



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 27, 2018

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, September 27, 2018, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following.

The typical process for discussing an item is as follows:

1. Staff presentation,
2. Public comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

CALL TO ORDER

MINUTES

1. [18-0977](#) Approval of the August 23, 2018 FMPC Minutes.

Attachments: [DRAFT FMPC minutes 8-23-18](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included within the official record.

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

- Initial Consent Agenda
- Secondary Consent Agenda- to include any items in which Commissioners recuse themselves

SITE PLAN SURETIES

2. [18-0968](#) Gateway Commons PUD Subdivision, site plan; extend the performance agreement for sidewalks improvements to September 26, 2019; extend the maintenance agreement for sewer improvements to September 26, 2019. (CONSENT AGENDA)
3. [18-0969](#) Highlands at Ladd Park PUD Subdivision, site plan, section 24; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [18-0970](#) Highlands at Ladd Park PUD Subdivision, site plan, section 25; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [18-0971](#) Watson Glen PUD Subdivision, site plan, section 2, Assisted Living Facility; release the maintenance agreement for streets, drainage and sidewalks improvements; extend the performance agreement for water improvements to September 26, 2019. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

6. [18-0959](#) Consideration of Ordinance 2018-50 To Be Entitled, "An Ordinance To Rezone 19.83 Acres From General Commercial District (GC) To Specific Development Variety (SD-X 16.79, 67328) District For The Property Located North Of Liberty Pike And West Of Carothers Parkway, (Carothers Crossing West PUD Subdivision)." (9/27/18 FMPC 9-0, 10/09/18 BOMA 1st Reading 7-0, 11/13/18 BOMA 2nd Reading 7-0) THIRD AND FINAL READING
- Sponsors:** Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King
- Attachments:** [2018-50 ORD Carothers Crossing West PUD Subdivision with map.Law Appro](#)
[MAP_CCWRezone+DevPlan.pdf](#)
[Carothers Crossing West-ALTA SURVEY.pdf](#)
[CCW Rezone.pdf](#)
7. [18-0958](#) PUBLIC HEARING: Consideration Of Resolution 2018-81, To Be Entitled: "A Resolution Approving A Development Plan For Carothers Crossing West PUD Subdivision, For The Property Located North Of Liberty Pike And West Of Carothers Parkway." (9/27/18 FMPC9-0; 10/09/18 WS)
- Sponsors:** Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King
- Attachments:** [MAP_CCWRezone+DevPlan.pdf](#)
[Res 2018-81 Carothers Crossing West with exhibit.Law Approved.pdf](#)
[CCW DevPlan Conditions of Approval 01.pdf](#)
[FULLSET_CCW.pdf](#)
[ARCH CCW.pdf](#)
[INTERNALSTREET_CCW.pdf](#)
[LAYOUT CCW.pdf](#)
[Carothers Crossing West-ALTA SURVEY.pdf](#)
[Carothers Crossing West TIA Review Memo 9-5-18 CB approved as noted.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

8. [18-0975](#) Forrest Crossing Subdivision, Final Plat, Revision 12, Lots 1286, 1287, 1288, 1289, 1290, 1291, (Rachel Springs Business Village), Consolidating Lots 1286-1291 To Support 100,000 Square Feet Of Office Space On 8.68 Acres, Located Near The Northeast Corner Of The Intersection Of South Royal Oaks And Mack Hatcher Parkway. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP RachelSprings.pdf](#)
[RachelSprings_FP Conditions of Approval 01.pdf](#)
[Rachel Springs Village - Final Plat \(9-5-18\).pdf](#)

9. [18-0954](#) Jordan Road PUD Subdivision, Final Plat, Creating 10 Single-Family Lots And Two Open Space Lots On 6.28 Acres, Located Between Mack Hatcher Parkway And West McEwen Drive, And South Of Jordan Road, Located At 622 Jordan Road. (CONSENT AGENDA)

Attachments: [6794 - MAP - Jordan Road PUD Subdivision Final Plat](#)
[6794 Conditions of Approval 01](#)
[PLAT JORDAN ROAD COF #6794](#)

10. [18-0953](#) Riverbluff PUD Subdivision, Final Plat, Section 4, Creating 21 Single-Family Lots And One Open Space Lot On 4.64 Acres, Located East Of Lewisburg Pike And South Of Dallas Drive. (CONSENT AGENDA)

Attachments: [6803 - MAP - Riverbluff PUD Subdivision Section 4 Final Plat](#)
[6803 Conditions of Approval 01](#)
[Riverbluff PUD Subdivision, Final Plat, Section 4](#)

ENVISION FRANKLIN PLAN AMENDMENTS

11. [18-0862](#) Consideration Of Resolution 2018-45, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For The Property Located At 4114 Murfreesboro Road To Change The Design Concept From Single Family Residential To Multifamily Residential." (PUBLIC HEARING)

Sponsors: Emily Hunter and Brad Baumgartner

Attachments: [Res 2018 45 4114 Murfreesboro Rd Map](#)
[RES 2018-45 Envision Franklin amendment 4114 Murfreesboro Road_with upc](#)
[18063 RLC Conceptual Plan](#)
[Letter from Jason and Demeka Church](#)
[Letter from Kimberly Hubbard](#)
[Letter from Mark Robbins](#)

12. [18-0863](#) Consideration Of Resolution 2018-48, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For Properties Located At And Near 1777 New Highway 96 West, The Jewell Property, To Change The Design Concept From Mixed Residential To Neighborhood Mixed Use." (PUBLIC HEARING)

Sponsors: Emily Hunter and Brad Baumgartner

Attachments: [Res 2018 48 Jewell property Map](#)
[RES 2018 48 Envision Franklin amendment Jewell Property_with map revised](#)
[jewelllanduse090618](#)

13. [18-0875](#) Resolution 2018-68, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For The Property Located On Lewisburg Pike West of Stream Valley Known As Map 117 Parcel 12.00 To Change The Design Concept From Single-Family Residential to Conservation Subdivision." (09/27/18 FMPC)

Sponsors: Emily Hunter

Attachments: [MAP](#)
[RESOLUTION 2018-68 EF Amendment_with attachment.Law Approved](#)
[Overall Masterplan - 9.7.2018](#)
[Submittal Information](#)

14. [18-0879](#) Resolution 2018-70, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For The City-Owned Property At 403 And 405 5th Avenue North, Known As "The Hill Property" To Change The Design Concept From Recreation To Mixed Residential, With a Special Consideration For Secondary Access Outside Of The Floodplain For Public Safety Purposes." (09/27/18 FMPC)

Sponsors: Emily Hunter

Attachments: [RESOLUTION 2018-70 EF Amendment_with attachments.Law Approved 2](#)
[RESOLUTION 2018-42-Signed](#)

ZONING ORDINANCE TEXT AMENDMENTS

15. [18-0891](#) Consideration of Ordinance 2018-46 As Amended, "An Ordinance To Amend The Franklin Municipal Code, Appendix A-Comprehensive Fees And Penalties, Chapter 14, Relating To Zoning And Land Use Application Fees For The Planning Review Process." (1/24/19 FMPC 7-0; 02/12/19 BOMA 1st Reading 8-0; 3/12/19 2ND BOMA Reading 7-0) THIRD AND FINAL READING

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: [ORD 2018-46 AMENDED Review Fees.Law Approved 4](#)
[2018-46 Exhibit 1 Fee Comparison](#)
[2018-46 Exhibit 2 Proposed vs Existing Examples](#)
[2018-46 Exhibit 3 - 9.11.2018](#)
[Exhibit 3 from 2010 Fee Change](#)
[Sept FMPC ORD 2018-46 Review Fees.Law Approved](#)
[ORD 2018-46 Review Fees.Law Approved 3](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, August 23, 2018

7:00 PM

Board Room

CALL TO ORDER

Present 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

MINUTES

1. Approval of the July 26, 2018 FMPC minutes.

Attachments: [DRAFT July 26 2018 FMPC Minutes](#)

Commissioner Harrison moved, seconded by Alderman Petersen, to approve the minutes from July 26, 2018, as presented. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments.

Lauren Omeara, 4168 Clovercroft Road, Franklin (37067), spoke concerning the plans to expand Parish Presbyterian Church. She lives one lot away from the property. She stated that she had concerns about the design plans and expansion because the church's property is uphill from hers. The areas of concern are: the parking lot lights, traffic backup, the design of the road concerning accidents, and potential flooding because she lives downhill from the church. She stated that there had been four car accidents which landed in her yard in the past few years. She asked that the Commission take these concerns under consideration.

Chair Hathaway explained that the Parish Presbyterian item was not being considered at the meeting. He invited her to come back to speak when it is on the agenda.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of Planning & Sustainability, reminded the Commissioners that the Law Department will be conducting a special training day. Ms. Shauna Billingsley, City Attorney, will be organizing the event and there will be a speaker. The event will take place on September 6, 2018, from 9 am to 12 pm in the City Hall Boardroom. The event will focus on Open Meetings and Ethics and Decorum. Ms. Hunter stated that the Commissioners will receive credit toward their continuing education hours for attending. She stated she will send a reminder email.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Hathaway asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to approve items 2-5, as presented on the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

SITE PLAN SURETIES

2. Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.
3. Franklin First United Methodist Church PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements to August 22, 2019. (CONSENT AGENDA)

This Planning Item was approved.
4. Gateway Village PUD Subdivision, site plan, revision 4, lot 137 (Touchstone Office Building); extend the performance agreement for green infrastructure improvements to August 22, 2019. (CONSENT AGENDA)

This Planning Item was approved.

5. Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements to August 22, 2019. (CONSENT AGENDA)

This Planning Item was approved.

NON-AGENDA ITEMS

Chair Hathaway asked if there were any other items to discuss. There were none.

ANY OTHER BUSINESS

Chair Hathaway asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 7:05 p.m.

Chair, Mike Hathaway

ORDINANCE 2018-50

TO BE ENTITLED: "AN ORDINANCE TO REZONE 19.83 ACRES FROM GENERAL COMMERCIAL DISTRICT (GC) TO SPECIFIC DEVELOPMENT VARIETY 16.79, 67,328 (SD-X 16.79, 67328) DISTRICT FOR THE PROPERTY LOCATED NORTH OF LIBERTY PIKE AND WEST OF CAROTHERS PARKWAY (CAROTHERS CROSSING WEST PUD SUBDIVISION)."

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

WHEREAS, the Specific Development Variety (16.79, 67,328) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2018-81, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of General Commercial District to Specific Development Variety 16.79, 67,328 District:

PREMISES CONSIDERED	
Map-Parcel	Acres
079---04003	19.83
Total	19.83

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED:

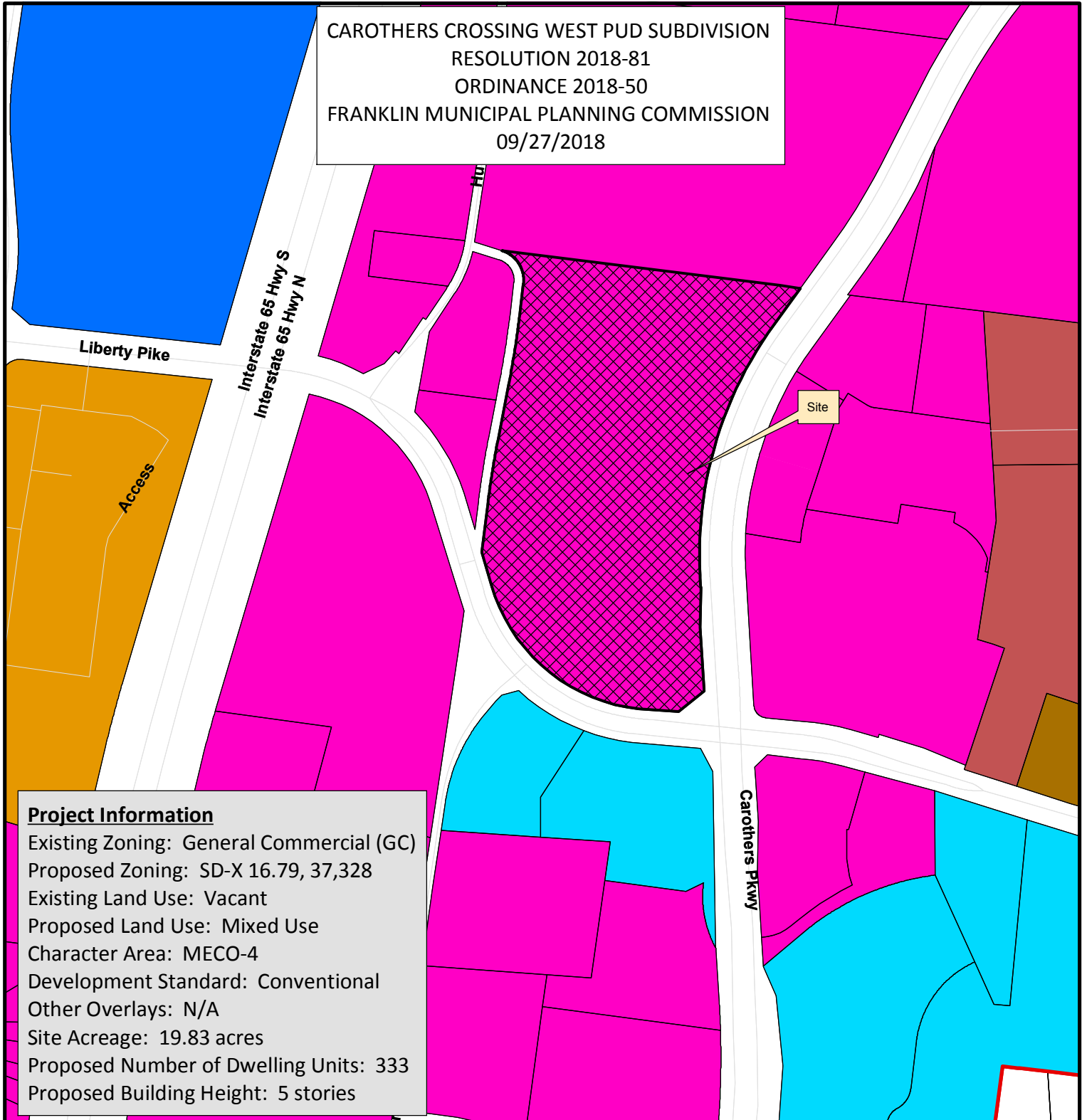
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

CAROTHERS CROSSING WEST PUD SUBDIVISION
 RESOLUTION 2018-81
 ORDINANCE 2018-50
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 09/27/2018



Project Information

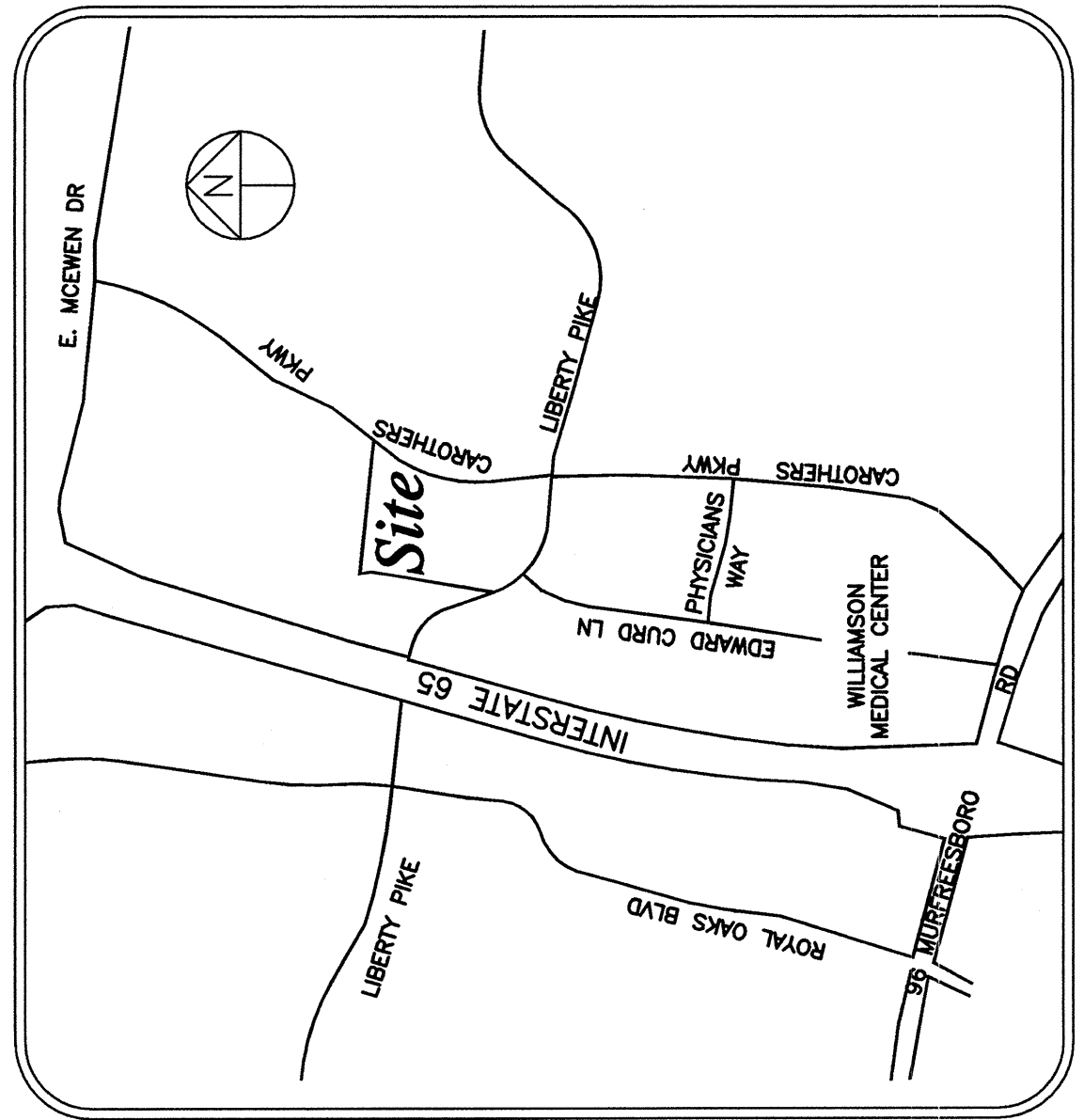
Existing Zoning: General Commercial (GC)
 Proposed Zoning: SD-X 16.79, 37,328
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 19.83 acres
 Proposed Number of Dwelling Units: 333
 Proposed Building Height: 5 stories

- | | |
|--|---------------------------------------|
| Carothers Crossing West | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
 Feet

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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2018. All rights reserved.



LINE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH	CH. BRG.
L1	S46° 11' 25" W	31.31'	C1	85.43'	95.82'	N22° 16' 19" W
L2	S86° 33' 43" W	66.74'	C2	1219.42'	857.03'	S16° 13' 39" W
L3	N84° 10' 54" W	106.77'	C3	517.96'	613.91'	N50° 13' 35" E
			C4	6722.62'	238.83'	N08° 34' 43" E

SURVEYOR'S NOTES:

- [illegible]

SURVEY CERTIFICATION

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY INSURANCE CO.;

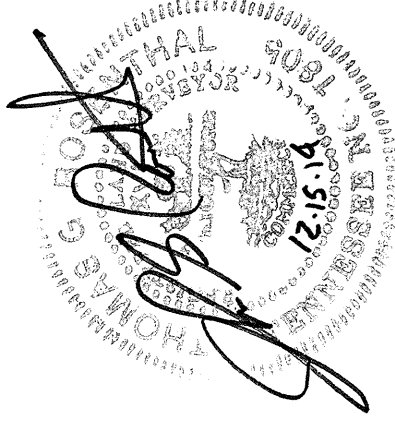
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 200 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 10, II(A), 13, 16, 17 AND 18 OF TABLE A FROM THE

[Signature]

THOMAS G. ROSENTHAL, TN. R.L. NO. 18005
DATE 12-15-14

PRELIMINARY

THOMAS G. ROSENTHAL, TN. R.L.S. NO. 180



LOT 1, BANCORPSOUTH S/D

MAP 79, PARCEL 40.17
LOT 2, BANCORPSOUTH S/D
PLAT BK 257 PG 22

REVISIONS:

DATE	DESCRIPTION

ALTA / ACSM LAND TITLE SURVEY

MAP 79, PARCEL 40.03

LIBERTY PIKE AND CAROTHERS PARKWAY
9th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENN.

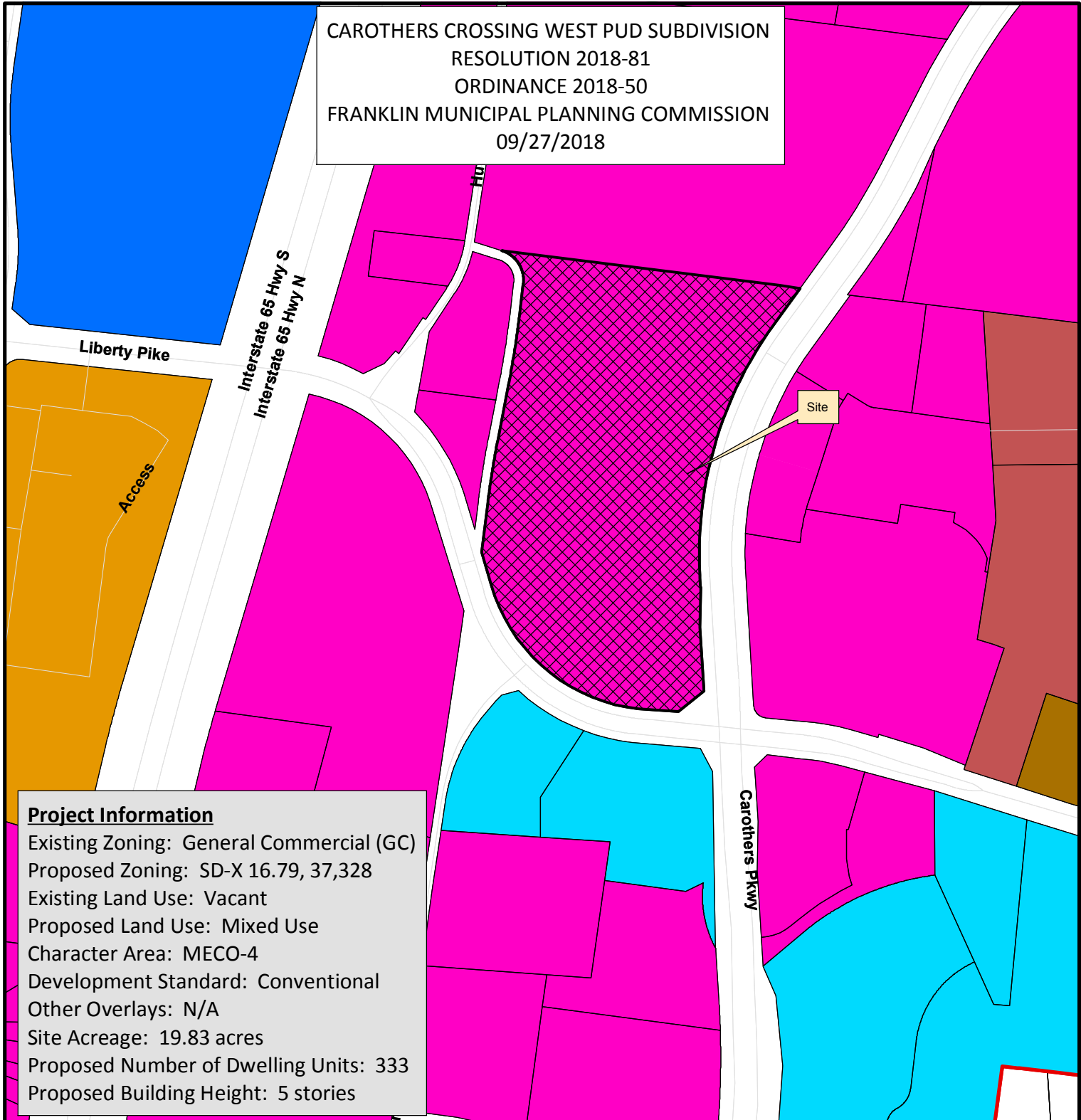
SWAIM AND SWAIM, LLC - BOOK 1579, PAGE 988, PORTER FAMILY LIMITED PARTNERSHIP - BOOK 3780, PAGE 549, AND STEVE EATHERLY, TRUSTEE OF THE J.D. RIVERSGATE LAND TRUST - BOOK 6098, PAGE 749, R.O.W.C., TN.

SEC, Inc.
SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 14432	DATE: 12-15-2014	FILE: SOUTHSTAR	DRAWN BY: ACAD/TCB-WSR	SCALE: 1" = 60'	SHEET 1 OF 1
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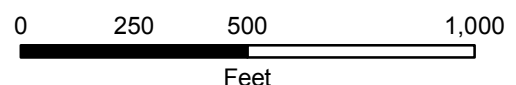
CAROTHERS CROSSING WEST PUD SUBDIVISION
 RESOLUTION 2018-81
 ORDINANCE 2018-50
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 09/27/2018



Project Information

Existing Zoning: General Commercial (GC)
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 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 19.83 acres
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- | | |
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CAROTHERS CROSSING WEST REZONING PLAN

TAX MAP 079, PARCEL 04003

DEVELOPER

EMBREY
1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TX 78209
CONTACT: BRAD KNOLLE
EMAIL: bknolle@embreydc.com

APPLICANT/ LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE, LLC
324 LIBERTY PIKE, SUITE 145
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greg.gamble@gdc-tn.com
PHONE: 615.975.5765

CIVIL ENGINEER

KIMLEY-HORN & ASSOCIATES, INC
214 OCEANSIDE DRIVE
NASHVILLE, TN 37024
PHONE: 615.564.2701



SHEET INDEX

C 0.0	COVER SHEET
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS

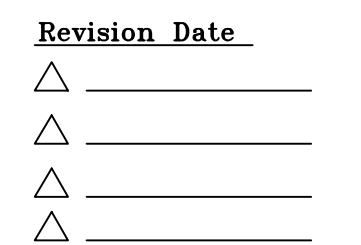
VICINITY MAP

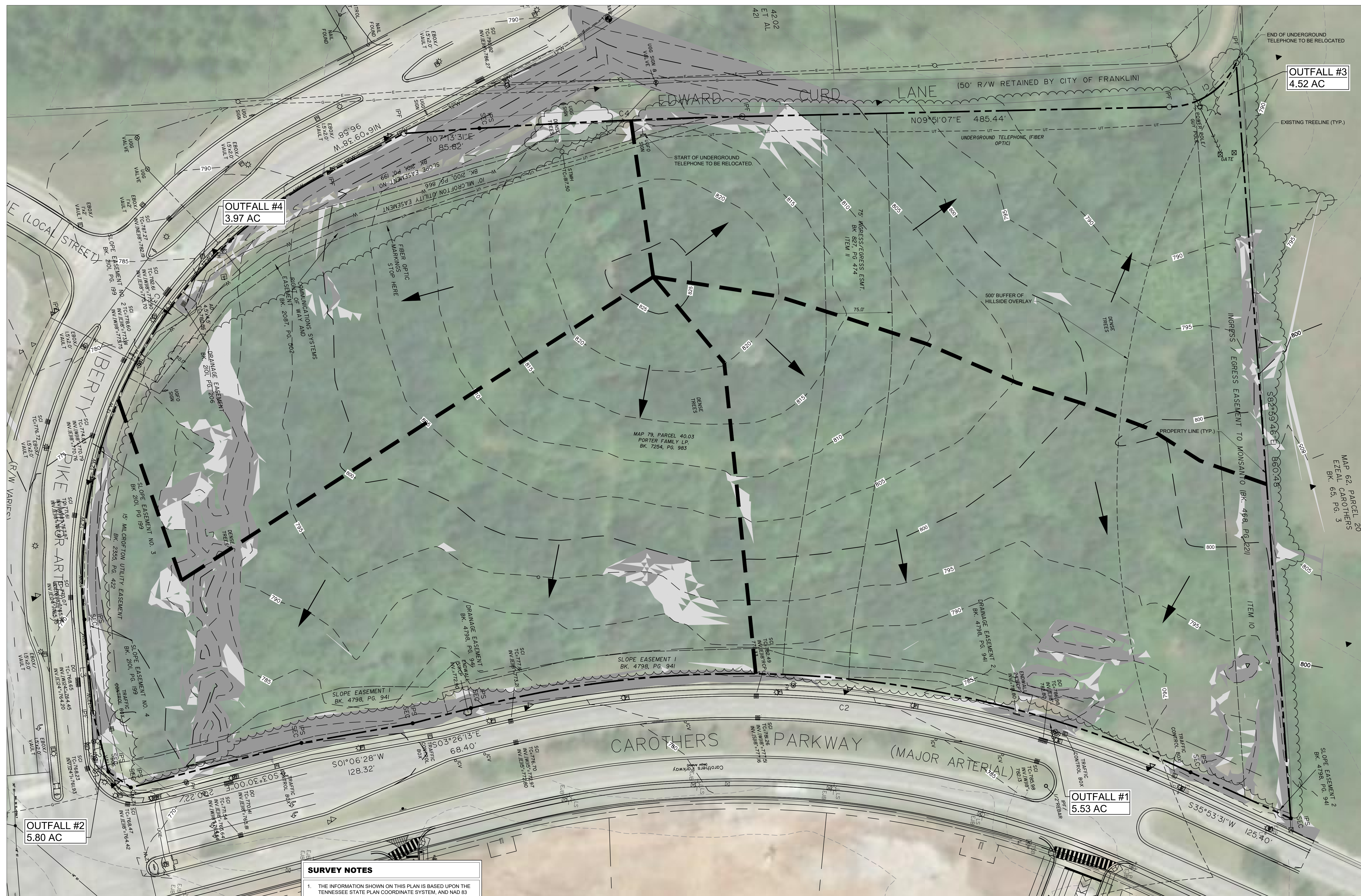
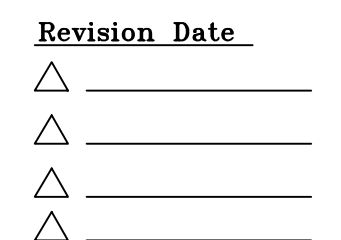


9TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com





STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY, OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

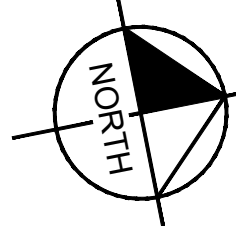
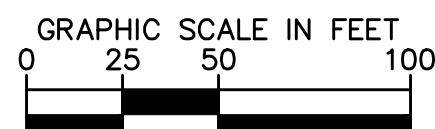
1 THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE
2 TENNESSEE STATE PLAIN COORDINATE SYSTEM, AND NAD 83
3 DATUM.
4 THE INFORMATION WAS TAKEN FROM AN ALTA SURVEY
5 PREPARED BY SITE ENGINEERING CONSULTANTS, INC., DATED
6 FEBRUARY 15, 2014. THE INFORMATION PROVIDED SHALL BE
7 FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND
8 ASSOCIATES SHALL NOT BE RESPONSIBLE FOR THE ACCURACY
9 AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
10 THE INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN
11 GIS AND AERIAL PHOTOGRAPHS.
12 THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL
13 RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY
14 PARTY OTHER THAN THE CURRENT OWNER.
15 THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA
16 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY
17 FLOOD INSURANCE RATE MAPS, 170601001, 17076C, PANEL
18 NO. 12, DATED SEPTEMBER 29, 2006. "X".

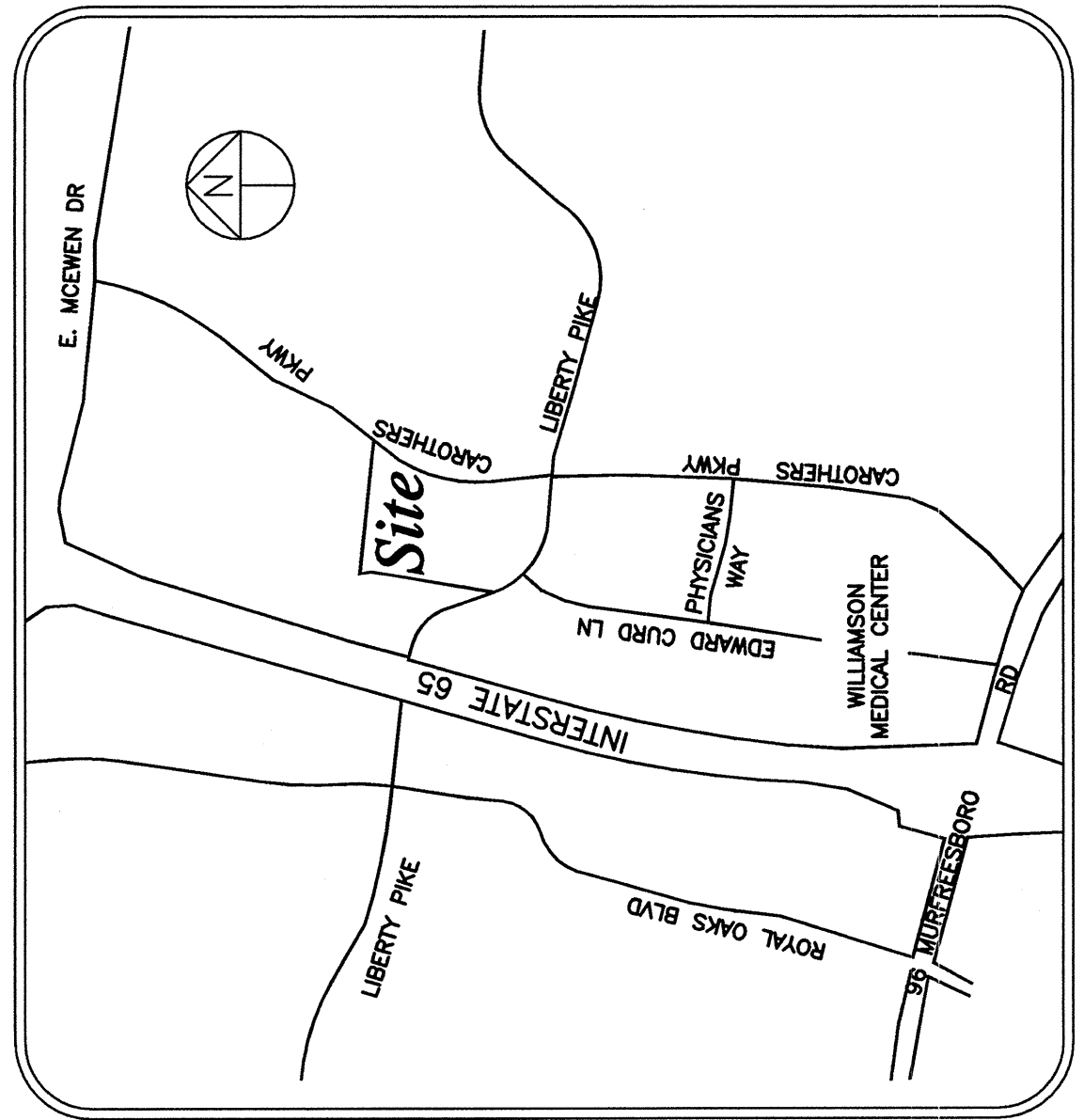
	EXISTING WATER LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING GAS MAIN
	EXISTING ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

EXISTING ZONING:	GENERAL COMMERCIAL DISTRICT
CHARACTER OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
DEVELOPMENT STANDARD:	CONVENTIONAL/TRADITIONAL
TOTAL SITE AREA:	19.83 ACRES

SITE CONTAINS DENSE TREE COVERAGE. THE EXISTING TREE CANOPY AREA IS ±18.2 AC, AND COVERS APPROXIMATELY 92 PERCENT OF THE SITE.





LINE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH	CH. BRG.
L1	S46° 11' 25" W	31.31'	C1	85.43'	95.82'	N22° 16' 19" W
L2	S86° 33' 43" W	66.74'	C2	1219.42'	857.03'	S16° 13' 39" W
L3	N84° 10' 54" W	106.77'	C3	517.96'	613.91'	N50° 13' 35" E
			C4	6722.66'	298.83'	N08° 34' 43" E

SURVEYOR'S NOTES:

- [illegible]

SURVEY CERTIFICATION

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY INSURANCE CO.;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINING ACT.

STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. WHICH IT IS BASED IN ACCORDANCE WITH THE EOM INTENDING

**PRELIMINARY
FOR REVIEW & COMMENTS**

THOMAS G. ROSENTHAL, TN. R.L.S. NO. 180

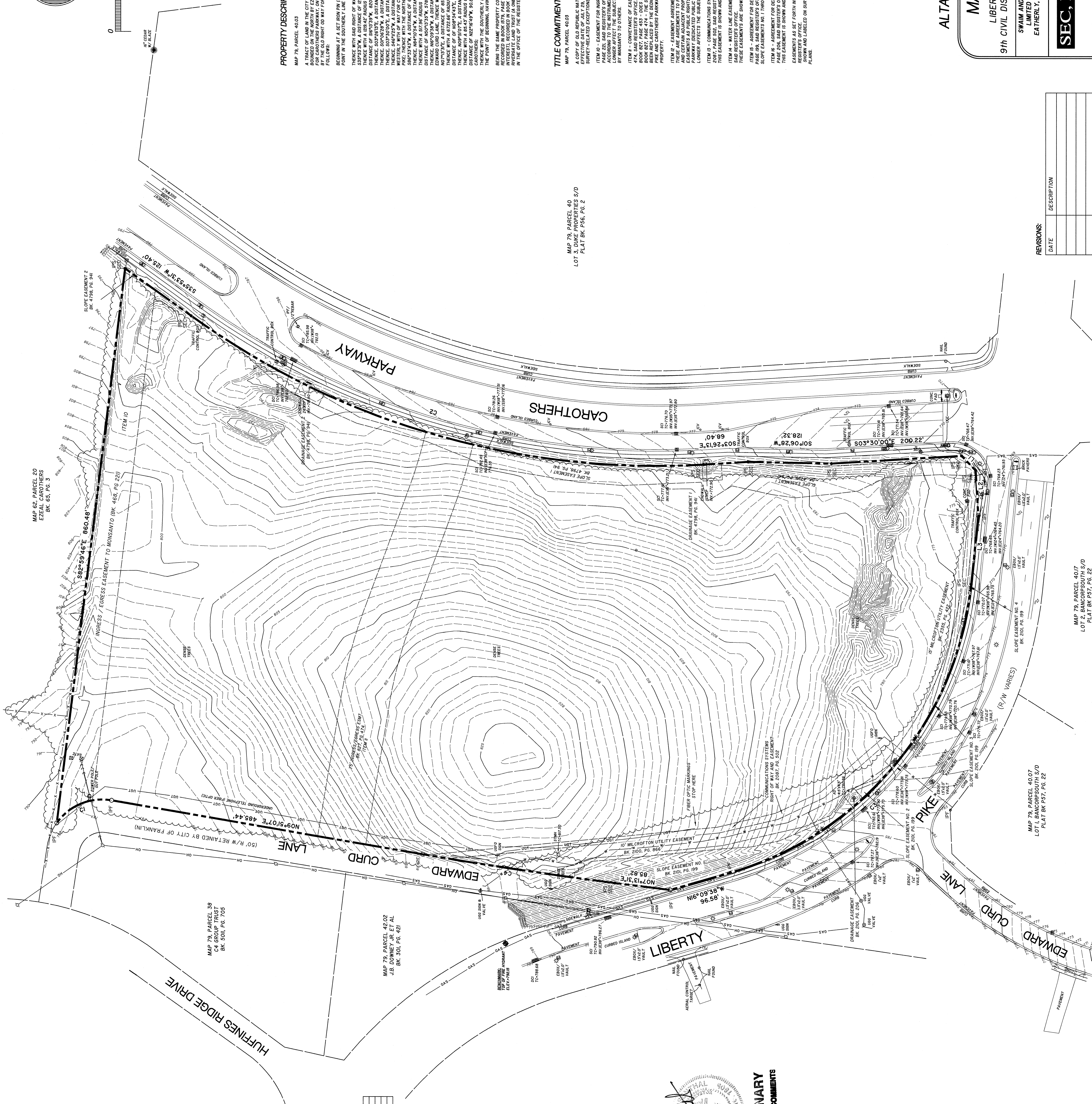
מקור: www.mafin.gov.il

TABLE A. THE REF. 12-15-14

THOMAS G. ROSENTHAL, TN RLS. NO. 1805
DATE OF FIELD SURVEY: DECEMBER, 2014

LEGEND

- | | | | |
|---|--------------------------|---|----------------------------|
|  | EXISTING CONC. MON. |  | CATCH BASINS, DROP, ETC. |
|  | EXISTING ROW IN P. |  | HANDICAPPED PARKING SPACES |
|  | SET ROW IN P. |  | SUN POST |
|  | LIGHT POLE |  | DECIDUOUS TREE |
|  | SAN SEWER MANHOLE |  | CONIFEROUS TREE |
|  | SAN SEWER CLEANOUT |  | TREE MASS |
|  | FLOOD LIGHT |  | WATER LINE |
|  | FIRE HYDRANT |  | SANITARY SEWER LINE |
|  | WATER METER |  | STORM SEWER LINE |
|  | WATER VALVE |  | GAS LINE |
|  | WATER LINE BOX |  | OVERHEAD ELECTRIC |
|  | ELECTRIC TRANSFORMER PAD |  | UNDERGROUND ELECTRIC |
|  | GAS METER |  | UNDERGROUND TELEPHONE |
|  | WALK UNIT |  | FENCE (AS NOTED) |



PROPERTY DESCRIPTION

MAP 79, PARCEL 40.03

A TRACT OF LAND IN THE CITY OF FRANKLIN, 9TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY EZEAL CAROTHERS' BOOK 65, PAGE 3, ON THE EAST BY THE RIGHT OF WAY FOR CAROTHERS PARKWAY, ON THE SOUTH BY THE RIGHT OF WAY FOR LIBERTY PIKE AND ON THE WEST BY THE RIGHT OF WAY FOR EDWARD CURD LANE. PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE WITH SAID RIGHT OF WAY THE FOLLOWING CALLS:

335°35.31N, A DISTANCE OF 124.40' TO A SET IRON PIN;
DISTANCE WITH A 1219.42' RADIUS CURVE TO THE LEFT, A DISTANCE OF 837.03', A CHORD BEARING AND
DISTANCE OF S16°13'39"W, 820.69' TO A SET IRON PIN;
THENCE, S03°26'13"E, A DISTANCE OF 68.40' TO AN IRON PIN SET (SEC);
THENCE, S01°06'29"W, A DISTANCE OF 128.32' TO AN IRON PIN SET (SEC);

THEMCE, S03°30'00"E, A DISTANCE OF 200.22' TO AN IRON PIN SET (SEC);
 THEN, S46°11'25"W, A DISTANCE OF 31.31' TO AN IRON PIN SET (SEC) AT THE INTERSECTION OF THE
 WESTERLY WITH WAY FOR CAROTHERS PARKWAY AND THE NORTHERLY RIGHT OF WAY FOR LIBERTY
 PINE; THENCE WITH THE NORTHERLY RIGHT OF WAY FOR LIBERTY PINE THE FOLLOWING CALLS:

S86°33'43"W, A DISTANCE OF 68.74' TO AN EXISTING IRON PIN;
THENCE, N84°10'34"W, A DISTANCE OF 106.77' TO A SET IRON PIN (SEC);
THENCE WITH A 517.96' RADIUS CURVE TO THE RIGHT A DISTANCE OF 613.91', A CHORD BEARING AND

DISTANCE OF N50°13'35"W, 578.60' TO AN EXISTING IRON PIN;
THENCE, N6°09'38"W, A DISTANCE OF 96.58' TO AN EXISTING IRON PIN IN THE OLD RIGHT OF WAY FOR
EDWARD CURD LANE, THENCE WITH SAID RIGHT OF WAY THE FOLLOWING CALLS:
N07°13'14"E, A DISTANCE OF 85.00' TO A SET IRON PIN (SEC);

THENCE WITH A 6722.66' RADIUS CURVE TO THE RIGHT, A DISTANCE OF 298.83', A CHORD BEARING AN
DISTANCE OF 609°34'43"E, 298.81' TO AN EXISTING IRON PIN;
THENCE, N09°51'07"E, A DISTANCE OF 485.44' TO AN EXISTING IRON PIN;

THENCE WITH A 85.43' RADIUS CURVE TO THE LEFT, A DISTANCE OF 95.82', A CHORD BEARING AND DISTANCE OF N22°16'49"W, 90.88' TO AN EXISTING IRON PIN IN THE SOUTHERLY LINE OF EZEAL CAROTHERS;

THE POINT OF BEGINNING, HAVING AN AREA OF 863622 SQUARE FEET OR 19.826 ACRES, MORE OR LESS BEING THE SAME PROPERTY CONVEYED TO SWAIM AND SWAIN, L.L.C. (A ONE-THIRD UNDIVIDED INTEREST) WITH THE SOUTHERLY LINE OF EZEAL CAROTHERS, SB2-5946'E, A DISTANCE OF 860.48' TO THE THENCE WITH THE SOUTHERLY LINE OF EZEAL CAROTHERS, SB2-5946'E.

