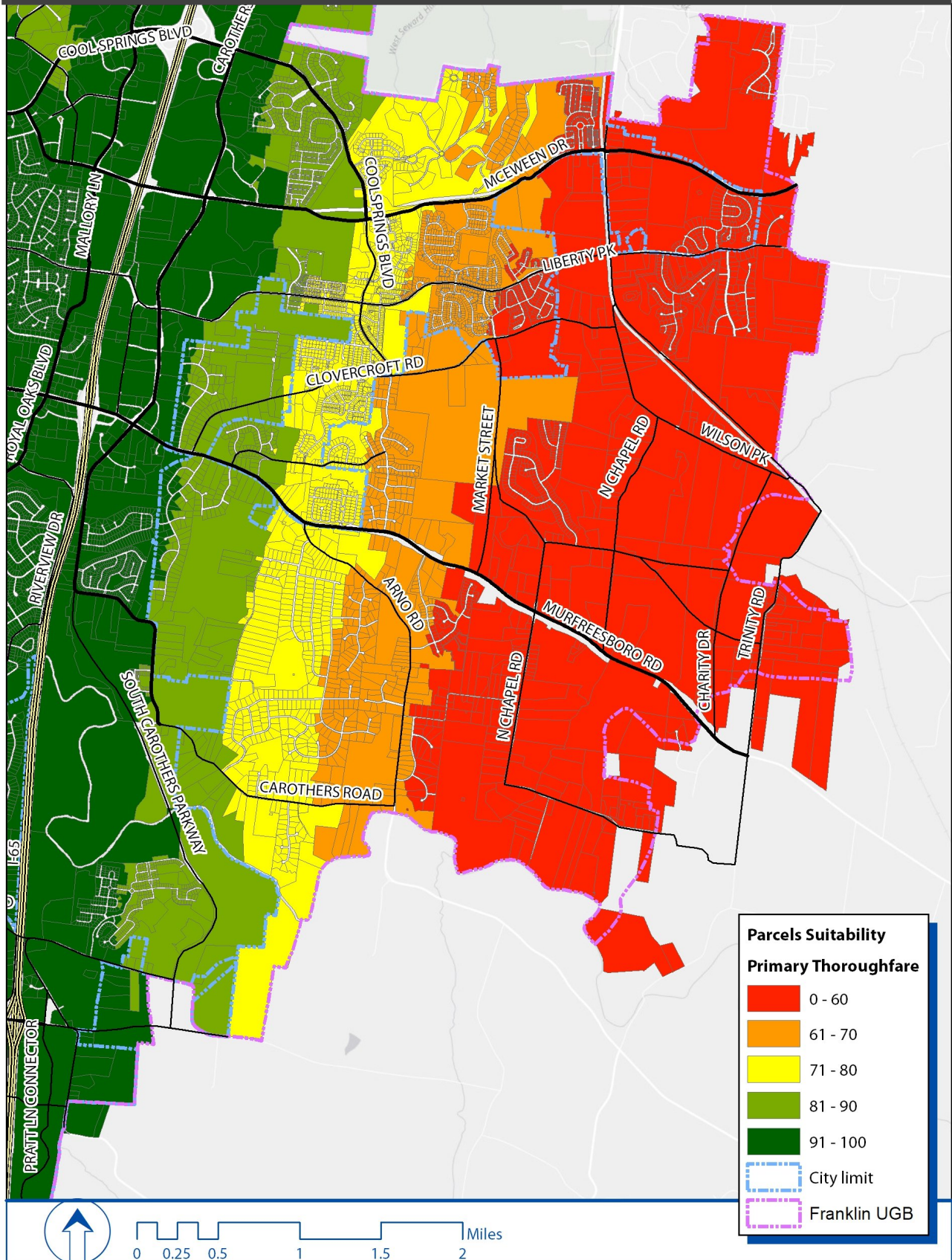
ASSUMING FULL MAYES CREEK SEWER BUILDOUT