RECORDED IN BOOK 1579, PAGE 988, PORTER FAMILY LIMITED PARTNERSHIP (A ONE-THIRD UNDIVIDED INTEREST), RECORDED IN BOOK 3780, PAGE 549, AND STEVE EATHERLY, TRUSTEE OF THE J.D. RIVERGATE LAND TRUST (A ONE-THIRD UNDIVIDED INTEREST), RECORDED IN BOOK 60398, PAGE 749, AL

IN THE OFFICE OF THE REGISTER OF DEEDS FOR WILLIAMSON COUNTY, TENNESSEE:

TITLE COMMITMENT NOTES

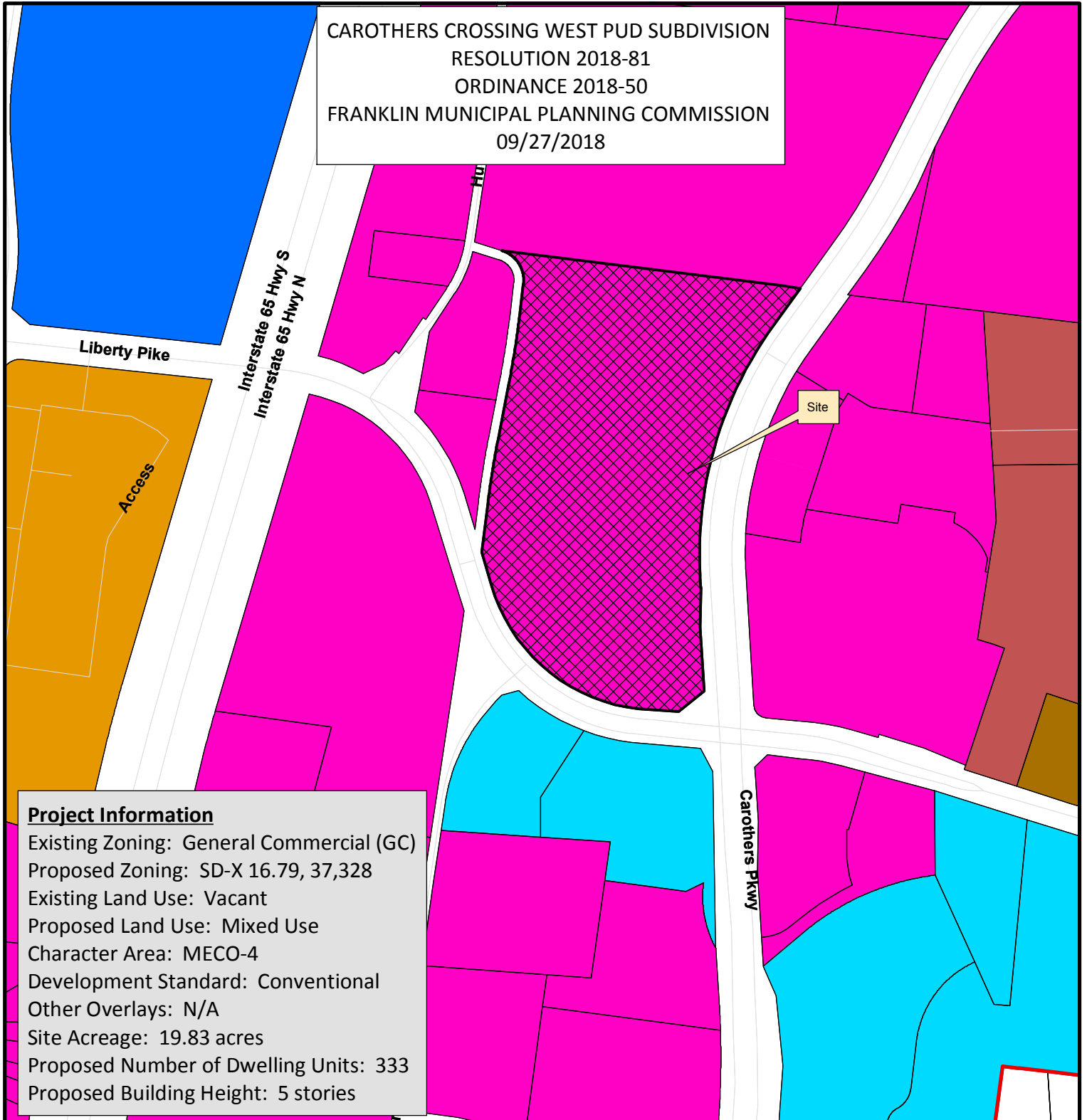
MAP 79, PARCEL 40.03

LOT 3, DUKE PROPERTIES S/D
PLAT BK. P56, PG. 2

MAP 79 PARCEL 40

MAP 79 PARCEL 40

CAROTHERS CROSSING WEST PUD SUBDIVISION
 RESOLUTION 2018-81
 ORDINANCE 2018-50
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 09/27/2018



Project Information

Existing Zoning: General Commercial (GC)
 Proposed Zoning: SD-X 16.79, 37,328
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 19.83 acres
 Proposed Number of Dwelling Units: 333
 Proposed Building Height: 5 stories

- | | |
|--|---------------------------------------|
| Carothers Crossing West | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
 Feet

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RESOLUTION 2018-81

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CAROTHERS CROSSING WEST PUD SUBDIVISION, FOR THE PROPERTY LOCATED NORTH OF LIBERTY PIKE AND WEST OF CAROTHERS PARKWAY."

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2018-51; and

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

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

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

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

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
079---04003	19.83
Total	19.83

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

SECTION III. That the overall entitlements for the Carothers Crossing West PUD Subdivision are as follows:

Entitlements	Carothers Crossing West PUD
Base Zone District	Specific Development Variety (16.79, 67,328)
Character Area Overlay	MECO-4
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	333
Number of Nonresidential Square Footage	67,328 SQFT
Number of Hotel Rooms	0
Open Space Requirements	0.99 Acres
Number of Phases in Development	3

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

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2018-51, on third and final reading, the health, safety, and welfare of the citizens requiring it.

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

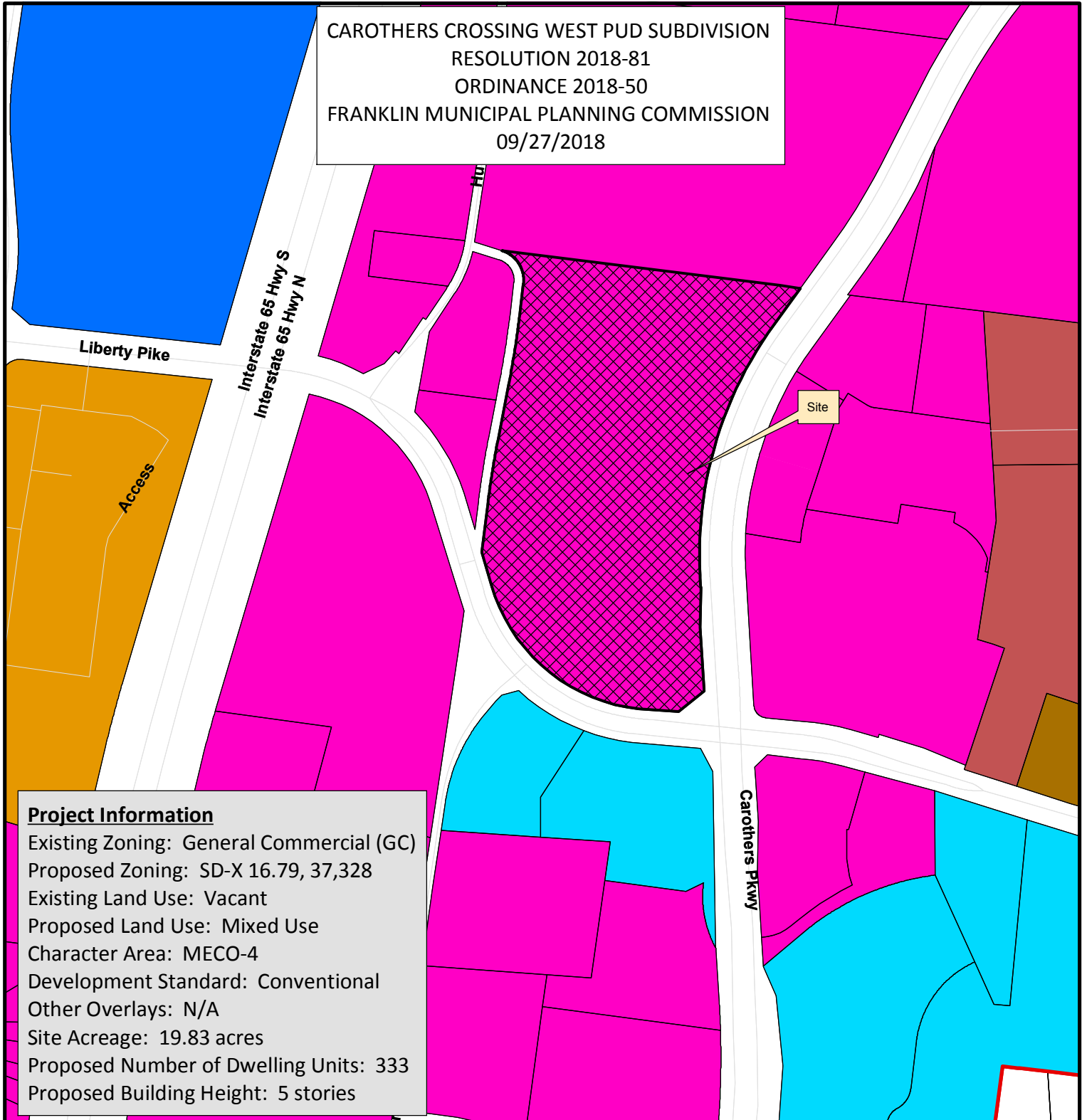
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

NEIGHBORHOOD MEETING:

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

CAROTHERS CROSSING WEST PUD SUBDIVISION
 RESOLUTION 2018-81
 ORDINANCE 2018-50
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 09/27/2018



Project Information

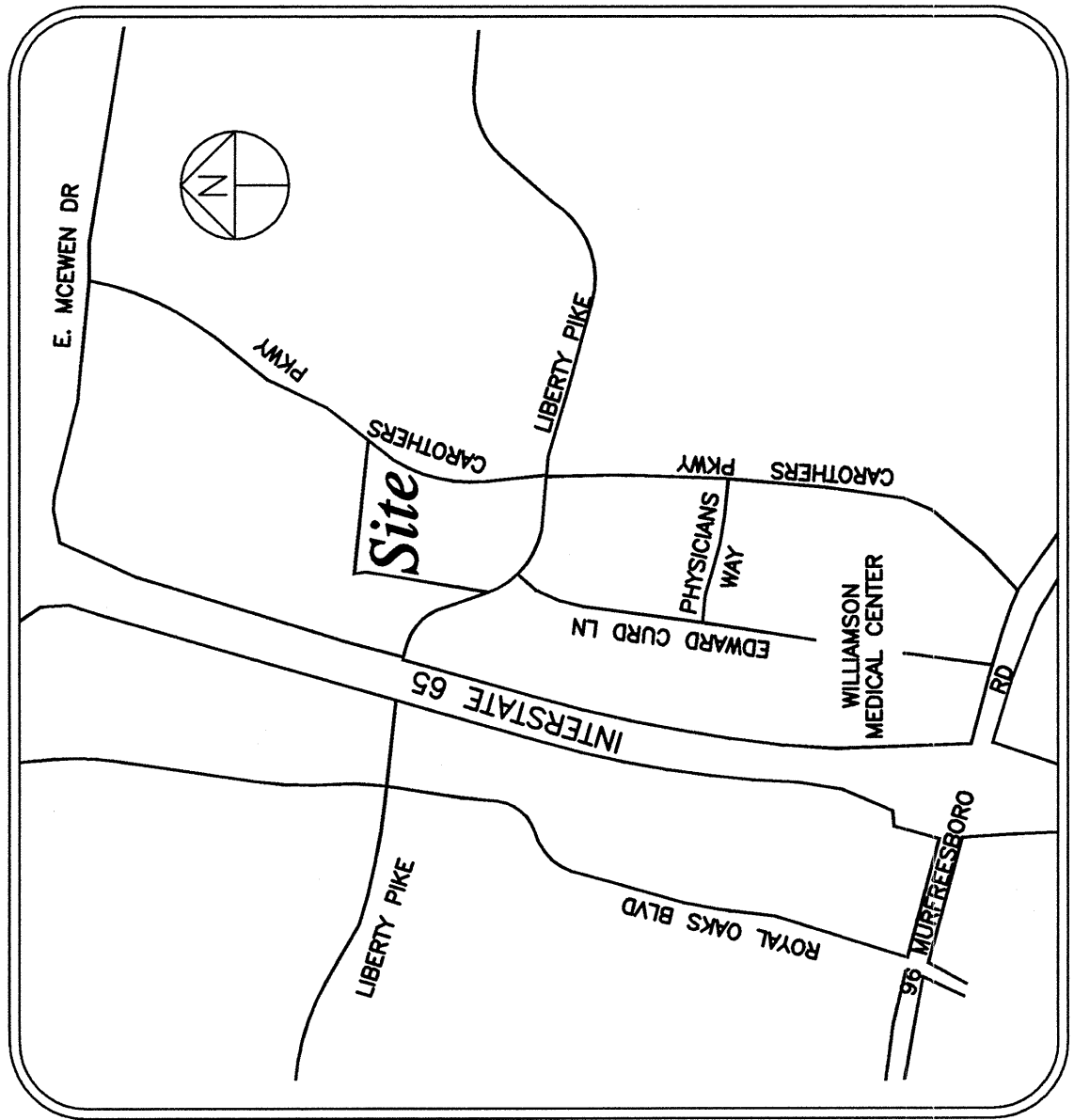
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 Feet

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CURVE	DAQ US	LENGTH	CH. BKG.	CHORD	U. DISTANCE
CL	65.45	182.02	627.16	50.18	50.18
CS	517.26	613.31	2027.13	576.60	576.60
CA	1222.66	2248.83	10075.41	278.31	278.31

SURVEYOR'S NOTES:

- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES, NAD 83-86 VERTICAL DATUM NAVD83.
- PROPERTY SHOWN IS ZONED GC- GENERAL COMMERCIAL DISTRICT, WITH A MICO-4 MINIMUM BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS:
FRONT - 15 FEET
REAR - 25 FEET
- SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 40.03 ON WILLIAMSON COUNTY PROPERTY MAP NO. 79.
- THE PRESENT LOTS SHOWN ON THIS MAP ARE NOT A SPECIAL CASE UNDER THE TENNESSEE CONVEYANCE ACT, BUT ARE A SPECIAL CASE UNDER THE TENNESSEE CONVEYANCE ACT, AS THE PRESENT LOTS SHOWN ON THIS MAP ARE NOT A SPECIAL CASE UNDER THE TENNESSEE CONVEYANCE ACT, BUT ARE A SPECIAL CASE UNDER THE TENNESSEE CONVEYANCE ACT.
- THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO REPRESENTATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN ARE IN THE RECORDS IN THE AREA, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE RECORDS IN THE AREA, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE RECORDS IN THE AREA.
- THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, NOR BUILDING CONSTRUCTION/ADDITIONS ON SITE. SITE IS VACANT LAND.
- TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES.
- TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEY CERTIFICATION

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY INSURANCE CO.; SOUTHERN, LLC

THIS IS TO CERTIFY THAT THE MAP OF PLAT AND THE SURVEY ON STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY AND THE SURVEYOR'S KNOWLEDGE, THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

PRELIMINARY
FOR REVIEW & COMMENTS

DATE OF FIELD SURVEY: DECEMBER, 2014

- LEGEND
- EXISTING CONC. MON.
 - EXISTING IRON PIN
 - SET IRON PIN
 - UTILITY POLE V/OUT
 - LIGHT POLE
 - FLOOD LIGHT
 - SAN. SEWER MANHOLE
 - SAN. SEWER CLEAOUT
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - TELEPHONE BOX
 - ELECTRIC TRANSFORMER PAD
 - GAS METER
 - HWAC UNIT
 - CATCH BASIN/AREA DRAIN
 - PARKING SPACES
 - HANDICAP PARKING SPACES
 - SUN POST
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE MASS
 - WATER LINE
 - SANITARY SEWER LINE
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 - GAS LINE
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - FENCE (AS NOTED)

MAP 62, PARCEL 20
EZEAL CAROTHERS
BK. 65, PG. 5

MAP 79, PARCEL 39
C4 GROUP TRUST
BK. 50L, PG. 705

MAP 79, PARCEL 42.02
J.B. DOWNEY JR. ET AL
BK. 30L, PG. 421

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PLAN BK. P57, PG. 22

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MAP 62, PARCEL 20
EZEAL CAROTHERS
BK. 65, PG. 5

MAP 79, PARCEL 39
C4 GROUP TRUST
BK. 50L, PG. 705

MAP 79, PARCEL 42.02
J.B. DOWNEY JR. ET AL
BK. 30L, PG. 421

MAP 79, PARCEL 40.07
LOT 1, BANCORPSOUTH S/D
PLAN BK. P57, PG. 22

MAP 79, PARCEL 40.17
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PLAN BK. P57, PG. 22

MAP 62, PARCEL 20
EZEAL CAROTHERS
BK. 65, PG. 5

CONDITIONS OF APPROVAL:

Open Issues: 23 These issues are currently being filtered

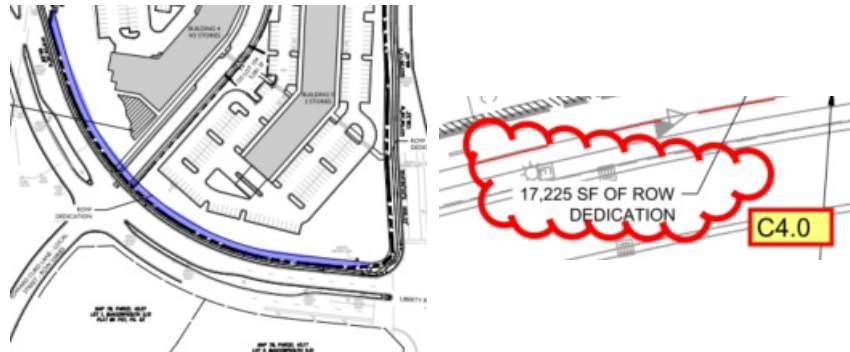
Engineering - PUD Plan Checklist

General Issues

19. B. General Information

joe.marlo@franklin.tn.gov Comment not adequately addressed, as more ROW dedication is now shown than requested in the comment.

Applicant to remove the ROW Dedication now shown along Liberty Pike on all sheets. The only ROW Dedication required is along Carothers Parkway up to the intersection of Liberty Pike, as indicated in previous comments. Revise the square feet of ROW Dedication shown on C4.0.



40. Stormwater Outfalls

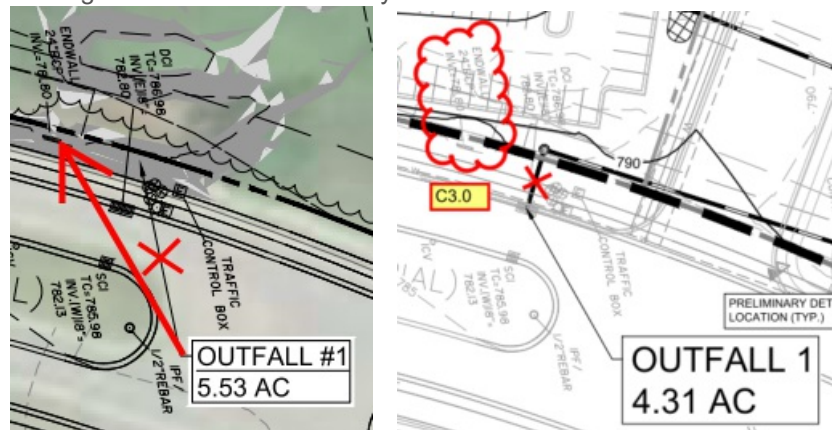
Southeast:

Applicant to revise drawings to reflect the existing outfall along Carothers Parkway clouded below, and modify the area draining to Outfall #2 accordingly.



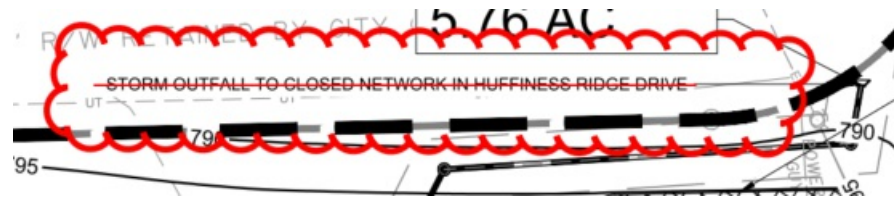
Northeast:

Applicant to revise the outfall to reference the existing endwall noted below, and not the existing inlet in Carothers Parkway.



41. Stormwater Outfall

joe.marlo@franklintn.gov Applicant to remove the note clouded below from C3.0. Huffiness Ridge Drive utilizes a ditch section for drainage.



42. Storm Outfalls

joe.marlo@franklintn.gov Comment not adequately addressed. While the outfall in the southwest has now been shown, the two outfalls along Carothers Parkway are still incorrect (Comment #40).

*The following is an Advisory Comment and **does not hinder approval of the Development Plan.***

Advisory Comment: During detailed engineering design at the Site Plan Stage, the Applicant will be required to provide analysis for off-site downstream structures receiving flow from stormwater outfalls #1 and #2. Should the analysis indicate that the existing storm structures do not have capacity to handle flow from the site, the Applicant will be required to replace the structures with appropriately sized infrastructure.

48. F. Development Plan

kevin.long@franklintn.gov Applicant shall design street entrance/exits with full width travel lanes, with the number of lanes as required by the Traffic Impact Study:

- If sight distance is determined to be adequate, the driveway shall be designed with three (3) lanes for vehicular movement: one (1) lane for vehicle ingress and two (2) southbound approach lanes for vehicle egress: one (1) left turn lane and one (1) shared through / right-turn lane.
- If sight distance is insufficient looking to the west along Liberty Pike, the driveway shall be constructed with two (2) lanes for vehicular movement: one (1) lane for vehicle ingress and one (1) southbound approach lane for vehicle egress: one (1) right-turn lane, with left and through movements prohibited.

[Edited By Kevin Long]

51. F. Development Plan

kevin.long@franklintn.gov Comment not adequately addressed.

With this development plan, Applicant shall show conceptual design for roadway improvements, including graphically showing proposed auxiliary lanes (including proposed median modifications, revised sidewalk layout, etc.), revised entrance/exit configurations (such as to permit R-Out only), etc.

At the site plan stage, Applicant shall provide final design for roadway improvements that meets applicable standards as reflected in the Franklin Transportation Street Technical Standards and the AASHTO Policy on Geometric Design of Highways and Streets. This applies to all requirements identified in the finalized Traffic Impact Study, as well as the geometric design of private streets within the development.

[Edited By Joe Marlo]

52. Exhibit

joe.marlo@franklin.tn.gov *Comment not adequately addressed. A separate exhibit has not been provided as requested, and information shown on Sheet C4.0 does not accurately reflect future considerations.*

Applicant to provide a separate exhibit that shows the future widened Carothers Parkway in relation to the proposed development. Exhibit to include the following:

1. Future extents of additional drive lane, grass strip, and sidewalk. Future extents are to be based on an additional 12-foot drive lane, not 11-foot as shown on C4.0.
2. Site triangles based on future stop conditions (i.e. based on driver location at stop behind future sidewalk) showing adequate site distances, including at proposed retaining wall locations.

55. Drive Connection

joe.marlo@franklin.tn.gov *Comment partially addressed, as lanes have been widened and Sheet C2.0 shows sidewalk on one side, however no sidewalk at this location is shown on C3.0, C4.0, and C5.0.*

Applicant to provide sidewalk on both sides of RI/RO connection to Carothers Parkway, and show sidewalks on all applicable sheets.

60. F. Development Plan

lance.fittro@franklin.tn.gov The provided typical section for Cushing Street does not accurately reflect the layout shown on the plans. Applicant shall correct the typical section as needed, including the arrangement of the grass strip and sidewalk on the east side of the street, which do not match that shown on the plans.

61. F. Development Plan

lance.fittro@franklin.tn.gov The provided typical section for the extension of Southstar Drive into the development does not accurately reflect the layout shown on the plans. Applicant shall indicate the appropriate striping on the layout view so that it is clear which are turn lanes vs through lanes, and correct the typical section as needed, including the arrangement of the grass strip and sidewalk which do not match that shown on the plans.

70. G. Grading Plan

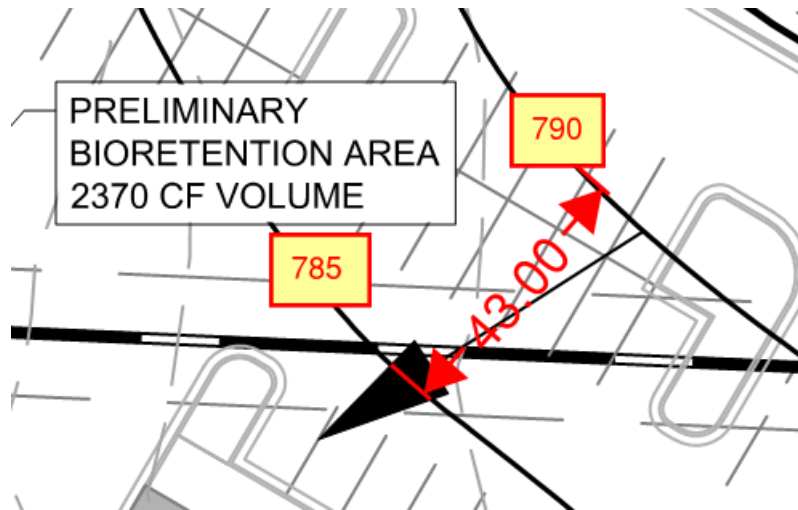
lance.fittro@franklintn.gov Applicant shall show all off-street parking areas in compliance with section 5.9.3(10) of the Off-Street Parking Standards of the Franklin Zoning Ordinance:

(10) Maximum Slope

(a) Paved off-street parking areas shall not exceed a six percent slope.

(b) Within off-street parking areas on sloping sites (four percent or greater), parking bays shall run parallel to elevation contours.

The proposed grading plan appears to indicate slopes in excess of 10% in some of the parking areas.



This shall be addressed in detail at the Site Plan stage, but the conceptual grading shown on the Development Plan shall generally comply with these requirements. Failure to address site grading constraints in sufficient detail at Development Plan stage shall not dictate acceptance of slopes or retaining wall heights in excess of those allowed by the Zoning Ordinance at Site Plan stage.

[Edited By Lance Fittro]

71. D. Statement of Impacts

carlb@franklintn.gov Applicant has provided a statement describing the anticipated impact on streets as shown in the Major Thoroughfare Plan. Applicant shall revise and update the submitted TIA based on the comments provided in the 3rd-party review as uploaded to IDT.

Applicant is strongly encouraged to apply for a roadway offset agreement for the extension of the eastbound left turn storage lane on Liberty Pike at Carothers Parkway. Such agreement shall be submitted and approved by BOMA no later than their approval of this development plan.

Fire-Planning

General Issues

15. Access

andyk@franklintn.gov Parking lots and private drive lanes cannot have 10% grades.

General Issue

Carothers Crossing West PUD Development Plan Initial Submittal 08.13.2018.pdf

39. MVUD Application

bnutt@mvud.org

Water line design shown does not follow or reflect MVUD specifications or design criteria.

Parks

General Issues

10. Parkland information

kevinl@franklinn.gov

email from Greg after a meeting 8-29-18

Kevin,

I have begun an evaluation of the Parkland Dedication Ordinance and its application for the Carothers Crossing West development with Embrey and Southstar. Thank you for meeting with me to review the technical aspects of the Ordinance. In this situation, we are pursuing a Development Plan approval for a multifamily/mixed use development. We are proposing 332 apartments.

The Parkland Dedication fee for 332 apartments x \$4,304 is \$1,428,928.

In Section 25-406, The Developer shall enter into a Contract with the City that states the fees required and the off-sets for Parkland Dedication. The Contract shall be finalized concurrently with the approval of a Development Plan, and shall be approved by BOMA. At this time, it is not possible for us to estimate or evaluate the budgets for the private areas that would be calculated as off-sets. All amenities are only schematic on the Development Plan. Once we are proceeding with Site Plan Documents we would be able to calculate the costs associated with the amenities of the site.

I would recommend a process where BOMA approves a Memorandum of Understanding stating the total fee as listed above, and that the Developer intends to provide certain on-site amenities for the residents. These items can be listed, ie pool, linear park area, dog park, etc. At Site Plan, BOMA can finalize the actual Contract that address the qualifying off-sets and final total fee.

The Fee could be paid up front, and reimbursed by the City. This is a bit more difficult for Single Family Home builders than it is for Apartment Developers, but I think it is still possible.

Another minor issue is that Apartment Developments do not have an HOA. They have an ownership. I'm not sure how this affects the language of the ordinance or if it is relevant.

Sincerely,

Greg Gamble

9-12-18

Greg we did meet internally about the issues you presented to Lisa, Mark and myself. In attendance were City Administration, Law, Planning and Parks to weigh in. The decision was made to keep the ordinance as approved by the board with no further recommendation to amend at this time. This means that if a development wants to gain offsets from the new ordinance they will need to have a contract and show on the development plan where these offsets are planned and show what the amenities or improvements will be. Reminder, that for this to be approved for offsets the space has to be meaningful to the development, a true place of attraction for owners/tenants. Example, a bench outside by a bicycle station will not be accepted but a pergola with two or more benches with a water feature or a fire pit would be considered. The contact must be sent to BOMA for approval and all fees will be received before the final plat can be recorded. Once the offsets are approved and construction takes place then it will be up the developer to submit invoices back to City for reimbursement after inspections have been completed.

[Edited By Kevin Lindsey]

Planning

General Issues

36. Cross Sections

josh.king@franklintn.gov Applicant shall at site plan, provide detail breakouts of the plaza space between the multi family and retail buildings as how the space is activated.

66. Architecture

josh.king@franklintn.gov Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process. Elevations are expected to remain consistent throughout the permitting process.

67. Post PC Development Plans

josh.king@franklintn.gov The Post PC Development Plan shall be submitted and approved prior to approval of site plans. A copy of the Development Plan Sheet shall be included with the site plan submittal.

Planning (Landscape)

General Issues

4. Tree Canopy Retention

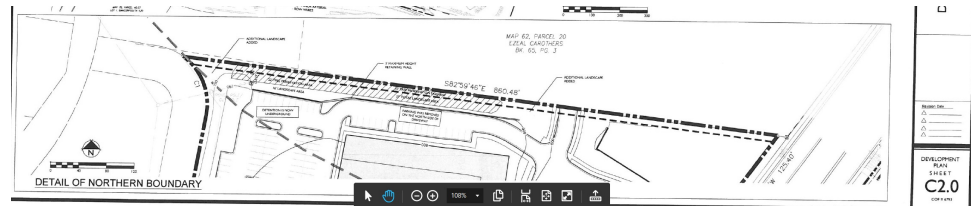
jason.arnold@franklintn.gov In order for DRT to support the applicant's request for payment in-lieu of tree canopy retention, the applicant shall maintain 50% of the required (15%) tree canopy retention.

Preservation/HZC

General Issues

50. Proposed Historic Preservation Buffer Reduction

amanda.rose@franklin.tn.gov The Historic Zoning Commission approved the request based on the Exhibit C2.0 that was presented directly to it at its September 10, 2018 meeting. The exhibit, below, indicates a 10' naturalistic historic preservation buffer along the entirety of the northern property line, along with additional landscape easements areas along the western side of the northern property line. A mixture of evergreen and deciduous trees are required to be placed within the buffer to create a year-long visual screen, as indicated by Section 5.7 of the Zoning Ordinance. The entire area indicated for landscaping along the property line will be required to be placed within an easement.

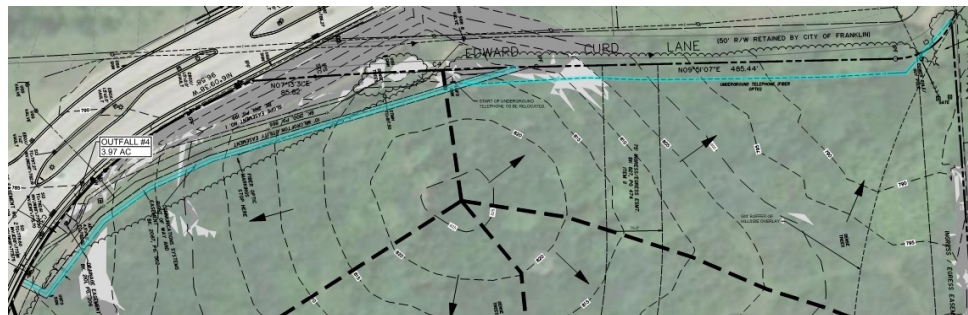


Stormwater

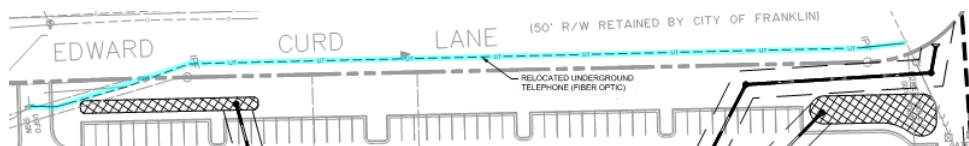
General Issues

8. Bioretention

lance.fittro@franklin.tn.gov The existing "underground telephone line" crossing the site that is shown to be relocated appears to be THE critical fiber optic infrastructure owned by AT&T which has been avoided at all costs by previous projects in the vicinity. Applicant shall provide verification that the line will be permitted to be relocated by the utility provider.



Pending this verification, show the line on all plan sheets so that it is clear what the impact to the development will be if it is not permissible to relocate the line as shown on the plans. If it is permissible to relocate the line, it should be relocated such that it does not interfere with the development of the neighboring properties or the roadway that will need to be installed to serve them. **The line shall not be relocated into public ROW as depicted on the current submittal.** Should an inability to relocate the line as shown on the plans necessitate significant changes to the layout of the development, including the external access to the old Edward Curd Lane ROW shown on the plans, the Development Plan must be revised accordingly.



68. Drainage

ellen.moore@franklin.tn.gov Applicant shall show the conceptual storm infrastructure layout for the entire site. No storm infrastructure is shown on roads and parking lots onsite.

69. Drainage

ellen.moore@franklin.tn.gov Applicant shall show the where double inlet on Liberty will be replaced.

CAROTHERS CROSSING WEST DEVELOPMENT PLAN

TAX MAP 079, PARCEL 04003
COF 6793

DEVELOPER

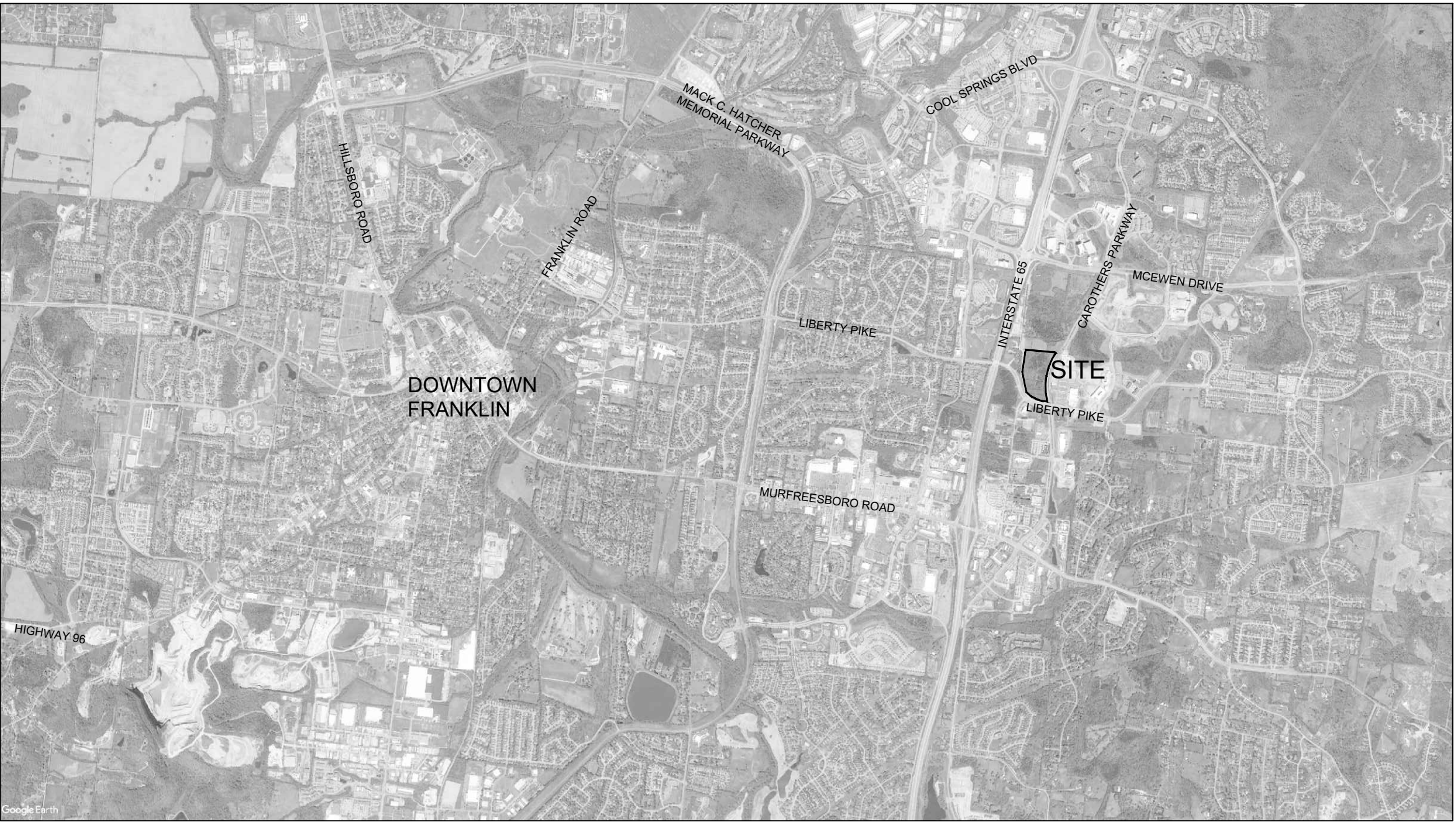
EMBREY
1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TX 78209
CONTACT: BRAD KNOLLE
EMAIL: bknolle@embreydc.com

APPLICANT/ LANDSCAPE ARCHITECT

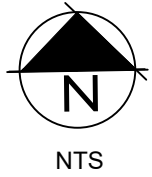
GAMBLE DESIGN COLLABORATIVE, LLC
324 LIBERTY PIKE, SUITE 145
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greg@gdc-tn.com
PHONE: 615.975.5765

CIVIL ENGINEER

KIMLEY-HORN & ASSOCIATES, INC
214 OCEANSIDE DRIVE
NASHVILLE, TN 37024
PHONE: 615.564.2701



VICINITY MAP



9TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SHEET INDEX

C 0.0	COVER SHEET
C 1.1	ENLARGED EXISTING CONDITIONS
C 2.0	DEVELOPMENT PLAN
C 2.1	SITE CROSS SECTIONS
C 2.2	TYPICAL STREET SECTION
C 3.0	ENLARGED GRADING AND DRAINAGE PLAN
C 4.0	ROW AND ACCESS PLAN
C 5.0	ENLARGED UTILITY PLAN
A 1.0	TYPICAL ARCHITECTURE



GDC

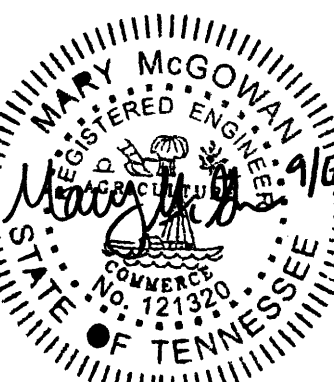
GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com

CAROTHERS CROSSING WEST
REZONING PLAN

EMBREY

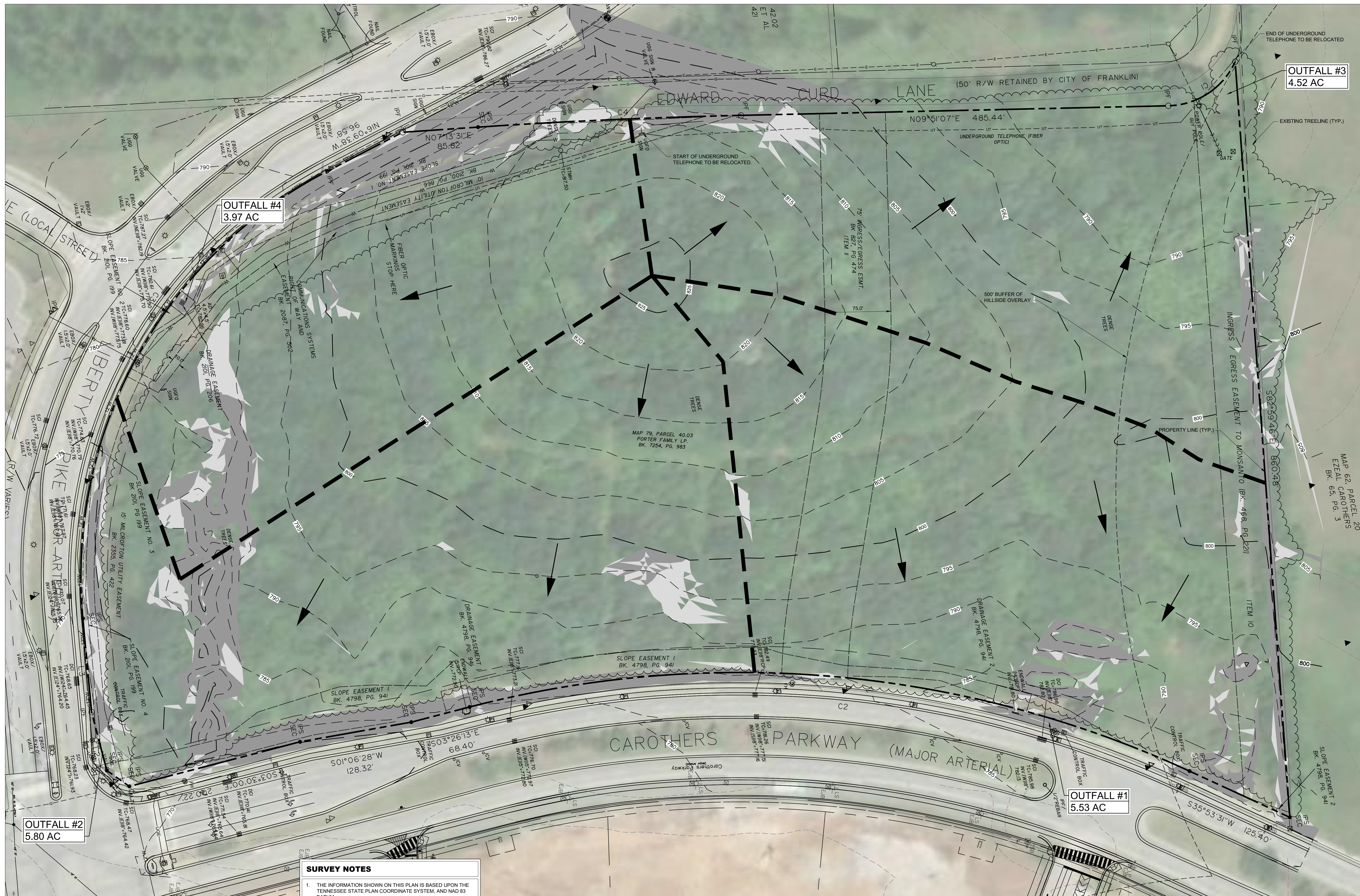
Franklin, Williamson County, Tennessee



Revision	Date
△	
△	
△	
△	

ENLARGED EXISTING
CONDITIONSSHEET
CI.1

COF # 6792

OUTFALL #2
5.80 ACOUTFALL #4
3.97 ACOUTFALL #3
4.52 ACOUTFALL #1
5.53 AC

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASIC INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY SITE ENGINEERING CONSULTANTS, INC., DATED DECEMBER 15, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 212F, DATED SEPTEMBER 29, 2006, ZONE "X".

SITE LEGEND

— W —	EXISTING WATER LINE
- - - - - UG - - - - -	EXISTING UNDERGROUND ELECTRIC
- - - - - G - - - - -	EXISTING GAS MAIN
- - - - - E - - - - -	EXISTING ELECTRIC LINE
- - - - - UT - - - - -	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
⊙ FH	EXISTING FIRE HYDRANT
⊙	EXISTING LIGHT POLE

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

SITE DATA TABLE

EXISTING ZONING: CHARACTER OVERLAY: OTHER APPLICABLE OVERLAYS: DEVELOPMENT STANDARD: TOTAL SITE AREA:	GENERAL COMMERCIAL DISTRICT MECO-4 HHO BUFFER CONVENTIONAL/TRADITIONAL 19.83 ACRES
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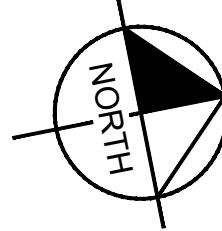
EXISTING TREE CANOPY NOTE

SITE CONTAINS DENSE TREE COVERAGE. THE EXISTING TREE CANOPY AREA IS ±18.2 AC, AND COVERS APPROXIMATELY 92 PERCENT OF THE SITE.

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY, OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

GRAPHIC SCALE IN FEET
0 25 50 100



KEY

FORMAL OPEN SPACE

TREE CANOPY RETENTION

OVERALL AREA = 863,622 SF (19.83 AC)

TREE AREA	EXISTING
A	792,792 SF
TOTAL SF	792,792 SF
TOTAL ACRES	18.2 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	18.2 AC (92% OF SITE)
REQUIRED CANOPY PRESERVATION:	15%
15% X 18.2 AC TOTAL CANOPY:	118,919 SF, 2.73 AC
PROVIDED CANOPY PRESERVATION:	11,793 SF, 0.27 AC (10% OF REQUIRED)

TREE CANOPY NOTE:

ENVISION FRANKLIN HAS IDENTIFIED THE CAROTHERS CROSSING WEST SITE AS AN IMPORTANT AND HIGHLY VISIBLE PIECE OF CAROTHERS PARKWAY REGIONAL COMMERCIAL DESIGN CONCEPT CORRIDOR. IN ORDER TO CREATE AN ATTRACTIVE URBAN VIEWSHED AND PROMOTE ECONOMIC DEVELOPMENT, THIS DESIGN CONCEPT ENCOURAGES BUILDINGS TO BE GREATER THAN ONE-STORY AND THAT THEY BE ARRANGED TO FRAME AND DEFINE THE STREETS. BUILDING SETBACKS SHOULD BE MINIMAL AND THE MAJORITY OF ANY OFF-STREET PARKING SHOULD BE LOCATED TO THE SIDE OR IN THE REAR OF THE BUILDING.

GIVEN THESE CURRENT CONDITIONS, THIS TREE CANOPY DOES NOT FALL INTO ONE OF THE CATEGORIES LISTED IN THE CITY OF FRANKLIN'S ZONING ORDINANCE 5.2.4(5) FOR HIGHER QUALITY NATURAL AND CULTURAL RESOURCES.

THE COMBINATION OF DESIGN EXPECTATIONS SET FORTH BY ENVISION FRANKLIN AND EXISTING ON-SITE CONDITIONS LEAVE LITTLE OPPORTUNITY TO PROVIDE MEANINGFUL TREE CANOPY PRESERVATION AND FULFILL THE INTENT OF THE ZONING ORDINANCE.

FOR THIS REASON, THE APPLICANT WOULD LIKE TO REQUEST THE USE OF REPLACEMENT TREES AND/OR FEE IN-LIEU PER COF ZONING ORDINANCE SECTION 5.2.4(7)(A) AT THE RATE TO BE COORDINATED WITH CITY STAFF AT THE SITE PLAN STAGE.

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 5% * 19.83 AC = 0.99 AC (43,181 SF)
NOTE: 100% OF OPEN SPACE IS FORMAL
PROVIDED: 0.99 AC (43,217 SF)

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	PLAZA	6,093
101	FORMAL	ENTRY	11,085
102	FORMAL	DINING	5,824
103	FORMAL	PLAZA	14,634
104	FORMAL	PEDESTRIAN TRAIL	5,581

PARKING

BUILDING	UNIT	REQUIRED PARKING PER COF	
		RATIO	TOTAL
APARTMENTS	1 BEDROOM	220 UNIT	1.5 / UNIT
	2 BEDROOM	113 UNIT	2.5 / UNIT
RESTAURANT	4,800 SF	10 / 1,000 SF	48
	7 EMPLOYEES	1 / EMPLOYEE	7
BANK	3,900 SF	5 / 1,000 SF	20
RETAIL	34,565 SF	3.33 / 1,000 SF	116
OFFICE	24,065 SF	4 / 1,000 SF	97
		TOTAL REQUIRED PER COF	892
		TOTAL REQUIRED PER SHARED PARKING STUDY	803
		TOTAL PROVIDED	847

SHARED PARKING ANALYSIS

[#1 City of Franklin Rates (with 10% internal capture reduction)] 803 parking spaces

BUILDING DATA

BUILDING	# OF STORIES	SF
1	4/5	151,994
2	4/5	106,002
3	4/5	91,861
4	4/5	108,722
5	2	48,128
6	1	9,600
7	1	9,600
TOTAL:		525,912

SITE DATA CHART

PROJECT NAME: CAROTHERS CROSSING WEST
PROJECT #: 6793
SUBDIVISION:
LOT NUMBER:
ADDRESS:
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9

EXISTING ZONING: GC
PROPOSED ZONING: SD-X (17.04)
EXISTING CHARACTER AREA: MECO-4
OTHER APPLICABLE OVERLAYS: HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD: EITHER
ACREAGE OF SITE: 19.83 AC
SQUARE FOOTAGE OF SITE: 863,622 SF

MINIMUM SETBACKS:
FRONT YARD:
SIDE YARD:
REAR YARD:

OWNER:
ADDRESS:
PHONE NUMBER:
EMAIL:
CONTACT NAME:

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
(615) 975-5765
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

BUILDING SQUARE FOOTAGE: 7 BUILDINGS - 525,912 SF TOTAL
BUILDING HEIGHT: 1 - 5 STORIES
REQUIRED LSR: .2
PROVIDED LSR: .33
MINIMUM PARKING REQUIREMENT: 803 (UTILIZING SHARED PARKING)
MAXIMUM PARKING LIMIT: 909
EXISTING PARKING: N/A
PROVIDED PARKING: 847
RESIDENTIAL DENSITY: 16.79 D.U./A.
TREE CANOPY: 792,792 SF (18.2 AC)
PARKLAND: 332 UNITS X \$4,304 = \$1,428,928
OPEN SPACE:
REQUIRED 5% (ALL FORMAL): 0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL): 0.99 AC (43,217 SF)

STATEMENT OF IMPACTS

WATER FACILITIES

WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
338 UNITS * 350 GPD = 118,300 GPD

SEWER FACILITIES

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

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

POLICE, FIRE, AND RECREATIONAL FACILITIES

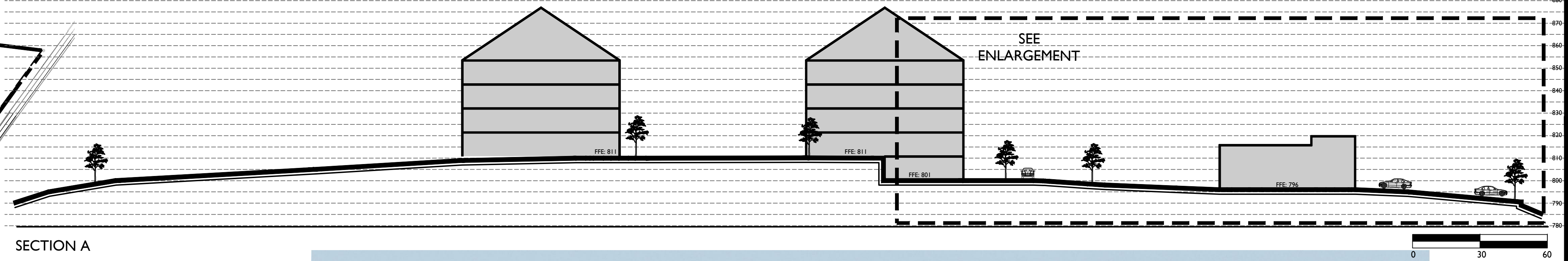
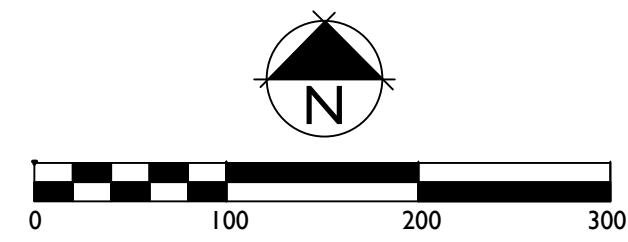
NEAREST POLICE STATION: MI (2.1 MI FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
338 * 0.64 = 217 STUDENTS

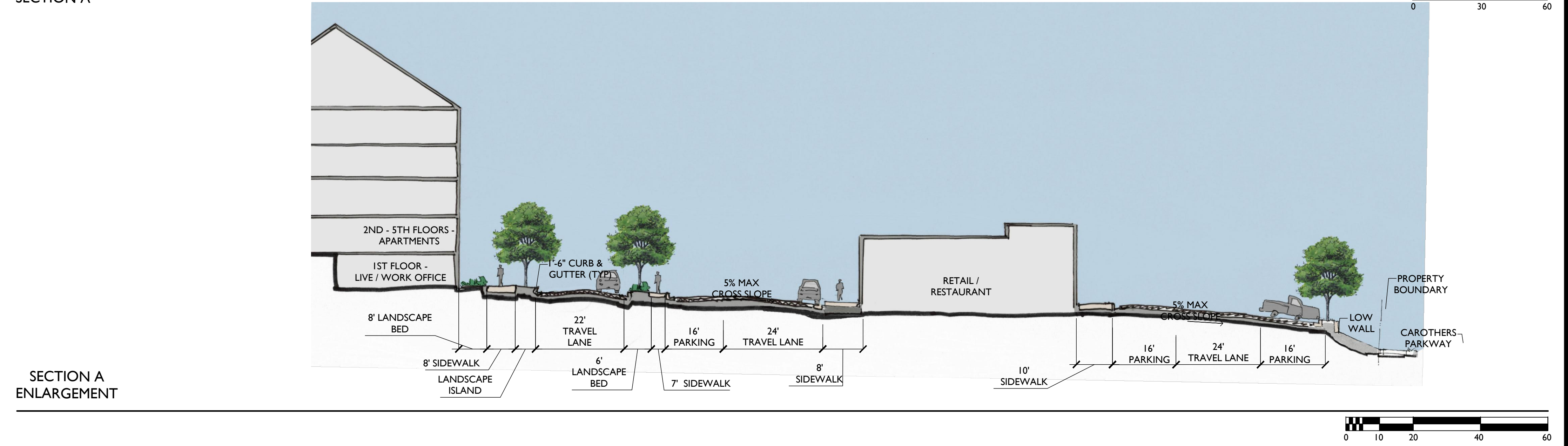
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION



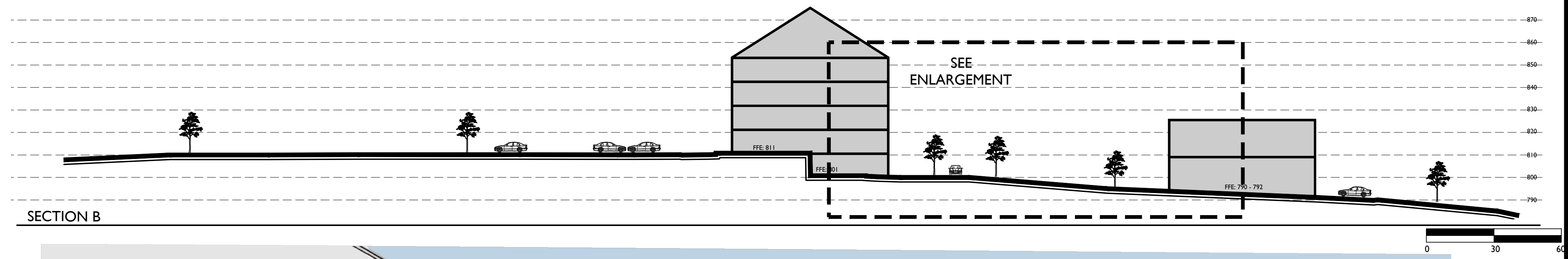
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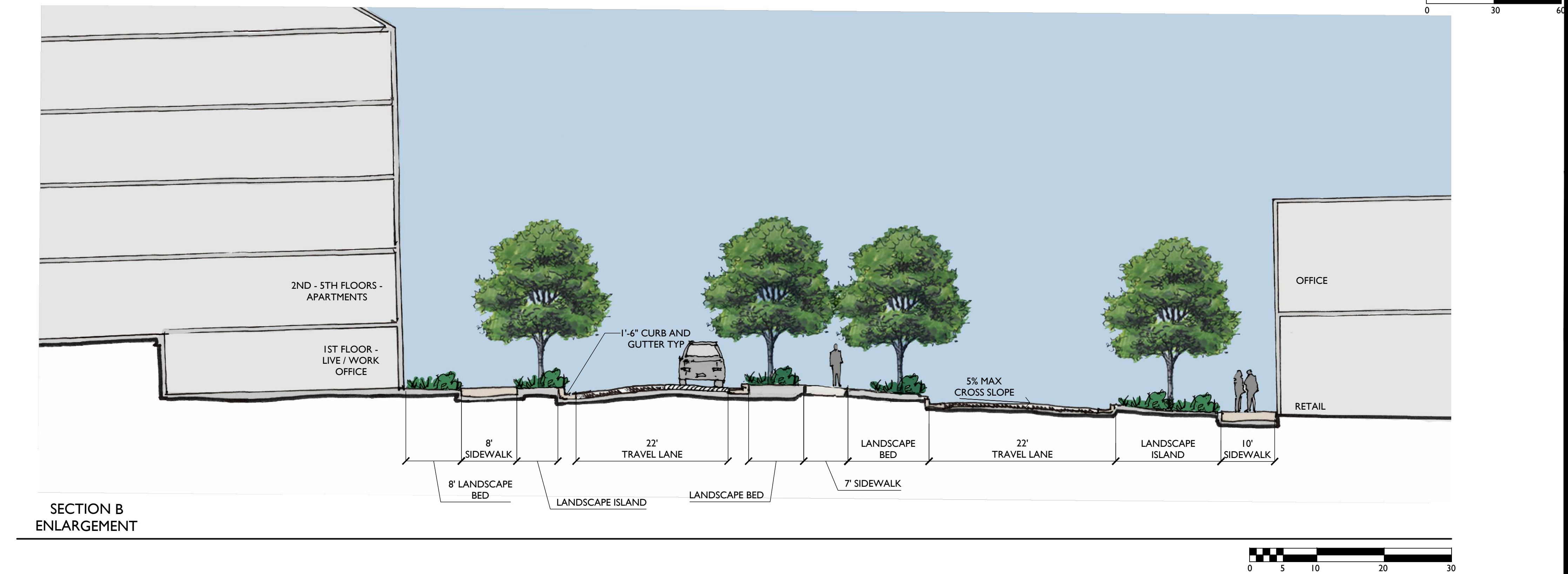
SECTION A



SECTION A
ENLARGEMENT



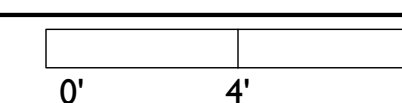
SECTION B



SECTION B
ENLARGEMENT



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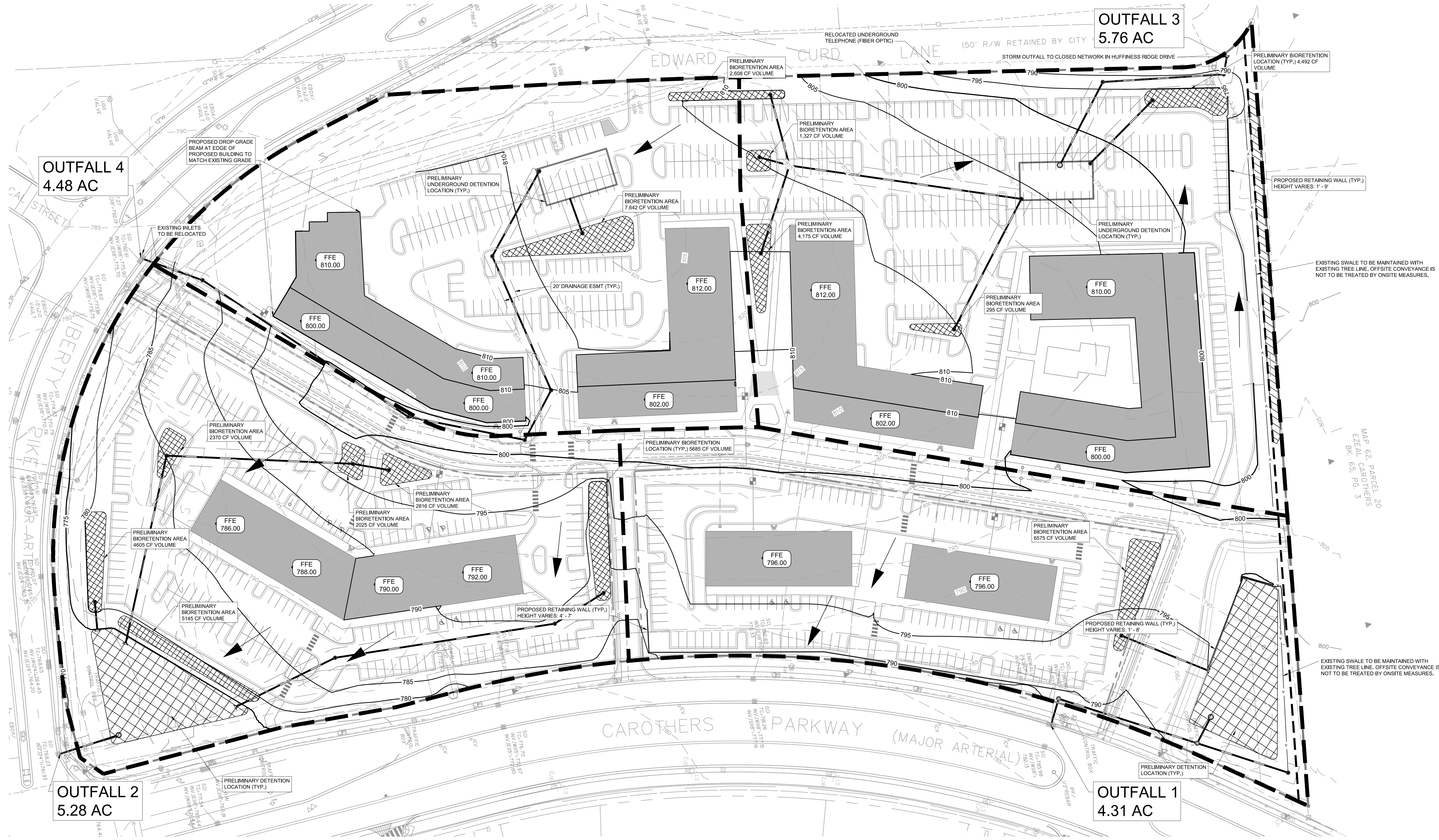
Revision Date _____

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IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN LIBERTY PIKE AND CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE 49 GPM FOR RESIDENTIAL AND 12 GPM FOR COMMERCIAL.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 106,800 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 13.3 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STREET NETWORK
ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY FROM LIBERTY PIKE AND TWO CONNECTIONS INDIRECTLY OFF OF CAROTHERS PARKWAY. THE COMMERCIAL PORTION OF THIS SITE WILL BE ACCESSED VIA THE PRIVATE ROAD WITH NO CONNECTION DIRECTLY TO CAROTHERS PARKWAY OR LIBERTY PIKE.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS. SEE SHEET C4.0 FOR PROJECTED TRIPS FROM THIS SITE.

STORMWATER MANAGEMENT PLAN:

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM AND TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION BASIN.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

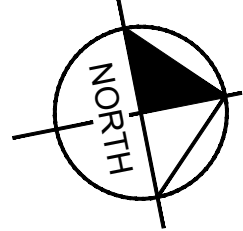
COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

SITE AREA TABLE

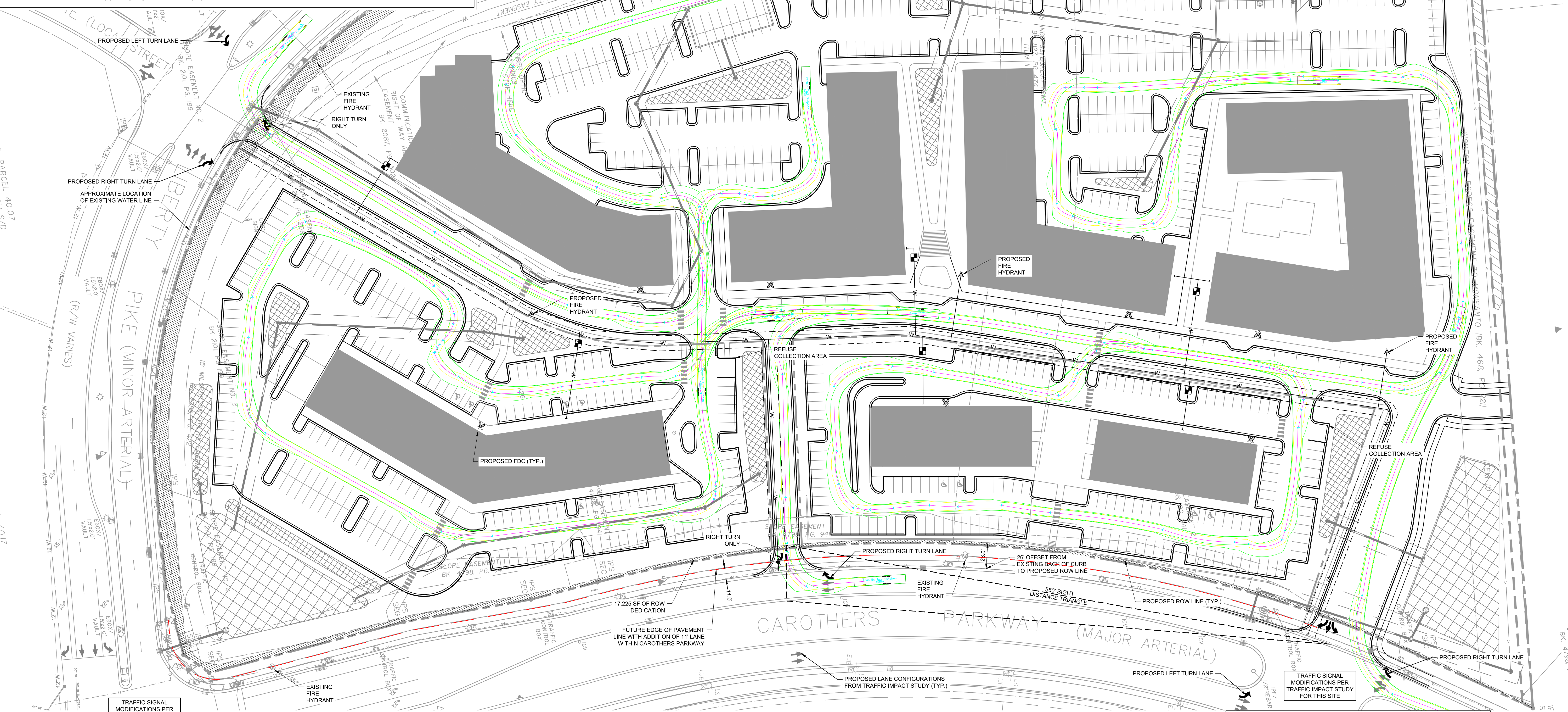
TOTAL SITE AREA =	19.83 ACRES
SITE IMPERVIOUS AREA =	13.3 ACRES

GRAPHIC SCALE IN FEET
0 25 50 100



UTILITY AGENCIES CONTACT LIST

WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 784-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2701 CONTACT: RYAN MCMASTER, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 McGAVOCK PK. SUITE 1206 NASHVILLE, TN 37214 PHONE: (615) 440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676



ROW & ACCESS GENERAL NOTES

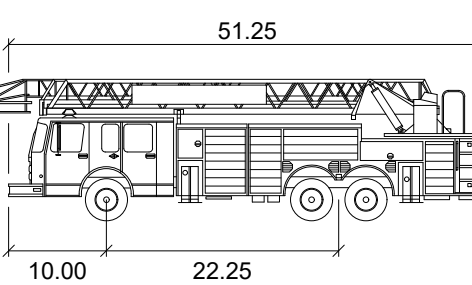
- PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
- ALL OFF-SITE WORK WITHIN THE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

Trip Generation - Carothers Crossing West												
ITE Code	Land Use	Setting/Location	Density	Daily	AM Peak Hour			PM Peak Hour			Enter	Exit
					Total	Enter	Exit	Total	Enter	Exit		
221	Multifamily Housing (Mid-Rise)	General Urban/Suburban	338	d.u.	1,840	113	29	84	143	87	56	
210	General Office Building	General Urban/Suburban	24,065	s.f.	266	49	42	7	30	5	25	
820	Shopping Center (Fitted Curve Equation)	General Urban/Suburban	34,565	s.f.	2,919	169	105	64	248	119	129	
912	Drive-In Bank	General Urban/Suburban	3,900	s.f.	440	37	21	16	80	40	40	
932	High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	4,800	s.f.	538	47	26	21	47	29	18	
GROSS TRIPS					6,003	415	223	192	548	280	268	
Gross Trips - Before Reductions					6,003	415	223	192	548	280	268	
Residential					1,840	113	29	84	143	87	56	
Office					266	49	42	7	30	5	25	
Retail					3,359	206	126	80	328	159	169	
Restaurant					538	47	26	21	47	29	18	
Reduction - Internal Capture					-784	-72	-36	-36	-180	-90	-90	
Residential					-96	-9	-2	-7	-66	-44	-22	
Office					-127	-15	-9	-6	-12	-5	-7	
Retail					-242	-19	-6	-13	-78	-28	-50	
Restaurant					-319	-29	-19	-10	-24	-13	-11	
Reduction - Pass-By												
Shopping Center					AM	PM	-1,158	-72	-36	-36	-96	-48
Drive-in Bank					34%	34%	-921	-52	-26	-26	-64	-32
High-Turnover (Sit-Down) Restaurant					29%	33%	-143	-12	-6	-6	-22	-11
High-Turnover (Sit-Down) Restaurant					43%	43%	-94	-8	-4	-4	-10	-5
NEW TRIPS					4,061	271	151	120	272	142	130	
DRIVEWAY VOLUMES					5,219	343	187	156	368	190	178	

COF STANDARD FIRE APPARATUS TURNING TEMPLATE

CONNECTIVITY INDEX

6 LINKS / 3 NODE = 2.00 CONNECTIVITY INDEX



Franklin T-2 Sutphen

Width : 8.66 feet
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 42.0

NOTE: MINIMUM 5 MPH DESIGN SPEED

IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY FROM LIBERTY PIKE AND TWO CONNECTIONS INDIRECTLY OFF OF CAROTHERS PARKWAY. THE COMMERCIAL PORTION OF THIS SITE WILL BE ACCESSED VIA THE PRIVATE ROAD WITH NO CONNECTION DIRECTLY TO CAROTHERS PARKWAY OR LIBERTY PIKE.
OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

FIRE FLOW TEST

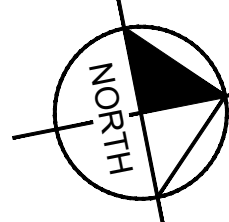
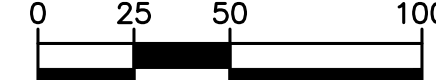
FLOW TEST DATE: 08/23/2018, 2:30 PM
STATIC PRESSURE: 124 psi
RESIDUAL PRESSURE: 110 psi
FLOW: 1,194 GPM

TESTED BY CORY BORUM AND BEN BUTLER, HEATHCOAT & DAVIS, INC.

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
ST	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
PH	FIRE HYDRANT

GRAPHIC SCALE IN FEET

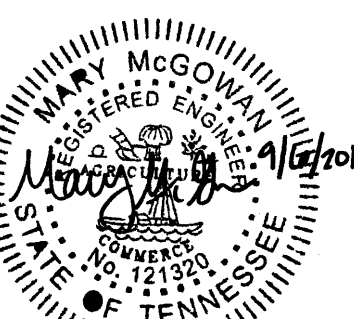


GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Kimley»Horn

CAROTHERS CROSSING WEST DEVELOPMENT PLAN

EMBREY
Franklin, Williamson County, Tennessee



Revision Date
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△
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ENLARGED ROW AND ACCESS

SHEET
C4.0

COF # 6793

CAROTHERS CROSSING WEST
DEVELOPMENT PLAN

EMBREY

Franklin, Williamson County, Tennessee



Revision Date

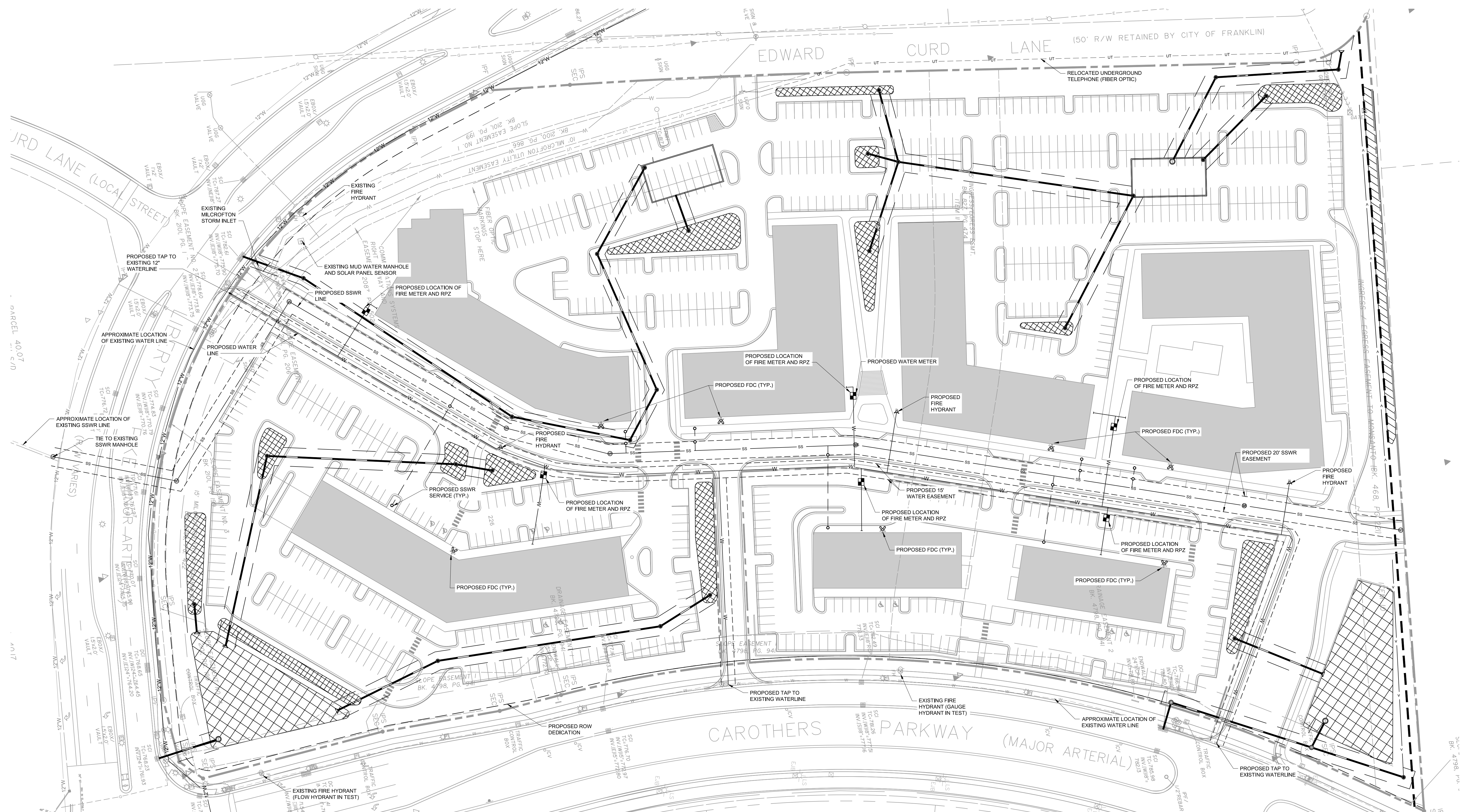
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ENLARGED UTILITY
PLAN

SHEET

C5.0

COF # 693



UTILITY AGENCIES CONTACT LIST

WATER

MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: BOBBY NUTT

GAS

ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: RON MYATT

TELEPHONE

AT&T
(615) 595-7816
CONTACT: DAVID TUTTEROW

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
214 OCEANSIDE DRIVE
NASHVILLE, TENNESSEE 37204
PHONE: (615) 564-2701
CONTACT: RYAN MCMASTER, P.E.

ELECTRIC

MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER

CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 550-6855
CONTACT: UTILITY INSPECTOR

CABLE

COMCAST
2501 MCGAVOCK PK,
SUITE 1206
NASHVILLE, TN 37214
(615) 440-2920
CONTACT: PAULA BROOKS

CITY OF FRANKLIN

109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : JOSH KING 615-550-6977
ENGINEERING : LANCE FITTRO 615-550-6676

UTILITY NOTES

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

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN LIBERTY PIKE AND CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE 49 GPM FOR RESIDENTIAL AND 12 GPM FOR COMMERCIAL.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 106,800 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 13.3 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

UTILITY LAYOUT NOTE

DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

WATER INFRASTRUCTURE NOTE

WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

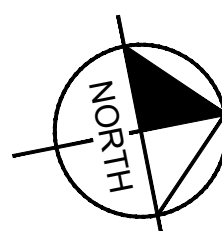
FIRE FLOW TEST

FLOW TEST DATE: 08/23/2018, 2:30 PM
STATIC PRESSURE: 124 psi
RESIDUAL PRESSURE: 110 psi
FLOW: 1.194 GPM

TESTED BY CORY BORUM AND BEN BUTLER, HEATCOAT & DAVIS, INC.

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
SS	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
HY	FIRE HYDRANT

GRAPHIC SCALE IN FEET
0 25 50 100

UTILITY PLAN DATA CHART			
FACILITY TYPE	UNIT FLOW (GPD)	UNIT QUANTITY	TOTAL FLOW (GPD)
APARTMENTS (ONE BED)	250/APARTMENT	206 APARTMENTS	51,500
APARTMENTS (TWO BED)	300/APARTMENT	132 APARTMENTS	39,600
RESTURANT	35/SEAT	160 SEATS	5,600
BANK	0.2/SF	3,900 SF	780
RETAIL	0.2/SF	34,565 SF	6,913
OFFICE	0.1/SF	24,065 SF	2,407
TOTAL			106,800 GPD
			306 SFUE

*FLOWS ESTIMATED FROM COF STANDARDS

Know what's below.
Call before you dig.



1 RESIDENTIAL - BUILDINGS 1-4
A1.0 ELEVATION

N.T.S.



2 COMMERCIAL - BUILDING 5
A1.0 ELEVATION

N.T.S.



3 COMMERCIAL - BUILDINGS 6 & 7
A1.0 ELEVATION

N.T.S.

Revision	Date
△	
△	
△	
△	

ARCHITECTURE

SHEET

A1.0

COF # 6793



1 RESIDENTIAL - BUILDINGS 1-4
A1.0 ELEVATION

N.T.S.



2 COMMERCIAL - BUILDING 5
A1.0 ELEVATION

N.T.S.

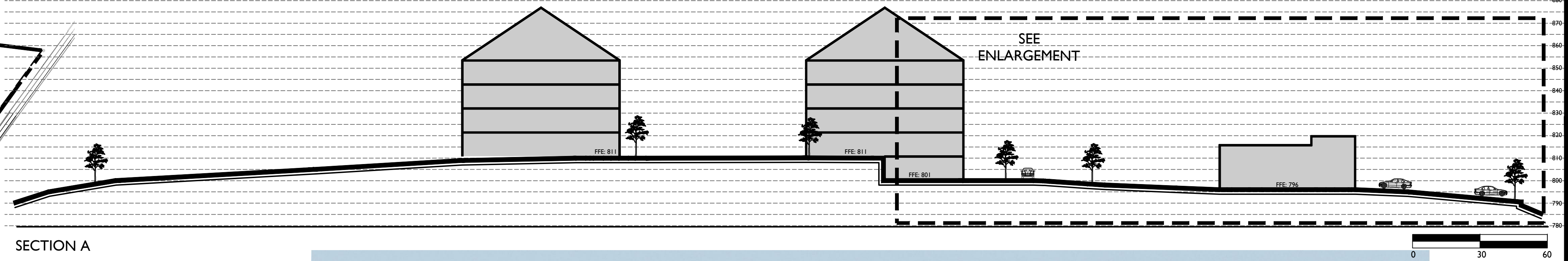
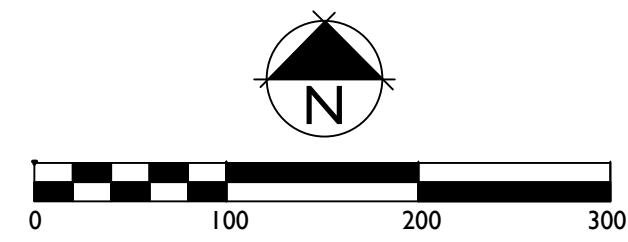


ELEVATIONS - RETAIL BUILDING #1

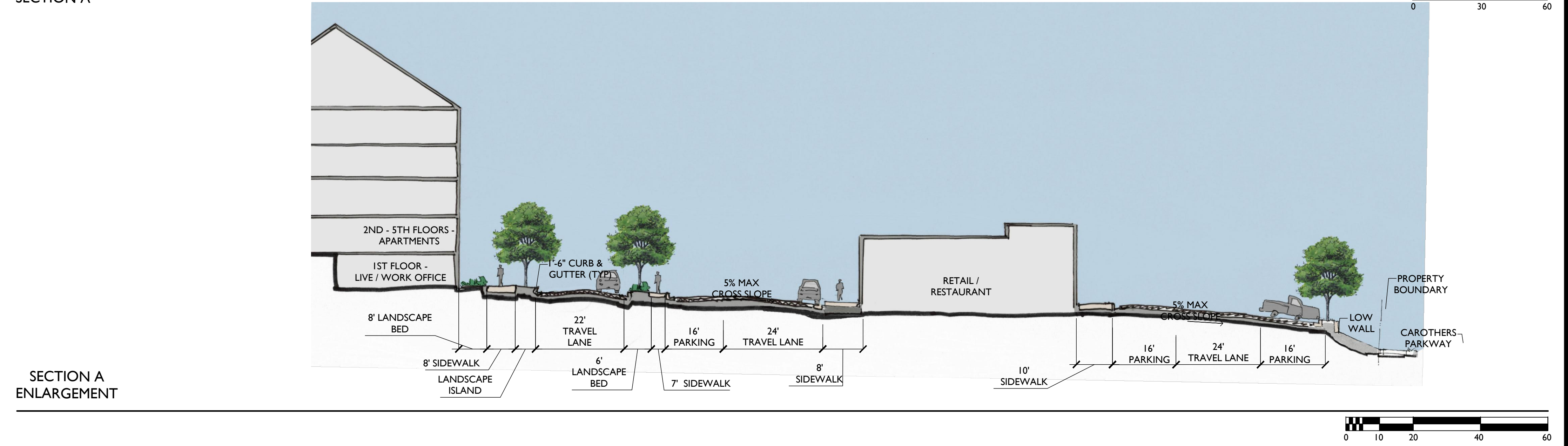
ELEVATIONS - RETAIL BUILDING #2

3 COMMERCIAL - BUILDINGS 6 & 7
A1.0 ELEVATION

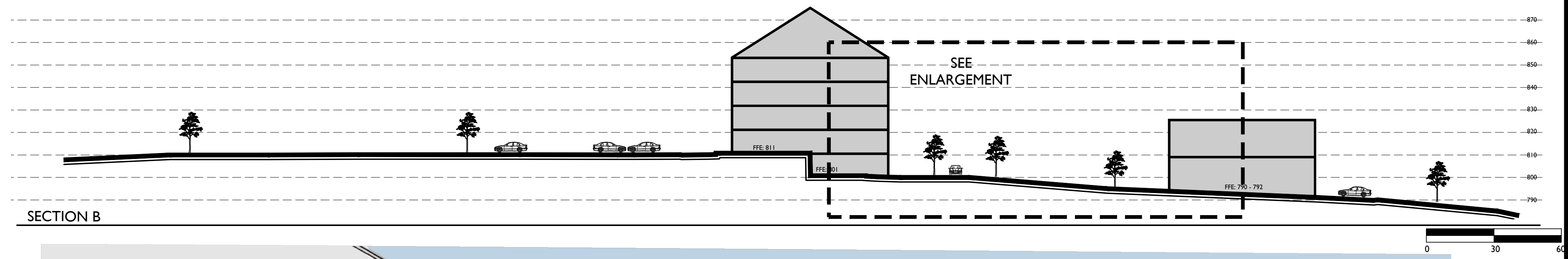
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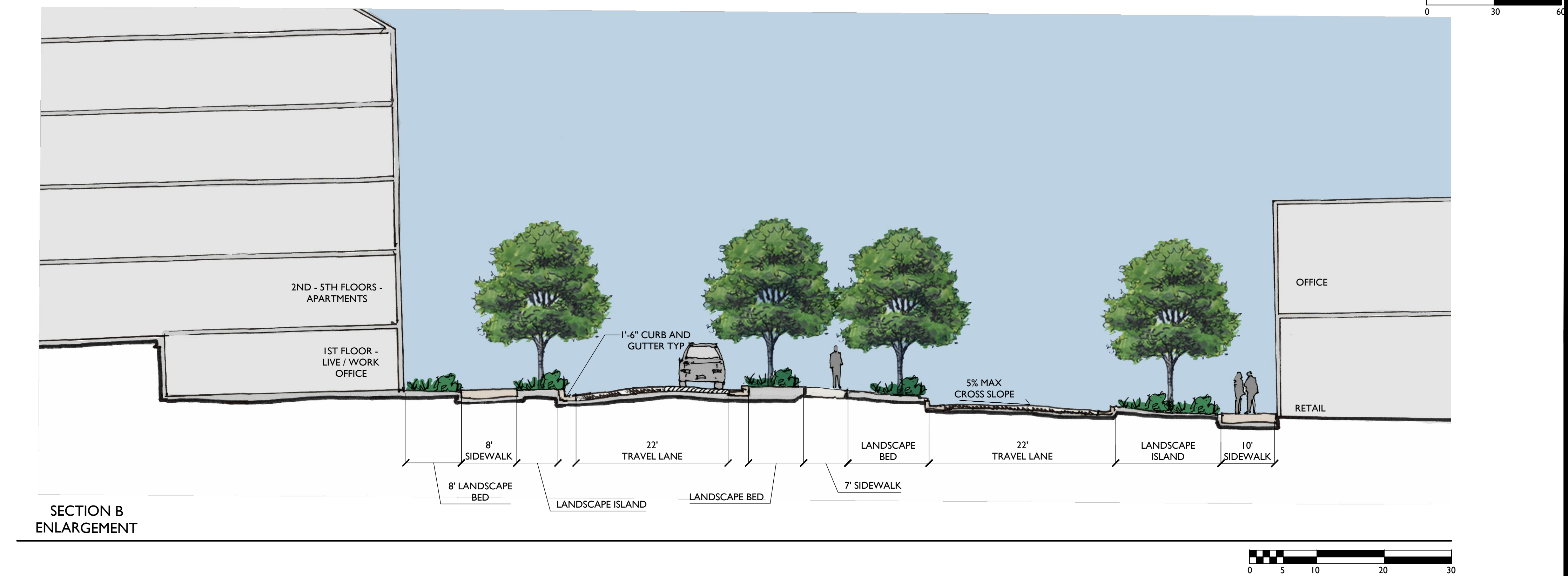
SECTION A



SECTION A
ENLARGEMENT



SECTION B



SECTION B
ENLARGEMENT



KEY

FORMAL OPEN SPACE

TREE CANOPY RETENTION

OVERALL AREA = 863,622 SF (19.83 AC)

TREE AREA	EXISTING
A	792,792 SF

TOTAL SF 792,792 SF
TOTAL ACRES 18.2 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	18.2 AC (92% OF SITE)
REQUIRED CANOPY PRESERVATION:	15%
15% X 18.2 AC TOTAL CANOPY:	118,919 SF, 2.73 AC

PROVIDED CANOPY PRESERVATION: 11,793 SF, 0.27 AC (10% OF REQUIRED)

TREE CANOPY NOTE:

ENVISION FRANKLIN HAS IDENTIFIED THE CAROTHERS CROSSING WEST SITE AS AN IMPORTANT AND HIGHLY VISIBLE PIECE OF CAROTHERS PARKWAY REGIONAL COMMERCIAL DESIGN CONCEPT CORRIDOR. IN ORDER TO CREATE AN ATTRACTIVE URBAN VIEWSHED AND PROMOTE ECONOMIC DEVELOPMENT, THIS DESIGN CONCEPT ENCOURAGES BUILDINGS TO BE GREATER THAN ONE-STORY AND THAT THEY BE ARRANGED TO FRAME AND DEFINE THE STREETS. BUILDING SETBACKS SHOULD BE MINIMAL AND THE MAJORITY OF ANY OFF-STREET PARKING SHOULD BE LOCATED TO THE SIDE OR IN THE REAR OF THE BUILDING.