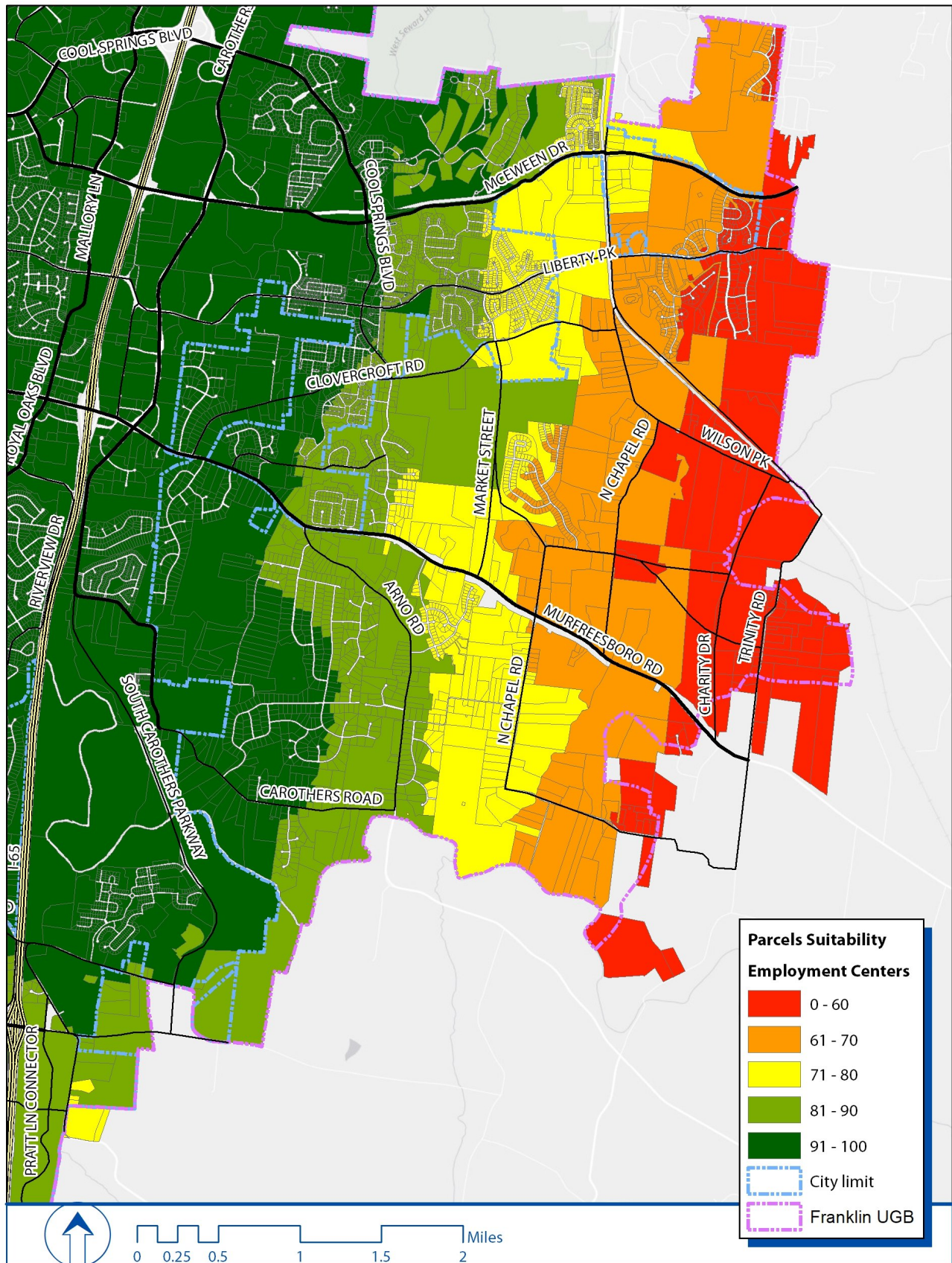
SECONDARY THOROUGHFARES



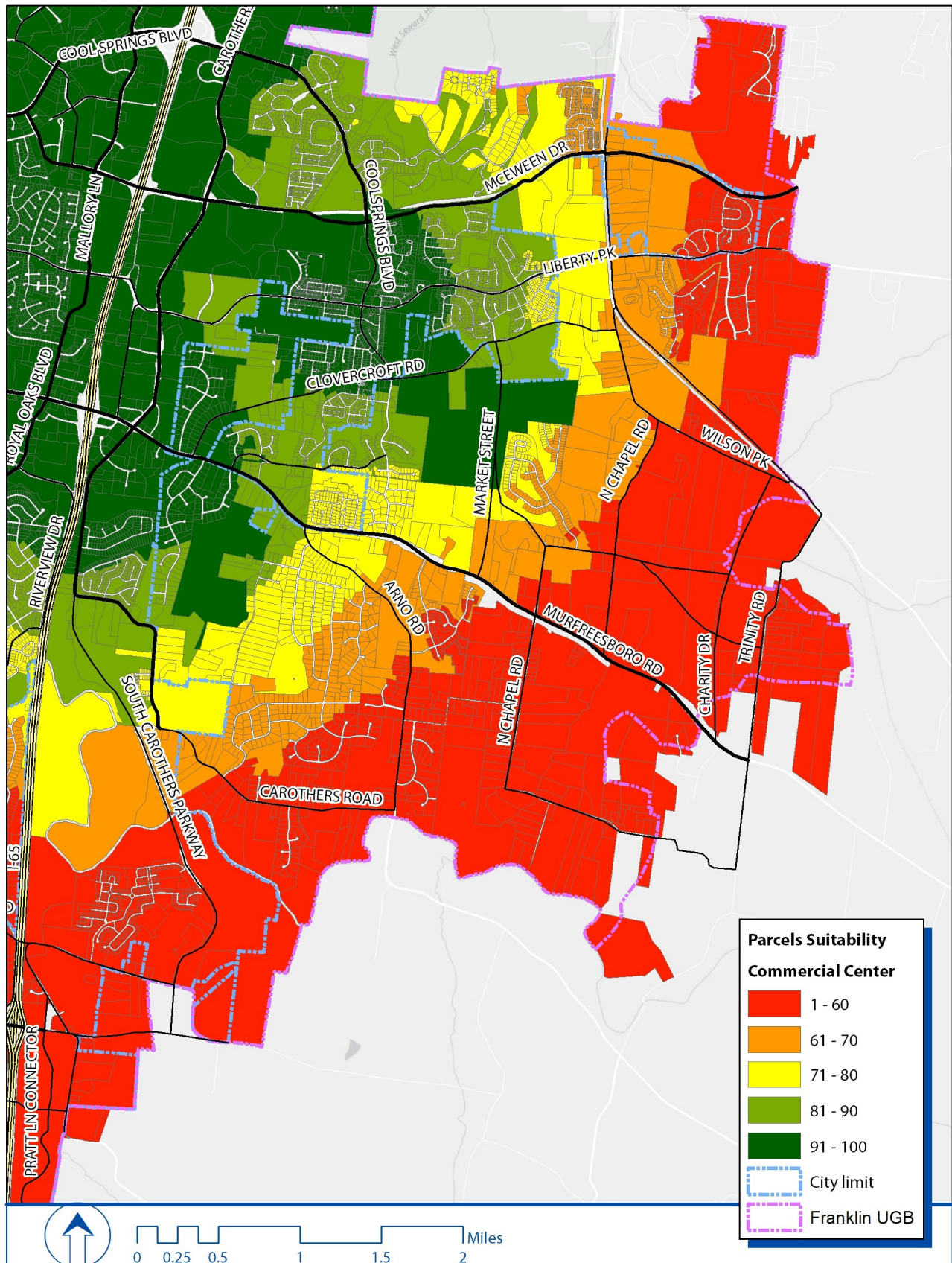
PRIMARY THOROUGHFARES



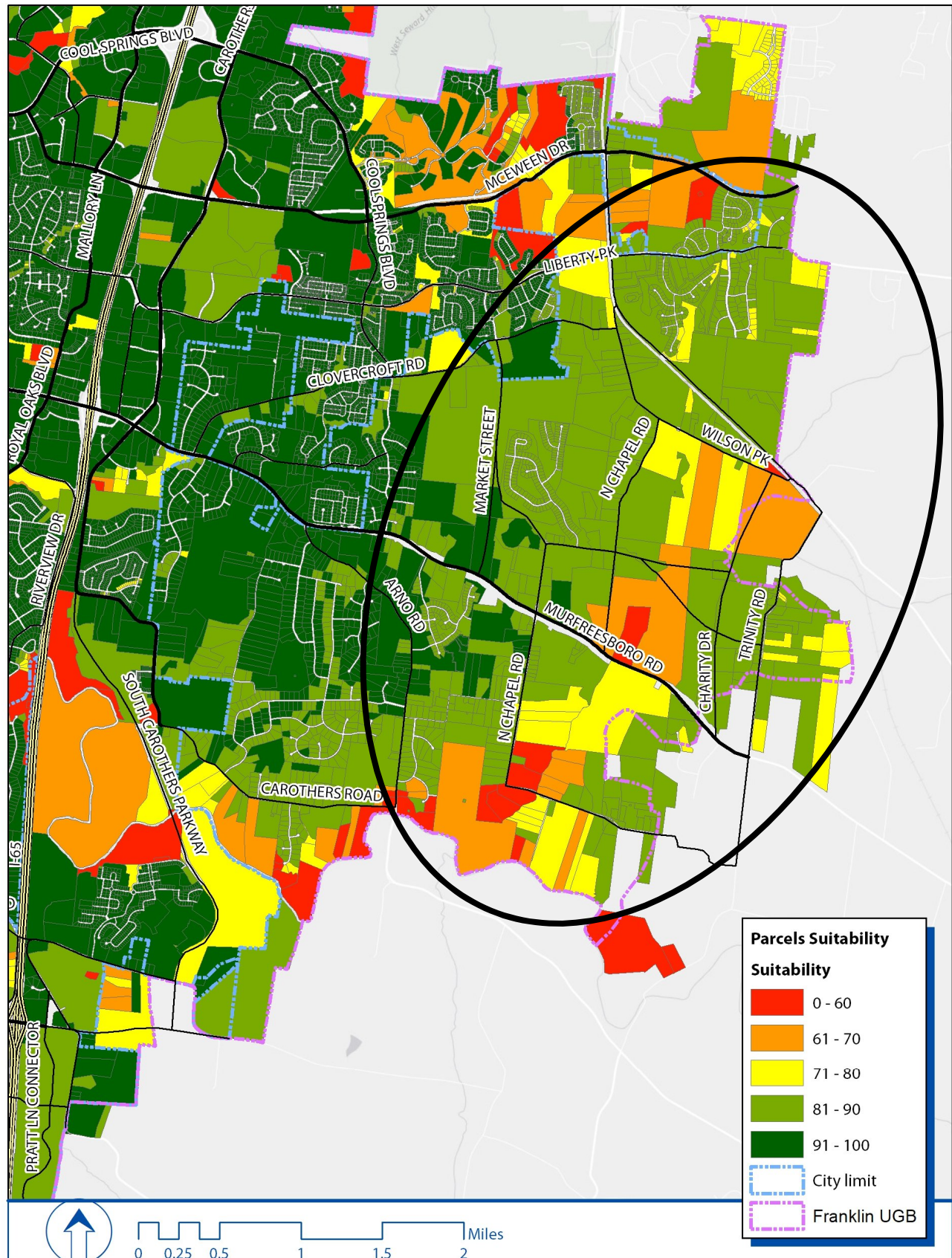
EMPLOYMENT CENTERS



COMMERCIAL CENTERS