GIVEN THESE CURRENT CONDITIONS, THIS TREE CANOPY DOES NOT FALL INTO ONE OF THE CATEGORIES LISTED IN THE CITY OF FRANKLIN'S ZONING ORDINANCE 5.2.4(5) FOR HIGHER QUALITY NATURAL AND CULTURAL RESOURCES.

THE COMBINATION OF DESIGN EXPECTATIONS SET FORTH BY ENVISION FRANKLIN AND EXISTING ON-SITE CONDITIONS LEAVE LITTLE OPPORTUNITY TO PROVIDE MEANINGFUL TREE CANOPY PRESERVATION AND FULFILL THE INTENT OF THE ZONING ORDINANCE.

FOR THIS REASON, THE APPLICANT WOULD LIKE TO REQUEST THE USE OF REPLACEMENT TREES AND/OR FEE-IN-LIEU PER COF ZONING ORDINANCE SECTION 5.2.4(7)(A) AT THE RATE TO BE COORDINATED WITH CITY STAFF AT THE SITE PLAN STAGE.

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 5% * 19.83 AC = 0.99 AC (43,181 SF)
NOTE: 100% OF OPEN SPACE IS FORMAL
PROVIDED: 0.99 AC (43,217 SF)

KEY	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	PLAZA	6,093
101	FORMAL	ENTRY	11,085
102	FORMAL	DINING	5,824
103	FORMAL	PLAZA	14,634
104	FORMAL	PEDESTRIAN TRAIL	5,581

BUILDING	UNIT	REQUIRED PARKING PER COF	
		RATIO	TOTAL
APARTMENTS	1 BEDROOM	220 UNIT	1.5 / UNIT
	2 BEDROOM	113 UNIT	2.5 / UNIT
RESTAURANT	4,800 SF	10 / 1,000 SF	48
	7 EMPLOYEES	1 / EMPLOYEE	7
BANK	3,900 SF	5 / 1,000 SF	20
RETAIL	34,565 SF	3.33 / 1,000 SF	116
OFFICE	24,065 SF	4 / 1,000 SF	97
		TOTAL REQUIRED PER COF	892
		TOTAL REQUIRED PER SHARED PARKING STUDY	803
		TOTAL PROVIDED	847

SHARED PARKING ANALYSIS

[#1 City of Franklin Rates (with 10% internal capture reduction)] 803 parking spaces

BUILDING	# OF STORIES	SF
1	4/5	151,994
2	4/5	106,002
3	4/5	91,861
4	4/5	108,722
5	2	48,128
6	1	9,600
7	1	9,600
TOTAL:		525,912

SITE DATA CHART

PROJECT NAME: CAROTHERS CROSSING WEST

PROJECT #: 6793

SUBDIVISION: 079--04003

LOT NUMBER: LIBERTY PIKE

ADDRESS: FRANKLIN

CITY: WILLIAMSON

COUNTY: TENNESSEE

STATE: 9

CIVIL DISTRICT: GC

EXISTING ZONING: SD-X (17.04)

PROPOSED ZONING: MECO-4

EXISTING CHARACTER AREA: HHO BUFFER

OTHER APPLICABLE OVERLAYS: EITHER

APPLICABLE DEVELOPMENT STANDARD: 19.83 AC

ACREAGE OF SITE: 863,622 SF

SQUARE FOOTAGE OF SITE:

MINIMUM SETBACKS:

FRONT YARD:

SIDE YARD:

REAR YARD:

OWNER:

ADDRESS:

PHONE NUMBER:

EMAIL:

CONTACT NAME:

APPLICANT: GAMBLE DESIGN COLLABORATIVE

ADDRESS: 324 LIBERTY PIKE SUITE 145

PHONE: (615) 975-5765

EMAIL: greg.gamble@gdc-tn.com

CONTACT: GREG GAMBLE

BUILDING SQUARE FOOTAGE: 7 BUILDINGS - 525,912 SF TOTAL

BUILDING HEIGHT: 1 - 5 STORIES

REQUIRED LSR: .2

PROVIDED LSR: .33

MINIMUM PARKING REQUIREMENT: 803 (UTILIZING SHARED PARKING)

MAXIMUM PARKING LIMIT: 909

EXISTING PARKING: N/A

PROVIDED PARKING: 847

RESIDENTIAL DENSITY: 16.79 D.U./A.

TREE CANOPY: 792,792 SF (18.2 AC)

PARKLAND: 332 UNITS X \$4,304 = \$1,428,928

OPEN SPACE:

REQUIRED 5% (ALL FORMAL): 0.99 AC (43,181 SF)

PROVIDED (ALL FORMAL): 0.99 AC (43,217 SF)

STATEMENT OF IMPACTS

WATER FACILITIES

WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.

338 UNITS * 350 GPD = 118,300 GPD

SEWER FACILITIES

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES

NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: MI (2.1 MI FRANKLIN POLICE DEPARTMENT)

NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)

NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION

338 * 0.64 = 217 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION

GDC

GAMBLE

DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS CROSSING WEST

DEVELOPMENT PLAN

EMBREY

Franklin, Williamson County, Tennessee

Revision Date

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△

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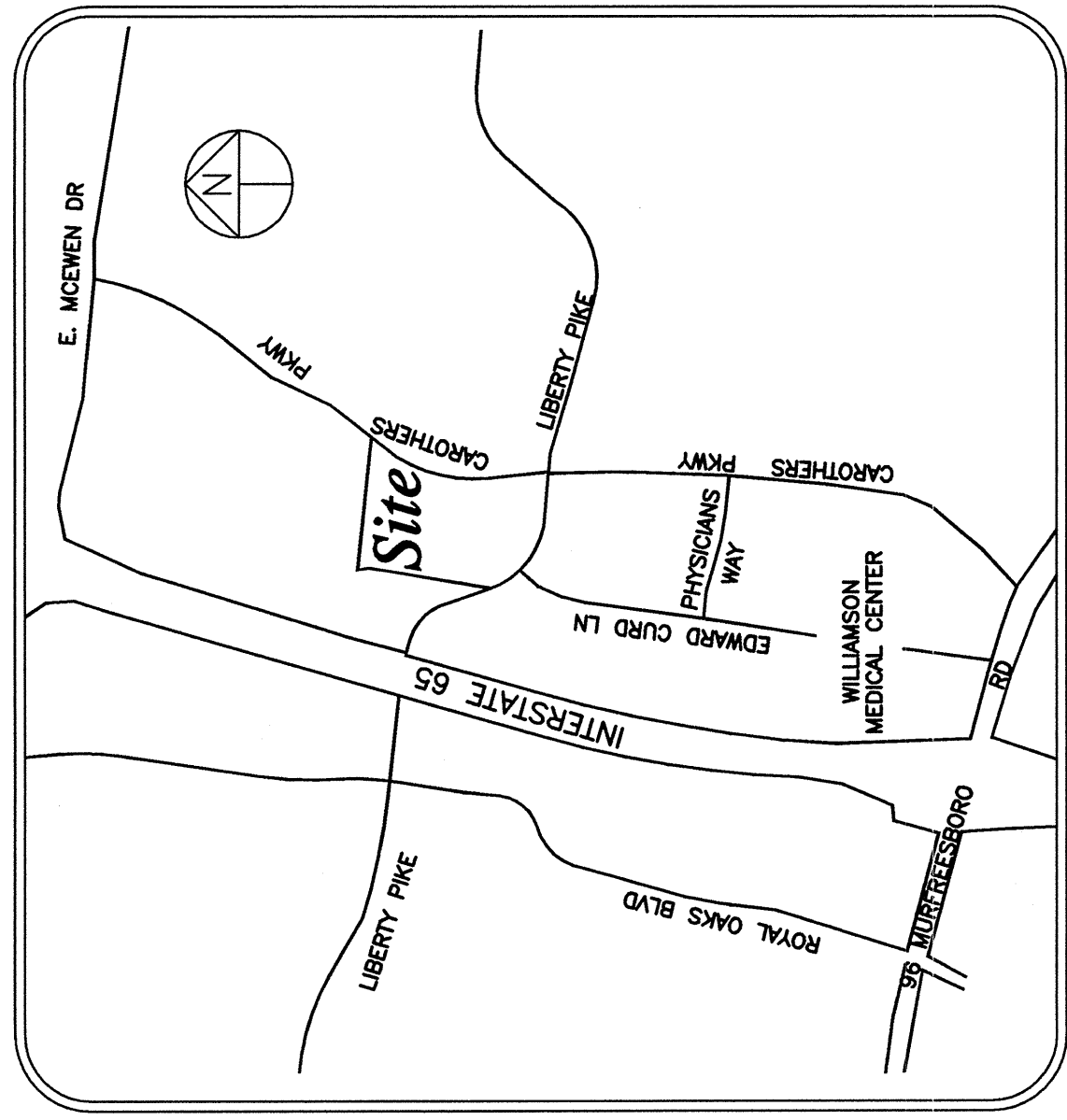
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DEVELOPMENT PLAN

SHEET

C2.0

COF # 6793



LINE	BEARING	DISTANCE
L1	S46°11'25"W	31.31'
L2	S56°33'43"W	68.74'
L3	N84°10'54"W	106.77'

SURVEYOR'S NOTES:

- THE BEARING SURVEY IS BASED ON TENNESSEE STATE PLANE COORDINATES, INSD 85-961. VERTICAL DATUM IS NAVD 83.
- PROPERTY SHOWN IN ZONES C- GENERAL COMMERCIAL DISTRICT WITH A MCO-4 DISTRICT. THE PROPERTY IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE FOLLOWING DESCRIBED LOTS:
- THE BEARING SURVEY SET BACKS FOR THE ZONING ARE AS FOLLOWS:
- FRONT LOT - 15 FEET
SIDE LOT - 15 FEET
REAR LOT - 15 FEET
- THE PROPERTY MAP NO. 1, IDENTIFIED AS PARCEL 40.03 ON WILLIAMSON COUNTY ZONING MAP NO. 1, IS NOT A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM INFORMATION SHOWN ON FIRM MAPS FOR WILLIAMSON COUNTY, TENNESSEE. THE FLOOD HAZARD EFFECTIVE DATE IS 8-5-2006.
- THE PROPERTY IS LOCATED WITHIN THE UNINCORPORATED TOWNSHIP OF WILLIAMSON, TENNESSEE. ABOVE GRAY AND UNDERGROUND UTILITIES WERE TAKEN FROM THE WILLIAMSON COUNTY UTILITY MAPS DATED 2006. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COINCIDE ALL SUCH UTILITIES. THE UNDERGROUND UTILITIES SHOWN COINCIDE ALL SUCH UTILITIES THAT THE UNDERGROUND UTILITY LOCATIONS WERE AVAILABLE AND LOCATION OF UTILITIES SHOULD BE DETERMINED WITH THE APPROPRIATE PERMIT CONTRACTOR.
- THE PROPERTY IS LOCATED WITHIN THE UNINCORPORATED TOWNSHIP OF WILLIAMSON, TENNESSEE. ABOVE GRAY AND UNDERGROUND UTILITIES WERE TAKEN FROM THE WILLIAMSON COUNTY UTILITY MAPS DATED 2006. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COINCIDE ALL SUCH UTILITIES. THE UNDERGROUND UTILITIES SHOWN COINCIDE ALL SUCH UTILITIES THAT THE UNDERGROUND UTILITY LOCATIONS WERE AVAILABLE AND LOCATION OF UTILITIES SHOULD BE DETERMINED WITH THE APPROPRIATE PERMIT CONTRACTOR.
- CONTRACTED WITH THE ADJACENT PROPERTY OWNER, THE HIRING RAILROAD, TO CONSTRUCT A NEW RAILROAD ON SITE, SITE A VACANT LAND.
- TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES.
- THE EAST OF THE UNDERGROUND UNDERPASS, THERE IS NO ASSURED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, LUMP OR SANITARY LANDFILL.

SURVEY CERTIFICATION

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY INSURANCE CO.;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11(A), 13, 16, 17 AND 18 OF

**PRELIMINARY
FOR REVIEW & COMMENTS**

THOMAS G. ROSENTHAL, TN. R.L.S. NO. 180

LEGEND

- | | | | |
|---|--------------------------|---|--------------------------|
|  | EXISTING CONC. MON. |  | CATCH BASIN/AIRFLOW DUCT |
|  | EXISTING ROW PIN |  | HANDICAP PARKING SPACES |
|  | SET ROW PIN |  | PARKING SPACES |
|  | UTILITY POLE 4' CENT |  | SEWER POST |
|  | LIGHT POLE |  | DECIDUOUS TREE |
|  | FLOOD LIGHT |  | CONIFEROUS TREE |
|  | SAN SEWER MANHOLE |  | TREE MASS |
|  | SAN SEWER CLEANOUT |  | WATER LINE |
|  | FIRE HYDRANT |  | SANITARY SEWER LINE |
|  | WATER METER |  | STORM SEWER LINE |
|  | WATER VALVE |  | GAS LINE |
|  | TELEPHONE BOX |  | OVERHEAD ELECTRIC |
|  | ELECTRIC TRANSFORMER PAD |  | UNDERGROUND ELECTRIC |
|  | GAS METER |  | UNDERGROUND TELEPHONE |
|  | HVAC UNIT |  | FENCE (AS NOTED) |



MAP 19, PARCEL 40.07
LOT 1, BANCORPSOUTH S/1

MAP 79, PARCEL 40.17
LOT 2, BANCORPSOUTH S/D

REVISIONS:

DATE	DESCRIPTION

ALTA / ACSM LAND TITLE SURVEY

MAP 79, PARCEL 40.03

LIBERTY PIKE AND CAROTHERS PARKWAY
9th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENN.

SWAIM AND SWAIM, LLC - BOOK 1579, PAGE 988, PORTER FAMILY LIMITED PARTNERSHIP - BOOK 3780, PAGE 549, AND STEVE EATHERLY, TRUSTEE OF THE J.D. RIVERGATE LAND TRUST - BOOK 6098, PAGE 749, R.O.W.C., TN.

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE:	FILE: SOUTSTAR	DRAWN BY:	SCALE:	SHEET I
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September 5, 2018

Carl Baughman
Traffic/Transportation Engineer
City of Franklin
109 3rd Avenue South
P.O. Box 305
Franklin, TN 37065-0305**APPROVED AS NOTED***By Carl Baughman at 1:02 pm, Sep 17, 2018***Re: Carothers Crossing West
Traffic Impact Analysis
Review Comments**

Dear Carl:

This memorandum provides the findings of the independent review of the Carothers Crossing West Traffic Impact Analysis (TIA). Our review includes the traffic projections and the operational analyses; evaluation of the proposed roadway network; review and evaluation of the recommended infrastructure improvements; and identification of any recommended modifications or additions to the recommended infrastructure improvements identified in the TIA.

General Project Information

The Carothers Crossing West TIA, dated August 2018, was completed by Kimley Horn for Embrey Partners, Ltd. The proposed development is a mixed-use development that is proposed to be constructed on the northwest corner of Liberty Pike and Carothers Parkway, in Franklin, Tennessee. Access will be provided by a new driveway on Carothers Parkway across from Southstar Drive and another new driveway on Carothers Parkway between Southstar Drive and Liberty Pike. Also, a new driveway will be provided on Liberty Pike across from Edward Curd Lane. The proposed development is expected to be constructed and completed by 2021.

Trip Generation and Trip Distribution

Future trips generated by Carothers Crossing West were calculated using ITE's *Trip Generation*, 10th Edition based on the future land use. The land use used to determine the project-generated trips was 338 dwelling units of Multifamily Housing (Mid-Rise), 24,065 s.f. of General Office Building, 34,565 s.f. of Shopping Center, a 3,900 s.f. Drive-In Bank, and a 4,800 s.f. High-Turnover (Sit-Down) Restaurant. The total development is expected to produce 4,061 new trips per day with 271 new trips in the AM peak hour and 272 new trips in the PM peak hour. The new trips below reflect the reductions made for internal trips and pass-by trips.

	Total Entering Trips	Total Exiting Trips
AM	151	120
PM	142	130

These trips were distributed throughout the study area based on proposed accesses and existing travel patterns. Approximately 20% of the project-generated traffic was determined to come from Liberty Pike to the west and 15% from Liberty Pike to the east. Approximately 30% of the new traffic will come from Carothers Parkway to the north and 30% from the south along Carothers Parkway. The remaining 5% will come from Edward Curd Lane south of Liberty Pike.

Capacity/Level of Service Analyses

The operational analyses for the intersections within the study area were all completed utilizing HCS7 software, which uses the methods from the Highway Capacity Manual 2010 (HCM2010). Each intersection was evaluated for the weekday AM and PM existing, background, and projected traffic conditions.

Intersection Capacity Analysis

In the projected 2021 conditions, the analyses indicate that the signalized intersections will operate at LOS D or better during both the AM and PM peak hour. At the unsignalized intersection of Liberty Pike at Edward Curd Lane/Driveway 3, the northbound and southbound approaches will operate at LOS E or F during both peak hours.

Turn Lane Warrant Analysis

The total projected peak hour traffic volumes were analyzed to determine the need for the following dedicated turn lanes:

- Eastbound left turn lane at Liberty Pike and Edward Curd Lane/Driveway 3
- Westbound right turn lane at Liberty Pike and Edward Curd Lane/Driveway 3
- Southbound right turn lane at Carothers Parkway and Driveway 2

These analyses were based on the methods outlined in *NCHRP Report 457: Engineering Study Guide for Evaluating Intersection Improvements*. The analyses indicate that the total projected traffic volumes warrant an eastbound left turn lane at Driveway 3 and a southbound right turn lane at Driveway 2.

Staff Comment: An NCHRP warrant analysis was not performed for a northbound left turn lane or southbound right turn lane on Carothers Parkway at Driveway 1. However, this intersection was included in the evaluations using the Franklin Transportation & Street Technical Standards. Also, the report states, "A left-turn lane is warranted at Driveway 2 and Driveway 3 for the Future 2021 scenario." This statement is not accurate based on Tables 6 and 7.

Per Table 8, left turn lane warranted finding appears intended for Driveway 1. Also per Table 9, right turn lanes are found to be warranted at all three Driveways.

Traffic Signal Warrant Analysis

A traffic signal warrant was evaluated for the intersection of Liberty Pike at Edward Curd Lane/Driveway 3. For the traffic signal warrant analysis, available data was limited to the AM and PM peak hours. No warrants are met, not even the peak hour warrant. It is possible that additional hours would satisfy traffic signal warrants; however, additional data collection and analysis would be required to evaluate this possibility.

Staff Comment: A traffic signal warrant analysis can only reasonably be evaluated for Warrant 3 (Peak Hour) based on peak hour volumes. There is no way to determine if the remaining volume warrants are met with such limited data.

Insufficient spacing for signalization, do not pursue warrant analysis.

Queue Analysis

A queue analysis was performed for using the Synchro software to evaluate and determine the forecasted 50th percentile queue lengths and 95th percentile queue lengths. The queue lengths are summarized in Tables 15 and 16 of the report. The queue analyses demonstrate significant queuing for vehicles making an eastbound left turn during both the AM and PM peak hours at Carothers Parkway at Liberty Pike. These queues are mainly the result of existing and background conditions as queue lengths increase by less than one car between the Background 2021 and Future 2021 conditions. Westbound left turn queues at Carothers Parkway at Liberty Pike also exceed existing storage lengths in both the AM and PM peak hours. However, these queues are also mainly attributed to background volumes, as queue lengths increase by less than one car between Background 2021 and Future 2021 conditions. Additionally, in the PM peak hour, future southbound right turn queues exceed existing storage lengths.

Analysis with Improvements

An alternate traffic analysis was performed for the intersections of Liberty Pike at Edward Curd Lane/Driveway 3. These improvements were identified due to the expected Level of Service (LOS) F during the Background 2021 and Future 2021 scenarios. "Improved" scenario is to convert the existing two-way stop-controlled intersection into a signalized intersection. NOTE: The distance along Liberty Pike between Carothers Parkway and Edward Curd Lane is approximately 650 feet. Traffic signal spacing of 650 feet is considered less desirable.

Concur **Staff Comment:** A stop-controlled intersection cannot be "converted" into a signalized intersection without satisfying the required traffic signal warrants. A traffic signal is not expected to be warranted at this intersection. Furthermore, the proximity of the signalized intersection of Liberty Pike and Carothers Parkway is not adequate for spacing between signals.

Sight Distance Analysis

Field measurements were obtained for intersection sight distance at Driveway 2 and Driveway 3. Sight distance is available at Driveway 2. To improve the intersection sight distance for Driveway 3, looking to the left (east), existing grass and vegetation along the north side of Liberty Pike (between Driveway 3 and Carothers Parkway) should be trimmed or removed. Looking to the right (west), the existing earth along the north side of Liberty Pike (between Driveway 3 and Huffines Ridge Drive) should be lowered. However, the existing vertical crest along Liberty Pike may obstruct the minimum intersection sight distance.

Concur **Staff Comment:** Since Liberty Pike is median divided, drivers will have a refuge area to split the left turn movements into two stages. It is not clear in the report if the sight distance was measured from the driveway or from the median divide.

Recommendations Identified in the TIS

The following are the infrastructure improvements recommended in the study and our response to each.

Carothers Parkway at Liberty Pike

- Unrelated to the proposed development, the following mitigation improvements will improve traffic operations under the Background 2021 scenario. Extend the eastbound left-turn lane along Liberty Pike to have a storage length of 250 feet. The queue lengths for the Existing 2018 and Background 2021 scenarios exceed the existing storage length; however, the increase in queue length from Background 2021 to Future 2021 is minimal.

Concur **Staff Response:** *This is a beneficial improvement to the existing left turn lane which has approximately 100 feet of storage. This would require reconstructing the existing grass median. Unless it has been previously identified by an approved development in the area, this improvement should be constructed as part of the Carothers Crossing West development. It should be designed according to the Manual on Uniform Traffic Control Devices (MUTCD), American Association of State Highway and Transportation Officials (AASHTO), Tennessee Department of Transportation (TDOT), and City of Franklin standards.*

Liberty Pike at Edward Curd Lane/Driveway 3

- NOTE: If this intersection remains unsignalized, the minimum intersection sight distance may not be achievable for motorists along Driveway 3, looking right (to the west). Furthermore, the Edward Curd Lane (northbound) approach and Driveway 3 (southbound) approach are forecasted to operate at Level of Service (LOS) F during the Background 2021 scenario and will continue to operate at LOS F during the Future 2021 scenario. The installation of a traffic signal would alleviate the insufficient intersection sight

distance – however, a traffic signal may not be warranted at this intersection, and a new traffic signal would result in less desirable spacing between traffic signals along Liberty Pike.

- Recommendations (regardless of whether minimum intersection sight distance CAN or CANNOT be provided looking to the right/west)
 - Construct an eastbound left-turn lane along Liberty Pike with 150 feet of storage.
 - Construct a westbound right-turn lane along Liberty Pike with 125 feet of storage.
 - Convert the existing northbound right-turn lane along Edward Curd Lane to a shared northbound through/right turn lane.
 - Provide STOP control along the southbound approach of Driveway 3.
 - Provide adequate intersection sight distance in accordance with the criteria provided in A Policy on Geometric Design of Highways and Streets. Looking to the left (east), trim and/or remove existing grass and vegetation along the north side of Liberty Pike that is located within the site boundary.
- Recommendations (If minimum intersection sight distance CAN be provided looking to the right/west)
 - Construct Driveway 3 with three (3) lanes for vehicular movement: one (1) lane for vehicle ingress and two (2) southbound approach lanes for vehicle egress: one (1) left turn lane and one (1) shared through / right-turn lane.
 - Provide adequate intersection sight distance in accordance with the criteria provided in A Policy on Geometric Design of Highways and Streets. Looking to the right (west), lower the ground elevation along the north side of Liberty Pike that is located within the site boundary. However, the presence of a utility easement in this vicinity may prevent the modification of the ground elevation. Furthermore, the existing vertical crest along Liberty Pike may continue to obstruct the minimum intersection sight distance.
- Recommendations (If minimum intersection sight distance CANNOT be provided looking to the right/west)
 - Construct Driveway 3 with two (2) lanes for vehicular movement: one (1) lane for vehicle ingress and one (1) southbound approach lane for vehicle egress: one (1) right-turn lane.
 - Left turn and through movements along the Driveway 3 (southbound) approach will be prohibited. Right turn movements along Driveway 3 will be allowed. Eastbound left-turn, northbound through, and westbound right-turn movements will be allowed for vehicles desiring to enter Driveway 3.

Staff Response: *A traffic signal is not recommended at this intersection. Since Liberty Pike is median divided, drivers will have a refuge area to split the left turn movements into two stages. Sight distance may be available if measured from the median refuge. It is recommended a new sight distance analysis be conducted to determine if sight distance is provided when looking to the west from the median divide. All improvements should be designed according to the MUTCD, AASHTO, TDOT, and City of Franklin standards.*

Concur

Carothers Parkway at Southstar Drive/Driveway 1

- Construct a northbound left-turn lane along Carothers Parkway with 200 feet of storage.
- Construct a southbound right-turn lane along Carothers Parkway with 125 feet of storage.
- Provide a westbound through lane along Southstar Drive. This can be achieved by removing the existing white chevron markings in the neutral area between the two (2) westbound left-turn lanes and the one (1) westbound right-turn lane.
- Construct Driveway 1 with four (4) lanes for vehicular movement: one (1) lane for vehicle ingress and three (3) eastbound approach lanes for vehicle egress: one (1) left-turn lane, one (1) through lane, and one (1) right-turn lane.
- Modify the existing traffic signal, since Driveway 1 will function as the western leg (i.e. eastbound approach) at the signalized intersection of Carothers Parkway at Southstar Drive/Driveway 1.

Staff Response: *All improvements should be designed according to the MUTCD, AASHTO, TDOT, and City of Franklin standards. Furthermore, Driveway 1 should be constructed so that the through movements to/from Southstar Drive are properly aligned with the intersection.*

Concur, *also left turns occur simultaneously.*

Carothers Parkway at Driveway 2

- Construct a southbound right-turn lane along Carothers Parkway with 125 feet of storage.
- Construct Driveway 2 with two (2) lanes for vehicular movement: one (1) lane for vehicle ingress and one (1) eastbound approach lane for vehicle egress: one (1) right-turn lane.
- Provide STOP control along the eastbound approach of Driveway 2, which shall function as a right-in/right-out intersection.
- Provide adequate intersection sight distance in accordance with the criteria provided in *A Policy on Geometric Design of Highways and Streets*.

Concur **Staff Response:** *All improvements should be designed according to the MUTCD, AASHTO, TDOT, and City of Franklin standards.*

Concur Additional Staff Comments and Recommendations

- The existing and future traffic volumes show northbound U-turn at the intersection of Carothers Parkway and Southstar Drive/Driveway 1. To prevent/reduce conflicts at this proposed four-leg intersection, it is recommended a “No U-turn” sign be provided for the northbound and southbound approaches on Carothers Parkway.
- The TIA recommendations do not include pedestrian accommodations. Pedestrian access and connectivity should be included as part of the development’s plans and infrastructure improvements. The accommodations should apply to sidewalks and traffic signals.
- A recommended improvements figure that includes the recommended lane configuration and traffic control for the proposed project should be prepared and submitted to the review team for evaluation. This figure should include conceptual-level improvements, preferably using the latest aerial as a base. This is a figure that should be included in all future traffic studies.

Conclusion

The Carothers Crossing West Traffic Impact Analysis submitted August 2018 covers the typical required traffic impact study components and identifies several feasible and beneficial infrastructure improvements. Additional evaluation and analysis, as identified above, should be completed and submitted for review and approval.

Should you have any questions or need additional information, please contact me.

Sincerely,



Dyan C. Damron, PE, PTP
Traffic Engineering & Planning Manager
Volkert, Inc.

cc: Jimmy Wiseman – City of Franklin
Josh King – City of Franklin
Lance Fritto – City of Franklin
Kevin Long – City of Franklin

FORREST CROSSING SUBDIVISION, FINAL PLAT, REVISION 12, LOTS 1286 - 1291
FRANKLIN MUNICIPAL PLANNING COMMISSION
09/27/2018



Project Information

Base Zoning: General Office (GO)

Existing Land Use: Vacant

Proposed Land Use: Commercial Office

Character Area: MECO-5

Development Standard: Conventional

Other Overlays: FFO

Site Acreage: 8.68 acres

Proposed Height: 3 stories

Proposed Commercial Square Footage: 100,000 SQFT

- | | |
|--|---------------------------------------|
| Plat Boundaries | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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Engineering - Final Plat Checklist

6. C. Final Plat

8. C. Final Plat

This aerial photograph shows a proposed floodway and detention pond easement. The floodway is outlined by a blue scalloped line and labeled "FLOODWAY TWO". It runs parallel to a road labeled "N836-40293E". A green dashed line indicates the "Limits of Floodway". A green shaded area is labeled "DETECTION POND EASEMENT". Other labels include "Green Infrastructure Easement (GIE)", "PUDE", "Tops of Bank", and "Top of Road".

14. C. Final Plat

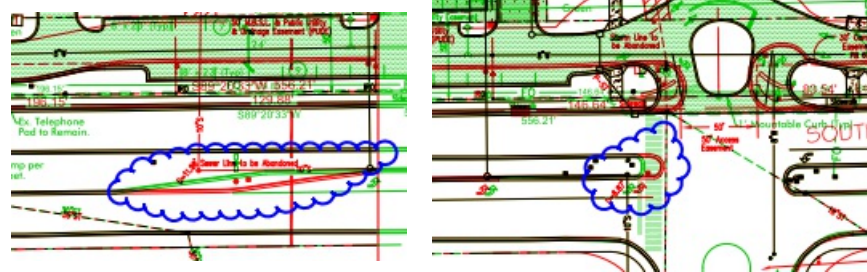
joe.marlo@franklin.tn.gov *Comment only partially addressed as some proposed public infrastructure is still not shown, while proposed private infrastructure which was specifically not requested has been shown.*

To ensure appropriate easements are provided, Applicant shall revise the plat to show proposed public infrastructure matching that shown on the associated Site Plan. Infrastructure may be noted on plat as "proposed". Public infrastructure to be shown on plat includes proposed street improvements, curb and gutter, storm infrastructure, sidewalks, multi-use trails, and extents of proposed public utilities.

Proposed private infrastructure not within ROW is not to be shown on plat.

Specifically applicant to revise the plat as follows:

1. Show proposed revisions to South Royal Oaks Boulevard as clouded in blue below.



Site Plan - Green
Final Plat - Red

2. Show proposed sidewalk and curb cuts within ROW on South Royal Oaks Boulevard.
3. Show proposed stormwater and other public utility infrastructure located within proposed public easements.
4. Remove all proposed private infrastructure from the plat that has been added in the latest submittal. This includes proposed private sidewalks, curbs, striping, storm lines, walls, etc. that are not associated with ROW or a public utility easement.

15. Lot Number

joe.marlo@franklin.tn.gov *Comment not adequately addressed. The proposed lot number (inscribed in a circle) is requested in the comment. Generally one the existing lot numbers is kept and all of the other lots are merged into this number.*

Indicate the proposed lot number for the consolidated lot.

22. access easement

joe.marlo@franklin.tn.gov *Comment not adequately addressed. The access easement shown on the final plat still does not match the drive shown on the associated Site Plan.*

Applicant to revise the common access easement to follow the revised drive layout and connections to South Royal Oaks Boulevard shown on the associated Site Plan (#6753).

Applicant to show the portions of the previous common access easement no longer needed as to be abandoned.

27. Parcels

joe.marlo@franklin.tn.gov Comment not adequately addressed.

Only include parcels in the Lot Area Table and acreage that are included in this Final Plat revision (i.e. only 1 proposed lot after consolidation).

LOT AREA TABLE		
LOT	ACRAGE	SQUARE FEET
1286	2.69	117081
1287	1.08	46866
1288	1.51	65804
1289	1.19	51692
1290	1.17	50950
1291	1.05	45815

TOTAL LOTS: 6
FEET NEW STREETS: N/A
CLOSURE ERROR: 1:10000
DATE: SEPT. 4TH, 2018

34. C. Final Plat

lance.fittro@franklin.tn.gov Applicant shall note the portion of public infrastructure that is to be removed as to be "Removed" rather than "Abandoned" as it is shown on the plat resubmittal. The easements are "to be abandoned." The infrastructure itself is "to be removed."

36. 0. General Information

lance.fittro@franklin.tn.gov As stated previously, any offset agreement still being pursued must be approved by BOMA prior to resubmittal of the final plat. Once the site plan and final plat are approved, there will be no further opportunity to pursue offset agreements.

Performance Agreement and Surety

General Issues

38. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan [COF# 6753 \(Forrest Crossing Subdivision, Site Plan, Revision 3, Lots 1286, 1287, 1288, 1289, 1290, and 1291 \(Rachel Springs Business Village Subdivision\)\)](#) shall be transferred to this final plat as a condition of approval.

Water/Sewer

General Issues

3. Domestic water

scott.andrews@franklintn.gov Applicant has failed to address comment. The applicant shall revise the signature block for water, the service area is Franklin Water Management.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS		STF
ED	I HEREBY CERTIFY:	I F
	(1) THE WATER SYSTEMS DESIGNATED IN "RACHEL SPRINGS VILLAGE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR	(1) TI IN W
TE	(2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE ON-SITE WATER SYSTEM AND \$_____ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE MILCROFTON UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEMS.	(2) A IN \$ SH
	MILCROFTON UTILITY DISTRICT DATE	DIRE CITY

5. Utility easement

ben.mcneil@franklintn.gov Applicant failed to address the issue, applicant shall label the sewer line depths to ensure the proper easement widths are provided. The domestic water easements shall be labeled as exclusive.

EASEMENTS

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements

FINAL PLAT FORREST CROSSING SUBDIVISION

SECTION ONE, REVISION ELEVEN

Consolidation of Plat of Lots 1286, 1287, 1288, 1289, 1290, & 1291

RACHEL SPRINGS BUSINESS VILLAGE FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

General Notes

- The purpose of this plat revision is to consolidate Lot 1286 through Lot 1291 into one buildable lot, and create, modify, and abandon easements and revise the common access easement.
- Bearings are based on the Tennessee State Plane Coordinate System of 1983.
- All distances were measured with E.D.M. equipment and have been adjusted for temperature.
- Being Parcels 1.07, 1.08, 1.09, 1.10, 1.11 and 1.12 on Williamson County Property Map 79P, Group C.
- This Survey has been prepared using the current deeds of record and does not represent a title search by this Surveyor or a guarantee of title, and is subject to any state of facts a current and accurate title search may reveal.
- The recording of this plat voids, vacates and supersedes the recording of Lots 1286–1291 on the Final Plat Forrest Crossing Subdivision Section 1, Revision 10, Revision to Lots 112 & 1282–1292 Rachel Springs Business Village, as of record in Plat Book 45, Page 57, in the Register's Office for Williamson County, Tennessee.
- The transfer of lots shall be subject to the provisions of the joint access easement(s), as recorded on the Final Plat of Forrest Crossing Subdivision Section 1, Revision 10, Revision to Lots 112 & 1282–1292 Rachel Springs Business Village, as of record in Plat Book 45, Page 57, in the Register's Office for Williamson County, Tennessee, and shall provide for a guaranteed, unrestricted right of access to all owners providing such easement(s) an owners of lots adjacent to such easement(s). The owners shall also be required to execute an agreement specifying responsibility for construction and perpetual maintenance of the shared access.

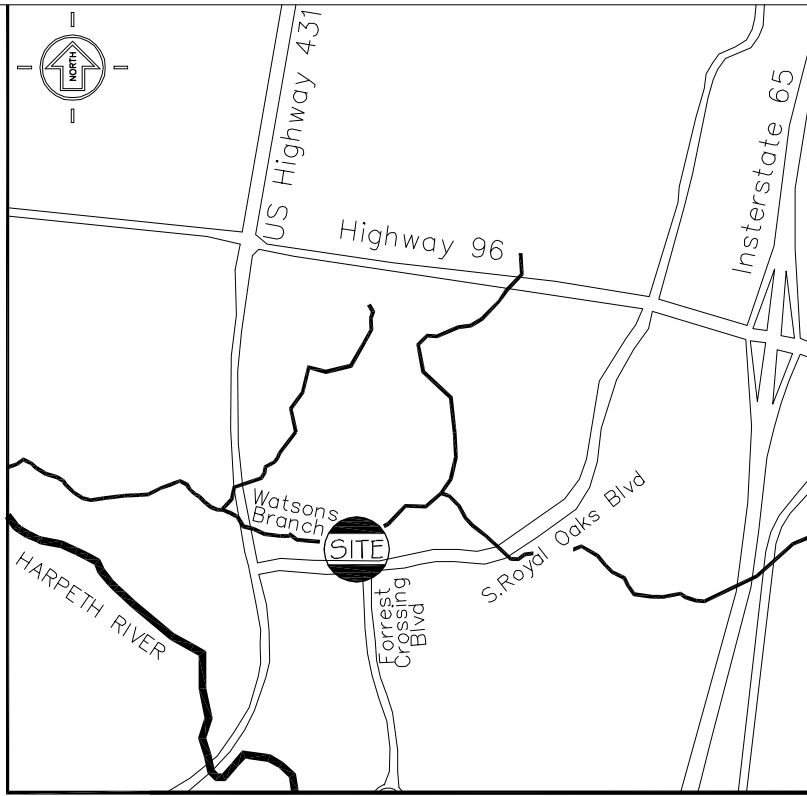
- Each lot will be responsible for providing detention and treatment to be designed per each Site Plan.
- Each lot will be responsible for providing a 5' sidewalk in Right-of-Way designed per each individual Site Plan.
- All lots shall have the right of access over and across all other lots for purposes on ingress, egress, passage and delivery by vehicles and pedestrians.
- These lots share a common infrastructure. As such, each lot shall be required to meet the maximum amount of caliper inches of replacement trees as calculated for that lot regardless of the amount of trees removed from that lot.
- Underground Utility Note:
Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.
- Proposed street lighting location, metering points and note indicating "All street light locations and quantities are approximate. Final positioning and quantities shall be at the direction of MTEM.

- Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
- Each lot is required to meet the minimum open space requirements, per the Franklin Zoning Ordinance, with site plan submittal.
- A Streamside Buffer shall be applied to all Water Bodies serving more than twenty-five (25.0) acres of Tributary Area and Waters of the State in, or adjacent to, New Construction, Development or Redevelopment. It shall require maintenance of existing buffers on all existing properties as determined by the City Engineer and/or by the State. It shall consist of Native Vegetation along both sides of a stream or around other Water Resources or Waters of the State measured linearly perpendicular from Top of Bank that shall be determined by the break in the Slope. Final determination shall be made by the City Engineer regarding buffer delineation, Top of Bank, areas where the Streamside Buffer shall apply and buffer width requirements.

- Sidewalks and trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the Property Owner(s) or the HOA.

- Cross Access Easements shall provide perpetual, non-exclusive access for the purposes of vehicular and pedestrian ingress and egress across the Cross Access Easement. Property Owner(s) shall maintain and keep the Cross Access Easement within their development in a commercially reasonable condition and state of repair.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.

- The City of Franklin Water Management Department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.



LOCATION MAP

NOT TO SCALE

CURVE TABLE

CURVE NO.	DELTA	LENGTH	RADIUS	CHORD	CHD. BEARING
C-1	17°20'21"	175.22	1149.17	346.44	S80°40'22"W
C-2	11°49'55"	159.50	1539.24	317.30	N84°45'03"W
C-3	09°10'29"	76.22	950.00	151.96	N83°22'58"W
C-4	08°32'33"	71.40	956.00	142.53	S85°40'59"W

LOT AREA TABLE

LOT	ACRAGE	SQUARE FEET
1286	2.69	117081
1287	1.08	46866
1288	1.51	65804
1289	1.19	51692
1290	1.17	50950
1291	1.05	45815

RIPARIAN BUFFER NOTE:

There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffres except as permitted by the City Engineer, or his designee.

NOTE 'B'

Streamside Buffer Width Reductions, Clearing Activities, and Crossings

The minimum buffer width may be reduced in conjunction with targeted restoration plans that make comparable improvements to water quality. Restoration plans may include stream bank restoration, revegetation, habitat improvements, or other bioengineering methods, as approved in a Buffer Management Plan by the City Engineer. Reduction of the minimum buffer width may apply to specific areas of an overall Development, and shall be approved on a case-by-case basis. In no case shall the minimum Streamside Buffer width be less than thirty (30) feet on both sides of the stream measured from Top of Bank in limited areas. In no case shall the average minimum Streamside Buffer width of Waters of the State serving more than one (1) square mile of tributary area be less than sixty (60) feet on both sides of the stream measured from Top of Bank in limited areas.

Flood Reference

By means of graphic plotting upon Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) Number: 47187C0211F, Dated: 09–29–2006, Zone: AE, and Number: 47187C0212F, Dated: 09–29–2006, Zone: AE, it has been determined that a portion of the parcels shown hereon lies within a flood hazard area.

Zoning and Setback Requirements

This property is currently zoned GO (General Office)

Front Yard & Street Setback: 50 Feet

Side Setback: 25 Feet

Rear Setback: 40 Feet

TOTAL ACRES: 8.69 ±
ACRES NEW STREETS: N/A
CIVIL DISTRICT: 9th
SCALE: 1" = 50'

TOTAL LOTS: 6
FEET NEW STREETS: N/A
CLOSURE ERROR: 1:10000
DATE: SEPT. 4TH, 2018

COF PROJECT # 6796

CERTIFICATE OF OWNERSHIP	CERTIFICATE OF SURVEY	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS	CERTIFICATE OF APPROVAL FOR RECORDING
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 6446, PAGE 422, 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) BY 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 THE PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE ___, R.O.W.C., TENNESSEE. BY: _____ C & Y PARTNERS, LLC PARTNER DATE _____	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. THE SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 13TH DAY OF _____, 2018. _____ Surveyor _____ Date 2287 Tenn. License No.	I HEREBY CERTIFY: (1) THE SEWER SYSTEMS DESIGNATED IN "RACHEL SPRINGS BUSINESS VILLAGE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS. _____ DIRECTOR SEWER DEPARTMENT CITY OF FRANKLIN, TENNESSEE DATE _____	I HEREBY CERTIFY: (1) THE WATER SYSTEMS DESIGNATED IN "RACHEL SPRINGS BUSINESS VILLAGE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE ON-SITE WATER SYSTEM AND \$_____ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE MILCROFTON UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEMS. _____ MILCROFTON UTILITY DISTRICT DATE _____	I HEREBY CERTIFY: (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN "RACHEL SPRINGS BUSINESS VILLAGE" HAVE BEEN INSTALLED WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS. _____ DIRECTOR, STREETS DEPARTMENT CITY OF FRANKLIN, TENNESSEE	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 _____, 2018, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE. _____ SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE _____

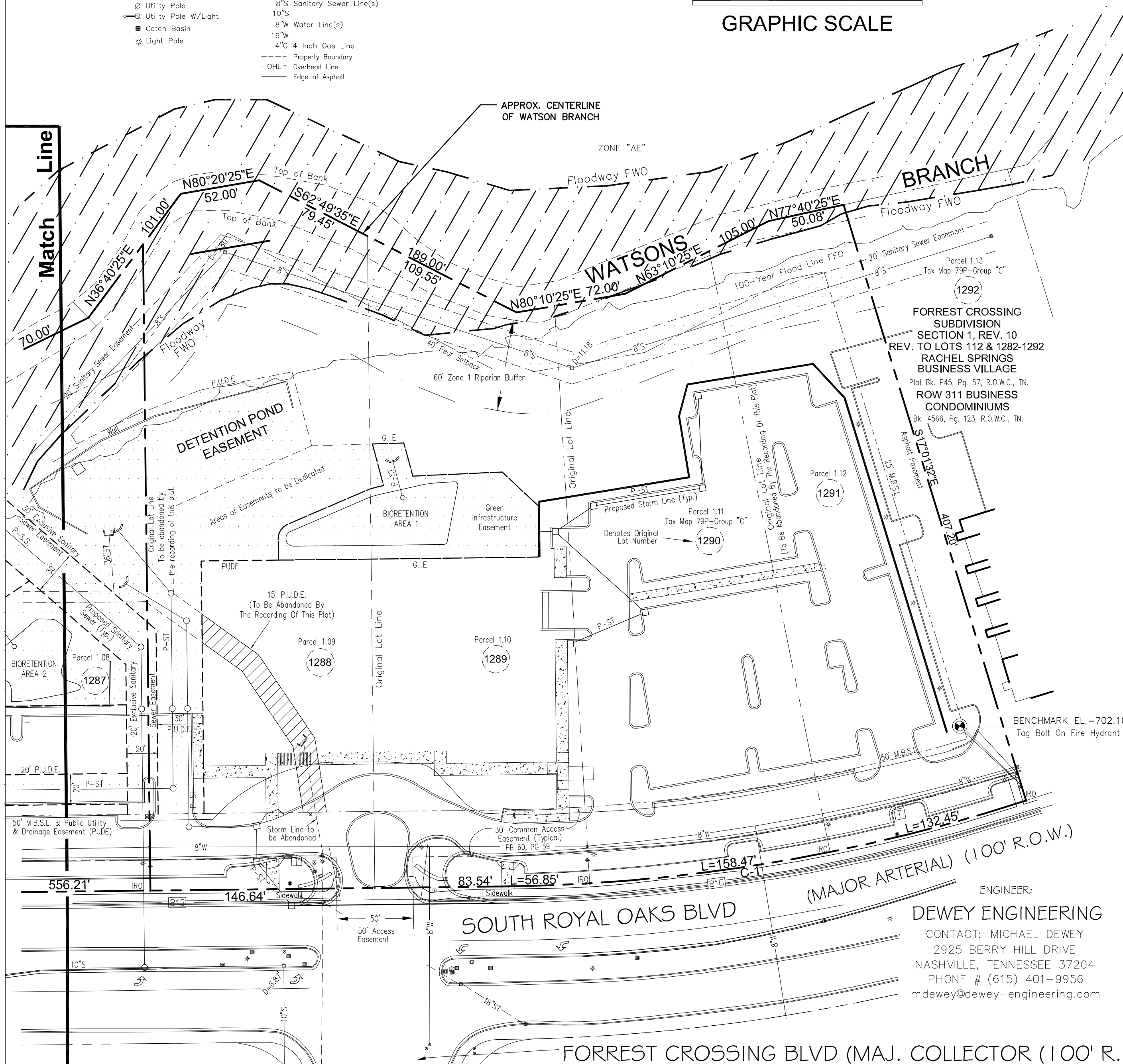


○ Existing Iron Rod I.R.(0)	FO	Fiber Optic Cable
● Iron Rod (Set) I.R.(N)	CO	Cleanout
○ Sanitary Manhole	←	Anchor / guy wire
○ Gas Valve	CMP	Corrugated Metal Pipe
⊠ Gas Meter	18"STM	Storm Pipe(s)
☎ Telephone Box	24"STM	
○ Water Valve	30"STM	
⊗ Utility Pole	36"STM	
⊗ Utility Pole W/Light	8"S	Sanitary Sewer Line(s)
■ Catch Basin	10"S	
✱ Light Pole	16"W	Water Line(s)
	4"6	4 Inch Gas Line
	---	Property Boundary
	-OHL-	Overhead Line
	_____	Edge of Asphalt

Scale : 1" = 50'



GRAPHIC SCALE



I HEREBY CERTIFY:

(1) THE WATER SYSTEMS DESIGNATED IN "RACHEL SPRINGS BUSINESS VILLAGE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE ON-SITE WATER SYSTEM AND \$_____ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH FRANKLIN WATER MANAGEMENT TO ASSURE COMPLETION OF SUCH SYSTEMS.

FRANKLIN WATER MANAGEMENT DATE

I HEREBY CERTIFY:

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED
IN "RACHEL SPRINGS BUSINESS VILLAGE" HAVE BEEN INSTALLED
WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY
IN THE AMOUNT OF \$_____ FOR STREETS,
\$_____ FOR DRAINAGE, AND \$_____ FOR
SIDEWALKS HAS BEEN POSTED WITH THE CITY
OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION
OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

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 _____, 2018, AND THIS PLAT HAS
BEEN APPROVED FOR RECORDING IN THE REGISTER'S
OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

SECRETARY _____ DATE _____
FRANKLIN MUNICIPAL PLANNING COMMISSION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 6446, PAGE 422, 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) BY 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 THE PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

BY: _____

C & Y PARTNERS, LLC DATE

PARTNER

I (WE) HEREBY CERTIFY THAT THE
SUBDIVISION PLAT AS SHOWN HEREON IS
CORRECT AND THAT ALL OF THE
MONUMENTS, TOWNGHATERS, HAVE BEEN
PLACED AS SHOWN ON THE SUBDIVISION
PLAT CORRESPONDING TO THE SURVEY
MADE UNDER MY SUPERVISION ON THE
13TH DAY OF AUGUST 2018
9.4.18
TENNESSEE NO. 2287

Surveyor _____ Date _____
2287

Tenn. License No. _____

I HEREBY CERTIFY:

(1) THE SEWER SYSTEMS DESIGNATED IN "RACHEL SPRINGS BUSINESS VILLAGE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR SEWER DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

SUBDIVISION NAME AND STREET NAMES APPROVED BY
THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT
AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY

CITY OF FRANKLIN DATE

COF PROJECT # 6796



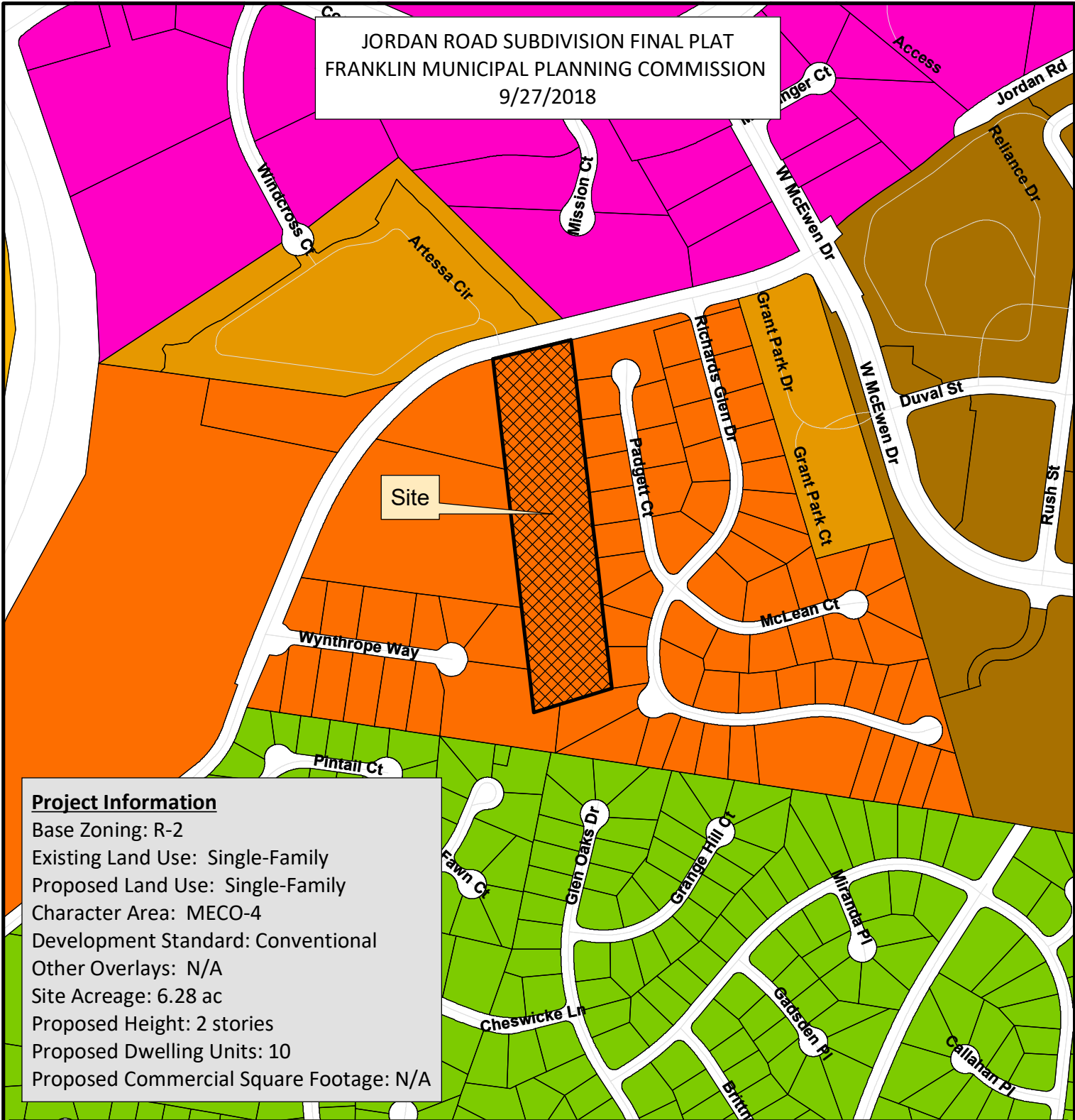
ITA

JAMES TERRY & ASSOCIATES
LAND SURVEYING

2603 ELM HILL PIKE, SUITE K NASHVILLE, TN 37214
PHONE (615) 490-6920

Sheet 3 of 3

JORDAN ROAD SUBDIVISION FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/27/2018



Project Information

Base Zoning: R-2
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.28 ac
Proposed Height: 2 stories
Proposed Dwelling Units: 10
Proposed Commercial Square Footage: N/A

	Jordan Road Subdivision Final Plat		SD-R Specific Development-Residential
	AG Agricultural District		SD-X Specific Development-Variety
	ER Estate Residential		OR Office Residential District
	R-1 Residential District		GO General Office District
	R-2 Residential District		CC Central Commercial District
	R-3 Residential District		NC Neighborhood Commercial District
	R-6 Residential District		GC General Commercial District
	RM-10 Attached 10 Residential District		LI Light Industrial District
	RM-15 Attached 15 Residential District		HI Heavy Industrial District
	RM-20 Attached 20 Residential District		CI Civic and Institutional District



0 250 500 1,000
Feet

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

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

6. Emergency Gate

joe.marlo@franklinton.gov **Prior to One Stop approval**, the emergency accessible gate in Jordan Road shall be installed by the developer and accepted by the City.

Comment from the Site Plan Review (COF 6632):

Applicant shall provide signs at the street stubs on Jordan Road. Applicant shall place sign(s) ROAD CLOSED TO THROUGH TRAFFIC on the proposed emergency access gates. The gate operating mechanism shall be that approved by the City of Franklin, TN Fire Department. Any open bypass area beyond the edges of the gates shall be blocked to vehicle access by a barrier approved by both the Engineering and Fire Departments.

The proposed gate shall be installed by the developer and accepted by the City prior to the recording of the final plat. ?

17. C. Final Plat

lance.fittro@franklinton.gov This is a new comment that was overlooked in the previous review:

Applicant shall clarify the existing edge of pavement within the Jordan Road ROW.

18. Naming Convention

lance.fittro@franklinton.gov This is a new comment due to the development name being changed on this plat resubmittal:

The name shown for the development on the plat should be that stated on the associated Development Plan. Any additional identification desired for marketing purposes should be what is identified within the parenthesis, not vice versa. In other words, the title block should read:

FINAL PLAT
JORDAN ROAD PUD SUBDIVISION
(FIRESTONE AT COOL SPRINGS)

Parks

General Issues

5. Parkland information

kevinl@franklinton.gov Thanks!

Parks will show this project as failed in IDT for tracking purposes until payment has been received.

kevinl@franklinn.gov

A new invoice was submitted and approved by Finance on 9-12-18. The new updated invoice is attached and has been sent to Nicky Wells at Turnberry Homes.

The status will remain "Failed" until fees have been received for tracking purposes through IDT. It may move forward but can't be recorded until fees have been paid.
[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklinn.gov

Any unposted sureties associated with this development from site plan [COF# 6632 \(Jordan Road PUD Subdivision, Site Plan\)](#) shall be transferred to this final plat as a condition of approval.

Water/Sewer

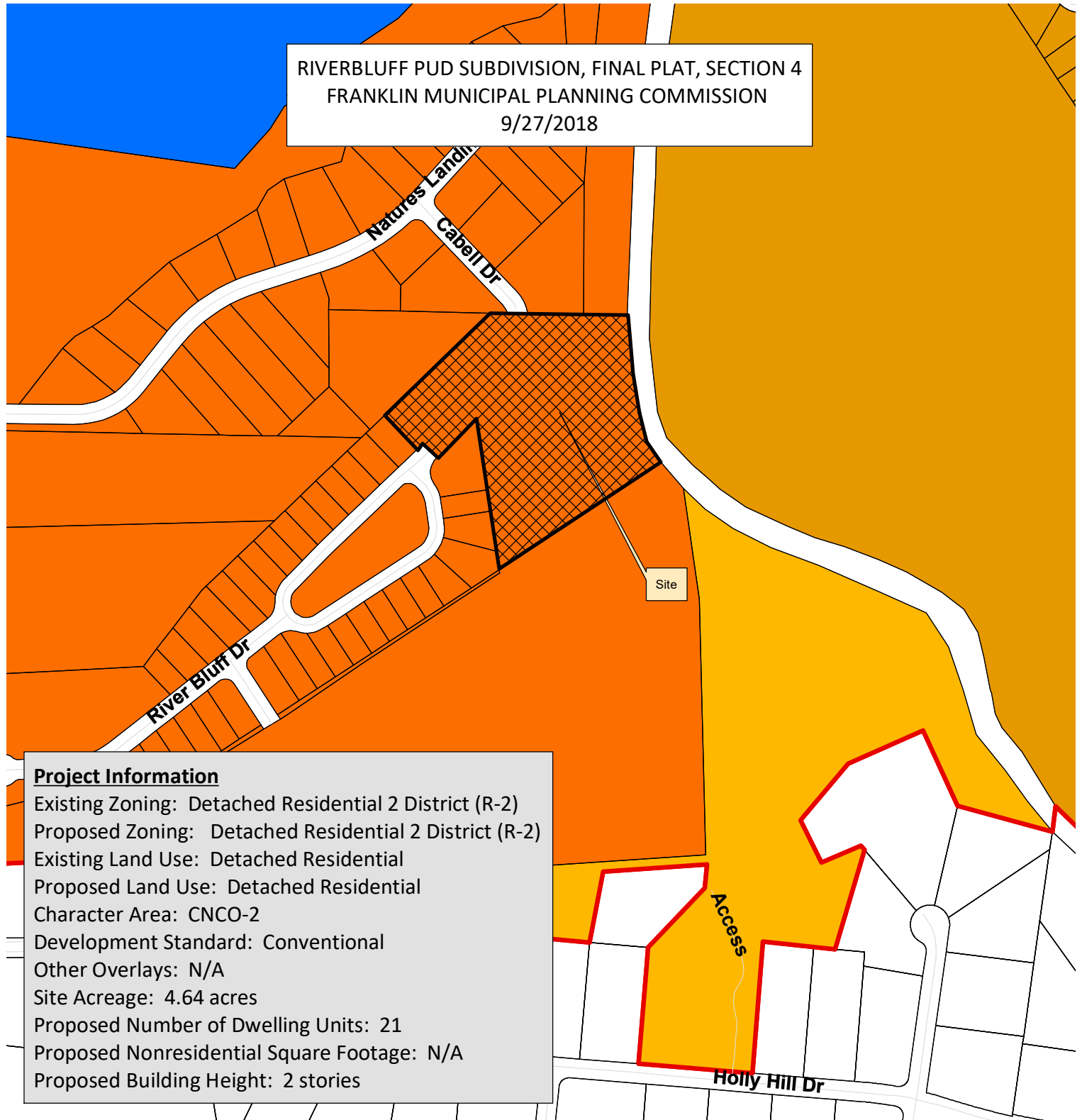
General Issues

15. General issues

bnutt@mvud.org

1. MVUD easement has been recorded as DB 7393, Pg 729. This should be referenced on the plat since it is recorded.
2. Note 14 should not say domestic water as it is written for COF.
3. Take note of Note 5. It states a 5' PUDE is along ROW. This is incorrect in that it would be overlapping MVUD dedicated 10' easement. The detail at top of plat page does represent the MVUD easement correctly but Note 5 places a conflict within your easement. Would suggest that Note 5 needs to be revised. Basically the text of Note 5 and the typical lot detail do not agree.

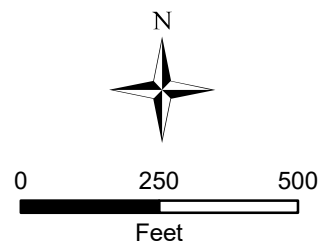
RIVERBLUFF PUD SUBDIVISION, FINAL PLAT, SECTION 4
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/27/2018



Project Information

Existing Zoning: Detached Residential 2 District (R-2)
Proposed Zoning: Detached Residential 2 District (R-2)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: CNCO-2
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 4.64 acres
Proposed Number of Dwelling Units: 21
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2 stories

AG Agricultural District	SD-X Specific Development-Variety
ER Estate Residential	OR Office Residential District
R-1 Residential District	GO General Office District
R-2 Residential District	CC Central Commercial District
R-3 Residential District	NC Neighborhood Commercial District
R-6 Residential District	GC General Commercial District
RM-10 Attached 10 Residential District	LI Light Industrial District
RM-15 Attached 15 Residential District	HI Heavy Industrial District
RM-20 Attached 20 Residential District	CI Civic and Institutional District
SD-R Specific Development-Residential	



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CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

5. C. Final Plat

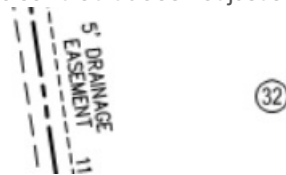
lance.fittro@franklin.tn.gov Please make the following corrections for the lot line drainage easements:



Where the setback and drainage easement are noted together, place the "(TYP)" at the end of the label so that it is clear that it applies to both the setback and the drainage easement:

5' SIDE SETBACK & DRAINAGE EASEMENT (TYP)

For the easement label at the rear of Lot 32, add (TYP) at the end of the label so that it is clear that it does not just apply to Lot 32:



6. 0. General Information

lance.fittro@franklin.tn.gov The previous comment has not been addressed:

The Development Plan Revision (COF #6686) shall be submitted for final approval at One Stop prior to approval of the Section 4 final plat.

The Section 1 and 2 Final Plat Revisions shall be approved and recorded to clear up the issue regarding ownership of the Open Space / TVA easement prior to approval of the Section 4 final plat.

Applicant shall ensure that any modifications to the Development Plan Revision 3 (COF #6686), and Section 1 and 2 Final Plat Revisions (COF #6687 and 6688) are reflected on the final plat for Section 4.

8. C. Final Plat

lance.fittro@franklin.tn.gov The previous comment, "The riparian buffer, open space lot, and public access easement shown on the Site Plan adjacent to the Harpeth River are to be included with this platted section of the development as was shown on the associated Site Plan (COF #6176). The plat shall match the site plan" has not been addressed.

Show the full open space lot with darkened boundary lines as with other lots included in this plat. All property lines are to be fully-shown with metes and bounds, appropriate notations, and corner pins shown on the plat.

Parks

General Issues

9. Parkland information

kevinl@franklintn.gov

Parks will keep this review in the status of "Failed" for tracking purposes in IDT until fees have been paid.

This can go forward but can not go to one stop without fees being paid.

[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklintn.gov

*(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

Any unposted sureties associated with this development from site plan [COF# 6176 \(Riverbluff PUD Subdivision, Section 4\)](#) shall be transferred to this final plat as a condition of approval.

Planning

Riverbluff PUD Subdivision, Final Plat, Section 4 - submittal 002.pdf

11. One-Stop Procedure

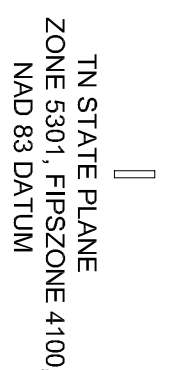
christopher.andrews@franklintn.gov

Prior to One Stop Approval for the Final Plat of Riverbluff PUD Subdivision Section 4, applicant shall submit the revised Development Plan for the Riverbluff PUD Subdivision (COF Project #6686) for One Stop approval.

One Stop approval of the Development Plan must precede the approval of the Section 4 final plat. Those approvals cannot occur at the same One Stop session.

1) THE PURPOSE OF THIS PLAT IS TO CREATE 21 BUILDING LOTS, 1 OPEN SPACE LOT, AND DEDICATE RIGHT OF WAY.

2) EXISTING ZONING R-2 (RESIDENTIAL)



PUD Subdivision

Section 4

Riverbluff Drive

CURVE TABLE			
DELTA	TANGENT	CHORD BEARING	CHORD
35.07°47'	25.32	S63°48'19"W	48.89
90°00'00"	25.00	N66°22'12"E	35.36
70.31°44'	17.68	S43°56'39"E	28.87
25°30'31.44"	70.71	N44°56'21"E	81.65
90°00'00"	25.00	N53°37'48"W	35.36
35.07°47'	9.50	S63°48'19"W	18.11

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	49.05	80.00	35°07.47'	25.32	S63.4819°W	48.29
C2	39.27	25.00	90°00'00"	25.00	N56.5212°E	35.36
C3	30.77	25.00	70°31.44'	17.68	S43.5539°E	28.87
C4	218.63	50.00	25°031.44'	70.71	N46.0621°E	81.65
C5	39.27	25.00	90°00'00"	25.00	N53.3748°W	35.36
C6	18.39	35.00	35°07.47'	9.50	S63.4819°W	18.11

Lot No.	Square Feet	Tree Requirement	Lot No.	Square Feet	Tree Requirement
17	6,600	2 Trees, 3" Caliper	28	6,600	2 Trees, 3" Caliper
18	6,600	2 Trees, 3" Caliper	29	7,253	2 Trees, 3" Caliper
19	6,600	2 Trees, 3" Caliper	30	6,576	2 Trees, 3" Caliper
20	6,703	2 Trees, 3" Caliper	31	6,352	2 Trees, 3" Caliper
21	8,093	2 Trees, 3" Caliper	32	12,488	3 Trees, 3" Caliper
22	9,966	2 Trees, 3" Caliper	33	6,664	2 Trees, 3" Caliper
23	7,611	2 Trees, 3" Caliper	34	6,600	2 Trees, 3" Caliper
24	6,600	2 Trees, 3" Caliper	35	6,600	2 Trees, 3" Caliper
25	6,600	2 Trees, 3" Caliper	36	6,600	2 Trees, 3" Caliper
26	6,600	2 Trees, 3" Caliper			
27	6,600	2 Trees, 3" Caliper	37	7,418	2 Trees, 3" Caliper

Lot No.	Square Feet	Tree Requirement	Lot No.	Square Feet	Tree Requirement
17	6,600	2 Trees, 3" Caliper	28	6,600	2 Trees, 3" Caliper
18	6,600	2 Trees, 3" Caliper	29	7,253	2 Trees, 3" Caliper
19	6,600	2 Trees, 3" Caliper	30	6,576	2 Trees, 3" Caliper
20	6,703	2 Trees, 3" Caliper	31	6,352	2 Trees, 3" Caliper
21	8,093	2 Trees, 3" Caliper	32	12,488	3 Trees, 3" Caliper
22	9,966	2 Trees, 3" Caliper	33	6,664	2 Trees, 3" Caliper
23	7,611	2 Trees, 3" Caliper	34	6,600	2 Trees, 3" Caliper
24	6,600	2 Trees, 3" Caliper	35	6,600	2 Trees, 3" Caliper
25	6,600	2 Trees, 3" Caliper	36	6,600	2 Trees, 3" Caliper
26	6,600	2 Trees, 3" Caliper			
27	6,600	2 Trees, 3" Caliper	37	7,418	2 Trees, 3" Caliper

The following aggregate caliper inches of canopy trees are required for each detached residential lot. (A lot tree chart shall be provided on the residential landscape plans showing how the required ACI shall be met for each individual residential lot. (See example below))

The following aggregate caliper inches of canopy trees are required for each detached residential lot. (A lot tree chart shall be provided on the residential landscape plans showing how the required ACI shall be met for each individual residential lot. (See example below))	
Lot Size	ACI Canopy Trees Required
Less than 5,000 Square Feet	One three-inch (3") caliper tree
5,001 – 10,000 Square Feet	Two three-inch (3") caliper trees
10,001 – 12,500 Square Feet	Three three-inch (3") caliper trees
12,501 – 20,000 Square Feet	Four three-inch (3") caliper trees
20,001 Square Feet and larger	One three-inch (3") caliper tree per each additional 10,000 square feet of acreage over 20,000 square feet.

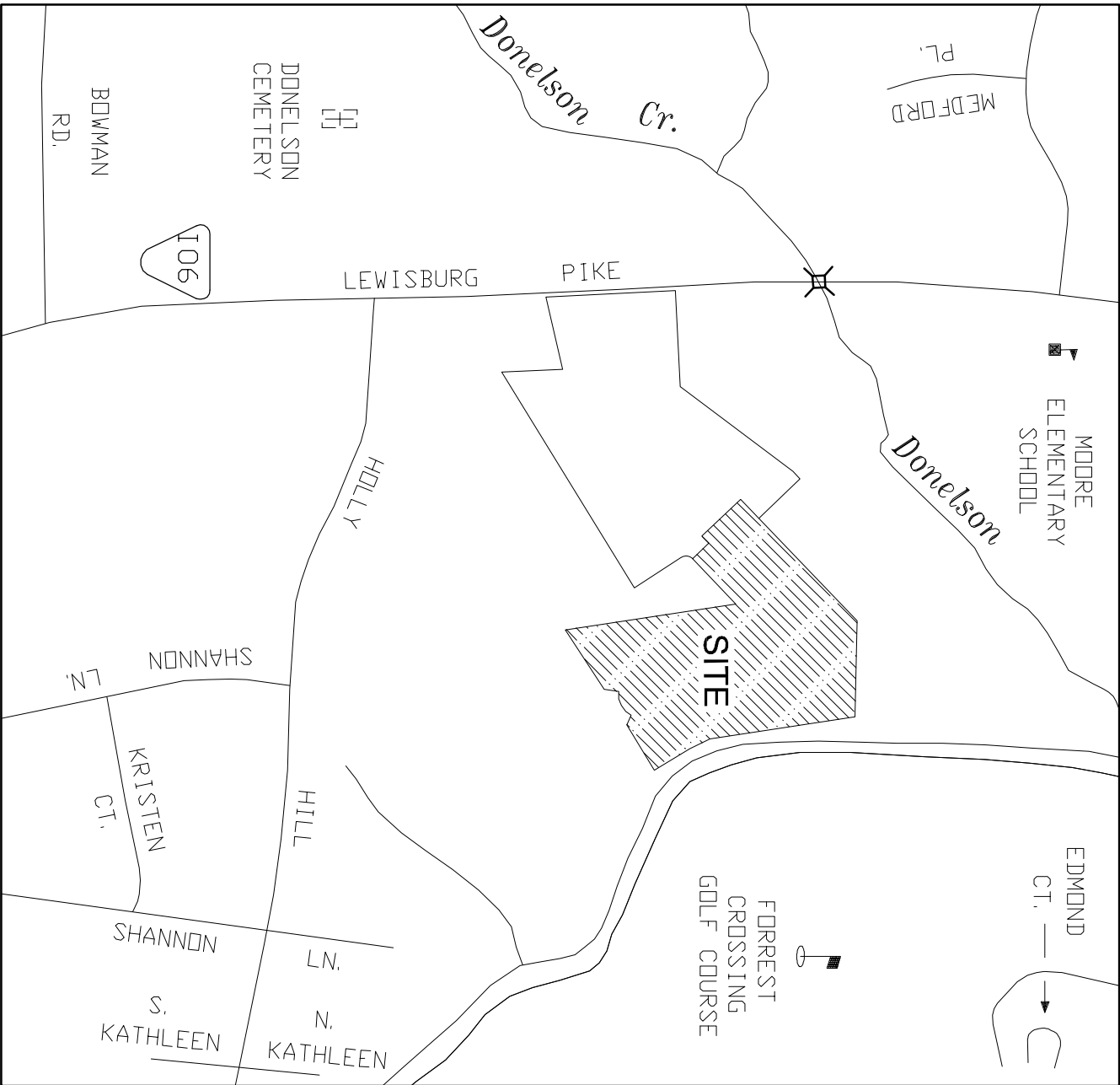
Total Area: 4.64 AC.

Residential Lots:	21 Lots
Area in Lots	3.49 Ac.
Area & Length of R.O.W.:	1.03 Ac./796 Feet
Open Space:	0.12 AC.
Development Standard	Conventional
Base Zoning District:	Residential (R-2)
Character Area Overlay	CNO-2
Front/Street Setbacks:	15 Feet
Side Yard Setback:	5 Feet
Rear Setback:	5 Feet

JAMES TERRY & ASSOCIATES

CONTACT : GREG TERRY
211 DONELSON PIKE - SUITE 600
NASHVILLE, TN. 37214
PHONE: (615) 883-2918
EMAIL : greg.tjia@comcast.net

LOCATION MAP
(Not to Scale)



Lot No.	LOT TABLE	
	Square Feet	Acres
17	6,600	0.15
18	6,600	0.15
19	6,600	0.15
20	6,703	0.15
21	8,093	0.19
22	9,986	0.23
23	7,611	0.17
24	6,600	0.15
25	6,600	0.15
26	6,600	0.15
27	6,600	0.15
28	6,600	0.15
29	7,283	0.17
30	6,576	0.15
31	6,592	0.15
32	12,488	0.29
33	6,664	0.15
34	6,600	0.15
35	6,600	0.15
36	6,600	0.15
37	7,418	0.17

Lot No.	LOT TABLE	
	Square Feet	Acres
17	6,600	0.15
18	6,600	0.15
19	6,600	0.15
20	6,703	0.15
21	8,093	0.19
22	9,986	0.23
23	7,611	0.17
24	6,600	0.15
25	6,600	0.15
26	6,600	0.15
27	6,600	0.15
28	6,600	0.15
29	7,283	0.17
30	6,576	0.15
31	6,592	0.15
32	12,488	0.29
33	6,664	0.15
34	6,600	0.15
35	6,600	0.15
36	6,600	0.15
37	7,418	0.17

OWNER
RIVERBLUFF INVESTMENTS, LLC
103 FORREST CROSSING BLVD. # 204
FRANKLIN, TN 37064

CITY OF FRANKLIN PROJECT # 6803
FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FINAL SUBDIVISION PLAT
ERANKI IN WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 4.64 TOTAL LOTS: 21
 ACRES NEW STREETS: 1.03 FEET NEW STREETS: 797 LF
 CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+
 MILES OF NEW ROAD: 0.15 DATE: SEPTEMBER 4TH, 2018
 PREPARED BY: JAMES TERRY & ASSOCIATES
 2603 ELM HILL PIKE SUITE K

I HEREBY CERTIFY THAT:	SUBDIVISIC THE WILLIAMS AGENCY.
(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, SECTION 1" HAVE	

WILLIAMSON
MANAGEMENT

CITY OF F

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY	DATE
CITY OF FRANKLIN	DATE

DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

I (WE, THEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS

Module Tennessy Electric Membership Corporation (MEMCO) will provide electric service to the subject property, according to the normal operating practices of MEMCO as defined in the rules and regulations, bylaws, policy, bulletins and operational bulletins of MEMCO and in accordance with the plot checklist, tree planting guidelines and other regulatory information on the MEMCO website (www.memco.com) (collectively the "Requirements"). No electric service will be until MEMCO's Requirements have been met and approved in writing by an authorized representative of MEMCO. Any approval is, of all times, contingent upon continuing compliance with MEMCO Requirements.

**CERTIFICATE OF APPROVAL OF
WATER SYSTEMS**

(1) THE WATER SYSTEM DESIGNATED IN THE PRELUDE PWD SUBDIVISION, SECTION 1ST SUBDIVISION NAME BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE ON-SITE WATER SYSTEM AND \$_____ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE WILCOXTON UTILITY DISTRICT OF ASSURE COMPLETION OF SUCH SYSTEMS.

Date

CITY OF FRANKLIN WATER UTILITY DISTRICT

DATE

TRICT DATE

FINAL SUBDIVISION PLAT
ERANKI IN WILLIAMSON COUNTY, TENNESSEE

* OWNER(S) - RIVERBLUFF INVESTMENTS, LLC * BOOK 6350, PAGE 922, R.O.W.C., TN. DATE

RESOLUTION 2018-45
4114 MURFREESBORO ROAD PLAN AMENDMENT
FMPC 9/27/2018

CHESTER STEPHENS

Proposed Multifamily

MURFREESBORO

TERRI PARK

MALCOLM

ACCESS

AREA

Project Information

Existing Land Use: Agriculture
Design Concept: Single Family Residential
Proposed Land Uses: Assisted Living
Proposed Design Concepts: Multifamily
Overlays: N/A
Site Acreage: 16.13 Acres

Legend

- | | | | |
|--|-----------------------|---|---------------------------|
|  | Streets |  | Single-Family Residential |
|  | 4114_Murfreesboro_Rd |  | Multifamily Residential |
|  | Parcels |  | Neighborhood Commercial |
|  | Large-Lot Residential | | |

0.1 0.05 0 0.1 Miles



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Law Dept. approved (3/08/2018)

RESOLUTION 2018-45

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR THE PROPERTY LOCATED AT 4114 MURFREESBORO ROAD TO CHANGE THE DESIGN CONCEPT FROM SINGLE FAMILY RESIDENTIAL TO MULTIFAMILY RESIDENTIAL.

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request for the property located at 4114 Murfreesboro Road, as depicted in the attached map, is to change the design concept from Single Family Residential to Multifamily Residential; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. The Envision Franklin Design Concepts Map is hereby amended as shown by the attached Location Map used to delineate the boundaries.

SECTION III. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION IV. That this Resolution shall take effect upon approval by the FMPC on June 28, 2018, the health, safety, and welfare of the citizens requiring it.

(Signatures on page 2)

ATTEST:

By: _____

Mike Hathaway
Chair

CITY OF FRANKLIN, TENNESSEE:

By: _____

Emily Hunter
Secretary

Approved as to Form:

By: _____

Shauna R. Billingsley
City Attorney

RESOLUTION 2018-45
4114 MURFREESBORO ROAD PLAN AMENDMENT
FMPC 9/27/2018

CHESTER STEPHENS

Proposed Multifamily

MURFREESBORO

TERRI PARK

MALCOLM

ACCESS

AREA

Project Information

Existing Land Use: Agriculture
Design Concept: Single Family Residential
Proposed Land Uses: Assisted Living
Proposed Design Concepts: Multifamily
Overlays: N/A
Site Acreage: 16.13 Acres

Legend

- | | | | |
|--|-----------------------|---|---------------------------|
|  | Streets |  | Single-Family Residential |
|  | 4114_Murfreesboro_Rd |  | Multifamily Residential |
|  | Parcels |  | Neighborhood Commercial |
|  | Large-Lot Residential | | |

0.1 0.05 0 0.1 Miles



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Law Dept approved 3/08/2018

THE FOUNTAINS

COLUMBIA GULF TRANSMISSION CO. EASEMENT

50' BUFFER

OPEN SPACE

DRAINAGE AREA

50' BUFFER

TERRI PARK WAY

LANES END DRIVE

HURSTBOURNE PARK

MURFRESBORO ROAD - HWY 96 EAST

(MAJOR ARTERIAL ROAD +26,400 ADT)

DRAINAGE AREA

SITE DEVELOPMENT PROGRAM

MAP PARCEL : 080 03900
SITE ACREAGE: 15.82 AC

CHARACTER OVERLAY : SWCO-2
EXISTING USE : SINGLE-FAMILY RESIDENTIAL, LANDSCAPE NURSERY
PROPOSED USE : INDEPENDENT SENIOR LIVING
HISTORIC PROPERTIES : NONE KNOWN
BUILDING HEIGHT : 3 STORIES
BUILDING FOOTPRINT: +/- 60,000 SF
TOTAL DWELLING UNITS : 130 UNITS
4 3BR / 62 2BR / 60 1BR / 4 STUDIO

OPEN SPACE: +/- 10 AC (+/- 60%)

GROSS DENSITY: 8 UNITS/AC

CONCEPTUAL PLAN

RESORT LIFESTYLE COMMUNITIES OF FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TN



COF JCW
8.23.2018
KVD #18063

JASON & DEMEKA CHURCH

304 Terri Park Way
Franklin, TN 37067

Tel: (615)975-2468

dkchurch@comcast.net

September 25, 2018

Via Hand Delivery and E-Mail

City of Franklin Department of Planning and Sustainability
109 3rd Avenue S.
Franklin, TN 37064

ATTN: Municipal Planning Commission:

michael.orr@franklintn.gov

scott.harrison@FranklinTN.gov

michael.hathaway@comcast.net

roger.lindsey@nashville.gov

rdlindsey@comcast.net

amclemore51@yahoo.com

alma.mclemore@franklintn.gov

jimmy@tennesseevalleyhomes.com

annpetersen@comcast.net

mdadst@aol.com

lisa.gregory@franklintn.gov

Re: **Resolution 2018-45**, "A Resolution to Adopt An Envision Franklin Plan Amendment for the Property Located at **4114 Murfreesboro Road** to change the Design Concept from Single Family Residential to Multifamily Residential" / Cameron General Contractors

Dear Ladies and Gentlemen,

I am writing as a property owner in Hurstbourne Park. My home is located on Terri Park Way, and we are backyard neighbors with 4114 Murfreesboro Road. Based upon the enclosed 18063 RLC Conceptual Plan, my home would be the closest Hurstbourne Park home to the 55+ apartment complex proposed at 4114 Murfreesboro Road. I live there with my husband, our 5-year-old son and our 2-year-old daughter.

My husband and I are opposed to Cameron General Contractor's proposed amendment to Envision Franklin. The City of Franklin adopted Envision Franklin in 2017 after much debate and repeated neighborhood meetings. The Planning Commission identified this property as Single Family Policy. This is the only policy that makes sense for this property.

We are grateful to live in a city where planners pay attention to the transition of uses, scale, and massing from one property to the next. Your City Planners agree that this use is too abrupt of a transition adjacent to our neighborhood, and they are recommending denial of this request.

As I understand it, the applicant has certain requirements for justifying the policy amendment according to the City's check list for Envision Franklin Amendments. Two that stand out are:

*** Description of how conditions have changed, thereby making the Amendment valid.**

My family has lived here since 2012, and no conditions have changed that warrant or justify a 3-story apartment building to take the place of the landscape nursery since 2017. Should infill occur, it should only be single-family homes consistent with the current policy and adjacent lot/home sizes.

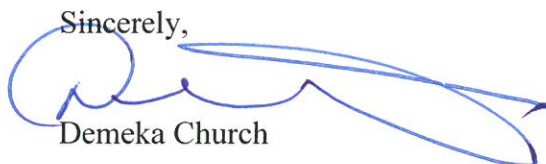
*** Description of how the proposed amendment will be compatible with the existing land use patterns and design concepts of nearby properties.**

Once completed, this structure will massively overshadow the homes on Terri Park Way, particularly the portion that runs parallel to the border of 4114 Murfreesboro Road, as that portion of Terri Park Way slopes significantly downhill. In no way is it compatible with the existing land use patterns and design concepts of our neighborhood or its surroundings. As a direct neighbor, it is my observation that the structure will stand significantly taller than the homes in our neighborhood to the east, the homes to the west, and the homes on the south side of Murfreesboro Road.

Please know that my family does not oppose the redevelopment of this property according to the current policy of Envision Franklin, Single Family Homes. As neighbors and strong advocates of good planning in Franklin, we are opposed to a use and development that is incompatible with the scale and design of the established neighborhood pattern.

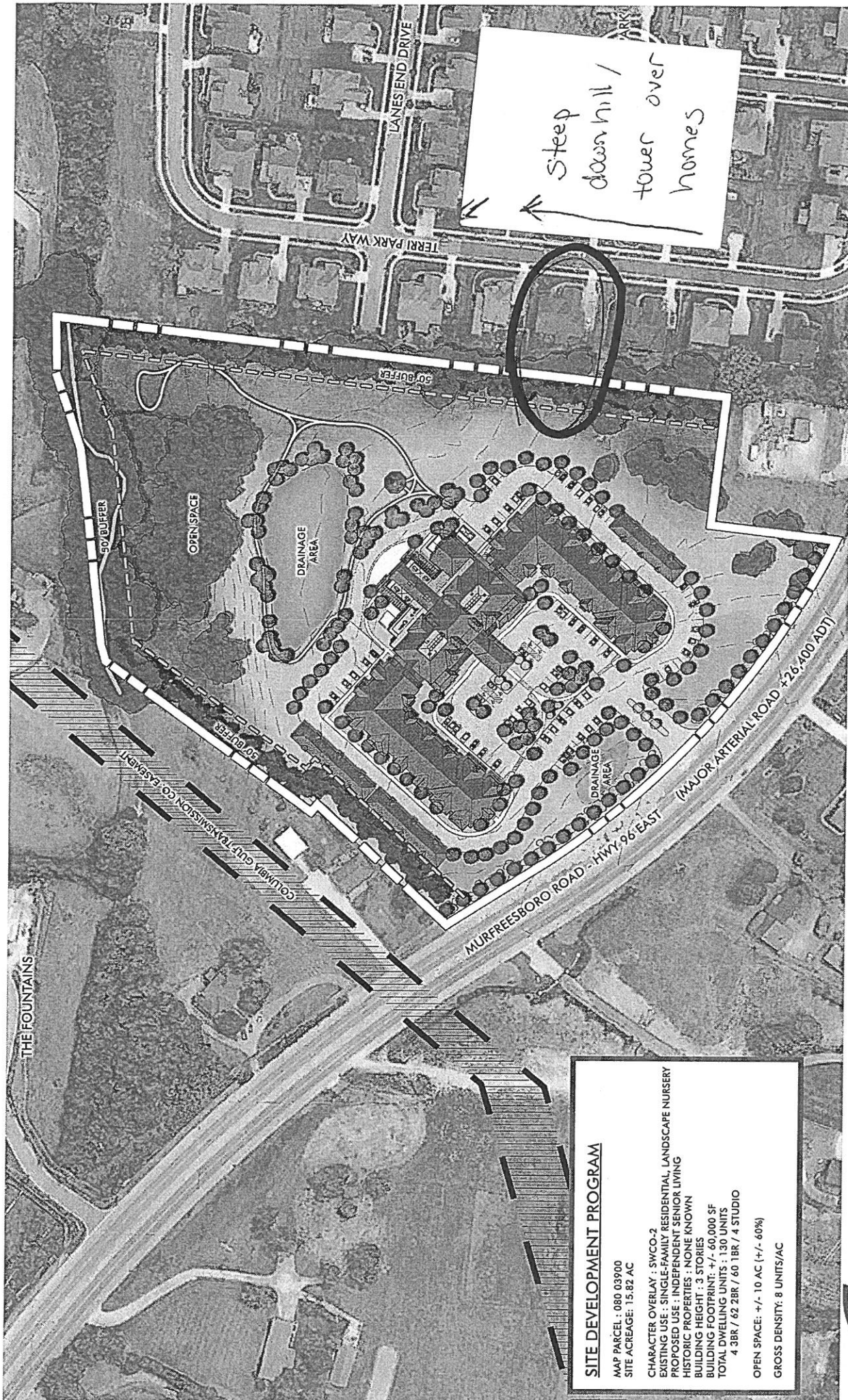
Thank you for your consideration of our request to keep the current policy established by the City of Franklin in 2017, and your recognition that this proposed development is out of place for the context of residential neighborhoods.