COMBINED FACTORS: ASSUMING NEW FIRE STATION, FULL SEWER AVAILABILITY, AND 96E IMPROVEMENTS



NEXT STEPS

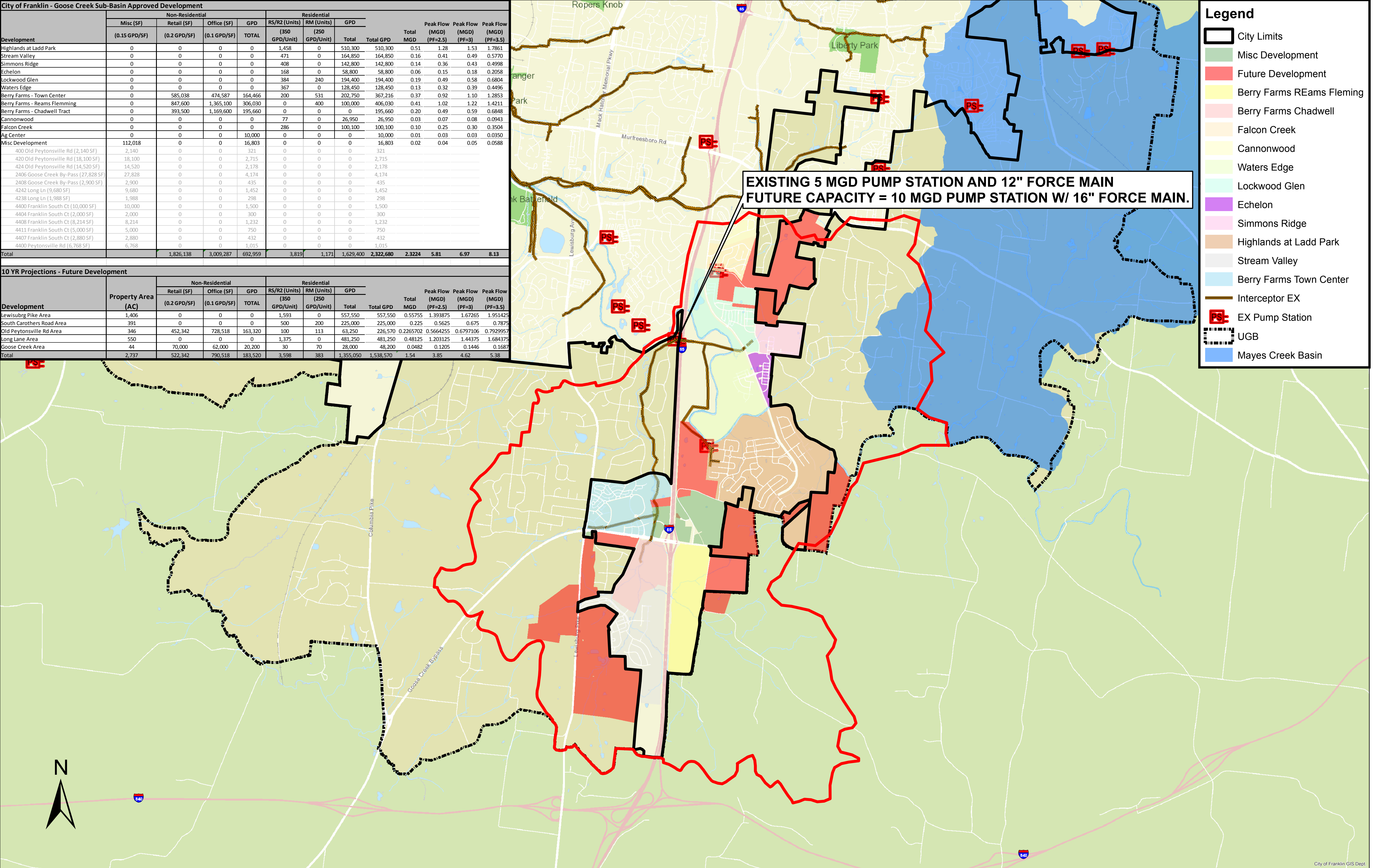
Community Meeting
November 7, 2017
4:30 pm to 7:30 pm