Sincerely,

A handwritten signature in blue ink, appearing to read "Demeka Church", with a long, sweeping horizontal stroke extending to the right.

Demeka Church

Enclosure



SITE DEVELOPMENT PROGRAM

MAP PARCEL : 080 03900
SITE ACREAGE : 15.82 AC

CHARACTER OVERLAY : SWCO-2
EXISTING USE : SINGLE-FAMILY RESIDENTIAL, LANDSCAPE NURSERY
PROPOSED USE : INDEPENDENT SENIOR LIVING
HISTORIC PROPERTIES : NONE KNOWN
BUILDING HEIGHT : 3 STORIES
BUILDING FOOTPRINT : +/- 60,000 SF
TOTAL DWELLING UNITS : 130 UNITS
4 3BR / 62 2BR / 60 1BR / 4 STUDIO

OPEN SPACE : +/- 10 AC (+/- 60%)
GROSS DENSITY : 8 UNITS/AC



CONCEPTUAL PLAN
RESORT LIFESTYLE COMMUNITIES OF FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TN



COFJCW
8.23.2018
KVD #18063

September 20, 2018

To whom it may concern,

I am writing you to voice a strong opposition to the rezoning of the property located at 4114 Murfreesboro Road in Franklin, TN.

My family and I moved here from the Washington, D.C. metro – an area with the nation's worst traffic and some of the highest costs of living – approximately four years ago. We fell in love with Franklin due to its proximity to Nashville, small town amenities and feel, and some of the friendliest people we'd ever met. We fell in love with a home in Hurstbourne Park that was surrounded by green space, a small neighborhood feel, and views from our home that reach all the way to Williamson Medical. At that time, Franklin's population was just over 65,000 people. I could commute from my home to the Franklin YMCA in less than 10 minutes. People openly talked to each other at parks and in the grocery store line. It was paradise found, remedying our largest concerns from our D.C. lifestyle.

As of this morning's *Time Magazine* article, Franklin is listed as having nearly 80,000 people – a staggering growth in such a short amount of time. As of last October, my commute time to the YMCA had doubled. It's now impossible to cross 65 in less than 10 minutes, thanks to stop lights, increased traffic, and lack of side roads. The city is becoming less friendly and more populated by the month and, in my opinion, losing much of the small-town charm that has earned it so much reverence in the media.

You, the city of Franklin, enacted Envision Franklin to maintain our look and feel and character. However, it seems at every turn, rezonings and commercialization are being approved. Our commutes just within the city are growing longer, and the look and feel – and area's affordability – are changing by the day.

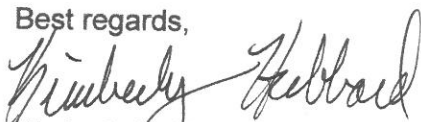
In my back yard, there is a request to change yet another zoning previously respected by the Envision plan – a plan that turns a currently beautiful landscaping company that contributes to east Franklin's calm, peaceful, family-friendly character into a multi-story, multi-residential monstrosity.

The area east of 65 on Murfreesboro Rd. is residential. While I understand the need for commercial – and applaud the accessibility of Cool Springs, I beg of you to keep commercial areas in commercial areas and out of our residential back yards. The proposed rezoning does more than simply change that property: it impacts our traffic congestion, views, and the very feel of the area east of 65. It also potentially opens our neighborhood to connectivity at the neighborhood's busiest bus stop, which impacts our children and makes our neighborhood more vulnerable to through traffic and malintent.

The developer and its legal counsel have been nothing but curt and rude to date, an attitude which clearly reflects a disregard for area residents in the very neighborhood in which they are hoping to intrude.

I understand that Franklin property is valuable and that we are in a time of growth, but I kindly ask that you respect the character of the area, integrity of our neighborhood, and safety of our children. Please vote against this rezoning. I may be a letter from one citizen, but I share the opinion of many. Thank you for your time and consideration.

Best regards,


Kimberly Hubbard
503 Norman Park Ct.



City of Franklin
Department of Planning

9-22-18

Dear Planning Officials,

As a business owner on Highway 96, I am writing to voice support for the Cameron Development's proposed use of the nursery property located at 4114 Murfreesboro road to construct a luxury living facility.

In my opinion, This type of facility and the positive impact it brings to our community far out weighs any aspect that may be perceived as negative. Even more importantly, it will be a tremendous improvement to the current appearance and use that is there now.

Cameron Development is a quality organization and the exact type of group that Franklin and Williamson continues to attract the attention of and should be accommodated to so they can become a part of our community.

Please consider my thoughts and call me if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mark Robbins".

Mark Robbins
Franklin Chophouse

RESOLUTION 2018-48
JEWELL PROPERTY AMENDMENT
FMPC 9/27/2018

Proposed Neighborhood Mixed Use

Project Information

Existing Land Use: Agriculture/Residential

Design Concept: Mixed Residential

Proposed Land Uses: Mixed Use (Office, Commercial, Single Family, Multifamily)

Proposed Design Concepts: Neighborhood Mixed Use

Overlays: N/A

Site Acreage: 60.20 Acres

Legend

 Jewell_Property	 Single-Family Residential
 Parcels	 Mixed Residential
 Development Reserve	 Multifamily Residential
 Recreation	 Neighborhood Mixed-Use
 Conservation Subdivision	 Neighborhood Commercial
 Historic Residential	 Industrial Flex

0.35 0.175 0 0.35 Miles



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RESOLUTION 2018-48

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR PROPERTIES LOCATED AT AND NEAR 1777 NEW HIGHWAY 96 WEST, THE JEWELL PROPERTY, TO CHANGE THE DESIGN CONCEPT FROM MIXED RESIDENTIAL TO NEIGHBORHOOD MIXED USE.

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached map, for the property located at 1777 New Highway 96 West located in the western part of the Franklin UGB is to change the design concept from Mixed Residential to Neighborhood Mixed Use; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. The Envision Franklin Design Concepts Map is hereby amended as shown by the attached Location Map used to delineate the boundaries.

SECTION III. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION IV. That this Resolution shall take effect upon approval by the FMPC on June 28, 2018, the health, safety, and welfare of the citizens requiring it.

(Signatures on next page)

ATTEST:

By: _____

Mike Hathaway
Chair

CITY OF FRANKLIN, TENNESSEE:

By: _____

Emily Hunter
Secretary

Approved as to Form:

By: _____

Shauna R. Billingsley
City Attorney

RESOLUTION 2018-48
JEWELL PROPERTY AMENDMENT
FMPC 9/27/2018

Proposed Neighborhood Mixed Use

Project Information

Existing Land Use: Agriculture/Residential

Design Concept: Mixed Residential

Proposed Land Uses: Mixed Use (Office, Commercial, Single Family, Multifamily)

Proposed Design Concepts: Neighborhood Mixed Use

Overlays: N/A

Site Acreage: 60.20 Acres

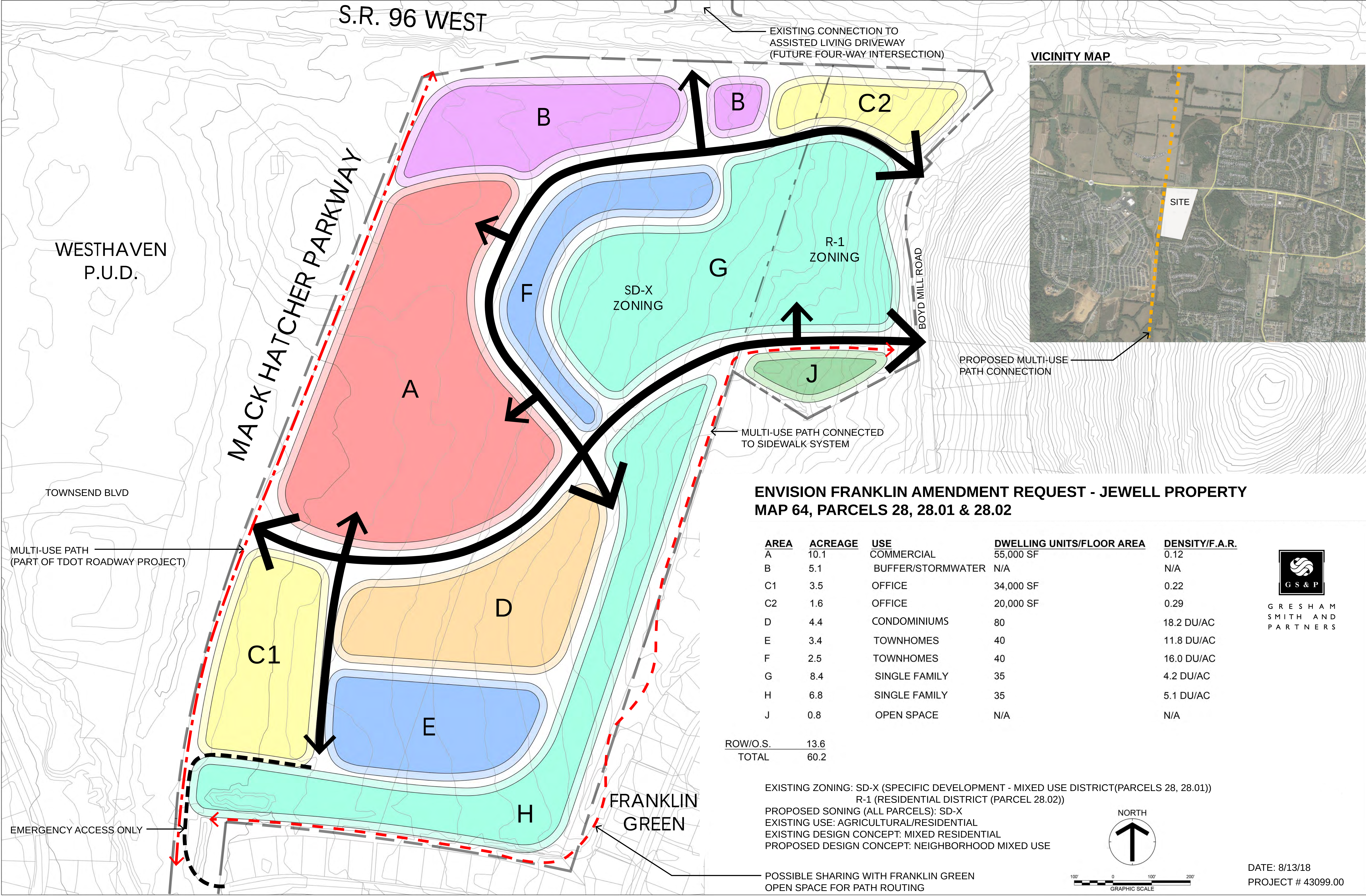
Legend

	Jewell_Property		Single-Family Residential
	Parcels		Mixed Residential
	Development Reserve		Multifamily Residential
	Recreation		Neighborhood Mixed-Use
	Conservation Subdivision		Neighborhood Commercial
	Historic Residential		Industrial Flex

0.35 0.175 0 0.35 Miles



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ENVISION FRANKLIN AMENDMENT REQUEST - JEWELL PROPERTY
MAP 64, PARCELS 28, 28.01 & 28.02

AREA	ACREAGE	USE	DWELLING UNITS/FLOOR AREA	DENSITY/F.A.R.
A	10.1	COMMERCIAL	55,000 SF	0.12
B	5.1	BUFFER/STORMWATER	N/A	N/A
C1	3.5	OFFICE	34,000 SF	0.22
C2	1.6	OFFICE	20,000 SF	0.29
D	4.4	CONDOMINIUMS	80	18.2 DU/AC
E	3.4	TOWNHOMES	40	11.8 DU/AC
F	2.5	TOWNHOMES	40	16.0 DU/AC
G	8.4	SINGLE FAMILY	35	4.2 DU/AC
H	6.8	SINGLE FAMILY	35	5.1 DU/AC
J	0.8	OPEN SPACE	N/A	N/A
ROW/O.S.	13.6			
TOTAL	60.2			

EXISTING ZONING: SD-X (SPECIFIC DEVELOPMENT - MIXED USE DISTRICT(PARCELS 28, 28.01))
R-1 (RESIDENTIAL DISTRICT (PARCEL 28.02))
PROPOSED SONING (ALL PARCELS): SD-X
EXISTING USE: AGRICULTURAL/RESIDENTIAL
EXISTING DESIGN CONCEPT: MIXED RESIDENTIAL
PROPOSED DESIGN CONCEPT: NEIGHBORHOOD MIXED USE



GRESHAM
SMITH AND
PARTNERS



DATE: 8/13/18
PROJECT # 43099.00

RESOLUTION 2018-68
LEWISBURG PIKE PLAN AMENDMENT
FMPC 9/27/2018

Proposed Conservation Subdivision

Existing Land Use: Vacant
Design Concept: Single-Family Residential
Proposed Land Uses: Residential
Proposed Design Concepts: Conservation Subdivision
Overlays: 500' HHO Buffer
Site Acreage: Approximately 33.5 acres (hatched area)
Map 117 Parcel 12.00

Legend

- | | |
|--|---|
|  Streets |  Large-Lot Residential |
|  City Limits |  Single-Family Residential |
|  Proposed Conservation Subd. |  Neighborhood Mixed-Use |
|  Parcels |  Neighborhood Commercial |
|  Development Reserve |  Regional Commerce |
|  Conservation Subdivision | |

0 0.5 Miles



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RESOLUTION 2018-68

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR THE PROPERTY LOCATED ON LEWISBURG PIKE WEST OF STREAM VALLEY KNOWN AS MAP 117 PARCEL 12.00 TO CHANGE THE DESIGN CONCEPT FROM SINGLE-FAMILY RESIDENTIAL TO CONSERVATION SUBDIVISION.

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concept for the property located on Lewisburg Pike, across from the Stream Valley entrance, from Single-Family Residential to Conservation Subdivision; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. The *Envision Franklin* Design Concepts Map is hereby amended as shown by the attached Location Map.

SECTION III. A copy of the adopted amendment to *Envision Franklin* shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION IV. That this Resolution shall take effect upon approval by the FMPC on September 27, 2018, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By: _____
Mike Hathaway
Chair

CITY OF FRANKLIN, TENNESSEE:

By: _____
Emily Hunter
Secretary

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

RESOLUTION 2018-68
LEWISBURG PIKE PLAN AMENDMENT
FMPC 9/27/2018

Proposed Conservation Subdivision

Existing Land Use: Vacant
Design Concept: Single-Family Residential
Proposed Land Uses: Residential
Proposed Design Concepts: Conservation Subdivision
Overlays: 500' HHO Buffer
Site Acreage: Approximately 33.5 acres (hatched area)
Map 117 Parcel 12.00

Legend

- | | |
|--|---|
|  Streets |  Large-Lot Residential |
|  City Limits |  Single-Family Residential |
|  Proposed Conservation Subd. |  Neighborhood Mixed-Use |
|  Parcels |  Neighborhood Commercial |
|  Development Reserve |  Regional Commerce |
|  Conservation Subdivision | |

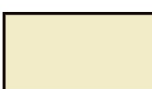
0 0.5 Miles



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LOT KEY

-  SINGLE FAMILY LOTS
-  BIG HOUSE AND DUPLEX LOTS



McLemore Character Area Conservation Subdivision Design Concept

ENVISION FRANKLIN LAND USE PLAN AMENDMENT

SEPTEMBER 7, 2018

COF # TBD



ENVISION FRANKLIN LAND USE PLAN AMENDMENT

DESCRIPTION

On behalf of the land owners, Gamble Design Collaborative requests an amendment to the Envision Franklin Plan map for the property known as Map 117, Parcel 12.00. This request is to modify Map 117, Parcel 12.00 from existing Single Family Residential Design Concept to proposed Conservation Subdivision Design Concept.

Map 117 Parcel 12.00 Current Design Concept: Single Family Residential Design Concept

Single Family residential permits a narrow range of residential product types and lacks several strategies that can be useful for targeting increased density in developable areas while perpetually preserving environmental resources and open spaces in large, contiguous tracts.

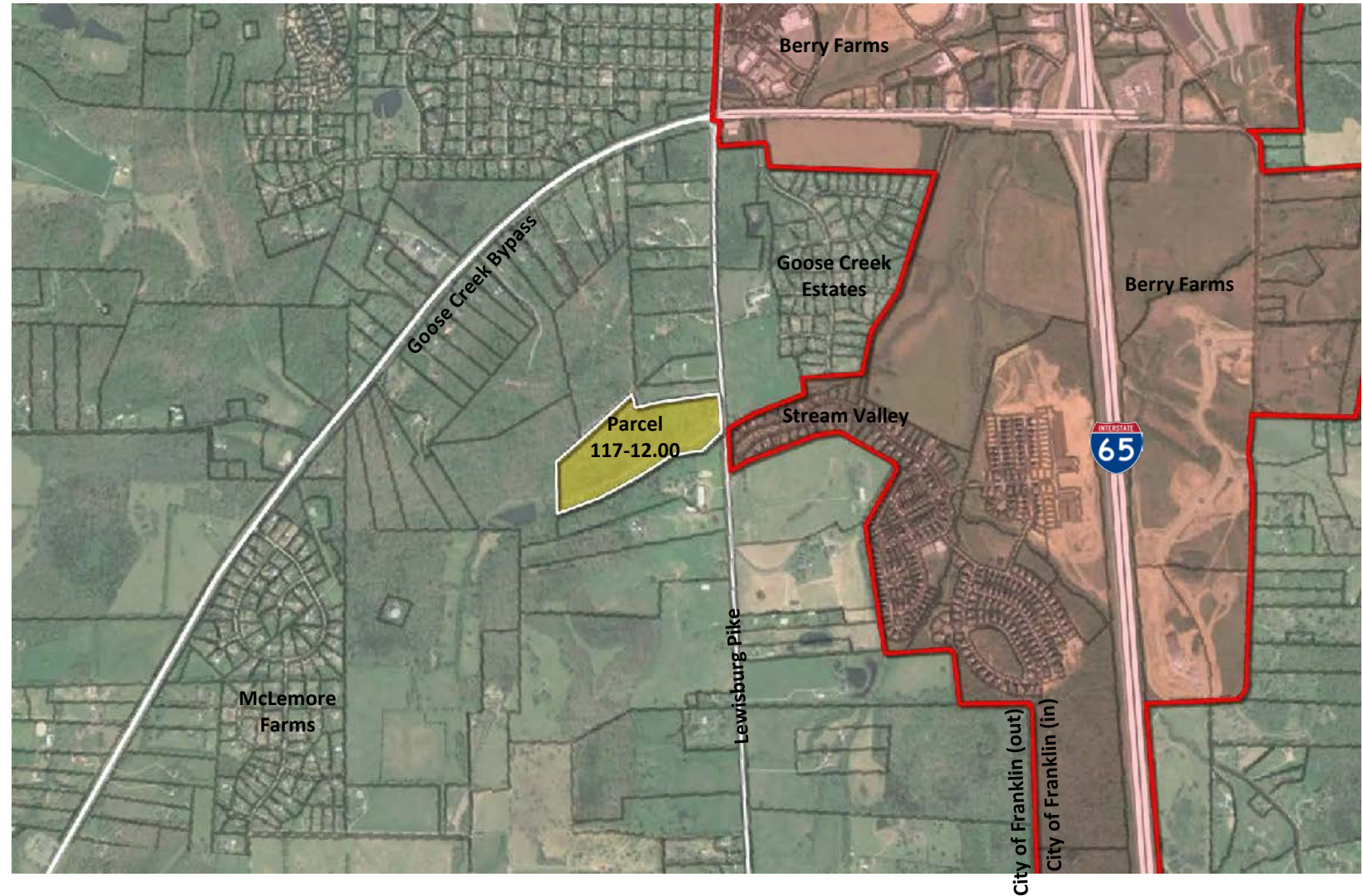
Gamble Design Collaborative, on behalf of the property owner, intends to request the future annexation of the subject parcels into the City of Franklin for future master planning of projects adhering to the Conservation Subdivision Design Concept as outlined above and as described in the Envision Franklin Land Use Plan.

TABLE OF CONTENTS

LOCATION MAP	3
PHYSICAL FEATURES MAP	4
EXISTING INFRASTRUCTURE MAP	5
EXISTING LAND USE PLAN	6
EXISTING DESIGN CONCEPTS	7
PROPOSED DESIGN CONCEPTS/JUSTIFICATION	8

LOCATION MAP AND SITE DATA

PARCEL 1:	
MAP AND PARCEL:	MAP 117, PARCEL 12.00
ADDRESS:	LEWISBURG PIKE
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING ZONING	MGA 1 (COUNTY)
EXISTING CHARACTER AREA:	McLEMORE (MLCO-2)
OTHER APPLICABLE OVERLAYS:	500' HHO Buffer
EXISTING DESIGN CONCEPT:	SINGLE FAMILY RESIDENTIAL
PROPOSED DESIGN CONCEPT:	CONSERVATION SUBDIVISION
ACREAGE OF SITE:	+/-33.5 ACRES
OWNER:	Florence McKeithan
ADDRESS:	4416 Beekman Dr Nashville, TN 37215
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
Address:	324 LIBERTY PIKE, SUITE 145 FRANKLIN, TN 37064
Phone No.:	(615) 975-5765
E-mail address:	greg.gamble@gdc-tn.com
Contact Name:	GREG GAMBLE



PHYSICAL FEATURES MAP

EXISTING CONDITIONS

Base Zoning District: MGA 1 (County)

Character Area Designation: MLCO-2

Overlay Zoning Districts: 500' HHO Buffer

Existing Design Concept: Single Fam. Residential

Existing or Planned Road Network:

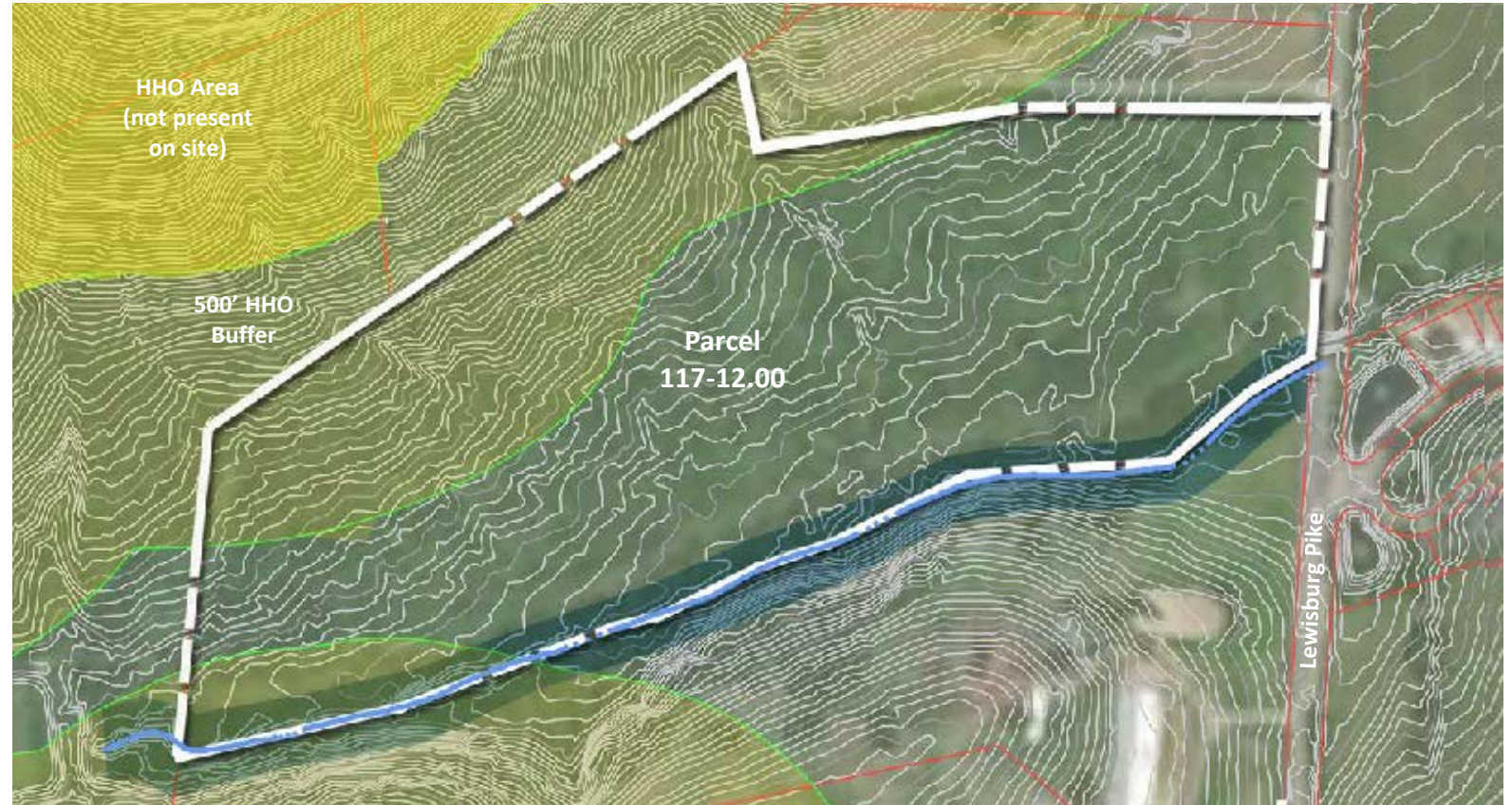
Parcels are adjacent to or can be served by Lewisburg Pike and proposed local road connections to Lewisburg Pike.

Railroad infrastructure or ROW: N/A

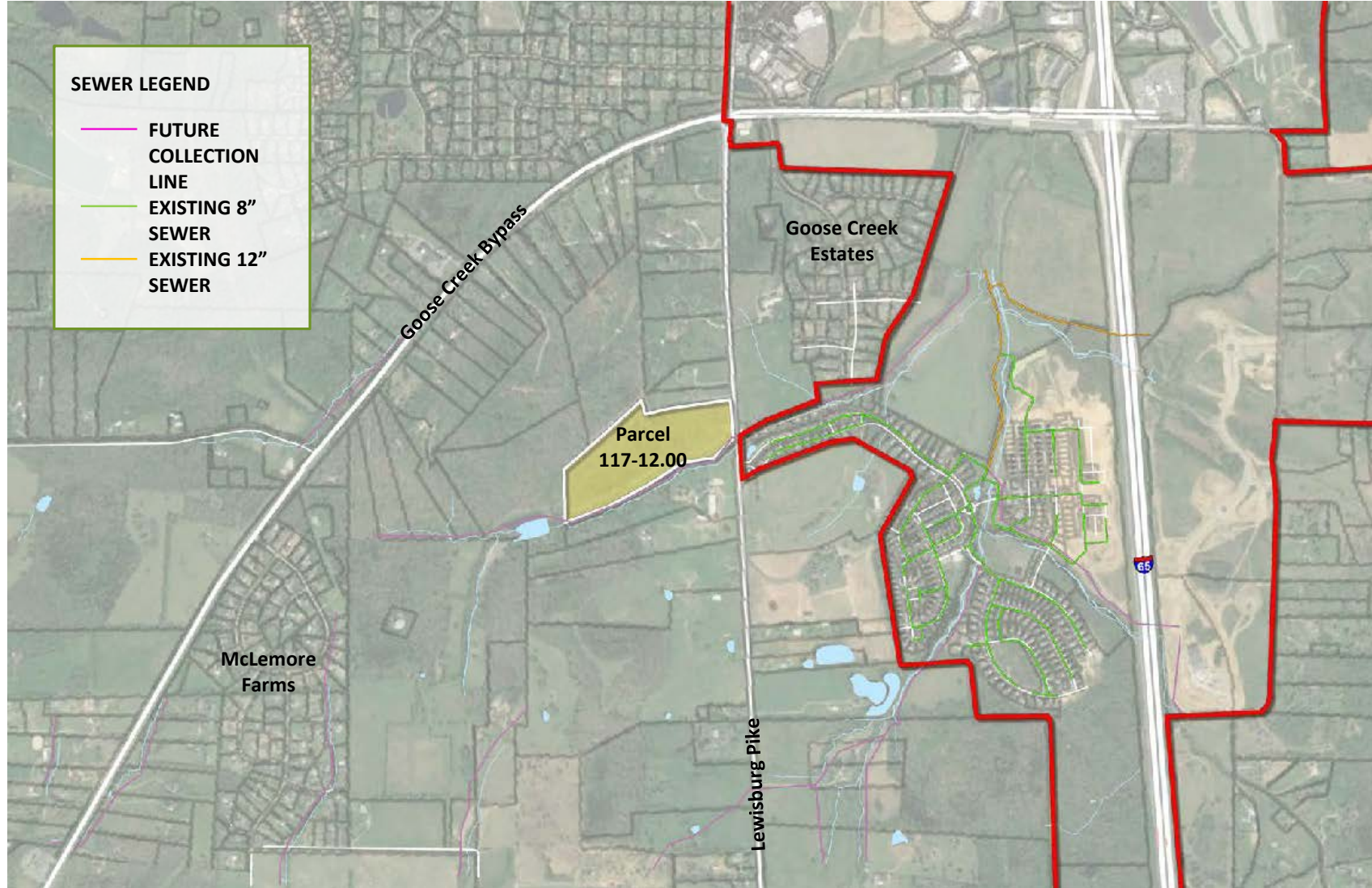
Historic Properties: N/A

Natural Features that may limit development:

HHO Buffer



EXISTING INFRASTRUCTURE



EXISTING INFRASTRUCTURE:

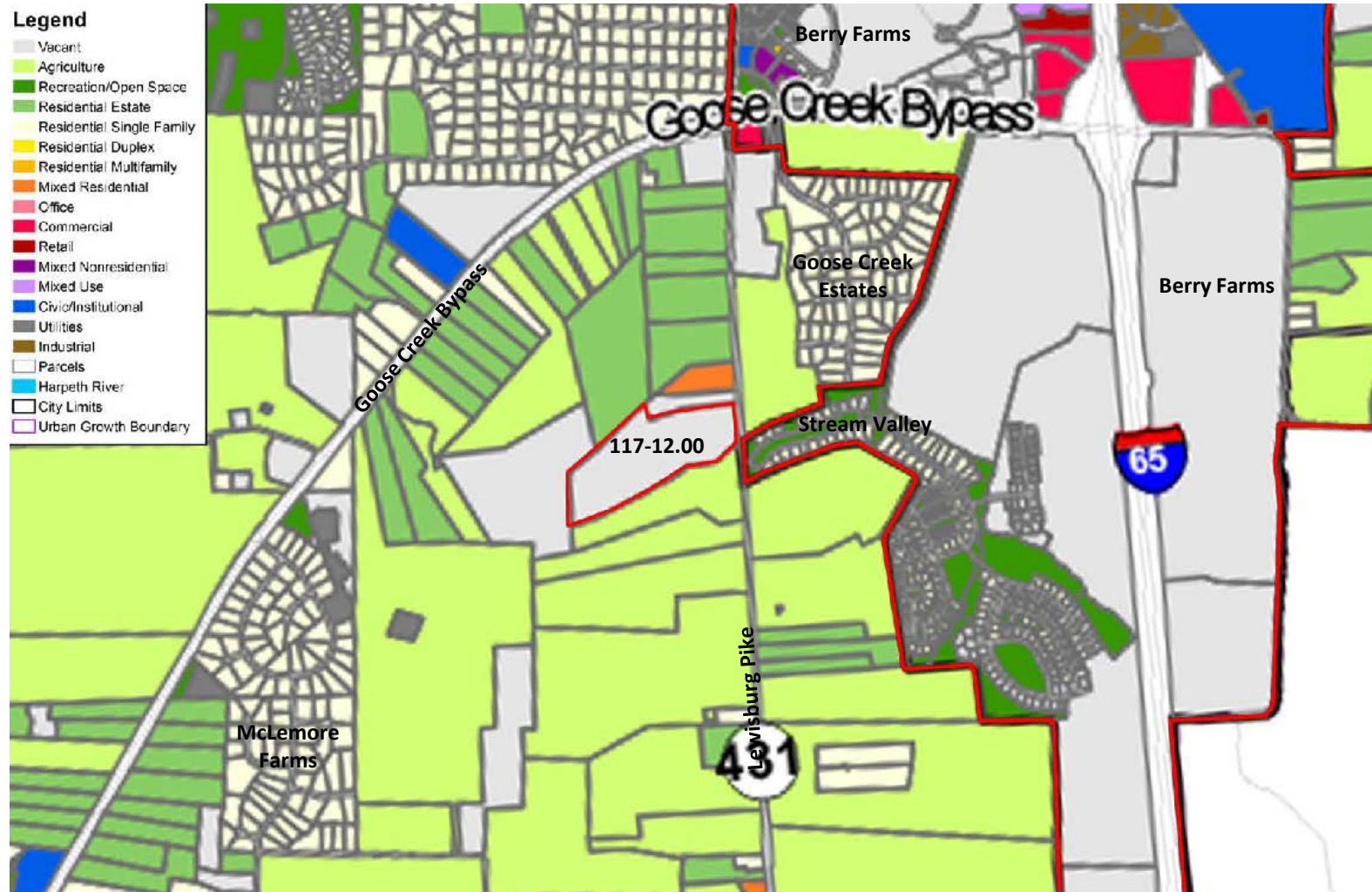
Sewer:

Adjacent Sewer Infrastructure has been extended to stream valley near the subject Parcels

Streets:

Parcels are adjacent to or can be served by City of Franklin's planned connections to Lewisburg Pike and through applicant's proposed local road connections to Lewisburg Pike.

EXISTING LAND USE

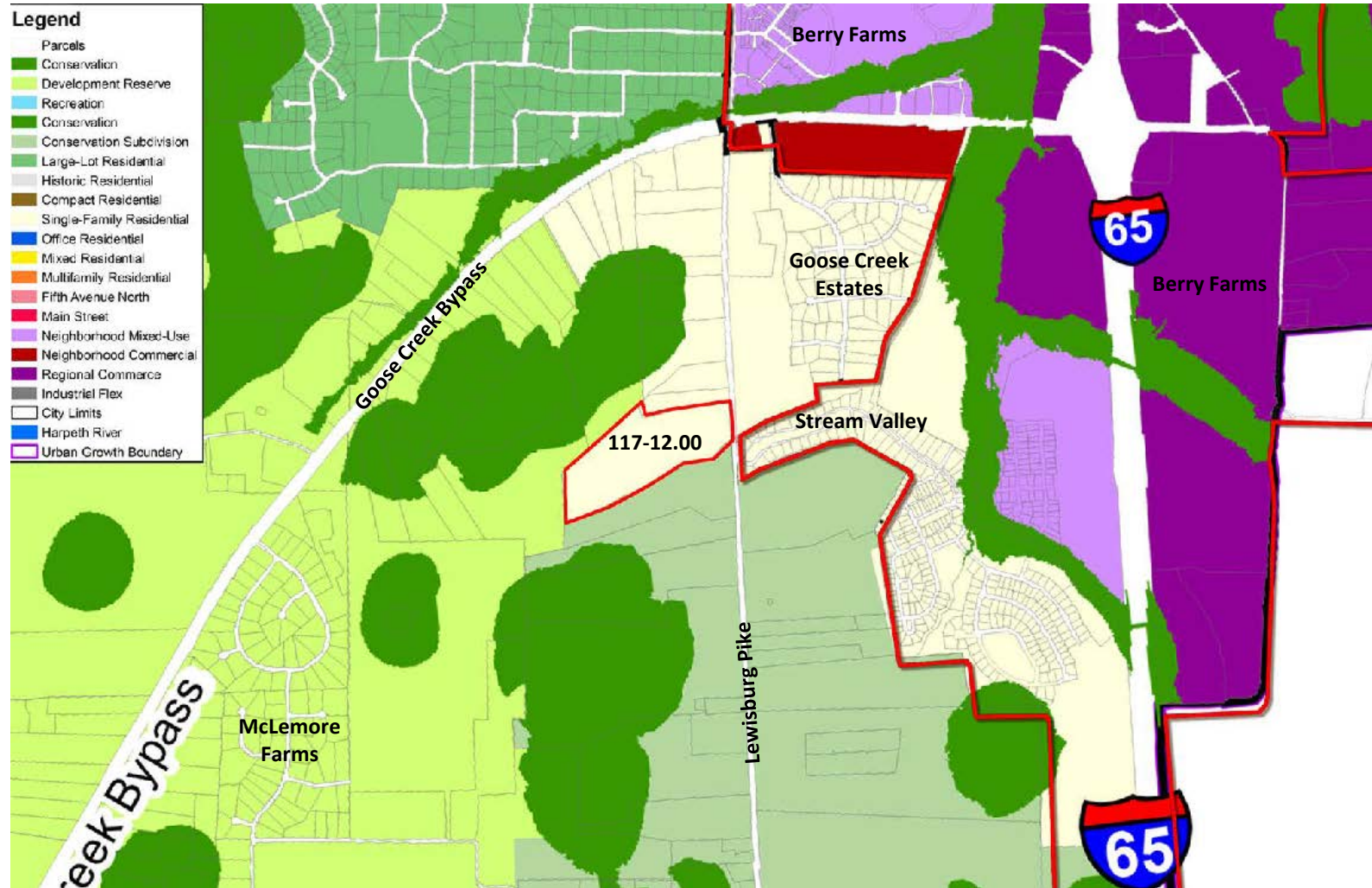


EXISTING LAND USE:

Parcel 117-12.00

- This parcel is considered **Vacant** on the Envision Franklin Existing Land Use Plan. The property is adjacent to other vacant parcels, agriculture parcels, and residential estate parcels. This parcel is also just south residential multifamily parcels.

EXISTING DESIGN CONCEPTS

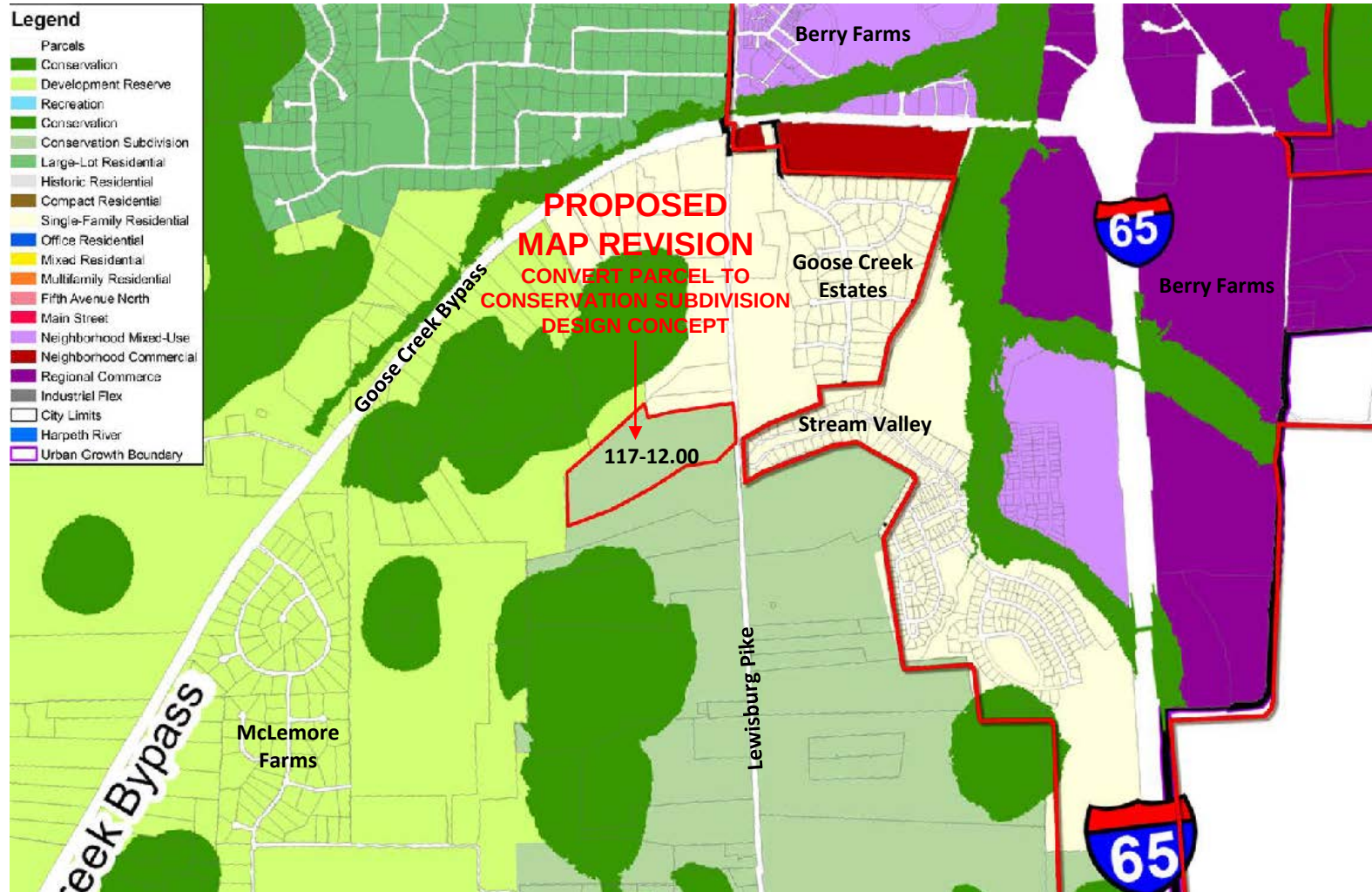


EXISTING DESIGN CONCEPTS

Map 117 Parcel 12.00, Current Design Concept: Single Family Residential Design Concept

Single Family residential permits a narrow range of residential product types and lacks several strategies that can be useful for targeting increased density in developable areas while perpetually preserving environmental resources and open spaces in large, contiguous tracts.

PROPOSED DESIGN CONCEPTS



PROPOSED LAND USE PLAN AMENDMENT (DESIGN CONCEPT) JUSTIFICATION:

The City's investment in the extension of sewer services to Berry Farms and the adjacent Stream Valley Development have changed the potential for development of parcels east of Lewisburg Pike. Lewisburg Pike has planned access points for local road connections from the east.

Given the opportunity to plan large contiguous tracts of land with 50% preserved open space in an area with HHO overlay and HHO buffers, it makes sense for Residential Single Family Design Concept (Parcel 117-12.00) to evolve into Conservation Subdivision Design Concept. This proposed Design Concept is also consistent with adjacent parcels.

If the Envision Franklin Plan is amended as requested, the proposed Conservation Subdivision Design Concept would allow for pockets of targeted density in developable areas. These pockets of density support a broader permanent preservation of contiguous environmental resources including hillsides, hilltops, stream buffers, and forested areas on over 50% of the area.

RESOLUTION 2018-70

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR THE CITY-OWNED PROPERTY AT 403 AND 405 5TH AVENUE NORTH, KNOWN AS “THE HILL PROPERTY” TO CHANGE THE DESIGN CONCEPT FROM RECREATION TO MIXED RESIDENTIAL, WITH A SPECIAL CONSIDERATION FOR SECONDARY ACCESS OUTSIDE OF THE FLOODPLAIN FOR PUBLIC SAFETY PURPOSES

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concept for the property located at 403 and 405 5th Avenue north, known as the “Hill Property”, from Recreation to Mixed Residential; and

WHEREAS, the BOMA initiated an Envision Franklin Plan Amendment on June 12, 2018, to revise the City-owned Hill Property to Mixed Residential, which could include a mix of single family homes, townhomes, big houses, and civic and institutional uses, with a special consideration for secondary access outside of the floodplain for public safety purposes; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. The Envision Franklin Design Concepts Map is hereby amended as shown by the attached Location Map.

SECTION III. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION IV. That this Resolution shall take effect upon approval by the FMPC on September 27, 2018, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

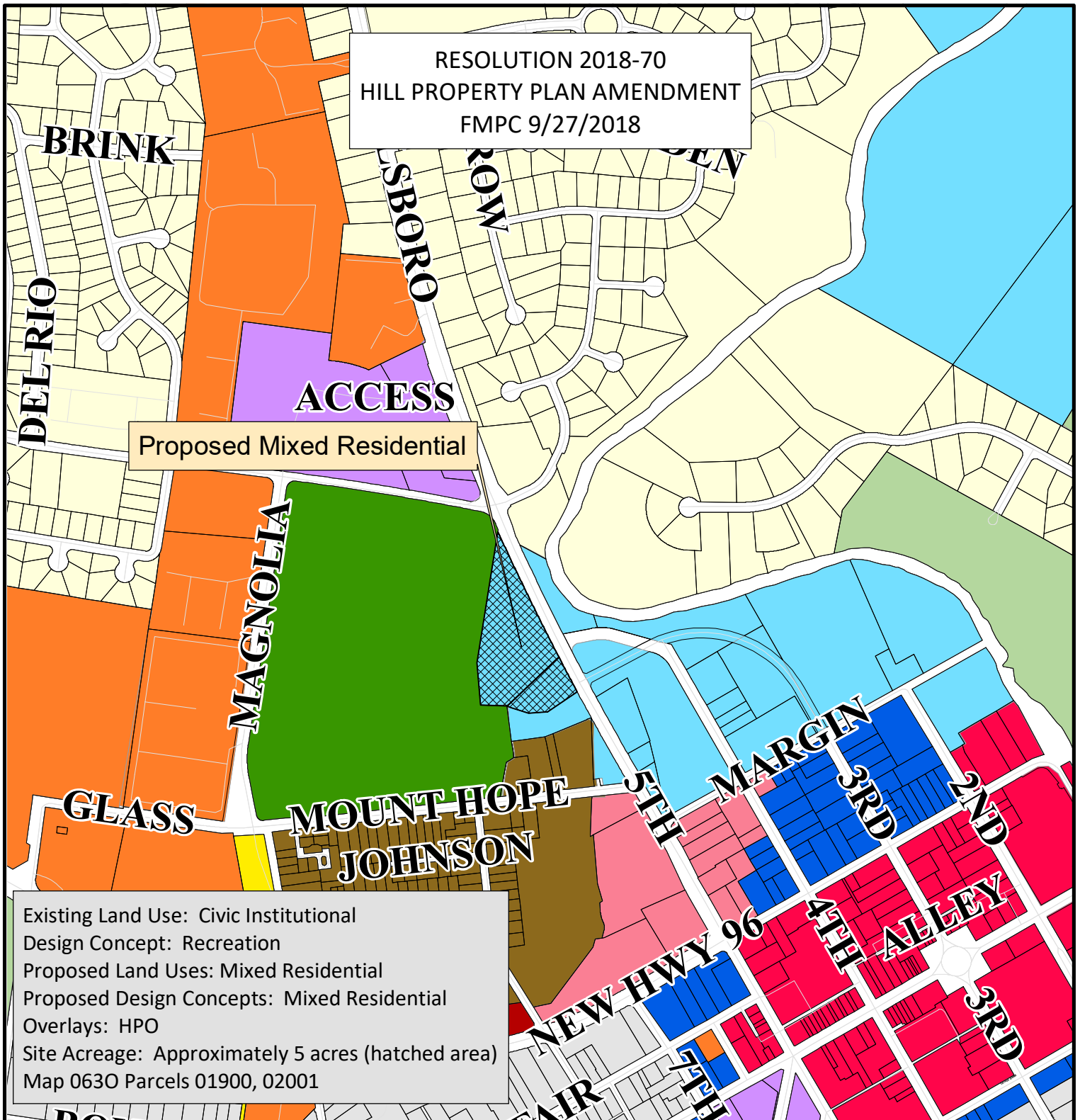
By: _____
Mike Hathaway
Chair

By: _____
Emily Hunter
Secretary

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

RESOLUTION 2018-70
HILL PROPERTY PLAN AMENDMENT
FMPC 9/27/2018



Legend

- | | |
|----------------------------|---------------------------|
| Streets | Single-Family Residential |
| Proposed Mixed Residential | Office Residential |
| City Limits | Mixed Residential |
| Parcels | Multifamily Residential |
| Recreation | Fifth Avenue North |
| Conservation | Main Street |
| Conservation Subdivision | Neighborhood Mixed-Use |
| Historic Residential | Neighborhood Commercial |
| Compact Residential | |



0 0.2 Miles

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*Highlighted yellow is proposed text change.

MIXED RESIDENTIAL

TRANSPORTATION	Vehicular	Vehicular connections should be provided through adjacent developments and connect to the existing street network. New development should provide an interconnected street and sidewalk network in a grid or modified grid pattern, where appropriate. New streets should be designed per the Corridor Character Matrix and Connect Franklin.
	Bicycle and Pedestrian	New development should provide sidewalks, multi-use paths, and trails throughout its open spaces. They should connect to other conservation areas, paths, adjacent uses, and streets. These bicycle, pedestrian, and multi-use path connections should be designed and provided per the Corridor Character Matrix, Connect Franklin, Parks Master Plan, and this Plan.
	Transit	Transit stops and/or stations should be provided along existing or planned routes.
	Franklin Housing Authority	Franklin Housing Authority properties may include a limited number of multifamily residential in accordance with their master plans.
	Hill Property	The City-Owned Property at 403 and 405 5th Avenue North shall provide a secondary access outside of the floodplain for public safety purposes.
SPECIAL CONSIDERATIONS	Murfreesboro Road, Inside of Mack Hatcher Parkway	The historic dwelling at the southwest corner of the intersection should be preserved and restored. The front yard should remain open space, continuing the deep setback along Murfreesboro Road. Infill development should be located behind the dwelling and its associated accessory structures.
	New Highway 96 West	This scenic corridor should have deep setbacks of at least 300 feet for new development. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area. Commercial and office uses should not front along New Highway 96 West.
	Seward Hall	This historic home and its setting should be preserved. Infill should be single-family residential, which should be sensitively sited to preserve the viewshed.
	Columbia Pike and Mack Hatcher Parkway, Southeast Quadrant	New development should be designed to preserve the viewshed of Winstead Hill and should be set back 250' along Columbia Pike. Assisted Living facilities may be appropriate at this location with the appearance of a Farmstead Compound. Building height should not exceed two stories to protect the viewshed of the historic Winstead Hill.
	Institutional Uses	Institutional uses may be appropriate if their locations do not negatively impact access, scale, and traffic of the surrounding area. These uses should be located at major intersections of arterial and collector streets or designed within master-planned developments so that increased traffic is handled internally. An additional story may be appropriate for institutional uses. The conversion of dwellings in existing residential areas for institutional uses is not appropriate.

RESOLUTION NO. 2018-42

TO BE ENTITLED: "A Resolution to Initiate a Plan Amendment to Envision Franklin for the City-Owned Property at 403 and 405 5th Avenue North, known as "The Hill Property."

WHEREAS, 403 and 405 5th Avenue North and known informally as "The Hill Property" is owned by the City, jointly held by the General Fund (61%) and the Water & Sewer Fund (39%); and

WHEREAS, the property has been unused since the City's new Public Works Facility opened in Spring of 2014, and several non-profit housing advocates have indicated interest in the property for redevelopment; and

WHEREAS, the southern and northern edges of the property are located within the 100-year floodplain of the Harpeth River; and

WHEREAS, the City's long-range plan, *Envision Franklin*, recommends the Recreation design concept for the Hill Property which includes active and passive open spaces, as well as City parks, and other recreational uses;

WHEREAS, the Board of Mayor and Aldermen has received interest from the Franklin Housing Commission, Hard Bargain Neighborhood, Community Housing Partnership, and Franklin Housing Authority to utilize the Hill Property for Affordable or Workforce Housing;

WHEREAS, the Board of Mayor and Aldermen has also received interest from a non-profit, FrankTown, to collaboratively utilize the property for a nonprofit for child and youth mentoring, learning environment, and recreational activities;

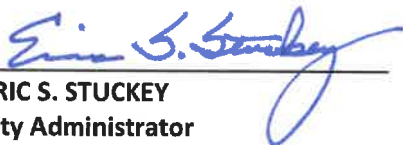
WHEREAS, the Board of Mayor and Aldermen has held discussions related to the future of the property following a presentation of public outreach, including the neighborhood meeting survey results, online survey results, and video walk-throughs of three design scenarios with the following options to Envision Franklin;

- A. Leave Envision Franklin "as is" with the Hill Property remaining in the Recreation Design Concept;
or
- B. Initiate an Envision Franklin Plan Amendment to revise the Hill Property to Mixed Residential, which could include a mix of single family homes, townhomes, big houses, and civic and institutional uses, with a special consideration for secondary access outside of the floodplain for public safety purposes;
or
- C. Initiate an Envision Franklin Plan Amendment to revise the Hill Property to Compact Residential, which could include single family detached homes and/or civic and institutional uses, with a special consideration for secondary access outside of the floodplain for public safety purposes.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that the Board of Mayor and Aldermen, as the property owner of the Hill Property, give authority to staff to initiate option B.

IT IS SO RESOLVED AND DONE on this 12th day of June 2018.

ATTEST:

By: 
ERIC S. STUCKEY
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: 
DR. KEN MOORE
Mayor

Approved as to Form:

By: 
Shauna R. Billingsley, City Attorney



Hill Property

BOMA Work Session
April 24, 2018

NEIGHBORHOOD MEETING & SURVEY RESULTS

SURVEY DESIGN



Compact Single-Family



Mixed Residential



Recreation

- ▲ The Hill Property Survey was designed around the three conceptual scenarios created by Tuck-Hinton Architects.
- ▲ The goal of the survey was to receive feedback on the public's preferred land use choice for the Hill Property site with these three scenario options; compact single-family, mixed residential, and recreation.
- ▲ An open-ended question was posed to give the respondent the scenario to write-in their vision for the Hill Property.
- ▲ Surveys were distributed at the Neighborhood Meeting in paper form and surveys were distributed online.



NEIGHBORHOOD MEETING

February 15, 2018

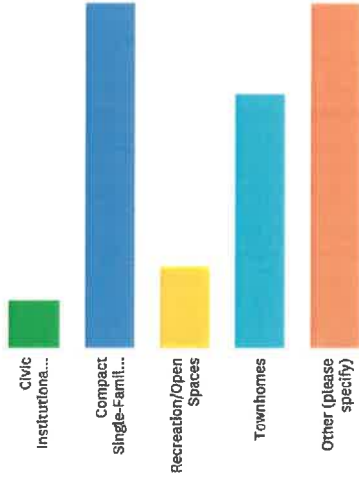
- ▶ 101 ATTENDEES
- ▶ PAPER SURVEYS DISTRIBUTED
- ▶ 80 SURVEYS RETURNED

NEIGHBORHOOD MEETING SURVEY RESULTS

Q1

What is your overall vision for the Hill Property? If you could design anything, what would it be? Choose all that apply.

Answered: 73 Skipped: 6



ANSWER CHOICES

- ▼ Civic Institutional Uses
- ▼ Compact Single-Family Homes on Small Lots
- ▼ Recreation/Open Spaces
- ▼ Townhomes
- ▼ Other (please specify)

Total Respondents: 73

Showing 4/2 responses

Affordable Housing

2/27/2018 1:38 PM

View respondent's answers

Categorize as...

A mix that meets the requirement level of work force housing

2/27/2018 1:37 PM

View respondent's answers

Categorize as...

Workforce Housing

2/27/2018 1:31 PM

View respondent's answers

Categorize as...

Affordable rental units

2/27/2018 10:42 AM

View respondent's answers

Categorize as...

I'm for affordable housing either way for workforce housing.

2/27/2018 10:40 AM

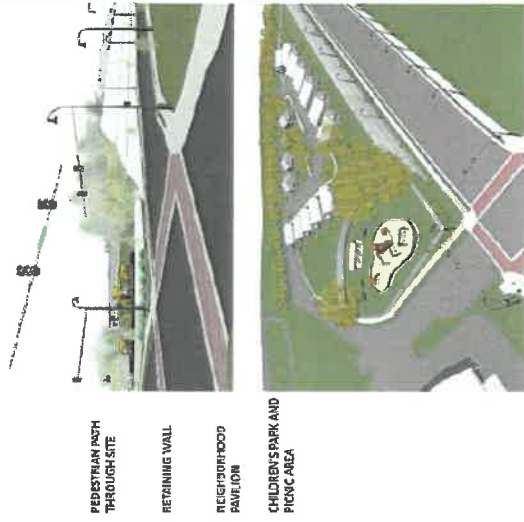
View respondent's answers

Categorize as...

Total Respondents: 73

2. Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a **Compact Residential Design Concept** for the Hill Property?

(Strongly Disapprove)	1	2	3	4	5	6	7	8	9	10 (Strongly Approve)
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Answered: 70 Skipped: 9



	1	2	3	4	5	6	7	8	9	STRONGLY APPROVE	TOTAL	WEIGHTED AVERAGE
(no label)	5.71%	5.71%	2.86%	5.71%	5.71%	2.86%	5.71%	4.29%	2.86%	55.59%	70	7.33

3. Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a **Mixed Residential Design Concept** for the Hill Property?

(Strongly Disapprove) 1 2 3 4 5 6 7 8 9 10 (Strongly Approve)

Feature List:

- BIG HOUSE
- PEDESTRIAN PATH THROUGH SITE
- RETAINING WALL
- ONE AND TWO-STORY TOWNHOMES
- NEIGHBORHOOD GREEN SPACE
- BIG HOUSE
- CHILDREN'S PARK AND PICNIC AREA

Answered: 74 Skipped: 5

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

	1	2	3	4	5	6	7	8	9	STRONGLY APPROVE	TOTAL	WEIGHTED AVERAGE
(no label)	14.86%	0.00%	4.05%	5.41%	9.46%	6.76%	8.11%	5.41%	2.70%	43.24%	74	6.93
	11	0	3	4	7	5	6	4	2	32		

6,93

Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a **Recreational Design Concept** for the Hill Property?

(Strongly Disapprove)	1	2	3	4	5	6	7	8	9	10 (Strongly Approve)
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Answered: 74 Skipped: 5

	0	1	2	3	4	5	6	7	8	9	10
STRONGLY DISAPPROVE											
	60.81%	8.11%	12.18%	0.00%	2.70%	2.70%	2.70%	0.00%	4.05%		
	45	6	9	0	2	2	2	0	3		

	▼	STRONGLY DISAPPROVE!	2	▼	3	▼	4	▼	5	▼	6	▼	7	▼	8	▼	9	▼	STRONGLY APPROVE!	TOTAL	WEIGHTED AVERAGE
		60.8%	8.1%		12.1%		0.0%		2.7%		2.7%		0.0%		4.0%		4.0%		5.4%	74	2.66
(1)		45	6		9		0		2		2		0		3		3		4		

NEIGHBORHOOD MEETING SURVEY RESULTS

If you prefer the recreational design concept, which types of recreational amenities would you like to see on the Hill Property?

Answered: 34 Skipped: 45

- | | |
|---|---|
| 1. tennis courts, bocce, basketball | 21. We have enough recreation and new parks in the works. |
| 2. NA | 22. I do not approve of the recreational use. We need housing. |
| 3. Picnic areas, passive park amenities and parking for activities at bicentennial park. Steps could be placed by the retaining wall and crossing would be at traffic light — already in place at 3 rd Ave North | 23. Standard park amenities are always welcome. But, a botanical garden would be beautiful. |
| 4. N/A | 24. I believe that property lends itself to Walkway paths, a play ground at the top of the property, instead of the bottom, and connections to the neighborhood and Bicentennial Park. Although the idea of using the existing building is intriguing, the limits on parking might prohibit that use. The athletic field might require more parking too, but an open space could be provided/incorporated into the design for informal play/games. Most likely from neighboring families. Is there another structure in Bicentennial that will be repurposed? |
| 5. N/A | 25. N/A |
| 6. No | 26. Many parks in City of Franklin plus more being planned. |
| 7. There is more a need for housing at this point than another park in the area. | 27. Running Trails, Dog Runs |
| 8. Large playground for a wide range of ages; it should also be accessible for those with disabilities. I like the idea of having basketball courts. | 28. Gardens, lots of benches, splash pad (small), playground, open green space. |
| 9. Children's Park | 29. Bike Rentals |
| 10. Parks + green space | 30. Workforce housing did desperately needed |
| 11. No, I'm for housing! | 31. N/A |
| 12. None, Franklin has plenty of parks already. | 32. None |
| 13. We have plenty of recreation. | 33. Comment: The idea of putting people in the position of walking across Hillsboro Rd [even with traffic signals] is ludicrous. |
| 14. No. | 34. We have plenty of parks, we need workforce housing! |
| 15. none, waste of land, bad location for a park. | |
| 16. This should not be an option. | |
| 17. Rentals for working class upstanding citizens who serve our City. | |
| 18. Don't waste this space. | |
| 19. I don't know if people realize the added traffic that a park with ball fields would create. Travel ball is nearly year round. | |
| 20. no. | |

NEIGHBORHOOD MEETING SURVEY RESULTS

6. If you prefer residential uses, which type of housing would you prefer? Choose all that apply.

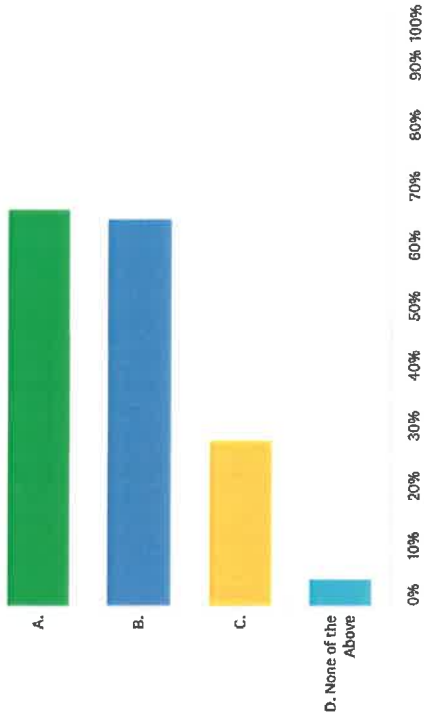


D. None of the Above

Q6

If you prefer residential uses, which type of housing would you prefer?
Choose all that apply.

Answered: 65 Skipped: 14



ANSWER CHOICES

- ▼ A.
- ▼ B.
- ▼ C.
- ▼ D. None of the Above

Total Respondents: 65

RESPONSES

- ▼ 66.15% 43
- ▼ 64.62% 42
- ▼ 27.69% 18
- ▼ 4.62% 3

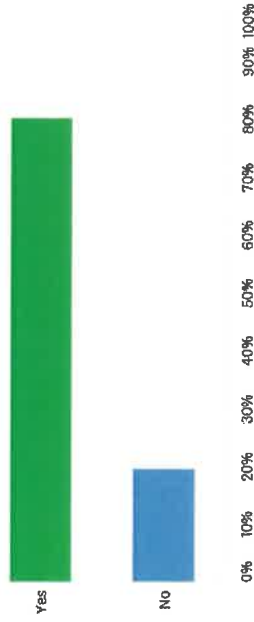
NEIGHBORHOOD MEETING SURVEY RESULTS

Q7

Customize Export

The median home value in Franklin is approximately \$459,000. For the Hill Property, would you support a range of housing prices to encourage broader housing options in Franklin?

Answered: 61 Skipped: 18



ANSWER CHOICES

Yes

No

TOTAL

Comments (46)

RESPONSES

80.33%

19.67%

49

12

61

OF THE 12 "NO" RESPONSES, 7 OF THOSE RESPONDENTS WROTE IN THE COMMENT BOX THAT THEY WANTED LOWER-PRICED, AFFORDABLE, OR WORKFORCE HOUSING

*Median Home Value \$459,000 sourced from Williamson County Association of REALTORS. This number fluctuates month to month.

NEIGHBORHOOD MEETING SURVEY RESULTS

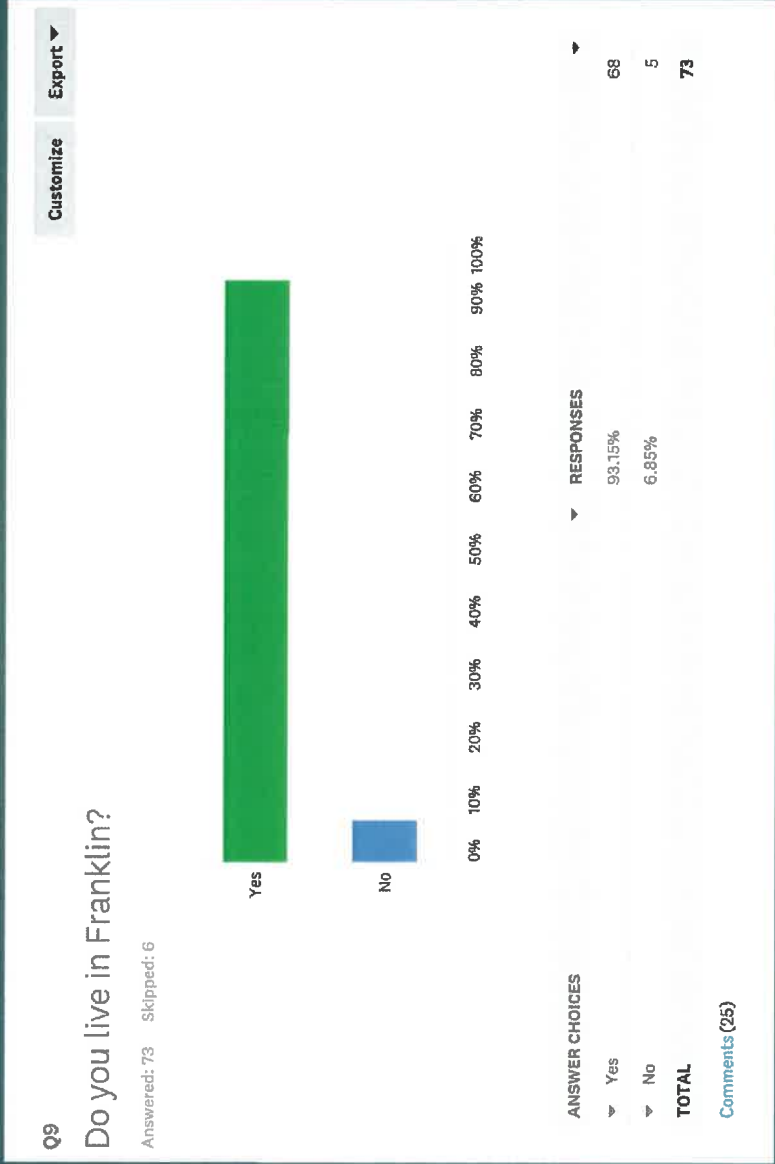
Q8

If you prefer another use, what would you like to see...

Answered: 14 Skipped: 65

- ▲ 5 - AFFORDABLE OR WORKFORCE HOUSING
- ▲ 3 – N/A, OR NONE
- ▲ 2 - OPEN SPACE/PARK
- ▲ 1- CITY HALL
- ▲ 1 – TRANSITIONAL HOUSING FOR WOMEN AND CHILDREN
- ▲ 1- CITY-RELATED OUTREACH SUPPORT CENTER WITH CLINIC/AFFORDABLE
- ▲ 1- ART GALLERY; EXPANDING CEMETERY, MUSEUM

NEIGHBORHOOD MEETING SURVEY RESULTS





ONLINE SURVEY RESULTS

- ▶ 1,571 SURVEY RESPONSES
- ▶ EMAILED SURVEY LINK TO OVER 700 PEOPLE, PLACED ON CITY WEBSITE, SOCIAL MEDIA, AND MENTIONED ON TELEVISION.

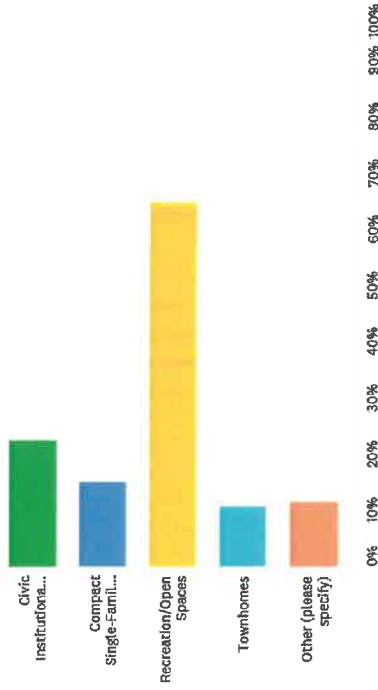
ONLINE SURVEY RESULTS

Q1

What is your overall vision for the Hill Property? If you could design anything, what would it be? Choose all that apply.

Answered: 1,549 Skipped: 22

Customize Export



ANSWER CHOICES

▼ Civic Institutional Uses	350
▼ Compact Single-Family Homes on Small Lots	237
▼ Recreation/Open Spaces	1,007
▼ Townhomes	168
▼ Other (please specify)	182

RESPONSES

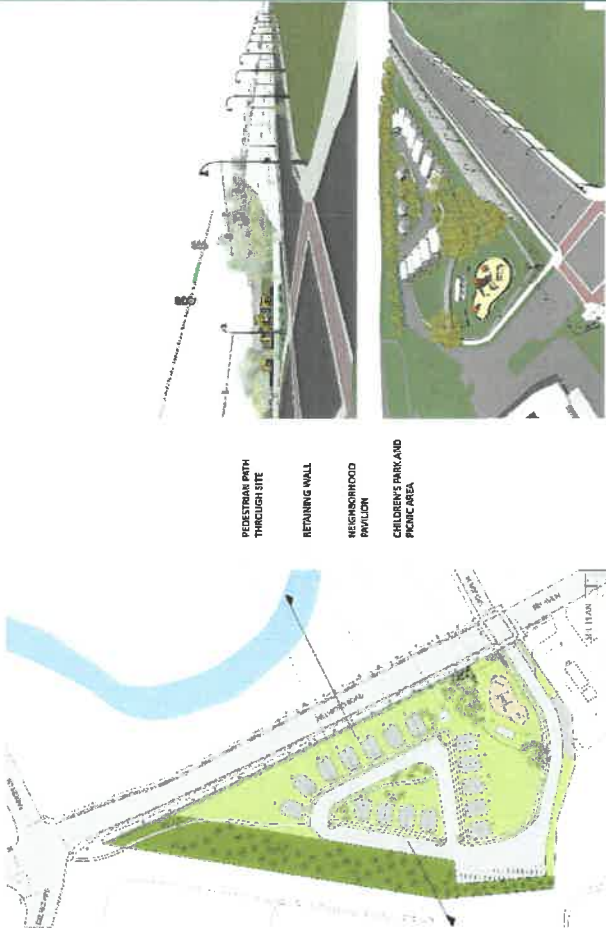
22.60%	350
15.30%	237
65.01%	1,007
10.85%	168
11.75%	182

182 WRITTEN COMMENTS

- 46 - OPEN SPACE/PARK/PLAYGROUND/REC. AMENITY/POOL
- 42 - AFFORDABLE/WORKFORCE/LOW-INCOME HOUSING
- 23 - DO NOTHING/LEAVE GREEN
- 18 - COMMERCIAL/OFFICE/RETAIL/RESTAURANTS/MIXED-USE
- 12 - RESIDENTIAL/MULTI-FAMILY/TOWNHOMES/CONDOS
- 9 - CITY HALL OR CITY FACILITY
- 8 - FRANKTOWN/INSTITUTIONAL OR CIVIC USE
- 5 - PARKING/PARKING GARAGE
- 5 - COMMUNITY CENTER
- 3 - NON-PROFITS
- 2 - CEMETRY
- 2 - SELL IT!
- 2 - ART GALLERY/MUSEUM
- 2 - BATTLEFIELD RESTORATION/HISTORIC ELEMENT
- 3 - ADDITIONAL MISCELLANEOUS COMMENTS

ONLINE SURVEY RESULTS

2 Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a **Compact Residential Design Concept** (single-family homes on small lots) for the Hill Property. (See Graphic Below)



Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a Compact Residential Design Concept (single-family homes on small lots) for the Hill Property. (See Graphic Below)

Answered: 1,547 Skipped: 24

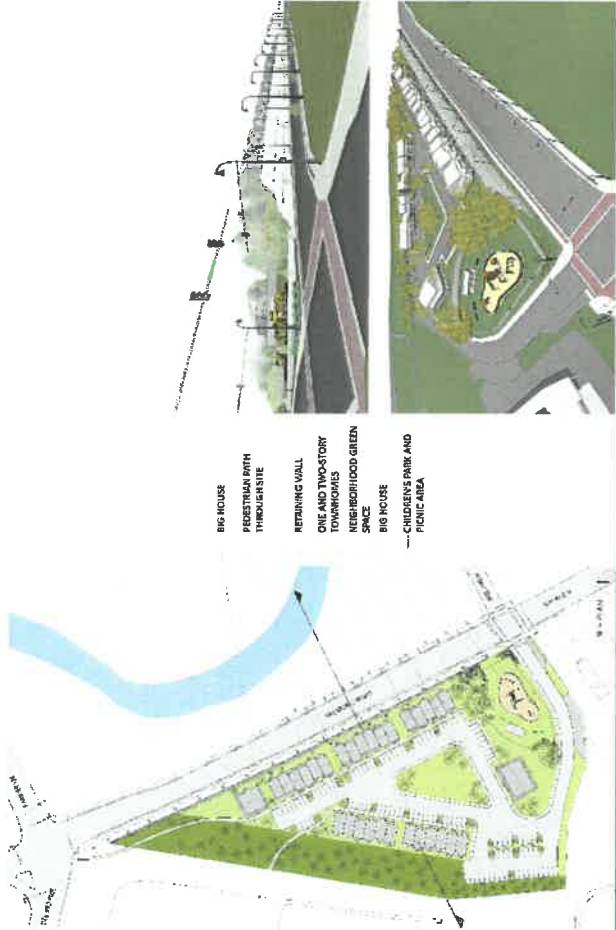


0 1 2 3 4 5 6 7 8 9 10

	STRONGLY DISAPPROVE	1	2	3	4	5	6	7	8	9	STRONGLY APPROVE	TOTAL	WEIGHTED AVERAGE
(no label)	55.27%	6.01%	6.72%	2.78%	6.58%	2.71%	3.23%	4.58%	2.33%	8.59%	1,547	3.23	
	855	93	104	43	108	42	50	77	36	139			

ONLINE SURVEY RESULTS

3 Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a **Mixed Residential Design Concept** (mixed housing types) for the Hill Property. (See Graphic Below)



Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a Mixed Residential Design Concept (mixed housing types) for the Hill Property. (See Graphic Below)

Answered: 1,539 Skipped: 32



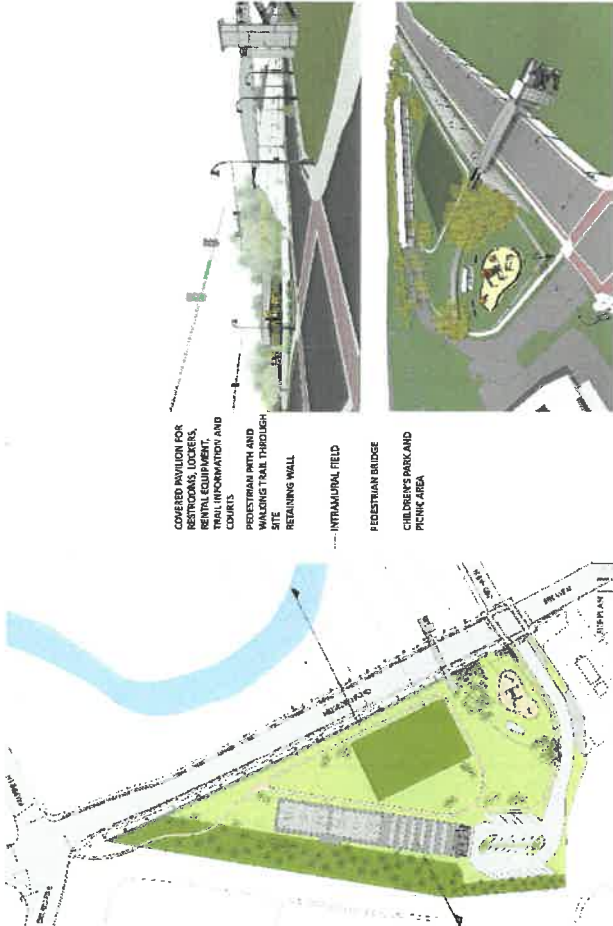
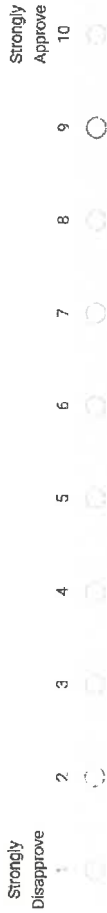
(no label)

0 1 2 3 4 5 6 7 8 9 10

	STRONGLY DISAPPROVE	2	3	4	5	6	7	8	9	STRONGLY APPROVE	TOTAL	WEIGHTED AVERAGE
(no label)	54.84%	6.37%	7.80%	4.56%	7.08%	3.12%	4.74%	3.90%	2.27%	5.91%	1,539	3.05
	844	88	117	64	109	48	73	60	35	91		

ONLINE SURVEY RESULTS

4 Using a scale of 1 to 10, how strongly you approve or disapprove of having a **Recreational Design Concept** for the Hill Property? (See Graphic Below)



Using a scale of 1 to 10, how strongly you approve or disapprove of having a Recreational Design Concept for the Hill Property? (See Graphic Below)

Answered: 1,551 Skipped: 20



(no label)

0 1 2 3 4 5 6 7 8 9 10

	STRONGLY DISAPPROVE	2	3	4	5	6	7	8	9	STRONGLY APPROVE	TOTAL	WEIGHTED AVERAGE
(no label)	12.70%	3.16%	3.09%	2.32%	6.50%	3.42%	4.77%	6.51%	5.74%	51.39%	1,551	7.44
	197	49	48	36	107	53	74	101	89	797		

ONLINE SURVEY RESULTS

Q5

Export ▼

If you prefer the recreational design concept, which types of recreational amenities would you like to see on the Hill Property?

Answered: 817 Skipped: 754

RESPONSES (817)

TEXT ANALYSIS

MY CATEGORIES (0)

Cloud View

List View

Search responses

Q ?

Showing 28 words and phrases

Frisbee Running Trails Pedestrian Bridge Baseball Recreational

Climbing Wall Green Space Football Picnic Area Housing

Basketball Courts Water Feature Play Ground

Amphitheater Park Design Walking Trails Access

Walking Path Music Open Space Rink Splash Pad

Looks Great Intramural Field Pickle Ball Courts Sports Fields Downtown

ONLINE SURVEY RESULTS

9 If you prefer residential uses, which type of housing would you prefer? Choose all that apply.



A.



B.



C.

D. None of the Above

Q6

If you prefer residential uses, which type of housing would you prefer?
Choose all that apply.

Answered: 1,076 Skipped: 495



A.

B.

C.

D. None of the Above

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

ANSWER CHOICES

▼ A.

▼ B.

▼ C.

▼ D. None of the Above

Total Respondents: 1,076

RESPONSES

▼ 33.18%

▼ 22.77%

▼ 12.73%

▼ 50.93%

357

245

137

548

Customize

Export ▼

ONLINE SURVEY RESULTS

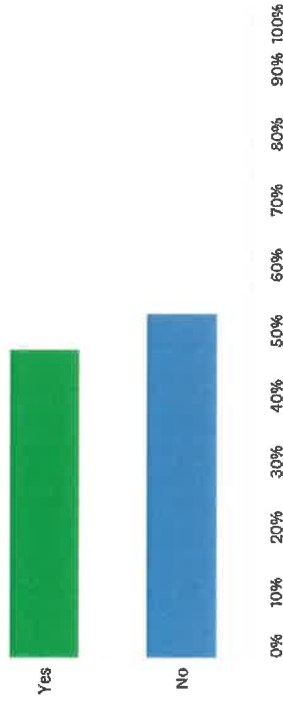
Q7

Customize Export

The median home value in Franklin is approximately \$459,000. For the Hill Property, would you support a range of housing prices to encourage broader housing options in Franklin?

Answered: 1,355

Skipped: 216



715 TOTAL "NO" RESPONSES

669- NO'S WOULD LIKE NO HOUSING AT ALL, BUT RECREATION OR CIVIC SPACE

21- NO'S WOULD NOT LIKE A RANGE OF HOUSING PRICES, BUT WOULD LIKE SINGLE-FAMILY HOMES OR TOWNHOMES

20 - NO'S WOULD NOT LIKE A RANGE, BUT WOULD LIKE ALL LOWER PRICED HOMES

5 - NO'S WOULD NOT LIKE A RANGE, BUT WOULD LIKE HIGHER PRICED HOMES

*Median Home Value \$459,000 sourced from Williamson County Association of REALTORS. This number fluctuates month to month.

ONLINE SURVEY RESULTS

Q8

If you prefer another use, what would you like to see...

Answered: 414 Skipped: 1,157

Export ▼

414 WRITTEN COMMENTS

- 141 – FRANKTOWN/NON-PROFIT
- 133 – PARK/RECREATIONAL USES/OUTDOOR VENUE OR EVENT SPACE/PLAYGROUND/WALKING AREAS/GARDENS
- 32 – DO NOTHING/LEAVE GREEN
- 19 – COMMERCIAL/OFFICE/RETAIL/RESTAURANTS/MIXED-USE
- 15 – AFFORDABLE/WORKFORCE HOUSING
- 11 – CIVIC/INSTITUTIONAL/COMMUNITY CENTER
- 9 – NEW CITY HALL
- 8 – HISTORIC/MONUMENTS/MUSEUM
- 6 – HOUSING/CONDOS/TOWNHOMES/APARTMENTS
- 5 – FARMERS MARKET/FOOD TRUCK AREA
- 5 – PARKING
- 4 – CEMETRY
- 10 - N/A
- 16 MISCELLANEOUS ANSWERS: FIRE HALL, INDOOR WATER PARK, SOMETHING UNIQUE OR COOL, GUN RANGE, RENEWABLE ENERGY FARM, B&B, SELL IT!, OBSERVATORY, SPACE FOR FAMILIES, INDUSTRIAL SPACE, ETC.

ONLINE SURVEY RESULTS

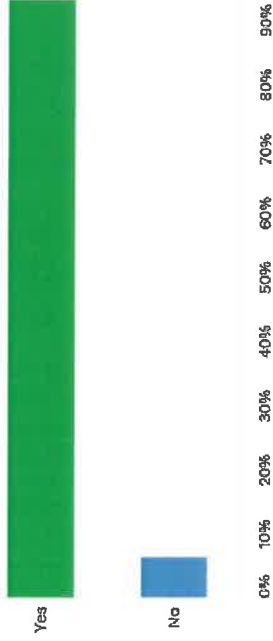
Q9

Do you live in Franklin?

Answered: 1,558 Skipped: 13

Customize

Export



ANSWER CHOICES

Yes

No

TOTAL

Comments (251)

RESPONSES

1,458

100

1,558

SURVEY COMPARISON

Neighborhood Meeting

vs.

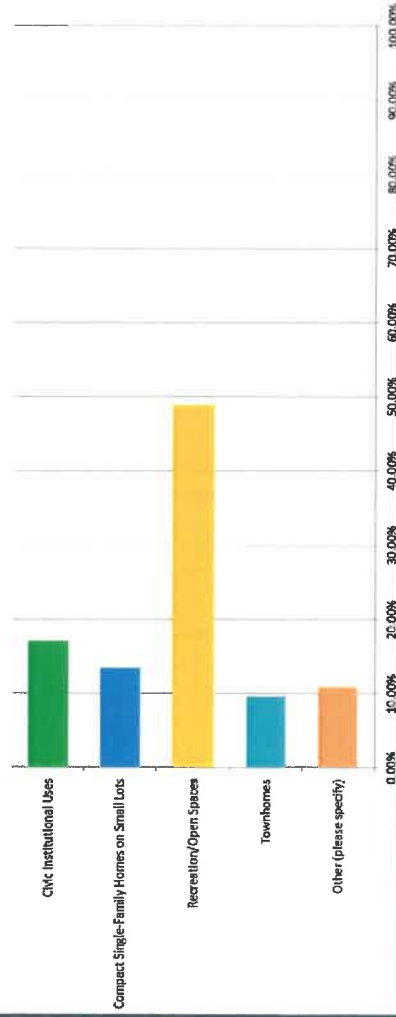
Online Results

- ▲ Favored Compact Single-Family Housing at 57% & "Other" at 57% which included written comments for workforce or affordable housing.
- ▲ Gave an approval rating of 7.8 and 6.9 for the housing options.
- ▲ The neighborhood respondents favored the compact single-family homes and townhomes.
- ▲ The neighborhood meeting respondents overwhelmingly favored a range of housing prices at 93%.
- ▲ When the open-ended question was posed, If you prefer another use, what would you like to see... the neighborhood meeting respondents favored affordable or workforce housing

- ▲ The online survey reached a broader audience with 65% favoring Recreation and Open Space.
- ▲ Gave an approval rating of 3.2 and 3.0 for the housing options.
- ▲ The online survey respondents favored none of the housing options.
- ▲ The online survey respondents did NOT favor a range of housing prices at 54%.
- ▲ When the open-ended question was posed, If you prefer another use, what would you like to see... the online survey respondents favored Franktown or a non-profit.

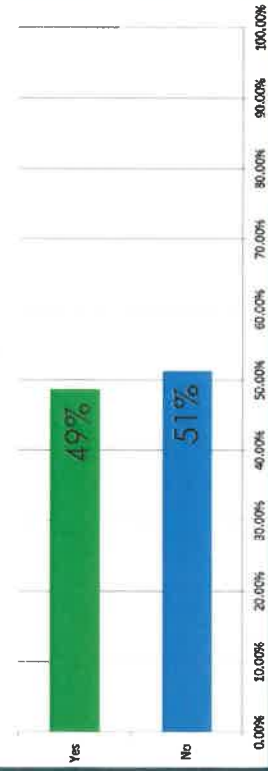
COMBINED SURVEY RESULTS

What is your overall vision for the Hill Property? If you could design anything, what would it be? Choose all that apply.



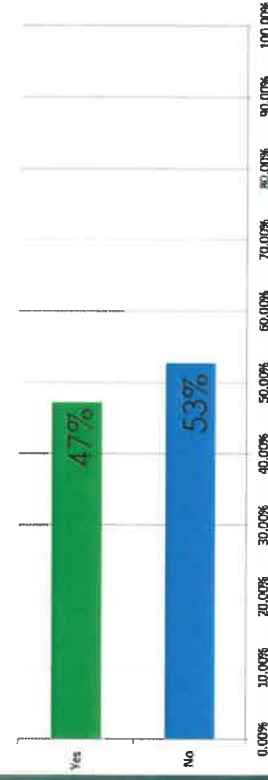
Recreation/Open Spaces drops from 65% on Online Survey to 49% on Combined Survey

The median home value in Franklin is approximately \$459,000. For the Hill Property, would you support a range of housing prices to encourage broader housing options in Franklin?



Combined Surveys

The median home value in Franklin is approximately \$459,000. For the Hill Property, would you support a range of housing prices to encourage broader housing options in Franklin?



Online Survey

Q8

If you prefer another use, what would you like to see...

428 TOTAL WRITTEN COMMENTS

Top 2 written comments:

- 141 – FRANKTOWN/NON-PROFIT
- 135 – PARK/RECREATIONAL USES/OUTDOOR VENUE OR EVENT SPACE/PLAYGROUND/WALKING AREAS/GARDENS

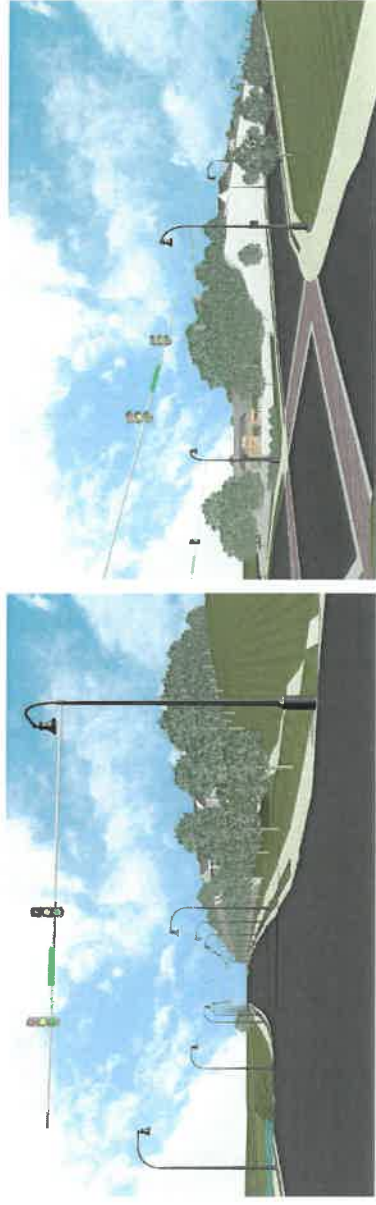
MOVING FORWARD



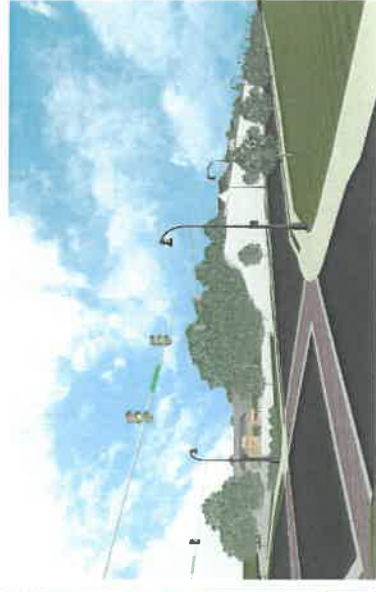
Recreation Design Concept



- ▶ WHAT LAND USE WOULD YOU LIKE TO SEE FOR THE HILL PROPERTY?
- ▶ WOULD YOU LIKE STAFF TO MOVE FORWARD WITH AN ENVISION FRANKLIN PLAN AMENDMENT FOR ONE OF THE SCENARIOS?
- ▶ WOULD YOU LIKE TO MOVE FORWARD WITH DEMO OF EXISTING BUILDINGS?