Online Survey



City of Franklin - Goose Creek Sub-Basin Approved Development												
Development	Non-Residential				Residential			Total GPD	Total MGD	Peak Flow (MGD) (PF=2.5)	Peak Flow (MGD) (PF=3)	Peak Flow (MGD) (PF=3.5)
	Misc (SF)	Retail (SF)	Office (SF)	GPD	RS/R2 (Units)	RM (Units)	GPD					
	(0.15 GPD/SF)	(0.2 GPD/SF)	(0.1 GPD/SF)	TOTAL	(350 GPD/Unit)	(250 GPD/Unit)	Total					
Highlands at Ladd Park	0	0	0	0	1,458	0	510,300	510,300	0.51	1.28	1.53	1.7861
Stream Valley	0	0	0	0	471	0	164,850	164,850	0.16	0.41	0.49	0.5770
Simmons Ridge	0	0	0	0	408	0	142,800	142,800	0.14	0.36	0.43	0.4998
Echelon	0	0	0	0	168	0	58,800	58,800	0.06	0.15	0.18	0.2058
Lockwood Glen	0	0	0	0	384	240	194,400	194,400	0.19	0.49	0.58	0.6804
Waters Edge	0	0	0	0	367	0	128,450	128,450	0.13	0.32	0.39	0.4496
Berry Farms - Town Center	0	585,038	474,587	164,466	200	531	202,750	367,216	0.37	0.92	1.10	1.2853
Berry Farms - Reams Fleming	0	847,600	1,365,100	306,030	0	400	100,000	406,030	0.41	1.02	1.22	1.4211
Berry Farms - Chadwell Tract	0	393,500	1,169,600	195,660	0	0	0	195,660	0.20	0.49	0.59	0.6848
Cannonwood	0	0	0	0	77	0	26,950	26,950	0.03	0.07	0.08	0.0943
Falcon Creek	0	0	0	0	286	0	100,100	100,100	0.10	0.25	0.30	0.3504
Ag Center	0	0	0	10,000	0	0	0	10,000	0.01	0.03	0.03	0.0350
Misc Development	112,018	0	0	16,803	0	0	0	16,803	0.02	0.04	0.05	0.0588
400 Old Peytonsville Rd (2,140 SF)	2,140	0	0	321	0	0	0	321				
420 Old Peytonsville Rd (18,100 SF)	18,100	0	0	2,715	0	0	0	2,715				
424 Old Peytonsville Rd (14,520 SF)	14,520	0	0	2,178	0	0	0	2,178				
2406 Goose Creek By-Pass (27,828 SF)	27,828	0	0	4,174	0	0	0	4,174				
2408 Goose Creek By-Pass (2,900 SF)	2,900	0	0	435	0	0	0	435				
4242 Long Ln (9,680 SF)	9,680	0	0	1,452	0	0	0	1,452				
4238 Long Ln (1,988 SF)	1,988	0	0	298	0	0	0	298				
4400 Franklin South Ct (10,000 SF)	10,000	0	0	1,500	0	0	0	1,500				
4404 Franklin South Ct (2,000 SF)	2,000	0	0	300	0	0	0	300				
4408 Franklin South Ct (8,214 SF)	8,214	0	0	1,232	0	0	0	1,232				
4411 Franklin South Ct (5,000 SF)	5,000	0	0	750	0	0	0	750				
4407 Franklin South Ct (2,880 SF)	2,880	0	0	432	0	0	0	432				
4400 Peytonsville Rd (6,768 SF)	6,768	0	0	1,015	0	0	0	1,015				
Total		1,826,138	3,009,287	692,959	3,819	1,171	1,629,400	2,322,680	2.3224	5.81	6.97	8.13

10 YR Projections - Future Development												
Development	Property Area (AC)	Non-Residential			Residential			Total GPD	Total MGD	Peak Flow (MGD) (PF=2.5)	Peak Flow (MGD) (PF=3)	Peak Flow (MGD) (PF=3.5)
		Retail (SF)	Office (SF)	GPD	RS/R2 (Units)	RM (Units)	GPD					
		(0.2 GPD/SF)	(0.1 GPD/SF)	TOTAL	(350 GPD/Unit)	(250 GPD/Unit)	Total					
Lewisubrg Pike Area	1,406	0	0	0	1,593	0	557,550	557,550	0.55755	1.393875	1.67265	1.951425
South Carothers Road Area	391	0	0	0	500	200	225,000	225,000	0.225	0.5625	0.675	0.7875
Old Peytonsville Rd Area	346	452,342	728,518	163,320	100	113	63,250	226,570	0.2265702	0.5664255	0.6797106	0.7929957
Long Lane Area	550	0	0	0	1,375	0	481,250	481,250	0.48125	1.203125	1.44375	1.684375
Goose Creek Area	44	70,000	62,000	20,200	30	70	28,000	48,200	0.0482	0.1205	0.1446	0.1687
Total	2,737	522,342	790,518	183,520	3,598	383	1,355,050	1,538,570	1.54	3.85	4.62	5.38



Legend

City Limits

Misc Development

Future Development

Berry Farms REams Fleming

Berry Farms Chadwell

Falcon Creek

Cannonwood

Waters Edge

Lockwood Glen

Echelon

Simmons Ridge

Highlands at Ladd Park

Stream Valley

Berry Farms Town Center

Interceptor EX

PS-

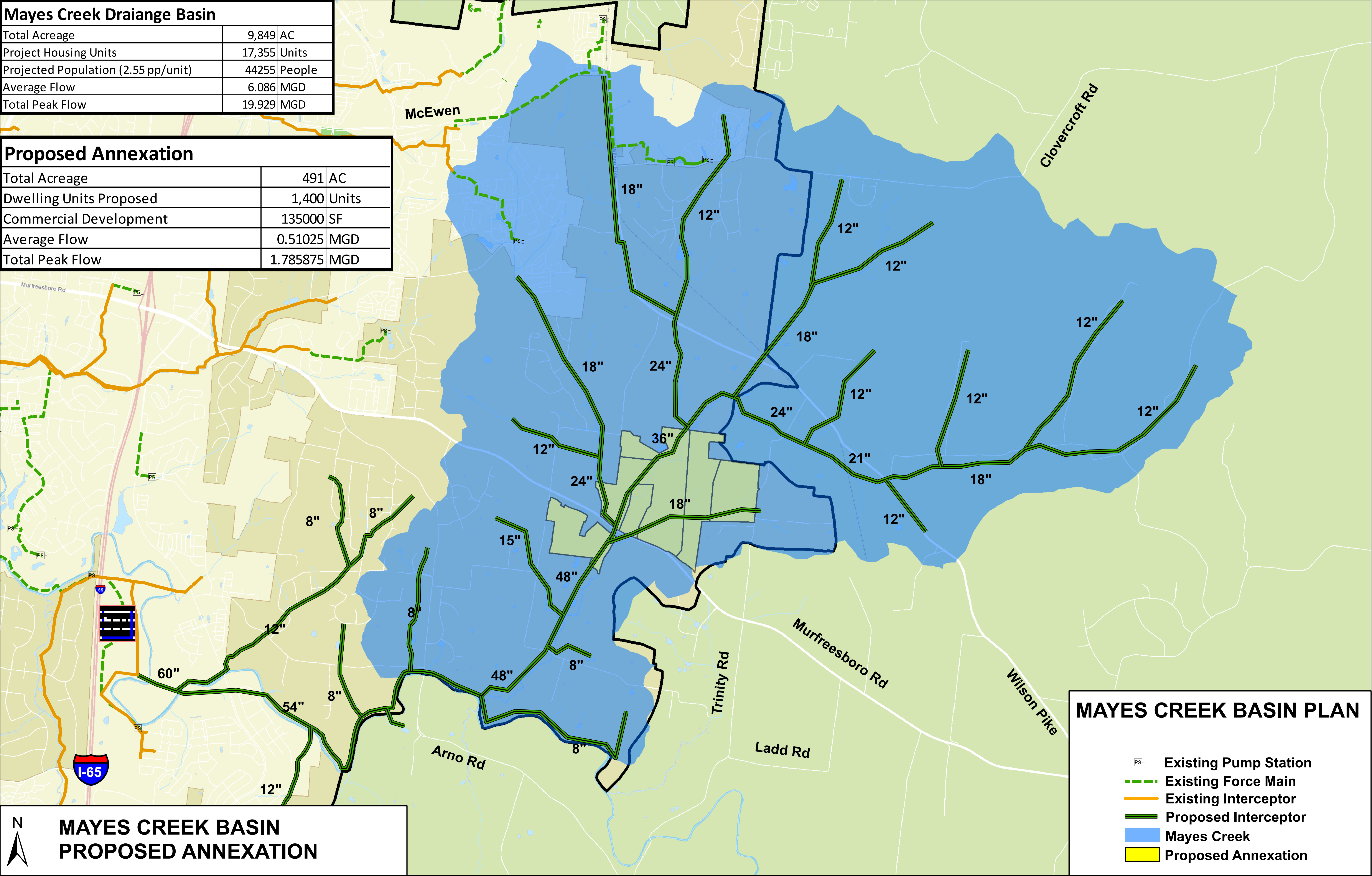
EX Pump Station

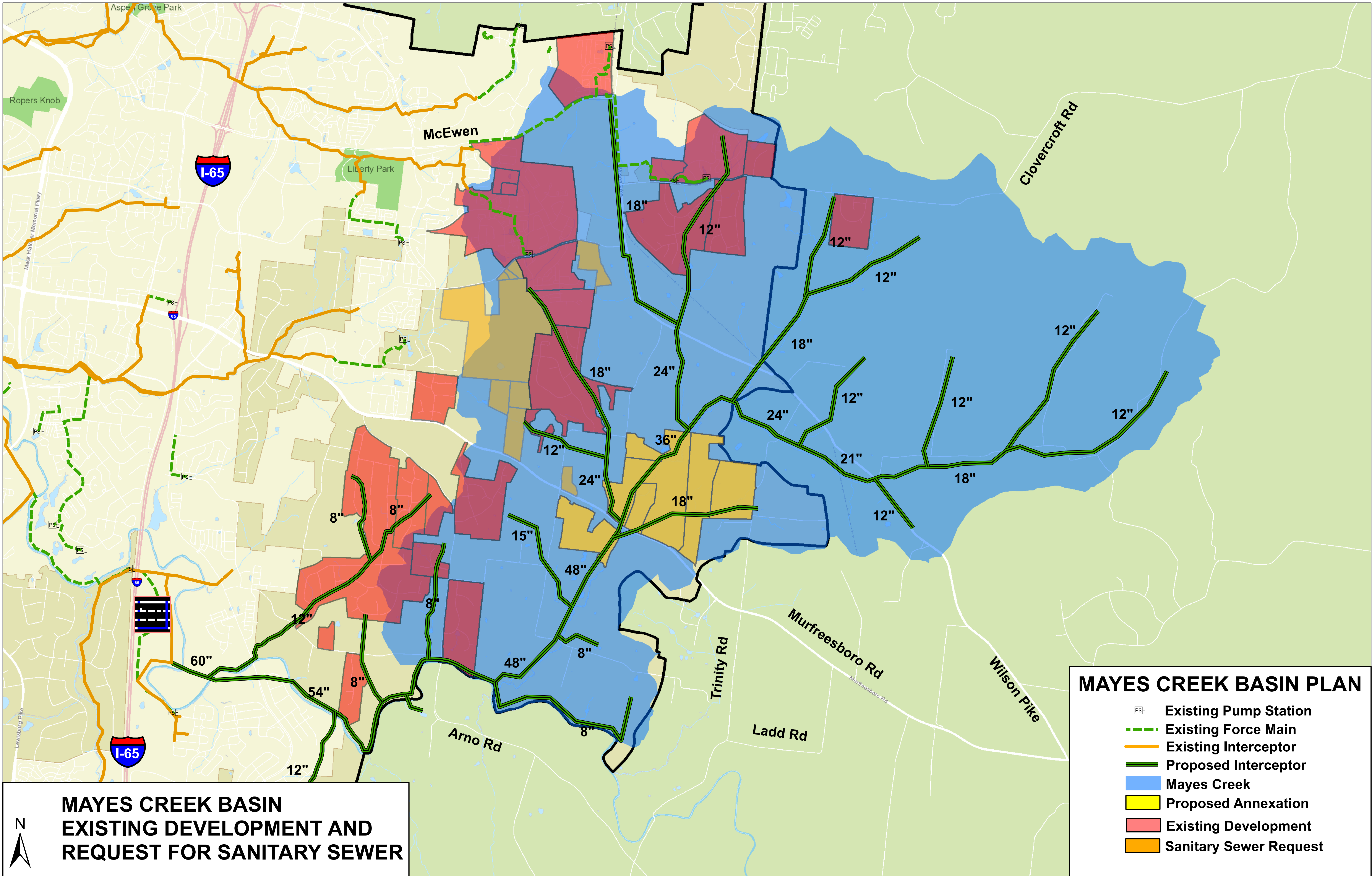
UGB

Mayes Creek Basin

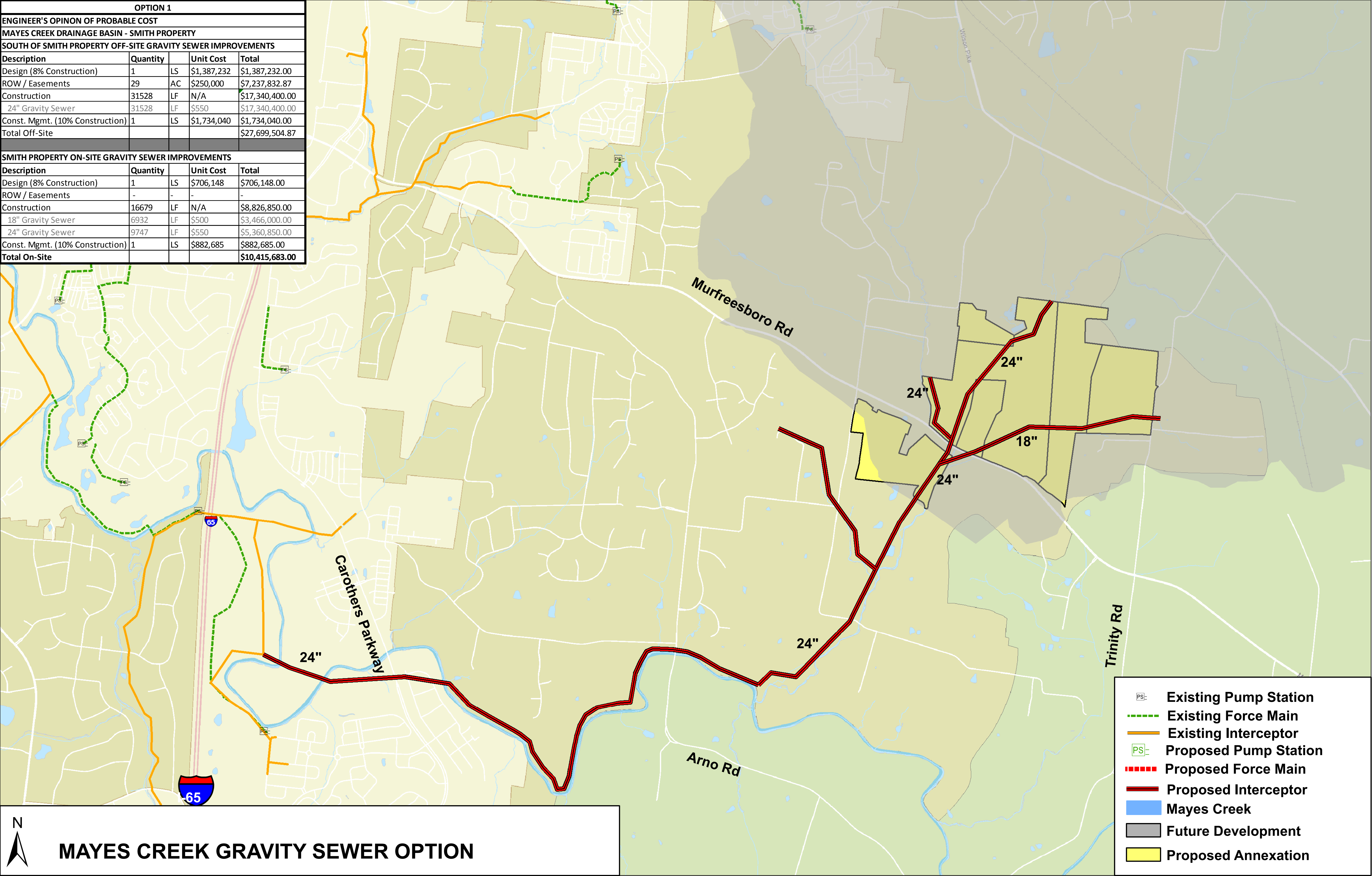
Mayes Creek Drairage Basin	
Total Acreage	9,849 AC
Project Housing Units	17,355 Units
Projected Population (2.55 pp/unit)	44255 People
Average Flow	6.086 MGD
Total Peak Flow	19.929 MGD

Proposed Annexation	
Total Acreage	491 AC
Dwelling Units Proposed	1,400 Units
Commercial Development	135000 SF
Average Flow	0.51025 MGD
Total Peak Flow	1.785875 MGD



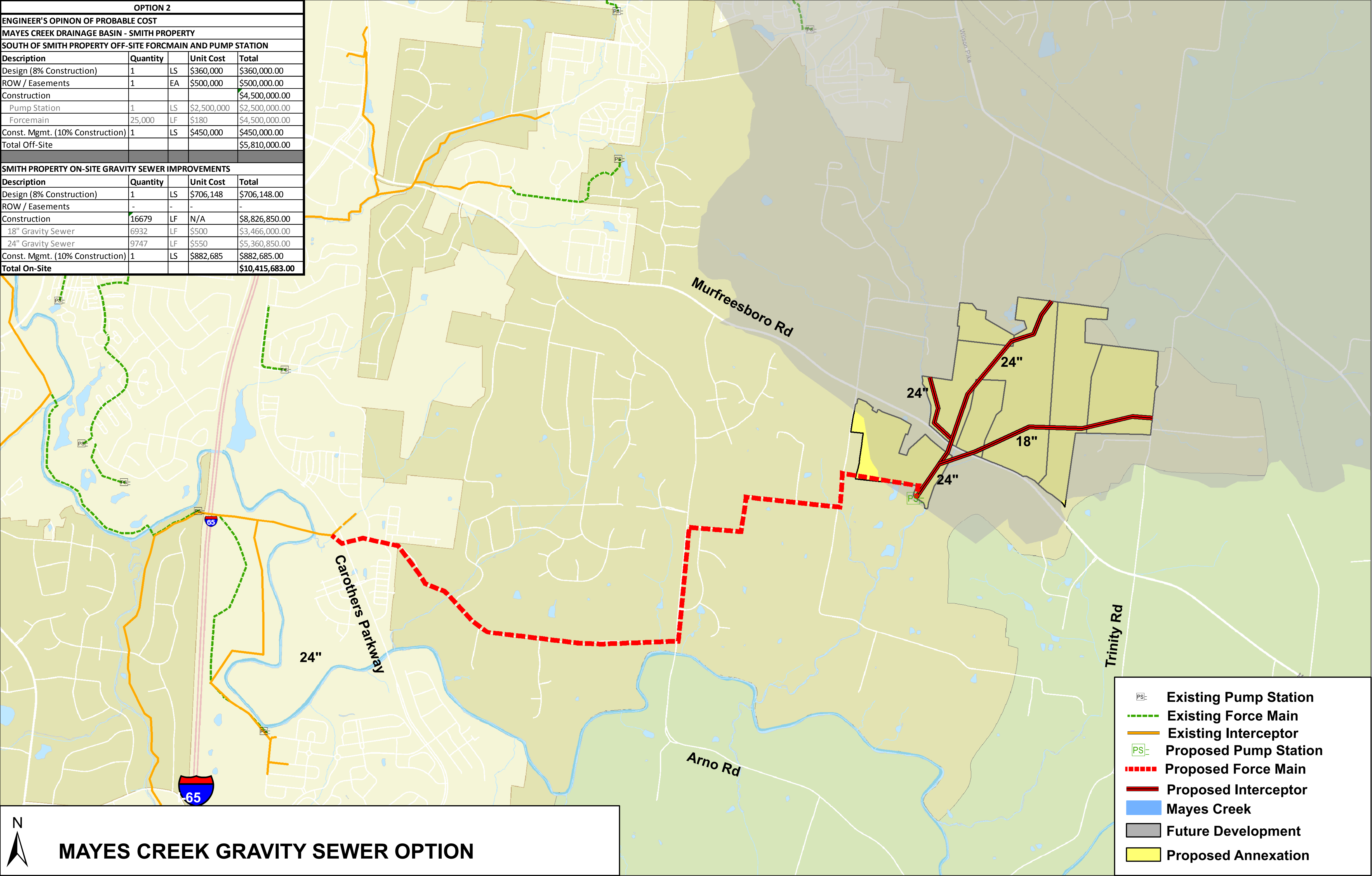


OPTION 1				
ENGINEER'S OPINON OF PROBABLE COST				
MAYES CREEK DRAINAGE BASIN - SMITH PROPERTY				
SOUTH OF SMITH PROPERTY OFF-SITE GRAVITY SEWER IMPROVEMENTS				
Description	Quantity		Unit Cost	Total
Design (8% Construction)	1	LS	\$1,387,232	\$1,387,232.00
ROW / Easements	29	AC	\$250,000	\$7,237,832.87
Construction	31528	LF	N/A	\$17,340,400.00
24" Gravity Sewer	31528	LF	\$550	\$17,340,400.00
Const. Mgmt. (10% Construction)	1	LS	\$1,734,040	\$1,734,040.00
Total Off-Site				\$27,699,504.87
SMITH PROPERTY ON-SITE GRAVITY SEWER IMPROVEMENTS				
Description	Quantity		Unit Cost	Total
Design (8% Construction)	1	LS	\$706,148	\$706,148.00
ROW / Easements	-	-	-	-
Construction	16679	LF	N/A	\$8,826,850.00
18" Gravity Sewer	6932	LF	\$500	\$3,466,000.00
24" Gravity Sewer	9747	LF	\$550	\$5,360,850.00
Const. Mgmt. (10% Construction)	1	LS	\$882,685	\$882,685.00
Total On-Site				\$10,415,683.00

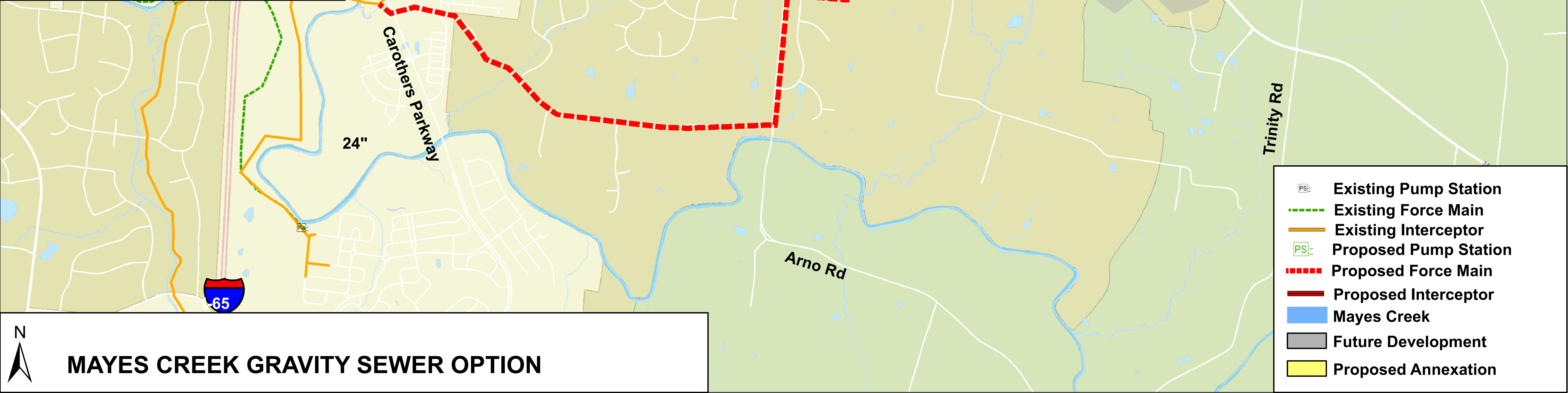


MAYES CREEK GRAVITY SEWER OPTION

OPTION 2				
ENGINEER'S OPINON OF PROBABLE COST				
MAYES CREEK DRAINAGE BASIN - SMITH PROPERTY				
SOUTH OF SMITH PROPERTY OFF-SITE FORCMAIN AND PUMP STATION				
Description	Quantity		Unit Cost	Total
Design (8% Construction)	1	LS	\$360,000	\$360,000.00
ROW / Easements	1	EA	\$500,000	\$500,000.00
Construction				\$4,500,000.00
Pump Station	1	LS	\$2,500,000	\$2,500,000.00
Forcemain	25,000	LF	\$180	\$4,500,000.00
Const. Mgmt. (10% Construction)	1	LS	\$450,000	\$450,000.00
Total Off-Site				\$5,810,000.00
SMITH PROPERTY ON-SITE GRAVITY SEWER IMPROVEMENTS				
Description	Quantity		Unit Cost	Total
Design (8% Construction)	1	LS	\$706,148	\$706,148.00
ROW / Easements	-	-	-	-
Construction	16679	LF	N/A	\$8,826,850.00
18" Gravity Sewer	6932	LF	\$500	\$3,466,000.00
24" Gravity Sewer	9747	LF	\$550	\$5,360,850.00
Const. Mgmt. (10% Construction)	1	LS	\$882,685	\$882,685.00
Total On-Site				\$10,415,683.00

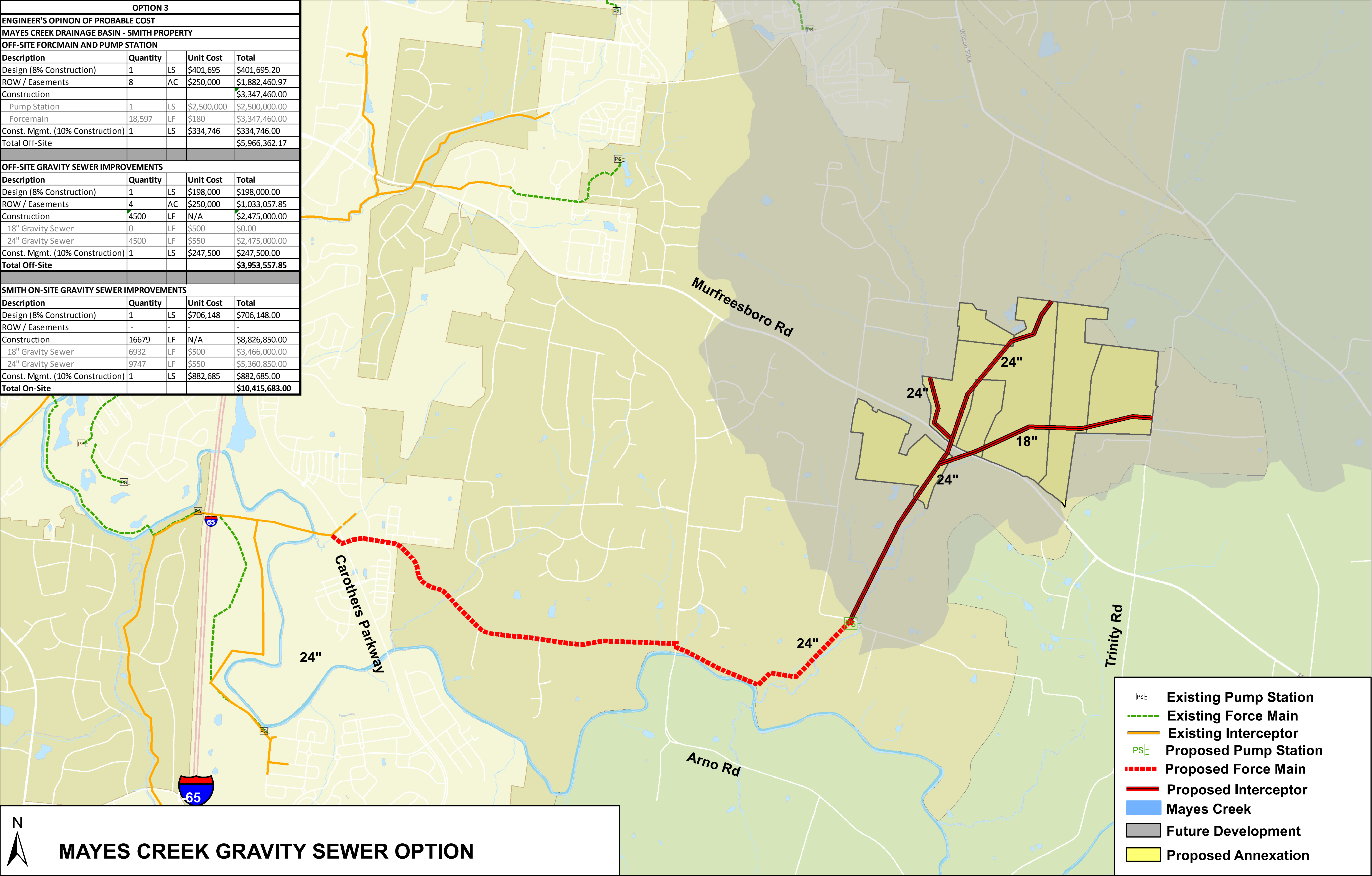


OPTION 2A				
ENGINEER'S OPINON OF PROBABLE COST				
MAYES CREEK DRAINAGE BASIN - SMITH PROPERTY				
SOUTH OF SMITH PROPERTY OFF-SITE FORCMAIN AND PUMP STATION				
Description	Quantity		Unit Cost	Total
Design (8% Construction)	1	LS	\$288,725	\$288,724.90
ROW / Easements	1	EA	\$500,000	\$500,000.00
Construction				\$3,609,061.20
Pump Station	1	LS	\$2,500,000	\$2,500,000.00
Forcemain	20,050	LF	\$180	\$3,609,061.20
Const. Mgmt. (10% Construction)	1	LS	\$360,906	\$360,906.12
Total Off-Site				\$4,758,692.22
SMITH PROPERTY ON-SITE GRAVITY SEWER IMPROVEMENTS				
Description	Quantity		Unit Cost	Total
Design (8% Construction)	1	LS	\$706,148	\$706,148.00
ROW / Easements	-	-	-	-
Construction	16679	LF	N/A	\$8,826,850.00
18" Gravity Sewer	6932	LF	\$500	\$3,466,000.00
24" Gravity Sewer	9747	LF	\$550	\$5,360,850.00
Const. Mgmt. (10% Construction)	1	LS	\$882,685	\$882,685.00
Total On-Site				\$10,415,683.00
NORTH OF SMITH PROPERTY OFF-SITE GRAVITY SEWER IMPROVEMENTS				
Description	Quantity		Unit Cost	Total
Design (8% Construction)	1	LS	\$477,600	\$477,600.00
ROW / Easements	11	AC	\$250,000	\$2,846,648.30
Construction	12400	LF	N/A	\$5,970,000.00
8" Gravity Sewer	2000	LF	\$350	\$700,000.00
18" Gravity Sewer	9000	LF	\$500	\$4,500,000.00
24" Gravity Sewer	1400	LF	\$550	\$770,000.00
Const. Mgmt. (10% Construction)	1	LS	\$597,000	\$597,000.00
Total On-Site				\$9,891,248.30
WEST OF INGRAHAM PROPERTY OFF-SITE GRAVITY SEWER IMPROVEMENTS				
Description	Quantity		Unit Cost	Total
Design (8% Construction)	1	LS	\$180,000	\$180,000.00
ROW / Easements	6	AC	\$250,000	\$1,377,410.47
Construction	6000	LF	N/A	\$2,250,000.00
8" Gravity Sewer	3000	LF	\$350	\$1,050,000.00
10" Gravity Sewer	3000	LF	\$400	\$1,200,000.00
Const. Mgmt. (10% Construction)	1	LS	\$225,000	\$225,000.00
Total On-Site				\$4,032,410.47



MAYES CREEK GRAVITY SEWER OPTION

OPTION 3				
ENGINEER'S OPINION OF PROBABLE COST				
MAYES CREEK DRAINAGE BASIN - SMITH PROPERTY				
OFF-SITE FORCMAIN AND PUMP STATION				
Description	Quantity		Unit Cost	Total
Design (8% Construction)	1	LS	\$401,695	\$401,695.20
ROW / Easements	8	AC	\$250,000	\$1,882,460.97
Construction				\$3,347,460.00
Pump Station	1	LS	\$2,500,000	\$2,500,000.00
Forcemain	18,597	LF	\$180	\$3,347,460.00
Const. Mgmt. (10% Construction)	1	LS	\$334,746	\$334,746.00
Total Off-Site				\$5,966,362.17
OFF-SITE GRAVITY SEWER IMPROVEMENTS				
Description	Quantity		Unit Cost	Total
Design (8% Construction)	1	LS	\$198,000	\$198,000.00
ROW / Easements	4	AC	\$250,000	\$1,033,057.85
Construction	4500	LF	N/A	\$2,475,000.00
18" Gravity Sewer	0	LF	\$500	\$0.00
24" Gravity Sewer	4500	LF	\$550	\$2,475,000.00
Const. Mgmt. (10% Construction)	1	LS	\$247,500	\$247,500.00
Total Off-Site				\$3,953,557.85
SMITH ON-SITE GRAVITY SEWER IMPROVEMENTS				
Description	Quantity		Unit Cost	Total
Design (8% Construction)	1	LS	\$706,148	\$706,148.00
ROW / Easements	-	-	-	-
Construction	16679	LF	N/A	\$8,826,850.00
18" Gravity Sewer	6932	LF	\$500	\$3,466,000.00
24" Gravity Sewer	9747	LF	\$550	\$5,360,850.00
Const. Mgmt. (10% Construction)	1	LS	\$882,685	\$882,685.00
Total On-Site				\$10,415,683.00



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MAYES CREEK GRAVITY SEWER OPTION