DEL RIO CORNER PERSPECTIVE



3RD AVENUE CORNER PERSPECTIVE



BIRD'S EYE VIEW



SITE SECTION

60' 30' 0' 60'

COMPACT RESIDENTIAL DESIGN CONCEPT

HILL PROPERTY STUDY

TUCK·HINTON
ARCHITECTS

04/10/2018

HOUSING TYPE

Affordable Workforce Housing
Single Family Detached Houses
Low-Scale Cottages
Small Building Footprints
Shallow Setbacks



GREEN SPACE

Shared Green Space
Individual Yards on Lot



WALKING

CONNECTIVITY

Neighborhood Sidewalks
Grass Strip for Street Trees
Street Parking
Pedestrian Paths Through Site



CHILDREN'S PLAYSPACE

Children's Park Connecting
Bicentennial Park and Site



HILL PROPERTY STUDY

COMPACT RESIDENTIAL DESIGN CONCEPT

TUCK-HINTON
ARCHITECTS



DEL RIO CORNER PERSPECTIVE



3RD AVENUE CORNER PERSPECTIVE



BIRDS EYE VIEW



SITE SECTION

8' 4' 0' 8'

MIXED RESIDENTIAL DESIGN CONCEPT

HILL PROPERTY STUDY

TUCK·HINTON
ARCHITECTS

04/10/18

HOUSING TYPE

Affordable Workforce Housing
Townhouses
Cottage/ Bungalow Style
Shallow Setbacks



SECONDARY TYPE

Big House
2-Story Duplex with
Appearance of One Building



WALKING CONNECTIVITY

Neighborhood Sidewalks
Grass Strip for Street Trees
Street Parking
Shared Green Space
Individual Yards on Lot
Pedestrian Path through Site



CHILDREN'S PLAYSPACE

Children's Park Connecting
Bicentennial Park and Site



HILL PROPERTY STUDY

MIXED RESIDENTIAL DESIGN CONCEPT

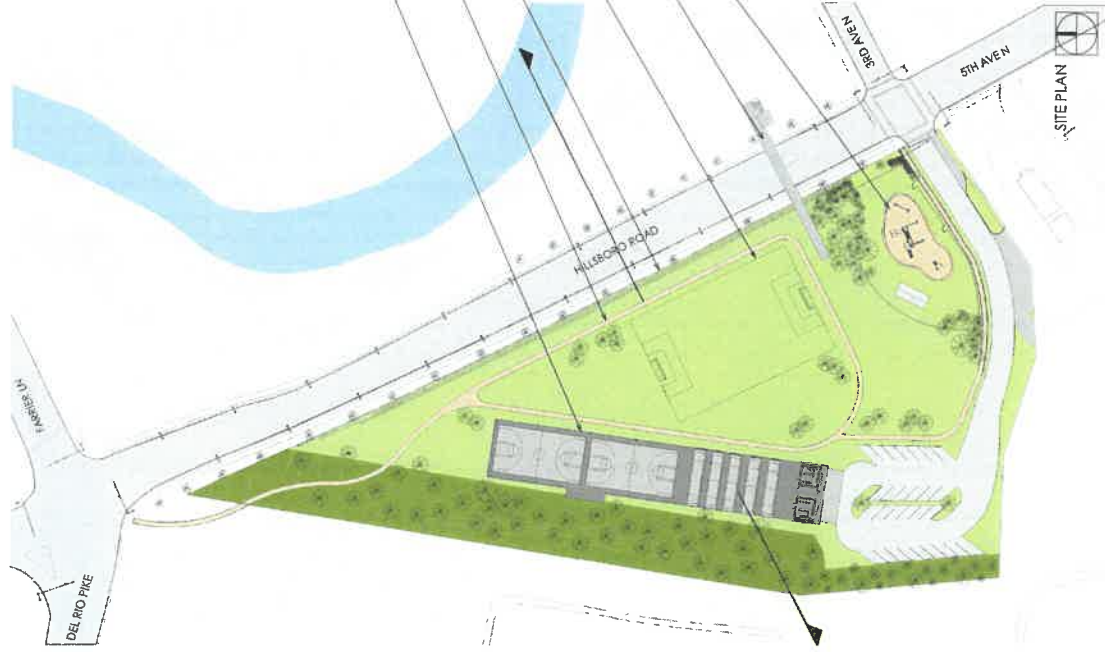
TUCK-HINTON
ARCHITECTS



DEL RIO CORNER PERSPECTIVE



3RD AVENUE CORNER PERSPECTIVE



SITE PLAN



BIRDS EYE VIEW



SITE SECTION

60' 30' 0' 40'

HILL PROPERTY STUDY

TUCK·HINTON
ARCHITECTS

RECREATION DESIGN CONCEPT

04/10/18

MULTISPORT RECREATION

Bocce Courts
Shuffleboard
Covered Basketball Courts
Intramural Field
Locker Rooms
Restrooms
Welcome Center



CHILDREN'S PLAYSPACE

Safe
Nature-inspired
Educational
Accessible



WALKING TRAIL

Connectivity
Safe
Accessible
Bridge
Elevator
Stairs



HILL PROPERTY STUDY

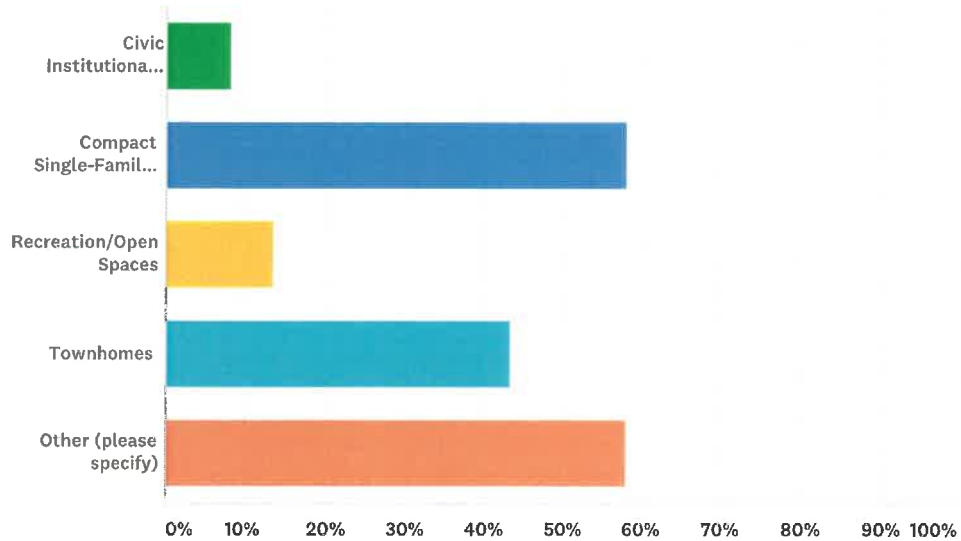
RECREATION DESIGN CONCEPT

TUCK·HINTON
ARCHITECTS

Copy of Hill Property Study

Q1 What is your overall vision for the Hill Property? If you could design anything, what would it be? Choose all that apply.

Answered: 74 Skipped: 6



ANSWER CHOICES

Civic Institutional Uses

Compact Single-Family Homes on Small Lots

Recreation/Open Spaces

Townhomes

Other (please specify)

Total Respondents: 74

RESPONSES

8.11%	6
58.11%	43
13.51%	10
43.24%	32
58.11%	43

#	OTHER (PLEASE SPECIFY)	DATE
1	Duplex (One Level)	4/2/2018 2:32 PM
2	My vision is housing a teacher can afford.	2/27/2018 2:53 PM
3	Art Gallery, museum, expand cemetery	2/27/2018 2:49 PM
4	Workforce	2/27/2018 2:47 PM
5	Townhomes provide more bang for the buck.	2/27/2018 2:46 PM
6	notes on back	2/27/2018 2:45 PM
7	Affordable Housing	2/27/2018 2:38 PM
8	A mix that meets the requirement level of work force housing	2/27/2018 2:37 PM
9	Workforce Housing	2/27/2018 2:31 PM
10	Affordable rental units	2/27/2018 11:42 AM
11	I'm for affordable housing either way for workforce housing.	2/27/2018 11:40 AM
12	Public housing (affordable housing)	2/27/2018 11:34 AM
13	Change planning code to allow request narrowing thru historic zoning use where parking is now. Don't be stuck on lack of vision.	2/27/2018 11:32 AM
14	Affordable housing!	2/27/2018 11:27 AM

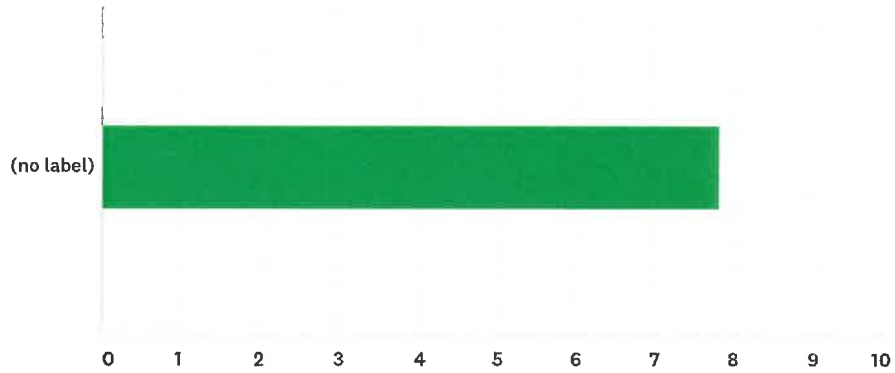
Copy of Hill Property Study

15	Yes, Please!	2/27/2018 11:25 AM
16	I am sad that only 16 single-family homes can get on this plan and what about a mixture of townhomes and smaller homes/ but zoning needs to be changed to get more houses.	2/27/2018 11:23 AM
17	Provide affordable rentals for employees of this growing City!	2/27/2018 11:20 AM
18	B + D together, Civic Institutional next	2/27/2018 11:17 AM
19	+ Compact - Maybe mix it up.	2/27/2018 11:15 AM
20	consider creating houses that can be bought by teachers firemen etc.	2/27/2018 11:10 AM
21	Workforce housing	2/27/2018 10:56 AM
22	What a great plan for truly affordable housing	2/27/2018 10:54 AM
23	Change the planning code to allow use where parking exists/ get a variance/ small pocket passive park	2/27/2018 10:46 AM
24	Childrens play area needs taller fence. Too close to intersection. need for protection from predators.	2/27/2018 10:42 AM
25	Higher Density workforce housing	2/27/2018 10:40 AM
26	While I fully support affordable living, this space is in a prime location for a recreational/park.	2/27/2018 10:39 AM
27	I would like to see the property stay in Open Space.	2/27/2018 10:37 AM
28	I think we need more affordable housing in Franklin, for city, school, police, employees, etc. to be able to live in Franklin.	2/27/2018 10:33 AM
29	I would like COF to proactively take care of its working class citizen by building workforce housing.	2/27/2018 10:19 AM
30	City Hall	2/27/2018 10:17 AM
31	Affordable Housing/We need workforce housing	2/27/2018 10:16 AM
32	Majority single family homes - need more houses than those in the design	2/27/2018 10:13 AM
33	Majority Singe Family Homes	2/27/2018 10:11 AM
34	use existing parking area/Affordable Housing Needed	2/27/2018 10:10 AM
35	Affordable housing for income \$35,000 and up.	2/27/2018 10:07 AM
36	Something that is creative and pay homage to history - like Bicentennial Mall	2/27/2018 10:05 AM
37	1 floor 2 bedrooms 1 1/2 bath "affordable" 16-20 houses	2/27/2018 10:01 AM
38	We need sincere park space in Franklin. Everything is moving out and it will leave the downtown area void.	2/27/2018 9:59 AM
39	Workforce housing with visitability for elderly and persons with disabilities. Franklin has an opportunity to be a leader in developing workforce housing in a desirable area. Not shoved off "across the tracks"!	2/27/2018 9:49 AM
40	Affordable Housing for Franklin residents and young families	2/27/2018 9:45 AM
41	Avoid "Big House" concept	2/27/2018 9:42 AM
42	Workforce housing and space for Franktown	2/27/2018 9:34 AM
43	Transitional Housing for Women and Children	2/27/2018 9:26 AM

Copy of Hill Property Study

Q2 Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a Compact Residential Design Concept (single-family homes on small lots) for the Hill Property. (See Graphic Below)

Answered: 71 Skipped: 9

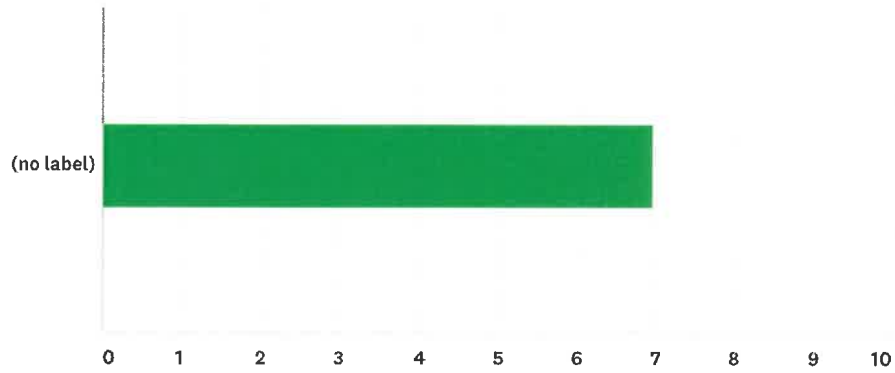


	STRONGLY DISAPPROVE1	2	3	4	5	6	7	8	9	STRONGLY APPROVE10	TOTAL	WEIGHTED AVERAGE
(no label)	5.63%	5.63%	2.82%	5.63%	5.63%	2.82%	5.63%	4.23%	2.82%	59.15%		
	4	4	2	4	4	2	4	3	2	42	71	7.8

Copy of Hill Property Study

Q3 Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a Mixed Residential Design Concept (mixed housing types) for the Hill Property. (See Graphic Below)

Answered: 75 Skipped: 5

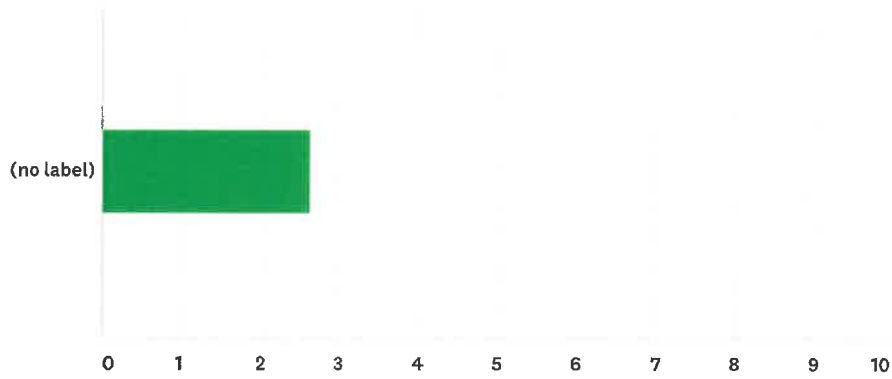


	STRONGLY DISAPPROVE1	2	3	4	5	6	7	8	9	STRONGLY APPROVE10	TOTAL	WEIGHTED AVERAGE
(no label)	14.67% 11	0.00% 0	4.00% 3	5.33% 4	9.33% 7	6.67% 5	8.00% 6	5.33% 4	2.67% 2	44.00% 33	75	6.97

Copy of Hill Property Study

Q4 Using a scale of 1 to 10, how strongly you approve or disapprove of having a Recreational Design Concept for the Hill Property? (See Graphic Below)

Answered: 75 Skipped: 5



	STRONGLY DISAPPROVE1	2	3	4	5	6	7	8	9	STRONGLY APPROVE10	TOTAL	WEIGHTED AVERAGE
(no label)	61.33% 46	8.00% 6	12.00% 9	0.00% 0	2.67% 2	2.67% 2	0.00% 0	4.00% 3	4.00% 3	5.33% 4	75	2.6

Copy of Hill Property Study

Q5 If you prefer the recreational design concept, which types of recreational amenities would you like to see on the Hill Property?

Answered: 34 Skipped: 46

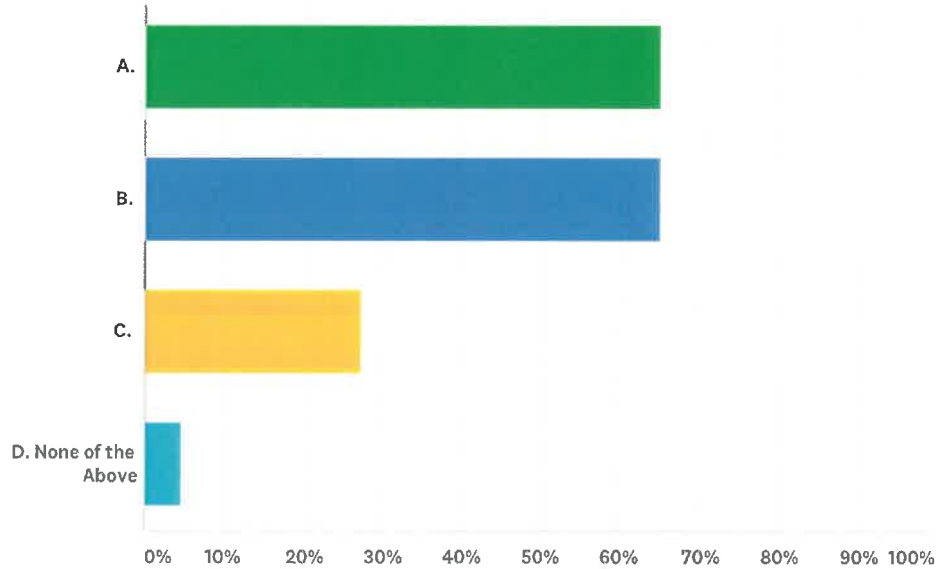
#	RESPONSES	DATE
1	tennis courts, bocce, basketball	2/27/2018 2:54 PM
2	NA	2/27/2018 2:53 PM
3	Picnic areas, passive park amenities and parking for activities at bi-centennial park. Steps could be placed by the retaining wall and crossing would be at traffic light - already in place at 3rd ave. north.	2/27/2018 2:45 PM
4	N/A	2/27/2018 2:40 PM
5	n/a	2/27/2018 2:39 PM
6	No	2/27/2018 2:38 PM
7	There is more a need for housing at this point than another park in the area.	2/27/2018 2:37 PM
8	Large playground for a wide range of ages; it should also be accessible for those with disabilities. I like the idea of having basketball courts.	2/27/2018 2:34 PM
9	Children's Park	2/27/2018 2:32 PM
10	Parks + green space	2/27/2018 11:43 AM
11	No, I'm for housing!	2/27/2018 11:40 AM
12	None, Franklin has plenty of parks already.	2/27/2018 11:34 AM
13	We have plenty of recreation.	2/27/2018 11:27 AM
14	No.	2/27/2018 11:24 AM
15	none. waste of land. bad location for a park.	2/27/2018 11:23 AM
16	This should not be an option.	2/27/2018 11:21 AM
17	Rentals for working class upstanding citizens who serve our City.	2/27/2018 11:20 AM
18	Don't waste this space.	2/27/2018 11:17 AM
19	I don't know if people realize the added traffic that a park with ball fields would create. Travel ball is nearly year round.	2/27/2018 11:10 AM
20	no.	2/27/2018 10:48 AM
21	We have enough recreation and new parks in the works.	2/27/2018 10:46 AM
22	I do not approve of the recreational use. We need housing.	2/27/2018 10:43 AM
23	Standard park amenities are always welcome. But, a botanical garden would be beautiful.	2/27/2018 10:39 AM
24	I believe that property lends itself to Walkway paths, a play ground at the top of the property, instead of the bottom, and connections to the neighborhood and Bicentennial Park. Although the idea of using the existing building is intriguing, the limits on parking might prohibit that use. The athletic field might require more parking too, but an open space could be provided/incorporated into the design for informal play/games. Most likely from neighboring families. Is there another structure in Bicentennial that will be repurposed?	2/27/2018 10:37 AM
25	N/A	2/27/2018 10:13 AM
26	Many parks in City of Franklin plus more being planned.	2/27/2018 10:10 AM
27	Running Trails, Dog Runs	2/27/2018 10:05 AM
28	Gardens, lots of benches, splash pad (small), playground, open green space.	2/27/2018 9:59 AM
29	Bike Rentals	2/27/2018 9:54 AM
30	Workforce housing did desperately needed	2/27/2018 9:49 AM

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31	N/A	2/27/2018 9:45 AM
32	None	2/27/2018 9:41 AM
33	Comment: The idea of putting people in the position of walking across Hillsboro Rd (even with traffic signals) is ludicrous.	2/27/2018 9:38 AM
34	We have plenty of parks, we need workforce housing!	2/27/2018 9:30 AM

Q6 If you prefer residential uses, which type of housing would you prefer? Choose all that apply.

Answered: 66 Skipped: 14



ANSWER CHOICES

A.
B.
C.
D. None of the Above

RESPONSES

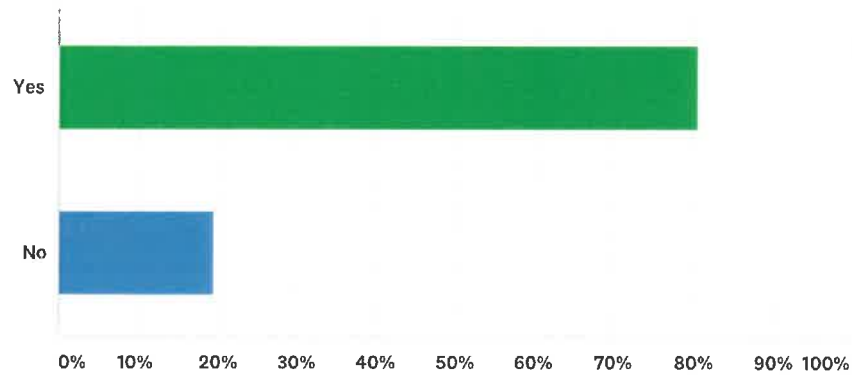
65.15%	43
65.15%	43
27.27%	18
4.55%	3

Total Respondents: 66

Copy of Hill Property Study

Q7 The median home value in Franklin is approximately \$459,000. For the Hill Property, would you support a range of housing prices to encourage broader housing options in Franklin?

Answered: 62 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes	80.65%	50
No	19.35%	12
TOTAL		62

#	COMMENTS	DATE
1	Affordable housing should be the biggest priority for Franklin workforce of income \$25,000 to include teachers aides, single parents, and single income seniors.	4/2/2018 2:32 PM
2	Work force housing for this concept available to workers in the service industries, fire, police, schools, city county workers	2/27/2018 3:04 PM
3	more economical housing needs to be provided as housing costs soar.	2/27/2018 2:54 PM
4	By "Range of housing prices" - Hope we mean \$300,000 or less	2/27/2018 2:53 PM
5	These homes are not in compliance with our regulations of homes not backing up to major streets! They will rise well above the retaining wall and will greet those entering town on Hillsboro Road! They will be seen. Our consultants recommended no residential in this location and I agree. it is not in the best interest of the residents to be in this location- noise, traffic, etc.	2/27/2018 2:45 PM
6	No other use - Affordable Housing	2/27/2018 2:40 PM
7	Affordable housing for working class teacher, nurse, etc.	2/27/2018 2:39 PM
8	Much lower cost housing	2/27/2018 2:38 PM
9	The community is perfect for workforce housing to support generations of families that already live in the community/area.	2/27/2018 2:37 PM
10	Workforce housing	2/27/2018 2:34 PM
11	Price point should be less than \$250K per unit	2/27/2018 2:34 PM
12	Workforce housing that stays affordable via some type of covenant	2/27/2018 2:31 PM
13	We are in desperate need of affordable housing.	2/27/2018 11:43 AM
14	We need to keep housing affordable	2/27/2018 11:42 AM
15	I want to make sure Franklin doesn't price hard working people out of town.	2/27/2018 11:40 AM
16	craftsman (bungalow) style keeping price as low as possible - deed restricted none.	2/27/2018 11:38 AM
17	Affordable housing workforce	2/27/2018 11:35 AM

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18	It needs to be affordable housing	2/27/2018 11:34 AM
19	\$250 - \$300,000 if city donating property and a few perks. Workforce pricing. Workforce only.	2/27/2018 11:32 AM
20	Affordable housing, workforce housing	2/27/2018 11:27 AM
21	If you were to poll all the service workers in downtown (restaurant staff, city employees) and ask where they live. The need for attainable housing is clear!	2/27/2018 11:25 AM
22	Affordable/workforce price point only. There is a housing crisis in Franklin.	2/27/2018 11:23 AM
23	yes.	2/27/2018 11:21 AM
24	if broader means more affordable, then yes.	2/27/2018 11:20 AM
25	Absolutely!	2/27/2018 11:10 AM
26	Affordable Only!	2/27/2018 11:07 AM
27	our teachers need to be able to live where they work. Our policeman need to be visible in the community which they know and live.	2/27/2018 10:56 AM
28	Low/Affordable - Same for all owner occupied - deed restricted. P.S. housing will generate taxes!!	2/27/2018 10:54 AM
29	I would prefer mixed single family and apartments with low income housing. This is perhaps our last chance to provide a significant low income housing area in Franklin. Richest city in the state. We need to be ...	2/27/2018 10:48 AM
30	Only owner occupied deed restricted for # of years to go back into the pool let non profits administer.	2/27/2018 10:46 AM
31	This is a perfect opportunity to put our money where our mouth is and support attainable housing.	2/27/2018 10:43 AM
32	Workforce \$250,000 or less.	2/27/2018 10:40 AM
33	I support a range of prices, but would prefer it skewed toward more affordable.	2/27/2018 10:33 AM
34	Property needs to be 200-250,000	2/27/2018 10:15 AM
35	Only affordable housing	2/27/2018 10:13 AM
36	Affordable housing options for police, teachers, etc.	2/27/2018 10:10 AM
37	Income \$35,000 and up	2/27/2018 10:07 AM
38	Work Force Housing	2/27/2018 10:06 AM
39	We are pricing low-income families out of Franklin. This displaces communities of color especially.	2/27/2018 10:05 AM
40	Absolutely need affordable - NOT subsidized housing	2/27/2018 10:02 AM
41	It needs to be for older residents and be affordable, I don't think families with children would want to live on Hillsboro Rd.	2/27/2018 10:01 AM
42	I love to think people could afford to live here.	2/27/2018 9:55 AM
43	Between 200,000 to 250,000 for working families	2/27/2018 9:51 AM
44	We need affordable housing in Williamson County and Franklin.	2/27/2018 9:50 AM
45	Yes and yes- the people who teach your children, put out your fires, and protect you cannot afford to live here!	2/27/2018 9:49 AM
46	People who grew up in Franklin can no longer afford to live here. Range should be \$180K -\$250K. The median is not affordable compared to current incomes in the country.	2/27/2018 9:45 AM
47	Too many large homes.	2/27/2018 9:40 AM

Copy of Hill Property Study

Q8 If you prefer another use, what would you like to see...

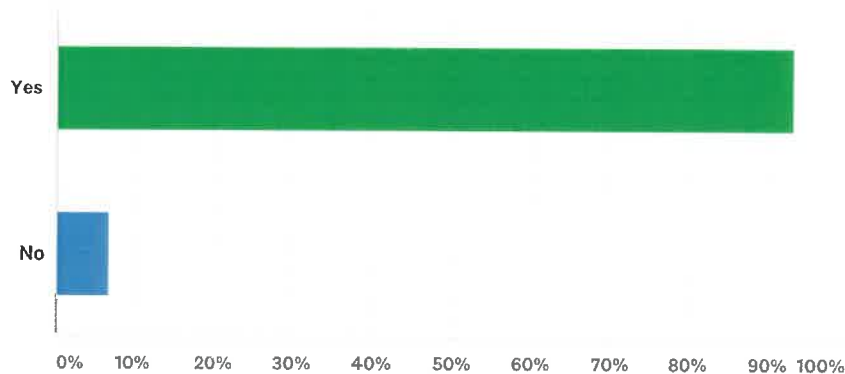
Answered: 15 Skipped: 65

#	RESPONSES	DATE
1	I would like to see affordable homes to include 55 years and over, with life changes and are on a single fixed income. They have lived, raised family, and paid taxes in Franklin and now cannot live here. (housing affordability is forcing these seniors to leave). Where is our community helping.	4/2/2018 2:32 PM
2	none	2/27/2018 3:04 PM
3	Art gallery; expanding cemetery, museum	2/27/2018 2:49 PM
4	Affordable apartments	2/27/2018 2:46 PM
5	Affordable workforce housing options.	2/27/2018 11:44 AM
6	Affordable Rental Units	2/27/2018 11:42 AM
7	N/A	2/27/2018 11:40 AM
8	workforce	2/27/2018 11:35 AM
9	Public/affordable	2/27/2018 11:34 AM
10	City-related outreach support center with clinic. affordable.	2/27/2018 11:20 AM
11	Open space/park. The closest playground is the school 1/2 mile away.	2/27/2018 10:37 AM
12	City Hall	2/27/2018 10:17 AM
13	N.A.	2/27/2018 10:06 AM
14	Park. So many ways to make that space beautiful.	2/27/2018 9:59 AM
15	Transitional Housing for women and children	2/27/2018 9:26 AM

Copy of Hill Property Study

Q9 Do you live in Franklin?

Answered: 74 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	93.24%	69
No	6.76%	5
TOTAL		74

#	COMMENTS	DATE
1	Live and Work in Franklin. I have been living in Franklin for 27 years.	4/2/2018 2:32 PM
2	Hillsboro Road	2/27/2018 3:04 PM
3	It's criminal that we have so much wealth here and it's gotten so teachers, first responders, working class people can't afford to be here.	2/27/2018 2:53 PM
4	Housing that requires parking in front looks shabby and tacky immediately; could driveways and garages in back be included in any housing design	2/27/2018 2:49 PM
5	We need affordable workforce housing. This does not need to be a park or recreation.	2/27/2018 11:41 AM
6	Near Grassland. Thanks for the chance to speak. I really have a heart for Hard Bargain neighborhood. In the same spirit, I choose housing.	2/27/2018 11:40 AM
7	Prefer A, C and D are totally out of character.	2/27/2018 11:38 AM
8	Franklin has been talking about affordable housing for years. It's time to do something NOW!! and a \$459,000 house is NOT affordable.	2/27/2018 11:34 AM
9	Maximize density for affordable - workforce housing	2/27/2018 11:32 AM
10	but our children cannot come back to Franklin - they can't afford it. They bought a house in Clarksville.	2/27/2018 11:27 AM
11	It's time to embrace density to achieve our destiny.	2/27/2018 11:25 AM
12	Listen to hardworking peoples needs and stop sending people out to have to commute and not pay on local spending.	2/27/2018 11:20 AM
13	Can't afford to!	2/27/2018 11:10 AM
14	native for 68 years	2/27/2018 11:07 AM
15	One of the issues the alderman have dealt with over time is affordable housing. I have heard that some developers who had promised affordable housing have not followed through and so the whole idea of affordable housing in Franklin seems unattainable. HERE IS OUR OPPORTUNITY!! I would like to see BOMA give (or lease) the Hill to Community Housing Partnership. Habitat and Hard Bargain. I understand the land will need to be restored, but Community Housing Partnership of Williamson County told me they are committed. I know Brant Bousquet (Hard bargain) and what a great job he has done, tirelessly working for the upgrading and growth of the Hard Bargain community. This would be a perfect addition, solution.	2/27/2018 10:54 AM

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16	This is an ideal opportunity for the City to show a commitment to the development of workforce housing. Site is ideal due to location to services and city.	2/27/2018 10:40 AM
17	Thanks for providing this opportunity to comment.	2/27/2018 10:37 AM
18	I live quite close to the Hill.	2/27/2018 10:33 AM
19	City changes often (plans) can amend and rezone hill to do affordable housing! Another ex. parking in downtown. Should not be paid parking!	2/27/2018 10:10 AM
20	Live and work in Franklin	2/27/2018 10:07 AM
21	Would like to. Can't afford it.	2/27/2018 10:06 AM
22	I live in Thompsons Station because high house prices moved my family out. I grew up on East Fowlkes Street.	2/27/2018 10:05 AM
23	I live in Thompson's Station but I'm running for county commissioner in District 2 and I think this is an important issue.	2/27/2018 9:54 AM
24	I am the Executive Director of the TN Fair Housing Council. Williamson Co. is in my enforcement area and we receive CD BG money from the City.	2/27/2018 9:49 AM
25	I would like to stay here with the sight of affordable housing.	2/27/2018 9:45 AM
26	We must have workforce housing! Businesses need employees that can/live here and be a part of Franklin.	2/27/2018 9:35 AM

EXHIBIT 1

Development Review Fees Comparison

Franklin	Murfreesboro	Nashville	Gallatin	Cary NC	Alpharetta GA	Brentwood	Mt Juliet	Naperville IL
<u>Rezoning:</u> \$400	\$700 or \$950	\$2200	\$300 +\$50/ac up \$1500 max	\$1400	\$400 +\$10 per acre or \$750 + \$10 per acre	\$1000 up to \$5000 based on size	\$650 - up to 5 ac + \$20/acre - next 15 acres + \$5/ac - next 80 ac + \$2.50/ ac for all add'l ac + \$50 Admin Advert Fee.	<u>0-10 ac:</u> \$290 <u>11-50 ac:</u> \$400 <u>50 + ac:</u> \$640
<u>Site Plan:</u> \$300 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit	\$400 or \$500 or \$600 based on size	\$2500 or \$4500 or \$6195 based on size or number of units	\$300 up to 3 acres + \$50 / acre thereafter up to \$1500 max	\$900 or \$2000 based on size	\$750 < 2 ac or \$1000 ≥ 2 ac	\$250 +\$20/acre	\$500 up to 3 ac + \$100 / ac up to \$3000 max	\$380
<u>Preliminary Plat:</u> \$300 plus \$20 per lot	\$400 +\$85/lot		\$300 +\$5/lot		\$750	\$250 +\$25/lot	<u>1-25 lots:</u> \$500 + \$25/ lot <u>26-50 lots:</u> \$1000 +\$25/ lot <u>50 lots or more:</u> \$2500 + \$25 / lot	<u>0-5 ac:</u> \$2500 <u>5-50 ac:</u> \$2500+ \$120/ac over 5 <u>50+ ac:</u> \$7780
<u>Final Plat:</u> \$200 plus \$25 per lot	\$200 +\$55/lot	\$1000	\$300 +\$5/lot	\$350	\$750	\$250 +\$25/lot	\$200 +\$25/lot	<u>0-5 ac:</u> \$5,000 <u>5-50 ac:</u> \$5,000+\$300/ ac over 5 <u>50+ ac:</u> \$18,500
*Numbers in the gray font color were not used in determining the average.								

	Average*	Franklin- Existing	Franklin- Proposed
Rezoning	\$840	\$400	\$500
Site Plan	\$934	\$300 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit	\$500 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit
Development Plan	n/a	\$600 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit	\$1000 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit
Preliminary Plat	\$809	\$300 plus \$20 per lot	\$500 plus \$25 per lot
Final Plat	\$932	\$200 plus \$25 per lot	\$500 plus \$25 per lot
*Average of fees from comparable communities.			

**Fee Comparison
Development Review Fees
Planning Department - 2017**

	Review Fees Actual*	Review Fees Average**	Review Fees Proposed***
January	\$8094.60	\$12,732.00	\$11,594.60
February	\$5510.72	\$8906.00	\$7,910.72
March	\$17,286.44	\$18,360.42	\$22,186.44
April	\$19,748.06	\$16,659.00	\$24,258.06
May	\$14,964.24	\$15,802.00	\$19,014.24
June	\$14,061.04	\$20,489.04	\$18,961.04
July	\$7130.00	\$11,360.00	\$9,830.00
August	\$10,096.78	\$15,406.04	\$14,376.18
September	\$6664.26	\$10,856.00	\$9,534.26
October	\$7249.84	\$8,182.00	\$8,949.84
November	\$6706.04	\$13,191.00	\$10,301.04
December	\$6900.00	\$11,312.00	\$10,200.00
YEAR END TOTAL	\$124,412.02	\$163,255.50	\$167,116.42

*Actual Review Fees Collected 2017: Fees include Land Use Plan Amendments, Rezoning, Development Plans, Site Plans, Final Plats, and Preliminary plats.

**Review Fees Average: Based on the actual plan submissions to COF for 2017 and the average review fees from other cities. (Used current COF amounts for fees that weren't included in fee averages from other cities – Land Use Plan Amendments and Development Plans.)

***Plan Review Fee Difference: Increase of \$42,704.40 using the proposed fee structure, based on the actual plan submissions and review fees collected in 2017.

EXHIBIT 2

Proposed Fee Analysis:

	100-Unit Subdivision Development Plan	200-Unit/50,000 Sq Ft Mixed Use Development Plan	100,000 SF Office Site Plan	20-Lot Preliminary Plat	20-Lot Final Plat
Existing Fee	\$1,600	\$3,600	\$2,300	\$700	\$700
Proposed Fee	\$2,000	\$4,000	\$2,500	\$1,000	\$1000

The follow shows the difference in total project cost between the existing and the proposed Plan Review Fee Structure:

- 100-Unit Subdivision Development Plan: difference of \$400
- 200-Unit/50,000 Sq Ft Mixed Use Development Plan: difference of \$400
- 100,000 SF Office Site Plan: difference of \$200
- 20-Lot Preliminary Plat: difference of \$300
- 20-Lot Final Plat: difference of \$300

EXHIBIT 3

Staff Time for Plan Review Items

There are 21 individuals involved in the Departmental Review Team (DRT) plan review process. This includes staff members from the following City Departments: Planning and Sustainability, Building and Neighborhood Services, Engineering, Fire, Police, Parks, Streets, and Water Management. The plan review fee submittal is meant to capture a portion, but certainly not all, of the staff time devoted to the review of the plans to ensure compliance with the City's various plans, policies, and standards (including *Envision Franklin*, *Parks Master Plan*, *Zoning Ordinance*, *Subdivision Regulations*, *Transportation & Street Technical Standards*, *Municipal Code*, and other requirements). Some submittals require less review time than others. Conversely, some projects require much more review time than others, but the following provides an approximation of staff time devoted to review of an average item submitted for Planning Commission or Administrative Review:

- Pre-application conference: 1.5 hours (includes meeting and preparation time)
- Initial Submittal: 4.5 hours (1.5 hours of review and 2 hours spent in DRT, plus 1 hour additional communication time with the applicants)
- Resubmittal: 2.5 hours (1 hour review and comments write-up and 1.5 hours in DRT)
- One Stop: 2 hours (1 hour review and comments write-up, plus 1 hour additional communication time with the applicants)

Individual staff time, per item: 10.5 hours

Total staff time, per item: 220.5 hours

Considering that the average hourly wage of a member of the DRT is \$33.47 per hour, this equates to a cost to the city of **\$7380** per project for the plan review.

EXHIBIT 3

Staff Time for Plan Review Items

There are 20 individuals involved in the Departmental Review Team (DRT) plan review process. This includes staff members from the following City Departments: Planning and Sustainability, Building and Neighborhood Services, Engineering, Fire, Police, Parks, Streets, and Water Management. The plan review fee submittal is meant to capture a portion, but certainly not all, of the staff time devoted to the review of the plans to ensure compliance with the City's various plans, policies, and standards (including the *Land Use Plan*, the *Greenway and Open Space Plan*, the *Zoning Ordinance*, the *Subdivision Regulations*, the *Transportation & Street Technical Standards*, *Municipal Code*, and other requirements). Some submittals require less review time than others. Conversely, some projects require much more review time than others, but the following provides an approximation of staff time devoted to review of an average item submitted for Planning Commission or Administrative Review:

- Pre-application conference: 1.5 hours (includes meeting and preparation time)
- Initial Submittal: 3.5 hours (1.5 hours of review and 2 hours spent in DRT)
- Resubmittal: 2.5 hours (1 hours review and writing up comments; 2 hours in DRT)
- Staff Reports: 1 hours (spent on write-up)
- Post-PC: 1 hours (review and comments write-up)

Individual staff time, per item: 9.5 hours

Total staff time, per item: 190 hours

Considering that the average hourly wage of a member of the DRT is \$22.00 per hour, this equates to a cost to the city of **\$4,180** per project for the plan review.

ORDINANCE 2018-46

TO BE ENTITLED: "AN ORDINANCE TO AMEND THE FRANKLIN MUNICIPAL CODE, APPENDIX A—COMPREHENSIVE FEES AND PENALTIES, CHAPTER 14, RELATING TO ZONING AND LAND USE APPLICATION FEES FOR THE PLANNING REVIEW PROCESS."

WHEREAS, due to the cost of materials and labor, it is necessary to set fees for the City of Franklin, Tennessee, to be partially reimbursed for these costs; and

WHEREAS, the fee schedule for the plan review process has not been revised to keep pace with inflation; and

WHEREAS, the City of Franklin's plan review fees are lower than those of many surrounding municipalities; and

WHEREAS, the City of Franklin has a growing number of staff reviewing plans to keep up with the rising pace and complexity of plan submittals.

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

SECTION I. That Appendix A, Chapter 14 of the Franklin Municipal Code is hereby amended to delete the following text noted with a ~~striketrough~~; to add the following text noted in **bold**; and is approved to read as follows:

Appendix A
* * *

CHAPTER 14.—ZONING AND LAND USE CONTROL

ITEM	CHARGE
Land Use Plan Amendment	\$250.00 \$500.00
Annexation and Plan of Services	Less than 10 acres: \$100.00; 10-50 acres: \$250.00; Over 50 acres: \$500.00
Rezoning	\$400.00 \$500.00
Joint FMPC and BOMA Workshop	\$50.00 \$100.00
Development Plan	\$600.00 \$1,000.00 plus \$0.02 per square foot of nonresidential building and \$10.00 per dwelling unit
Revision to a Development Plan	\$600.00 \$1,000.00 plus \$0.02 per square foot of nonresidential building and \$10.00 per dwelling unit in the areas included in or impacted by the revision

Site Plan	\$300.00 \$500.00 plus \$0.02 per square foot of nonresidential building and \$10.00 per dwelling unit
Revision to a Site Plan	\$500.00 plus \$0.02 per square foot of nonresidential building and \$10.00 per dwelling unit in the areas included in or impacted by the revision
Tower and Antennas	\$1,000.00 for those requiring planning commission review; \$100.00 for those requiring administrative review by the department of building and neighborhood services
Preliminary Plat	\$300.00 \$500.00 plus \$20.00 \$25.00 per lot
Final Plat	\$200.00 \$500.00 plus \$25.00 per lot
Variance	\$300.00
Appeal of Administrative Decision	\$250.00
Historic Zoning Commission	None
Tree Removal Permit	\$25.00 \$50.00
Neighborhood List Registration	None
Zoning Certification Letter	\$25.00 \$75.00

SECTION II. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance after its passage on second and final reading shall take effect on January 1, 2019, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING:

PASSED SECOND READING:

PASSED THIRD READING:
