



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, September 12, 2017

5:00 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [17-0702](#) Presentation of Sports Feasibility Study by Williamson County Government and Williamon County CVB

Attachments: [17-0702 Williamson County Sports Feasibility Study - Executive Su.pdf](#)
[WILLIAMSON COUNTY REPORT PRESENTATION -HSP.pdf](#)

2. [17-0787](#) City of Franklin Litter Prevention Strategy

Sponsors: Milissa Reiersen and Andrew Orr

Attachments: [Litter Prevention Slides](#)

3. [17-0770](#) Consideration of Event Permit for Franklin High School Homecoming Parade in Downtown Franklin on October 6, 2017 (09/12/17 WS)

Sponsors: Deb Faulkner

Attachments: [FHS Homecoming Parade REVISED App 2017](#)

4. [17-0803](#) Consideration of Event Permit for Centennial High School Homecoming Parade in Cool Springs on October 5, 2017 (09/12/17 WS)

Sponsors: Deb Faulkner

Attachments: [CHS Homecoming Parade REVISED App 2017](#)

5. [17-0771](#) Consideration of Event Permit for Celebration of Nations benefitting Sister Cities in Downtown Franklin on October 14, 2017 (09/12/17 WS)

Sponsors: Deb Faulkner

Attachments: [CON 2017 REVISED App](#)

6. [17-0772](#) Consideration of Event Permit for the Turkey Trot 5K Sponsored by Graceworks Ministries on November 23, 2017 in Cool Springs (09/12/17 WS)

Sponsors: Deb Faulkner

Attachments: [Turkey Trot 2017 REVISED App](#)

7. [17-0773](#) Consideration of Event Permit for Jingle Bell Run 5K sponsored by the Arthritis Foundation on December 2, 2017 in Downtown Franklin (09/12/17 WS)
- Sponsors:** Deb Faulkner
- Attachments:** [Jingle Bell Run 2017 REVISED App](#)
8. [17-0774](#) Consideration of Event Permit for Dickens of a Christmas sponsored by the Heritage Foundation on December 9 - 10, 2017 in Downtown Franklin (09/12/17 WS)
- Sponsors:** Deb Faulkner
- Attachments:** [Dickens 2017 REVISED App](#)
9. [17-0775](#) Consideration of Event Permit for the Heritage Foundation 50th Anniversary Celebration on November 12, 2017 in Downtown Franklin (09/12/17 WS).
- Sponsors:** Deb Faulkner
- Attachments:** [HF 50th Celebration REVISED App](#)
10. [17-0741](#) Consideration of Retail Liquor License renewal application for Happy Ours Wine and Spirits (Nicole Barclay, Managing Agent), 327 Independence Square, Franklin, Tennessee, 37064. (09/12/17 WS)
- Sponsors:** Lanaii Benne
- Attachments:** [2017 Certificate Barclay Happy Ours.pdf](#)
11. [17-0742](#) Consideration of Retail Liquor License Renewal for Carothers Wine and Spirits (Surati Retail Investments 3, LLC;) Vrushank Ramesh Surati (Managing Agent), 103 International Drive, Franklin, Tennessee, 37067. (09/12/17 WS)
- Sponsors:** Lanaii Benne
- Attachments:** [2017 Certificate Vru Surati for Carothers.pdf](#)
12. [17-0805](#) *Consideration of Interlocal Agreement Between The City Of Franklin And Tennessee Department Of Environment And Conservation For Financial Assistance With The Total Maximum Daily Load Study (COF Contract #2017-0219)
- Sponsors:** Mark Hilty and Michelle Hatcher
- Attachments:** [COF TDEC Interlocal_Final \(2\) 09-12-17 pm final.pdf](#)
[2017-0219 COF TDEC Interlocal.Law Approved.pdf](#)

13. [17-0783](#) *Consideration of a Corridor Management Agreement (COF Contract No. 2017-0209) for State Route 6 (US-31) (09/12/17 WS)

Sponsors: Engineering

Attachments: [CMA Overview](#)
[COF 2017-0209 CMA MOU SR6 Law Approved.pdf](#)

14. [17-0780](#) *Consideration of a Professional Services Agreement (COF Contract No. 2017-0175) with Hethcoat and Davis, Inc. for the Henpeck Lane Sanitary Sewer Extension Project in an Amount Not-to Exceed \$172,297 (9/12/17 WS)

Sponsors: Paul Holzen and Michelle Hatcher

Attachments: [2017-0175 Henpeck Ln Sewer PSA with Attachments A and B.Law Approved 4](#)

15. [17-0695](#) PUBLIC HEARING: Consideration Of Resolution 2017-61, To Be Entitled: "A Resolution Approving A Development Plan For Jordan Road PUD Subdivision, With 1 Modification Of Standards (For Cul-De-Sac Length Greater Than 500'), For The Property Located East Of Mack Hatcher Parkway And North Of Liberty Pike, 622 Jordan Road." (08/24/17 FMPC 8-0; Deferred from 09/12/17 WS; 10/10/17 WS)

Sponsors: Ald. Ann Petersen and Brad Baumgartner

Attachments: [Res 2017-61 Jordan Rd PUD Subd. Dev Plan Map](#)
[2017-61 RES Jordan Road PUD Subd with Map.Law Approved](#)
[Jordan Road DP Conditions of Approval_01](#)
[ELEVATIONS JordanRoad](#)
[LAYOUT JordanRoad](#)
[Jordan Road PUD Development Plan 8.3.2017](#)

Legislative History

8/24/17	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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16. [17-0731](#) *Consideration Of Ordinance 2017-28, To Be Entitled: "An Ordinance To Rezone 18.71 Acres From Detached Residential 1 (R-1) District To Detached Residential 2 (R-2) District, For The Property Located North Of Boyd Mill Avenue & South Of Highway 96, 3206 Boyd Mill Avenue."; Establishing a Public Hearing for October 10, 2017. (08/24/17 FMPC 8-0)

Sponsors: Ald. Ann Petersen and Brad Baumgartner

Attachments: [Ord 2017-28 3206 Boyd Mill, Rezoning Map](#)
[Ord 2017-28 3206 Boyd Mill Rezoning with Map.Law Approved](#)
[3206 BOYD MILL-ZONING PLAN-7-6-17](#)

Legislative History

8/24/17	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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17. [17-0712](#) Consideration Of Resolution 2017-55, To Be Entitled: “A Resolution Adopting A Plan Of Services For The Annexation Of A Portion Of Ridgeway Drive Right-Of-Way, By The City Of Franklin, Tennessee”; Establishing a Public Hearing for October 24, 2017. (08/24/17 FMPC 8-0)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_OctoberPark_RidgewayDriveAnnex1.pdf](#)
[MAP_OctoberPark_All.pdf](#)
[2017-55 RES RidgewayDrivePOS with Map.Law Approved.pdf](#)
[Ridgeway Drive Annexation Request \(002\).pdf](#)

Legislative History

8/24/17	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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18. [17-0713](#) Consideration Of Resolution 2017-56/Ordinance 2017-39, To Be Entitled: “A Resolution And Ordinance To Annex 0.37 Acres Of Ridgeway Drive, Property Located South Of Murfreesboro Road And East Of Carothers Parkway And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).” (08/24/17 FMPC 7-1)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments: [MAP_OctoberPark_All.pdf](#)
[MAP_OctoberPark_RidgewayDriveAnnex1.pdf](#)
[Ridgeway Drive Annexation Request \(002\).pdf](#)
[2017-56 RES and 2017-39 ORD Annex ROW Ridgeway Drive with Map.Law / Reso_OrdtoAnnex.docx](#)

Legislative History

8/24/17	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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19. [17-0714](#) Consideration Of Resolution 2017-65, To Be Entitled: “A Resolution Adopting A Plan Of Services For The Annexation Of The Remainder Of Ridgeway Drive, All Of Stanford Drive, And A Portion Of Beacon Hill Drive Right-Of-Way, By The City Of Franklin, Tennessee” (08/24/17 FMPC Recommended Disapproval 8-0)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments: [MAP_FranklinEast_ALL.pdf](#)
[MAP_RidgewayDrive2Annex.pdf](#)
[RES 2017-65 All of RidgewayDrivePOS with Map.Law Approved.pdf](#)

Legislative History

8/24/17	Franklin Municipal Planning Commission	recommended unfavorably to the Work Session
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20. [17-0715](#) Consideration Of Resolution 2017-67/Ordinance 2017-47, To Be Entitled: "A Resolution And Ordinance To Annex 2.72 Acres Of A Portion Of Ridgeway Drive, All Of Stanford Drive, And A Portion Of Beacon Hill Drive, Property Located South Of Murfreesboro Road And East Of Carothers Parkway And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB)." (08/24/17 FMPC Recommended Disapproval 8-0)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments: [MAP_FranklinEast_ALL.pdf](#)
[MAP_RidgewayDrive2Annex.pdf](#)
[Reso2017_67_Ord_2017-47 Franklin East RidgewayDrive_with Map.Law Apprc
Ridgeway Drive Annexation Request2.pdf](#)

Legislative History

8/24/17	Franklin Municipal Planning Commission	recommended unfavorably to the Work Session
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21. [17-0707](#) Consideration Of Ordinance 2017-46, To Be Entitled: "An Ordinance To Rezone 199 Acres From Residential -1 (R-1) District To Specific Development Residential 1.31 (SD-R 1.31) District For The Property Located South Of Murfreesboro Road And North of South Carothers Road, (Colletta Park PUD Subdivision).": Establishing a Public Hearing For November 14, 2017. (08/24/17 FMPC recommended approval, but motion failed 2-6; 09/12/17 WS) FIRST OF THREE READINGS

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments: [Colletta Park Timeline](#)
[MAP_CollettaPark.pdf](#)
[Ordinance 2017-46 Colletta Park_with Map.Law Approved.pdf](#)
[Colletta Park Rezoning Request Set 8.3.2017.pdf](#)

Legislative History

8/24/17	Franklin Municipal Planning Commission	recommended unfavorably to the Work Session
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22. [17-0706](#) Consideration Of Resolution 2017-62, To Be Entitled: “A Resolution Approving A Development Plan For Colletta Park PUD Subdivision With 1 Modifications Of Development Standards (Lots Less Than One Acre), For The Property Located South Of Murfreesboro Road And North of South Carothers Road.”

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments: [MAP_CollettaPark.pdf](#)
 [RESOLUTION 2017-62- Colletta Park _with Map.Law Approved_ 1](#)
 [Conditions of Approval_01.pdf](#)
 [Layout_CollettaPark.pdf](#)
 [Elevations_CollettaPark.pdf](#)
 [Colletta Park Development Plan Resubmittal Set 8.3.2017.pdf](#)
 [Colletta Park TIS Review 8-14-17.pdf](#)

Legislative History

8/24/17	Franklin Municipal Planning Commission	recommended unfavorably to the Work Session
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23. [17-0190](#) Consideration Of Resolution 2017-72, A Resolution Initiating The Development Of A Lease Agreement For The 54-Acre, City-Owned Property Located Along The Harpeth River, South Of Mack Hatcher Pkwy And West Of Franklin Road. (3/14/17 Work Session and 7/12/17 and 8/5/17 Special Work Session, 08/08/17 and 9/12/17 Work Session.)

Sponsors: Emily Hunter and Kelly Dannenfelser

Attachments: [Res 2017-72 54-Acre City Property Resolution.Law Approved](#)
[12 Point Proposal Comparison-](#)
[Discovery Center BOMA Presentation.pdf](#)
[Discovery Center Letter of Interest to City of Franklin](#)
[Discovery Center BOMA Worksession 3.10.2017.pdf](#)
[Final Cheekwood Presentation 07-12-17.pdf](#)
[Cheekwood Golf Club Cover Letter](#)
[Cheekwood Golf Club Letter of Interest](#)
[Cheekwood BOMA Work Session 3.10.2017.pdf](#)
[Cheekwood Golf support.docx](#)
[07-12-17 Worksession - Cheekwood Letter.pdf](#)
[HousCom Power Point Presentation 7-12-17.pdf](#)
[1.0 Hamlet SpCrk Proposal HousCom Narrative 5.19.17.pdf](#)
[1.1 Hamlet SpCrk Proposal HousCom Drawings color11x17.pdf](#)
[Housing Commission Letter of Interest](#)
[Housing Commission Addendum](#)
[MH - Concept 1.0 - Existing Conditions Exhibit.pdf](#)
[MH - Concept 3.0 - Flood Plain Cut Fill Plan.pdf](#)
[Land Valuation - Mack Hatcher & Spencer Creek](#)
[Map - Land Valuation - Mack Hatcher & Spencer Creek - based on 2016 Asse...](#)
[Financial Analysis - MHSC - 07272017.pdf](#)

Legislative History

3/14/17	Work Session	acknowledged
7/12/17	Work Session	referred to the Work Session
8/8/17	Work Session	acknowledged

Other Business

Adjournment

Anyone requesting accommodations due to disabilities should contact ADA coordinator at 791-3277.



Williamson County Convention and Visitors Bureau
Indoor/Outdoor Multisport Complex Market and Feasibility Study

Submitted to:

Ellie Westman Chin
President and CEO
400 Main Street Suite 200
Franklin, TN 37064

January 20, 2017



January 20, 2017

Ellie Westman Chin
President & CEO
Williamson County Convention and Visitors Bureau
400 Main Street, Suite 200
Franklin, TN 37064

Dear Ms. Westman Chin,

The Williamson County Convention and Visitors Bureau engaged the Hunden Strategic Partners Team (Team or HSP), including sports architecture and design firm Sink Comb Dethlefs, to conduct a market and financial feasibility study for new potential youth and amateur multisport complex for both indoor and outdoor sports. The objective of the study is to determine the needs, programming and performance of a youth and amateur multisport facility or complex in Williamson County. The attached is our report.

This deliverable has been prepared under the following general assumptions and limiting conditions:

- The findings presented herein reflect analysis of primary and secondary sources of information that are assumed to be correct. HSP utilized sources deemed to be reliable, but cannot guarantee their accuracy.
- No responsibility is taken for changes in market conditions after the date of this report and no obligation is assumed to revise this report to reflect events or conditions occurring after the date of this report.
- HSP has no control over construction costs or timing of construction and opening.
- Macroeconomic events affecting travel and the economy cannot be predicted and may impact the development and performance of the project.

We have enjoyed serving you on this engagement and look forward to providing you with continuing service.

Sincerely yours,

Hunden Strategic Partners

INTRODUCTION

The Williamson County Convention and Visitors Bureau (WCCVB) engaged Hunden Strategic Partners (HSP) to conduct a market and financial feasibility study for a new youth and amateur multisport complex to meet the current and future needs of the community and entice regional competitive sports spending in the County. The County recently lost a privately-owned youth sports complex, A-Game, resulting in a loss of approximately \$2 million in annual hotel/motel tax revenue collections. When the youth complex closed, the County lost 12 volleyball courts, six basketball courts, and the only two sheets of ice available in the County. Currently, Williamson County lacks the proper facilities to accommodate both regional and national sports tournaments.

The purpose of the study is to determine the market opportunity in Williamson County for a new multisport complex. The study analyzed existing and competitive facilities in the local, state and regional markets to identify gaps in quality and supply. HSP also identified and studied public and private examples of indoor and outdoor athletic facilities that would likely not be directly competitive, but are similar or exemplary from around the nation.

The demand analysis of this study included an assessment of how the climate, existing facilities and access issues impact the opportunity for Williamson County to leverage its existing strengths and expand its sports offerings. The analysis covered both indoor and outdoor sports, as well as tournaments. HSP met with key stakeholders, interviewed and surveyed existing and potential facility users, analyzed the competition, reviewed the physical and calendar situation for tournaments, analyzed the market, investigated comparable situations and worked within site parameters to identify an optimal development program.

The findings indicate that there is demand and opportunity for additional outdoor facilities for soccer, baseball and softball events. Given the quality and capacity of the recommended new facility, opening the door to inducing major new regional tournaments should be highly achievable. In addition, the study includes a recommendation for an indoor sports facility that includes two scenarios based on the uncertain future of A-Game.

Based on the comprehensive analysis of the market, the needs of tournaments and leagues, the projected development of competitive and recreation athletic facilities, and the overall market, HSP's recommendations are targeted to meet the WCCVB's mission to provide a state-of-the-art venue that can provide adequate sports opportunities and economic impact for the local community and be a platform for regional and national events.

A new outdoor youth sports complex and/or an indoor athletic facility would serve a local audience well and tap into an already strong regional demand in youth sports, along with providing a space for soccer, baseball, softball and other field events as well as basketball, volleyball, hockey and other indoor events. Partnering with local hotels is one important key to creating quality visitor experience, considering the nearby accommodations.

A new athletic complex development is intended to optimize Williamson County's ability to attract tournaments and, if possible, to support local sports organizations. The primary questions that HSP aimed to answer were:

- Is there enough potential activity and demand in the market to support the development of a youth indoor and outdoor sports complex, given the climate, location, and market for traveling youth sports tournaments?
- Are there tournaments that would improve or expand their activity at a new complex in Williamson County?
- How much would a recommended indoor and outdoor complex cost and would it need ongoing financial support beyond the initial development?
- How would this ongoing youth sports activity benefit the area? What impacts are expected?
- What are the optimal governance options for the facilities to ensure success?
- What are the potential revenue sources to fund the construction and ongoing operations of the sports facilities?

Many cities have used youth sports complexes as activity and demand generators to enhance their communities and overall development efforts. Youth sports complexes (which are also used by adult tournaments) can generate consistent activity, which results in hotel room nights and restaurant spending, especially on weekends.

The facilities themselves must be able to generate enough events on the calendar to keep it operating without significant financial support. Almost no sports complex can completely pay for itself, so the design and operating concept of any new facilities should ensure that they can maximize revenues and minimize expenses.

Headlines

As a result of the analysis, HSP offers the following headlines:

An Outdoor Sports Complex Should Be Developed. Considering the market supply and demand for outdoor sports in Williamson County, a new facility will accommodate sports groups that are currently unable to find proper facilities for local use and especially for tournaments.

An Indoor Sports Complex Should Be Developed. Based on the A-Game facility situation, the size and scope of the indoor facility will be impacted, but an indoor sports facility is needed in the market. If A-Game remains closed, the new indoor facility will accommodate local and tournament demand. However, if A-Game re-opens, the new indoor facility is expected to accommodate local play and partner with existing facilities in the market to attract larger tournaments.

The Indoor and Outdoor Sports Complexes' Location Will Be Important. Sports and event facilities benefit when located in close proximity to a community's hospitality package. Amenities such as hotels, restaurants, and access to major transportation routes are attractive for event planners. Additional criteria that can impact the feasibility of a project include site ownership/control, cost of acquisition (if any), as well as site work and construction costs.

Recommendations

Outdoor Sports Complex Recommendations

HSP recommends that Williamson County community develop the program summarized in the following table. The table includes a full build out scenario and a two-phased build out scenario.

Table 1

Williamson County Athletic Complex - Outdoor Recommendations			
Facility	Full BuildOut	Phased Build Out	
		Phase I	Phase II
Multipurpose Fields	24	12	12
Synthetic Turf	8	4	4
Natural Grass	16	8	8
Baseball/Softball Diamonds	12	8	4
Concession/Restrooms	5	3	2
Circulation, Amenities	✓	✓	✓
Parking Spaces	3,600	2,000	1,600

Source: Hunden Strategic Partners

The following table shows the estimated project costs the two scenarios.

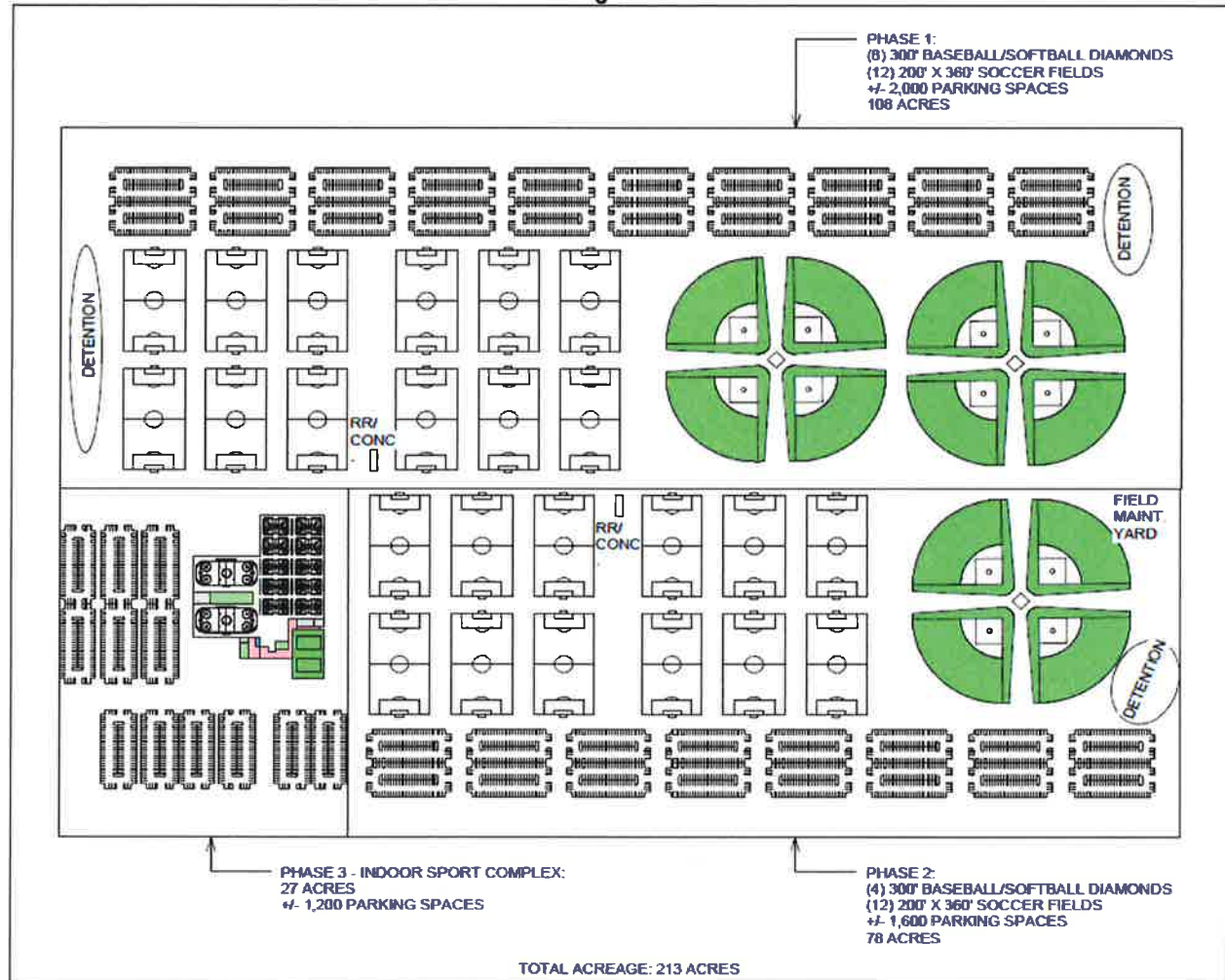
Table 2

Williamson County Athletic Complex - Outdoor Cost Estimates			
Item	Full Build-Out	Phased Build Out	
		Phase I	Phase II
General Requirements	\$545,000	\$328,000	\$217,000
Construction Costs	\$42,544,000	\$24,656,000	\$17,888,000
Project Costs	\$17,869,000	\$10,356,000	\$7,513,000
Total*	\$60,958,000	\$35,340,000	\$25,618,000

*Facility Costs Only, Escalated to reflect 2018 dollars
Source: Sink Combs Dethlefs, Hunden Strategic Partners

The following figure presents a diagram of the recommended outdoor facilities. The facilities allocated in each phase of the build-out are noted.

Figure 1



Indoor Sports Complex Recommendations

The indoor facility recommendations include two scenarios that are dependent upon the future of A-Game. The following table shows the indoor facility recommendations if the A-Game facility remains closed or if it re-opens.

Table 3

Williamson County Athletic Complex - Indoor Recommendations		
Facility	A-Game Remains Closed	A-Game Re-Opens*
Hardwood Courts		
Basketball Courts	10	4
Volleyball Courts	20	8
Ice Sheets	2	1
Indoor Turf Fields	2	2
Circulation, Amenities, Concessions	✓	✓
Locker Rooms	✓	✓
Parking Spaces	1,200	800
*Recommendations are in addition to A-Game facility		
Source: Hunden Strategic Partners		

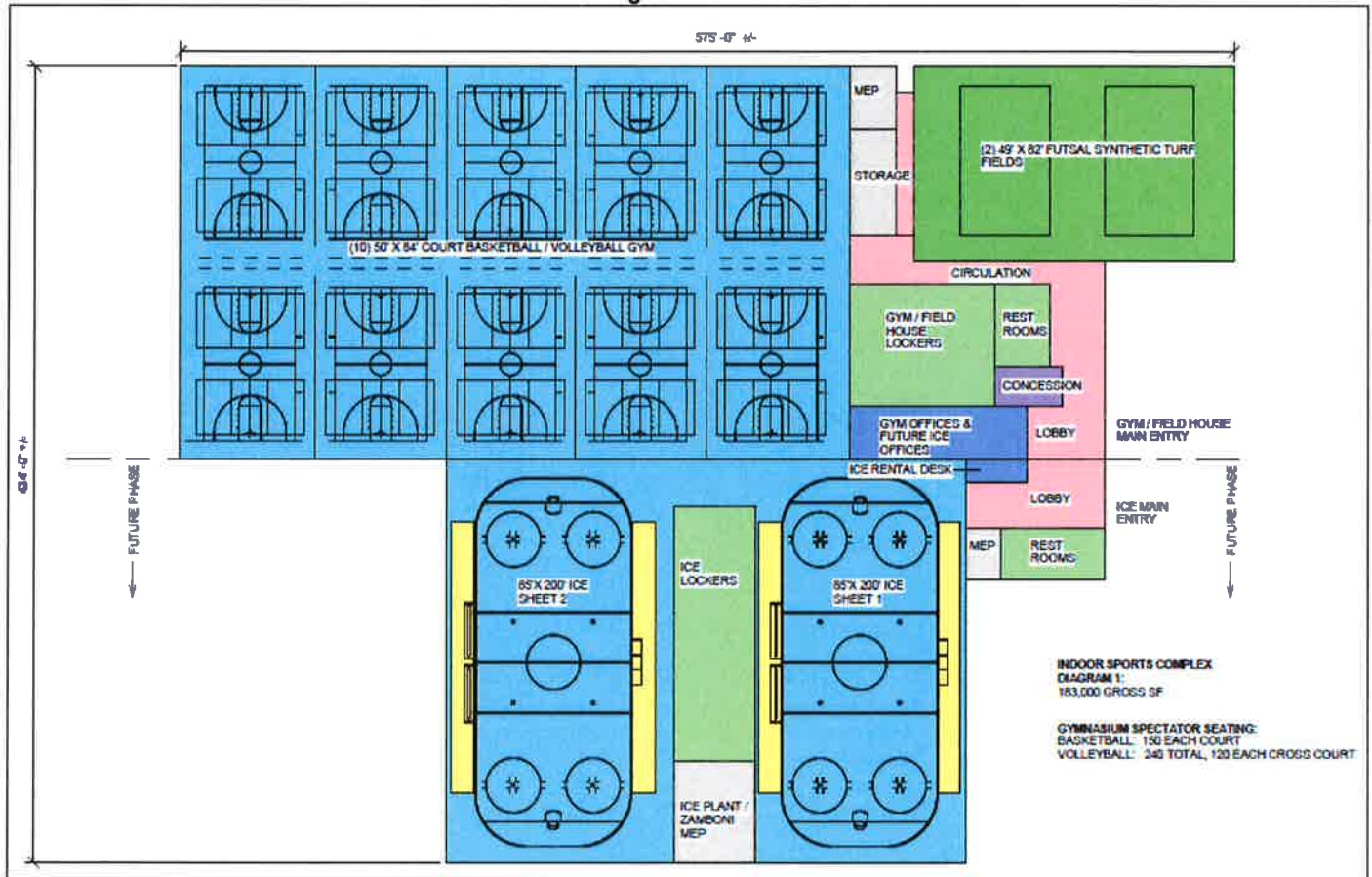
The following table shows the cost estimates for a full build-out indoor athletic facility, based on the A-Game facility remaining closed.

Table 4

Williamson County Athletic Complex - Indoor Cost Estimates	
Item	Full Build Out
General Requirements	\$2,183,000
Construction Costs	\$44,251,000
Project Costs	\$19,158,000
Total*	\$65,593,000
*Facility Costs Only, Escalated to reflect 2018 dollars	
Source: Sink Combs Dethlefs, Hunden Strategic Partners	

The following figure shows a sample layout for the full build out of the basketball, volleyball, multipurpose turf fields and two sheets of ice.

Figure 2



The following table summarizes HSP's recommended prioritization of the scenarios presented.

Table 5

Williamson County Development Priority Recommendations		
Priority	A-Game Remains Closed	A-Game Re-Opens
1	Indoor - Scenario One	Outdoor - Scenario One
2	Outdoor - Scenario One	Outdoor - Scenario Two
3	Outdoor - Scenario Two	Indoor - Scenario One

Source: Hunden Strategic Partners

Demand and Financial Projections

HSP provided estimates of the four scenarios outlined above: outdoor full build out, outdoor two-phased development, indoor full build out, and indoor modest build out. The projection model assumes the outdoor sports complex facility will primarily cater to field sports, such as soccer and lacrosse, and diamond sports. The projection model assumes the indoor sports complex will primarily cater to basketball, volleyball, indoor turf and hockey. The facilities have been programmed to not only accommodate major events, but also attract area clubs, organizations, and local tournaments for each sport.

The following table summarizes the four scenarios.

Table 6

Williamson County Sports Complex - Stabilized Event Summary				
Net New	Outdoor Scenarios		Indoor Scenarios	
	Full Build Out	Phased Build Out	A-Game Closed	A-Game Re-Opens*
Events	407	403	101	82
Tournaments	82	78	46	43
Attendance	243,832	239,089	335,300	146,900
Revenues (000s)	\$1,731	\$1,685	\$2,342	\$1,410
Expenses (000s)	\$2,031	\$2,100	\$2,593	\$1,871
Net Operating Income (000s)	(\$299)	(\$415)	(\$250)	(\$462)
Source: Hunden Strategic Partners				

Economic, Fiscal & Employment Impact Analysis

While many facilities that draw tourists and visitors only break even or even lose money from operations (such as convention centers, sports facilities, etc.), the impact of the visitors on the community can be significant. The impact from spending on hotels, restaurants, stores and gas stations can generate hundreds of jobs and large tax benefits from local use taxes.

While the gross operations of each facility will generate sales tax and hotel occupancy tax, and will support new jobs onsite, the critical analysis is to determine the amount of net new spending generated by each facility and what that supports in net earnings, jobs and what it generates in net new taxes. In this chapter, the net new Williamson County impacts are assessed.

The basis for the impacts will be visitor days at the facility. A visitor day is defined as the aggregate number of visits to the facility annually. For example, if someone visits the facility each day of a two-day event, two visitor days will be counted rather than counting the one visitor attending an event, regardless the number of event days. Additionally, the net new room nights generated due to each scenario as well as the incremental spending associated with existing visitors who spend more because of their visit to the new facility will inform the impact projections. The net new visitors may be staying in other hotels as well, like sports teams that now are coming to Williamson County because tournaments can now happen as well as elsewhere that otherwise would not have occurred.

The following table provides a summary of impacts for all four scenarios considered in the analysis.

Table 7

Williamson County Sports Complex - Summary of 20-Year Impacts				
Net New	Outdoor Scenarios		Indoor Scenarios	
	Full Build Out	Phased Build Out	A-Game Closed	A-Game Re-Opens*
Hotel Room Nights	1,027,031	916,714	1,183,101	490,387
Total Spending (millions)	\$778	\$706	\$698	\$290
Total Earnings (millions)	\$195	\$177	\$171	\$71
FTE Jobs	889	852	929	387
County Taxes Collected (millions)				
Sales Tax (2.25%)	\$11,275	\$10,240	\$9,994	\$4,152
Hotel Tax (4.0%)	\$7,282	\$6,617	\$8,305	\$3,450
Total Taxes Collected	\$18,557	\$16,857	\$18,299	\$7,602
*Recommendations are in addition to A-Game facility				
Source: Hunden Strategic Partners				

HSP modeled each scenario and based on the projections of the proforma, additional impact data was derived. The key components of visitation and spending are generated by overnight stays as well as day trips. HSP uses the IMPLAN input-output multiplier model, which determines the level of additional activity in the Williamson County economy due to additional inputs. For example, for every dollar of direct new spending in Williamson County, the IMPLAN model provides multipliers for the indirect and induced spending that will result.

The next portion of this executive summary includes key elements and conclusions from the report.

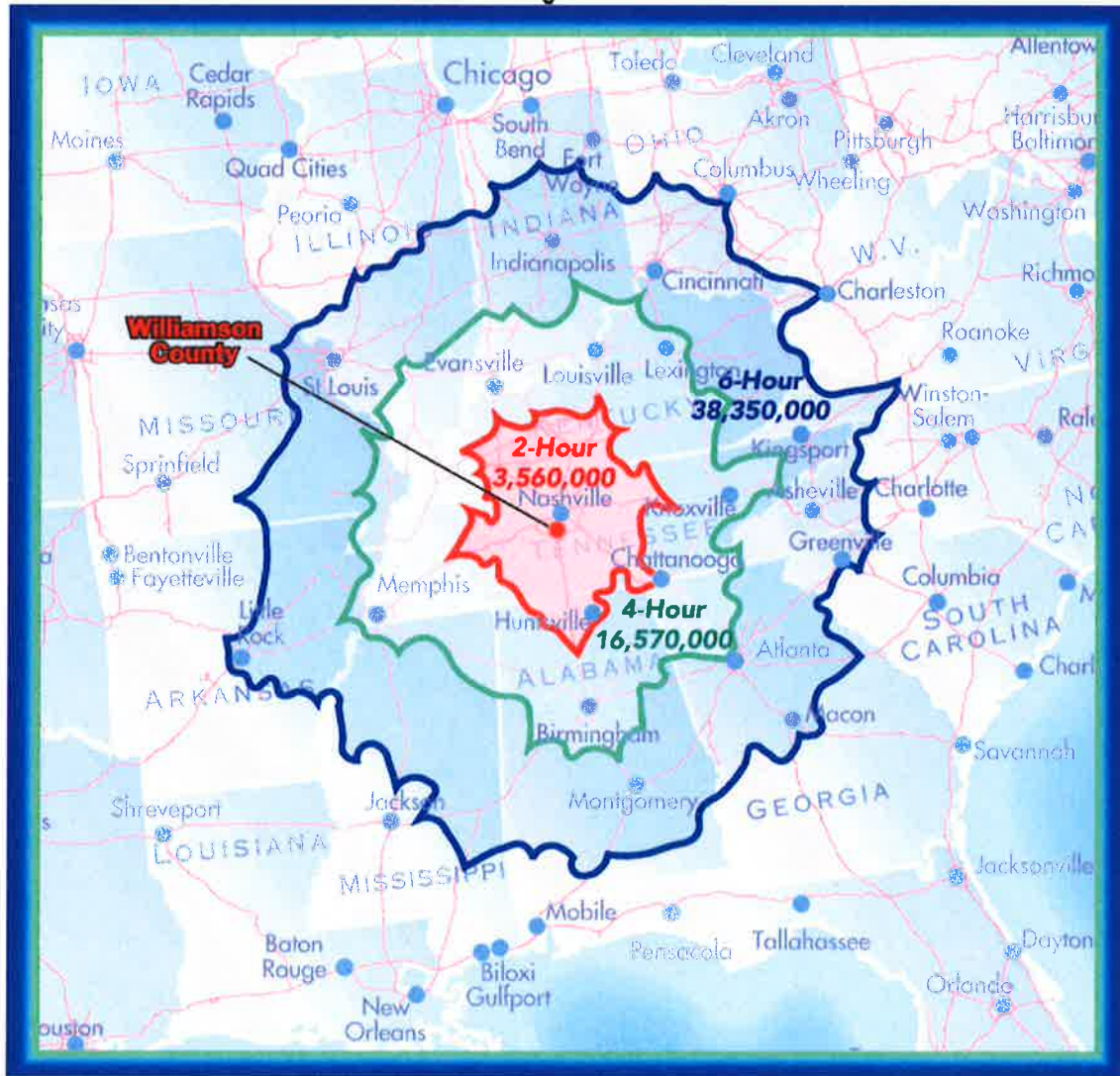
SUMMARY OF CONCLUSIONS FROM CHAPTERS

Economic, Demographic & Tourism Analysis of Williamson County

Nashville, and adjacent Williamson County, are situated at a major crossroads of the mid-south region, as well as the entire eastern half of the nation. Both Nashville and Williamson County straddle I-65 as it makes its way from the Chicago area south through Indianapolis and Louisville to Nashville and Williamson County, eventually connecting southward to Huntsville, Birmingham, and Mobile at the Gulf of Mexico. The section from Chicago to Nashville is among the nation's busiest freight highways, in addition to normal passenger traffic.

The following figure shows a drive time radius from Williamson County.

Figure 3



Williamson County's central location to most of the U.S. population and easy interstate access make it an attractive destination. There are 13 states that are within a six-hour drive from Williamson County.

The table below shows population changes in the United States, Tennessee the MSA and Williamson County.

Table 8

	Population and Growth Rates				
	Population				Percent Change
	1990	2000	2010	2015 Estimate	2000-2015
United States	248,709,873	281,421,906	308,745,538	321,418,820	14.2%
Tennessee	4,877,185	5,689,283	6,346,105	6,600,299	16.0%
Nashville-Davidson-Murfreesboro-Franklin MSA	985,026	1,381,287	1,670,890	1,830,345	32.5%
Williamson County	81,021	126,638	183,182	211,672	67.1%
County Pop. As % of Metro Area	8.2%	9.2%	11.0%	11.6%	--

Source: U.S. Census Bureau, Hunden Strategic Partners

The centralized location of the Nashville metro area amongst other cities and population centers, along with its connectivity from nearly every direction, creates a positive situation for any project that aims to attract thousands of people from across a region. Although airport connectivity is a less important aspect of youth sports tournament facility development, a growing major airport adds to the ease of travel for some, and has peripheral advantages to the community.

A burgeoning tourism scene in Nashville adds to the overall appeal for the parents of athletes and coaches to bring their teams to spend a weekend in Williamson County. Additionally, economic indicators such as higher-than-average incomes, median home values that nearly double that of the national average, numerous high-paying industries and corporate offices, the lowest unemployment rate in the region, and high rates of employment growth all suggest that the fortunes of Williamson County and its suburban developments will continue to grow and remain sturdy against any economic downturn.

It is difficult to find a more appropriate county or location, possibly in the entire nation, for a new, large, high-quality youth athletic tournament facility. Not only is Nashville coming into it's own as a nationally-known major city, but it has an agreeable climate for supporting a long-season of outdoor tournaments. More specific to Williamson County, this particular portion of the Nashville metropolitan area is best-suited for this kind of development due to its high-quality demographics, excellent highway connectivity, economic and population growth, tourism and retail-and-restaurant offerings. A well-run youth athletic facility located with prominent visibility and close to wide access roads off of a major highway would be a tremendous and successful asset to the community.

Local Sports Facility Supply and Demand Analysis

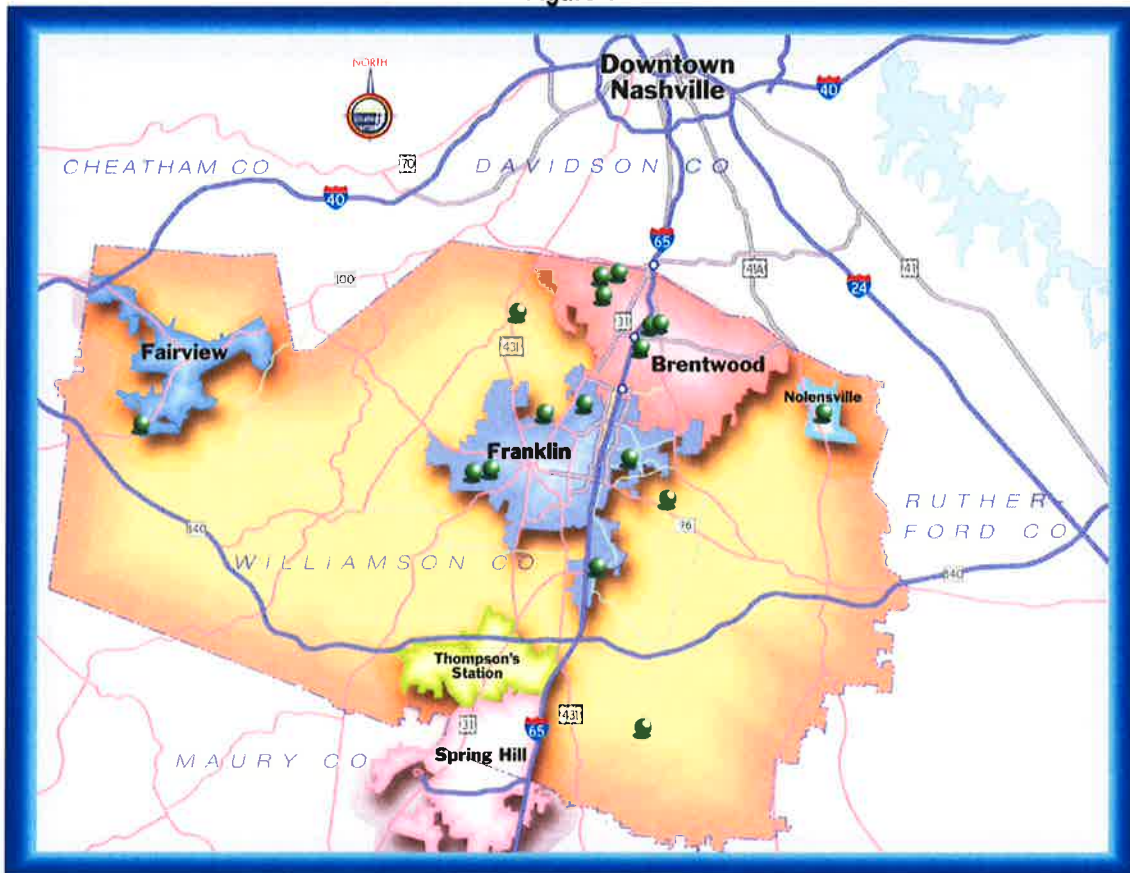
HSP evaluated the local indoor and outdoor sports facilities to determine both the supply of local sports facilities as well as the existing demand to understand if more facilities are needed to support local use. Additionally, HSP analyzed how existing facilities handle current tournament demand in order to understand if a new facility is needed in the area.

Various athletic facilities, primarily outdoor, exist throughout Williamson County. The existing sports facility supply in Williamson County is mostly recreational in nature, with only a few facilities that are capable of accommodating large tournaments. As the sports tourism market continues to grow, local facilities are expanding from small recreational parks with a few fields or courts to large tournament facilities that are drawing teams from out-of-state.

Locally, the area offers a few sports facilities that can compete with regional facilities to host regional and national tournament events. In addition to any proposed development, existing facilities may complement a new sports complex development as practice venues or overflow facilities.

HSP identified 17 relevant facilities in Williamson County that primarily serve the area. The following figure shows the relevant sports and recreation facilities in Williamson County.

Figure 4



The supply of local sports and recreational facilities are located in the cities of Franklin, Brentwood, Thompson's Station, Nolensville, Fairview and Spring Hill, and most of which are located within 20 miles of downtown Franklin. Local parks make up a majority of the current youth sports supply but there are a few indoor and outdoor sports complexes located in Williamson County that can accommodate consistent usage, large groups or large events.

The following table summarizes the local and regional sports supply of facilities and participation levels.

Table 9

Local, State and Regional Sports Overview						
Sport	Supply of Facilities			Participation Levels		
	Local	State	Regional	Local	State	Regional
<i>Indoor</i>						
Basketball	Low	Medium	Medium	High	High	High
Volleyball	Low	Medium	Medium	High	High	High
Wrestling	Medium	Medium	Medium	Medium	Medium	Medium
Hockey	Low	Medium	High	High	Medium	High
<i>Outdoor</i>						
Soccer	Low	Medium	High	High	High	High
Football	Low	Low	Medium	Medium	Medium	Medium
Baseball	Low	Medium	High	High	High	High
Softball	Low	Medium	High	High	High	High
Lacrosse*	Low	Low	Low	Medium	Medium	Medium
Rugby	Low	Low	Low	Medium	Medium	Medium
* sport prohibited at most facilities						
Source: Hunden Strategic Partners						

Basketball and volleyball have a low level of supply for indoor facilities locally, yet a medium supply level exists in the state and regionally. The participation level is high for those sports in the local, state and regional levels. As a result, residents and potential visitors are leaving the local area to utilize facilities. The closure of A-Game compounded the exodus by displacing more user groups and created unaccommodated demand that far exceeds the supply of facilities within the County.

Traditional sports such as soccer, baseball, softball, basketball and volleyball generally dominate facility usage and displacing the growing and non-traditional sports. However, sports such as wrestling, lacrosse, hockey and others are increasing in popularity and in participation levels locally and regionally. As a result, groups from these sports are placing more strain on existing fields by filling in less-than-preferred use times and absorbing any use times that become available. Fields and diamonds will not have time to recover and require more care and maintenance, while maintenance and upkeep will need to be a top priority in keeping indoor facilities from becoming battered and dated.

Participation levels are high for soccer, baseball, softball, basketball, volleyball and hockey. However, the outdoor sports participation levels are exceeding the current supply of fields. Although the indoor sports are exceeding the current supply of facilities, the future of the A-Game facility will influence potential indoor developments and their scale.

The following table shows the user group demand by use and the overall facility needs in Williamson County.

Table 10

Williamson County Sports Supply and Demand Matrix						
Sport	User Group Demand			Facility Demand		
	Local Users	Leagues	Tournaments	Low	Medium	High
<i>Indoor</i>						
Basketball	High	High	High			✓
Volleyball	High	High	High			✓
Wrestling	Medium	Low	Medium	✓		
Hockey	High	High	Medium			✓
<i>Outdoor</i>						
Soccer	High	High	High			✓
Football	Medium	Low	Low	✓		
Baseball	High	High	High			✓
Softball	High	High	High			✓
Lacrosse*	Medium	Medium	Medium		✓	
Rugby	Medium	Medium	Medium		✓	
* sport prohibited at most facilities						
Source: Hunden Strategic Partners						

The facility demand for an indoor facility that can accommodate basketball, volleyball, wrestling, hockey and other sports is high due to the closure of the A-Game facility. The future of the A-Game facility will greatly impact the indoor facility needs and priorities for athletic facility developments. If A-Game were to reopen as it previously existed with six basketball or 12 volleyball courts and two sheets of ice, indoor facilities needs would be reduced and not as pressing. The Ag Expo Center has accommodated wrestling events and demand regularly, resulting in a low need for additional facilities.

Soccer has high demand across all use types and will drive the use for additional fields. Baseball and softball has pent up demand partly due to the restrictive use arrangements set by cities within Williamson County. A facility that can easily accommodate tournaments is expected to garner a lot of interest. Additionally, the growth in participation, which will be supplemented by population growth, is continually increasing the amount of use programmed at existing facilities. The increase use will cause greater wear on the fields, which can lead to greater maintenance costs.

The outdoor sports have facility demands that can only be accommodated with the addition of new outdoor facilities. Although A-Game is currently closed, it is an existing facility that has the potential to accommodate demand for basketball, volleyball, hockey and other indoor sports. A-Game would require investment to bring the facility back to functionality compared to developing a new facility. Soccer, baseball, basketball and volleyball all have large and established sports programs that have unaccommodated demand and high demand for tournaments in Williamson County. Although hockey has a high local demand, the tournament demand falls short in comparison to soccer, baseball, basketball and volleyball. Based on this, HSP found that outdoor sports demand from local users, league and tournament play is more pressing need in Williamson County.

Unaccommodated demand for outdoor sports in the area, specifically baseball, softball, football and soccer exists. Youth programs are at capacity and organizations have expressed interest in programming more tournaments and creating more demand in the area. Collectively, all local, state and national programs stated that demand for fields in Williamson County is growing faster than what can be accommodated.

Regional and State Facility Analysis

HSP evaluated the state and regional supply of youth sports facilities to determine the level of competition in Tennessee and the surrounding region to better understand the necessary components that would position Williamson County competitively for statewide and regional tournaments and events. The various sports complexes located in Tennessee and throughout the surrounding region compete to host state tournaments while also appealing to the local and regional users as a destination for practices, leagues, neutral game sites and tournaments. These facilities, depending on their location, are likely to compete with a Williamson County facility on a state, regional and potentially local level.

The following figure shows the sports facilities in the region.

Figure 5



The region has a number of complexes with similar characteristics that are capable of hosting statewide and regional tournaments. Some are smaller local facilities that host few tournaments while others are larger sites that are able to attract teams from within a one-to-two-hour driving distance for a few annual tournaments. Others are large facilities that have established robust and exhaustive tournament schedules for local and regional traveling teams. In each case, local teams are offered usage based on calendar availability after tournaments are scheduled. Any association that can be made with an established group of travel teams known in the region will help crystalize relationships that could build premier tournaments, which is a necessity for success. These tournaments attract a significant number of non-local attendees and has a direct impact on the local hotel market through room nights generated. These facilities also organize local leagues and have local tenant groups to help supplement each facility's usage and financials.

A few of the larger regional facilities will compete with a new regional facility in Williamson County. Williamson County has the opportunity to establish itself as a destination for large regional, state and potentially national tournaments. The location of Williamson County regionally is ideal for tournament organizers, and is enhanced by its location just south of a major tourism destination, Nashville.

Sports Tournaments and Opportunity Analysis

Tournament Market Analysis

One major trend in youth sports is the rise of travel teams that participate in regional, statewide or multi-state tournaments. This trend has led to more youth being involved as a single-sport participant, especially as the participant ages and moves into higher skill levels above age 12 or 13. The result of this trend is that localities have begun to understand the economic benefits of hosting such tournaments. More localities are developing athletic complexes with the intention of not only providing the local community with athletic opportunities, but economic benefits such as hotel room nights and restaurant spending. The athletic complexes are built with the intention to encourage regional, multi-day tournaments that will bring participants and families to the area to stay overnight and contribute to the local economy.

Based on the analysis, a multisport athletic complex developed in Williamson County would likely host tournaments of state or regional size in the immediate future and could be established as an annual host site. With the high local demand and highly reputable clubs/teams, additional space is needed to accommodate the demand and support the local clubs/teams growth and tournaments. Various clubs/teams and state organizations have expressed interest in partnering and/or relocating their offices to a new development in Williamson County. Any development of an indoor and/or outdoor complex in Williamson County should consider a partnership with one or more clubs/teams or state organizations. A facility in Williamson County is expected to attract teams from Tennessee and regionally within a five-hour drive. In addition, a facility in Williamson County is expected to compete with the premier regional facilities for state, regional and potentially national tournaments and events for both indoor and outdoor sports. A facility that could accommodate larger tournaments could benefit other smaller venues by generating overflow use or a need for practice facilities during an event.

Case Studies

Five comparable facilities are profiled. All of the comparable facilities include both indoor and outdoor sports complexes. Of the five comparable facilities, three (National Sports Center, Maryland Soccerplex and Sports Village USA) are multi-sport complexes and one (Grand Park in Westfield, IN) is focused solely on tournament use. The National Sports Center emphasizes soccer and other field sports but also has a hockey facility, a velodrome, a golf course and other amenities.

The following table provides an overview of the comparable facilities.

Table 11

Comparable Facilities Summary									
Facility	Location	Year Opened	Outdoor Facilities			Indoor Facilities			Other
			Multipurpose Fields	Diamonds	Championship Field	Basketball Courts	Indoor Turf Fields	Ice Rinks	
National Sports Center	Blaine, MN	1990	54	4	Yes	--	2	8	Golf Course, Velodrome, Dormitory
Westfield Grand Park	Westfield, IN	2014	31	26	--	8	3	--	Event Center
Maryland Soccerplex	Boys, MD	2000	24	5	Yes	8	2	--	Tennis Courts, Aquatics Center, Meeting Center
Sports Village USA	Frisco, TX	2009	17	--	Yes	8	1	--	Urgent Care, Performance Training Facility
Rocky Top Sports World	Gallatinburg, TN	2014	7	--	Yes	6	--	--	--
Average	--	2005	27	12	--	8	2	8	--

Source: Various Facilities, Hunden Strategic Partners

The case studies present a range of youth sports complexes that all have similar characteristics to the vision of a potential sports complex in Williamson County. While subtle differences are found between each facility, each complex's business model is focused on scheduling large tournaments. These tournaments attract a significant number of non-local attendees and has a direct impact on the local hotel market through room nights generated. These facilities also maintain a local league to help supplement each facility's usage and financials.

Scheduling priorities are a feature in nearly all comparable facilities. An emphasis is placed on tournaments while local groups are offered usage based on calendar availability after tournaments are scheduled. Some facilities have demonstrated the ability to attract more than just soccer, baseball or softball events, further enhancing usage opportunities and financial performance.

A new Williamson County sports facility's success will depend on how well the facility's schedulers and staff can meet the standards set by these comparable facilities. Not only do these complexes offer insight into a new potential sports complex's funding and governance, they will also serve as competitors for many tournaments and events.

Hotel Market and Restaurant Cluster Analysis

The Williamson County hotel market is characterized by a collection of small- and medium-sized limited-service and select-service establishments. Newer properties have been developed at a higher quality, while older properties are typically lower quality.

The following map shows the location of the primary hotel nodes in Franklin and Brentwood.

Figure 6



There are no hotels in Nolensville and Thompson's Station. The hotels in the County are primarily along I-65 in Brentwood, Franklin and US 31 in Spring Hill. However, there are two hotels in Fairview.

The following table summarizes the Williamson County hotels by chain scale, average size, average opening date and number of hotels by class.

Table 12

Lodging Summary: Williamson County						
Chain Scale	Rooms	% of Total Rooms	Hotels	Rooms per Hotel	Avg. Opening Year	Avg. Age in Years
Luxury	--	--	0	--	--	--
Upper Upscale	--	--	0	--	--	--
Upscale	1,633	32%	12	136	Dec-01	14
Upper Midscale	2,007	40%	13	154	Nov-99	16
Midscale	893	18%	10	89	Nov-90	25
Economy / Independent	540	11%	7	77	May-93	23
Total / Average	5,073	100%	42	121	Dec-97	18

Source: Smith Travel Research, Hunden Strategic Partners

No luxury or upper upscale properties exist in Williamson County. The 12 upscale hotels in the County have a total of 1,633 rooms, which account for nearly 33 percent of the market. Approximately 40 percent of the rooms in Williamson County are upper midscale, with 2,007 rooms throughout 13 properties, making this the largest segment. The midscale class has 893 rooms across ten properties making up 18 percent of the market. The economy/independent is the smallest segment in inventory with 540 rooms across seven hotels. The two largest segments in the County are upper midscale and upscale, combining for nearly 75 percent of the Williamson County market with more than 3,600 rooms of the 5,073 rooms in the County.

The next table shows occupancy by day of week for each of the past twelve months. For example, all Saturdays in April are averaged and shown as April/Saturday. Days of the week with occupancy between 75 and 80 percent are shown in yellow, suggesting mild displacement and unaccommodated demand, while orange shows days with 80 to 90 percent occupancy, suggesting very likely displacement. Days in red are for times when occupancy was beyond 90 percent for the set, suggesting near-certain displacement.

Table 13

Occupancy Percent by Day of Week by Month - June 2015 - May 2016								
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Avg
Jun - 15	52.8%	78.7%	91.3%	85.9%	84.1%	90.9%	88.3%	82.2%
Jul - 15	45.3%	76.4%	88.8%	88.2%	68.2%	65.6%	72.8%	71.2%
Aug - 15	56.2%	70.3%	85.7%	85.8%	77.8%	87.9%	93.1%	79.9%
Sep - 15	57.0%	86.3%	92.5%	90.1%	80.9%	82.4%	84.6%	82.1%
Oct - 15	41.2%	69.3%	77.7%	81.7%	74.5%	75.8%	71.2%	69.2%
Nov - 15	44.9%	61.9%	67.2%	66.1%	61.7%	54.9%	62.6%	60.4%
Dec - 15	34.6%	65.0%	77.4%	76.1%	56.0%	57.8%	53.3%	58.9%
Jan - 16	41.1%	70.5%	85.0%	84.5%	68.6%	75.7%	74.5%	71.4%
Feb - 16	43.9%	81.9%	91.4%	89.5%	80.1%	93.3%	84.1%	81.2%
Mar - 16	52.8%	87.6%	96.0%	90.3%	79.9%	93.2%	92.4%	85.1%
Apr - 16	49.5%	76.6%	90.7%	92.2%	78.5%	88.7%	90.7%	80.1%
May - 16	59.1%	94.2%	99.5%	92.6%	85.9%	90.0%	87.7%	87.2%
Average	47.8%	76.4%	86.8%	85.0%	75.1%	79.9%	79.4%	

Sources: Smith Travel Research

Each cell is an average of four specific dates, for example Wednesdays in September *averaged* 90.1 percent occupancy. As shown, nearly all days, Monday through Saturday, February through June, have an occupancy greater than 80 percent, with approximately half greater than 90 percent. September also shows strong occupancy but not as high as the two peak months. As with most four season markets, the occupancy in this market decreases in the winter months, but it is unusual that July has an occupancy lower than the rest of the summer months. This will allow the market to host tournaments in the summer, especially in July. During the months of February through June the market shows high rates of occupancy and unaccommodated demand, which is when rooms are likely not available in preferred hotels and guests have to settle for their second or third choice of hotels.

The following table shows the ADR by day of the week for each of the past twelve months. The yellow cells represent ADR values from \$130 to \$140, the orange cells represent values from \$140 to \$150, and the red cells are all values above \$150.

Table 14

ADR by Day of Week by Month - June 2015 - May 2016								
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Avg
Jun - 15	123.07	138.27	145.33	144.26	138.88	136.40	133.90	138.19
Jul - 15	119.11	137.42	144.57	141.68	128.25	116.71	117.53	130.48
Aug - 15	122.31	136.41	141.26	141.68	134.87	136.93	139.09	137.19
Sep - 15	127.09	145.58	153.29	151.95	141.49	142.61	144.93	144.70
Oct - 15	121.17	137.37	145.35	146.31	132.44	126.47	122.17	133.98
Nov - 15	111.15	126.57	134.11	132.10	126.92	108.73	108.25	122.94
Dec - 15	123.59	139.09	143.26	142.05	129.82	117.05	117.12	130.99
Jan - 16	121.33	139.40	147.41	146.88	132.12	123.04	123.26	134.82
Feb - 16	126.05	143.31	149.75	148.73	138.24	137.41	136.82	141.69
Mar - 16	131.08	148.98	157.39	154.77	140.90	143.11	141.26	146.10
Apr - 16	124.68	146.03	153.98	153.10	141.90	138.08	135.95	143.28
May - 16	133.71	151.32	160.14	156.75	146.10	143.49	140.16	148.60
Average	124.07	141.52	148.51	147.15	136.93	133.03	131.72	

Sources: Smith Travel Research

The highest average daily rates occurred on Tuesdays in May, at more than \$160. The market has more than a \$25 variance on a monthly basis, from an average of \$122.94 in November to an average of \$148.60 in May. As with nearly all markets, the day of the week with the lowest ADR is Sunday with an average of \$124.07, with two months having an average less than \$120. This continues to show the seasonality of this market, with higher ADR's from May through September and lower rates when occupancy falls the rest of the year.

Restaurant Cluster Analysis

The hospitality package is critical to the attractiveness of a tournament-focused youth sports complex and can impact the likelihood of securing events. Tournament groups and organizers have specific hospitality needs and demands that must be met in order to attract a tournament to the area. In addition to the number of hotels and a specific ADR range, the number and distance of food and beverage options within the area is a critical

outside of Brentwood or Franklin will need to have easy access to the hospitality amenities along I-65. Event organizers and participants prefer to not have a lot of travel time from hotels to the sports venue. The nodes with hotels in Williamson County also have a majority of the restaurants, which also is important for visitors as they travel to the area. The hotel market in Williamson County is healthy and growing. The rates for hotel rooms currently are attractive to travelers and these rates are expected to be compressed down slightly as new and planned rooms are added to the hotel room inventory.

Discussion of Strengths, Weaknesses, Opportunities and Threats

HSP used a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis to evaluate the Williamson County proposed project as it relates to overall market feasibility as well as the ability to create impact for the County. The analysis draws from the facts surrounding the concept, Williamson County and the surrounding community, the facilities and activities that may be considered as competitors in the region and facilities throughout Tennessee and the United States that would be considered comparable examples to the proposed concept.

The application of that analysis is as follows:

Strengths (Existing attributes that are helpful to a project)

- **Local Population Base.** While the population of Williamson County is more than 211,000, Williamson County is centrally located in the country and within drivable distance for millions of people. In addition, Williamson County has been experiencing tremendous growth over the past 16 years. Given that the current population has demonstrated a high demand for recreation services, continued population growth is expected to increase this demand and in turn increase the viability of new sports and recreation facilities.
- **Climate for Optimal Playing Conditions.** Williamson County is in the northern periphery of the humid subtropical climate zone, with hot, humid summers, and cool winters with occasional mild periods. Williamson County has four distinct seasons that include cool plateau breezes, moderate nights in the summer, and no prolonged periods of heat, cold, rain, wind, or snow. This makes for ideal playing conditions and allows for events to occur earlier in the spring and later into the fall. However, the weather can be unpredictable and pose some challenges.
- **Tourism Reputation.** The area, highlighted by Franklin and Brentwood, is known for its Civil War history and is just south of a popular tourism destination, Nashville, TN. The region is becoming iconic and one of the most popular tourism destinations. This makes planning a trip to the area much less of a hurdle for many than an otherwise unknown destination.
- **Access.** Williamson County includes two major interstates, I-840 and I-65, and is within easy access from all directions. The Nashville International Airport is nearly 26 miles from the Williamson County CVB in downtown Franklin.
- **Access to Recreation and Entertainment.** In addition to the recreation and entertainment options in Brentwood and Franklin, Williamson County is within a short drive to the downtown Nashville historic, arts and culture, and entertainment attractions.

- **Access to Retail, Restaurants and Hotels.** Although the majority of quality hotel, restaurant and retail options are primarily located in Franklin and Brentwood, the growth of the County as a popular family-destination has led and will continue to lead to more hotel, retail and restaurant developments within the County. Until a new sports and entertainment development occurs, Franklin and Brentwood offer a mix of quality and options to suit visitor preferences.
- **Viable and Stable Local Partners.** The local sports organizations that Williamson County can partner with are popular and successful groups that have provided sports and recreation services to the community for many years. There are established teams, clubs and leagues that have grown through the years, with some being the largest and most important youth sports organizations in the community and state. In addition, the Williamson County School System is expanding each year to accommodate the increase in the number of students. A new athletic facility could be a solution for the school system to accommodate athletic programs that do not have room for practice.
- **Profitable and Successful Regional Partners/Tenants.** Organizations such as TSC, Babe Ruth/Cal Ripken, Showtime Baseball, AAU, SRVA, NSA and ASA have a history of many years of success in their respective sports. These organizations are some of the largest youth athletic organizations in the United States and run or sponsor many local, regional and statewide tournaments. These local and national organizations are regularly searching for high-quality venues as well as venues with large enough capacities to host their events at a single location.

Weaknesses (Existing attributes that may hurt the success of a project)

- **City and County Restrictions of Athletic Facilities.** Presently the Williamson County Parks Department and Parks Departments in Franklin and Brentwood restrict the use of their facilities by outside groups and/or hesitate to program weekend tournaments that may limit resident use of the parks or facilities. A strong relationship between the County and the Parks Departments will help with access to additional facilities for larger tournaments.
- **Site build out Incomplete.** The growth of Brentwood and Franklin as well as the high land prices, has limited the available sites for a development of an athletic facility. The rural areas with available space for development do not have the retail, restaurants and hotel package that, when built, will provide a better visitor experience.
- **Tight Weekend Hotel Market.** As youth sports participants travel often and on weekends, having inexpensive hotel options is critical. While most markets are strong during the week and weak on weekends, the destination appeal of Nashville for leisure travelers could pose hotel challenges for weekends. Higher rates and occupancies, especially in the spring, could be a challenge for the sports complex.

Opportunities (External conditions that will help the feasibility of a project)

- **Development of Tournaments and Leagues.** Developing partnerships with local teams or leagues, state organizations and national organizations such as TSSA, TSC, TSSAA, NSA and ASA will increase the ability to develop, manage and conduct several regional tournaments per year that will bring participants and spectators from around the region and the United States.

- **Quality Existing Demand.** A new sports complex in Williamson County has the opportunity to be one of the highest-quality facilities in the country, with championship-caliber fields, diamonds and courts, as well as concession stands, bathrooms and other facilities.
- **Economic Development of Surrounding Areas.** Because of the potential for regional and national tournaments, as well as the visitors and participants from leagues and other events, a new sports complex has the opportunity to become a catalytic development for the area surrounding the complex and the County.
- **Trends for Travel Teams and Elite Tournaments.** One major trend in youth sports is the growth of travel teams and the tournaments and other competitions that teams require. Other travel team sports also create opportunities for tournaments, including rugby, lacrosse and softball. As these trends continue, opportunities for more tournaments will occur at an athletic facility in Williamson County.

Threats (External conditions that are a threat to the feasibility of a project)

- **City and County Priorities.** As with any City or County that is experiencing tremendous growth, development priorities are assessed and analyzed. Williamson County has dedicated more than half of its general fund to the building and maintenance of schools over the past 20 years. The County is currently building one high school per year to accommodate the growing number of students. The investments into County schools could impact any potential athletic development.
- **Scheduling Conflicts.** The intentions of the facility are to provide an environment for the community to participate in an active lifestyle. The facility will also want to host larger scale state and regional tournaments that will create economic opportunities and growth. The schedule of the facilities could become difficult due to these two conflicting goals. In the case of a tenant team or club, these groups will ultimately impact and limit the flexibility of the proposed facility's schedules. This may limit access to a segment of the local population, especially competing organizations.
- **Competitive Developments** – The sports complex concept has become very popular in economic development circles and many communities are considering developing similar projects in order to generated economic impact. While land in communities can be limited relative to the acreage needed for a multi-sport complex, a number of communities are considering sports developments, and building them.
- **Cost.** The cost of the project could be higher than existing resources to fund it, and that could threaten the possibility of development. As such, various development options and scenarios are suggested.

Recommendations

The details of each recommendation are presented below.

Multipurpose Fields (Soccer, Football, Lacrosse, etc.)

- 24 fields including one championship field with seating to create a stadium atmosphere. This offers sufficient fields for competition and practice during events. Tournament organizers typically schedule age/gender competitions using a pod format. Generally, the pod format is four-field units.
- Fields should be lighted, which provides scheduling flexibility and extends the timeframe for daily use. Some organizations such as USYSA seek facilities with lights. It is suggested that installation should be in four-field units if programming limits the number of lighted fields.
- The field mix is suggested to be eight artificial turf fields and 16 natural turf fields.

Baseball/Softball Facilities

- A standard rule of thumb for softball tournaments is one field for every ten youth teams and one field for every fifteen adult teams. Regional tournaments can range from 20 teams up to 60 teams. National tournaments have consisted up to 172 teams. It is suggested that the proposed project include 12 diamonds.
- Turf Type. It is recommended the baseball/softball fields be constructed with artificial infields and natural grass outfields. This allows for both softball and baseball use at all age and competition levels. Artificial turf provides maximum programming flexibility and offsets the impact of inclement weather.
- Field size. It is recommended to have fields with a minimum 300-foot fence. This meets the minimum needs for adult competitions while still acceptable for youth (which operate with a 200-foot fence distance). Portable fences can be installed for youth competitions if a shorter fence distance is desired. Additionally, the infield should also be designed so that the base paths can be adjusted to shorter distances for youth competition.
- All fields should be lighted, which provides scheduling flexibility and extends the timeframe for daily use. This is an important feature for both youth and adult league and recreational play, which are largely scheduled during evening hours to accommodate community residents.

Basketball Facilities

- Ten basketball courts including one court that can accommodate a 94'-long NCAA-sized court in order to hold NCAA sanctioned games. The 84' x 50' courts will be large enough for all high school and younger play. This will maximize the potential usage within the building for local and tournament play and generate more revenue to offset operating expenses.

Volleyball Facilities

- 20 volleyball courts with appropriate perimeter space to provide safe playing conditions. Two volleyball courts can be programmed per each basketball court. This will also maximize usage and spread costs over a larger revenue base.

Indoor Multipurpose Facilities

- Two multipurpose indoor fields 49x82 yards each. This offers a field for both league and tournament play as well as recreational use. This also offers the ability for two programs to train or practice at the same time.
- Turf Type. It is recommended the indoor multipurpose fields be constructed with synthetic turf. This allows for both league and tournament use at all age and competition levels. Artificial turf provides maximum programming flexibility, including outdoor sport programs.

Hockey Facilities

- Two sheets of ice running off of one system. This will help to reduce the expense costs accumulated from operating sheets of ice. This will also maximize the potential usage within the building for local and tournament play and generate more revenue to offset operating expenses.

Other Recommendations

- Offer sufficient space for vendors/concessionaires to operate during events.
- A common challenge expressed among tournament organizers is that facilities do not have enough parking. Ample parking should be provided for the facility whether it is accommodating sports tournaments and league play, meetings, conventions, consumer shows or concerts.
- Concessions. An efficient concessions operation should be considered for both indoor and outdoor facilities. Given that events can often be full day or several days, the concession options should go beyond the basics and provide more robust options, especially if nearby walkable restaurants are limited. Concessions can be a significant revenue source for venues if events and food and beverage policies are properly implemented. Venues and events are restricting outside food and beverages in an effort to maximize onsite spending during events.

Beyond the concessions that should be a part of the announcer/scorekeeper's booth for the ballfield facilities, an additional set of concessions should be developed for the multipurpose fields. Because of the size of soccer fields, additional concession/amenity building should be considered for these fields. An indoor facility is recommended to have a concession or food and beverage outlet that can accommodate large groups as well as simultaneous events.

- Changing/Locker Rooms. Changing/locker rooms should be provided, two for each sport, and these could be designed into the concession and restroom buildings for the outdoor facilities. Changing/locker rooms should also be provided for the court, indoor turf and ice facilities.
- Restrooms. These should be provided, at least one for each sport and designed in concert with locker rooms and concessions.

- Seating. Seating expectations for youth sports as well as non-sporting events are based on feedback from user groups and event organizers. There are no seating expectations for tournaments for youth sports such as volleyball and basketball. The two typical seating arrangements are folding chairs around the court (approx. 90 seats) or the use of three to five row portable bleachers. Sporting events such as wrestling, cheer, dance and gymnastics prefer and, in some cases, require spectator seating that can accommodate as many as 2,500 people. Seating requirements for outdoor multipurpose fields are limited. Seating and/or grass berm seating is recommended for a championship field. Ball fields are expected to have modest seating on each baseline for spectators.
- Areas for event organizers and staff. Event organizers need locations for event headquarters to conduct their business and meetings. Also, tournament officials and referees regularly do not have a base location to change or operate from. Two small meeting or multipurpose rooms, with bathrooms, should be provided for each sport. Facilities tend to program multipurpose rooms in the most centralized concession/restroom building to create a central headquarters for the facility and events.
- Result/Scoreboards. Provide space for scorekeepers and a visible scoreboard for fields, one per field, court or rink.
- Internet. Event organizers lose capacity and effectiveness when they do not have access to sufficient Internet. The facility should host a specific Internet connection (preferably wireless) at the Sports Complex.
- It is recommended that governing bodies be consulted for their facility assistance resources in the design and layout process. Governing bodies such as USYSA offer free services to optimize the highest and best use for each particular sports facility design and layout, in accordance with their facility specifications. Additionally, many offer opportunities for grants that can be used to help offset design and potentially construction costs.

Phased Construction Implications

The construction of sports complexes across the country is on the rise. However, municipalities are developing sports complexes differently; either all at once or through phasing different portions over time. There are numerous factors such as overall project cost, financing, land control, single sport vs. multi-sport facility, demand growth and others that impact the decision-making process on whether to phase the construction of a sports facility.

In phased construction, projects are purposefully planned for and delay building select components of the project. In the long run, the overall cost to build a phased project is higher, but the startup costs are substantially lower. This allows a smaller initial project to be constructed, and a strategic master plan provides the structure for future additions as finances allow. A smaller initial project footprint also leaves room to adjust the project along the way.

The following discussion provides an overview of the advantages and disadvantages to phasing the proposed project.

Advantages:

- **A lower initial investment.** Spreading the cost of construction over a longer period of time can allow larger undertakings to be done in affordable pieces. Sometimes it's the only way a project is attainable.
- **Shorter construction time.** A smaller scope of work results in an abbreviated construction schedule.
- **Experience.** Using the sports complex partially completed can start generating revenue and allow access to the community during a long-term construction timeframe. It also helps to inform future decisions, and it gives a real-world sense of the scale of the sports complex.
- **Allows for design changes.** Operating an existing portion of the sports complex may reinforce or alter previous design selections. Decision makers may decide the facility does not actually need the work planned for future phases or that certain facilities planned for in future phases might actually work better somewhere else or are not needed.

Disadvantages:

- **Complexity.** For all parties involved, a phased project is inherently more complex. There are more drawings and site logistics; there is more coordination.
- **Longer time to fully realize the project.** Phasing purposefully delays construction. An incomplete facility is acceptable to some groups, but for others, they may find other facilities to use. There is potential for loss of planned tenants and user groups. Additionally, the facility's demand and operating performance will take longer to reach stabilization as new facilities open over a longer period.
- **Higher overall costs.** Few things get less expensive with time. Delaying the purchase of materials, labor, design and engineering means the project will cost more. Financing and permitting costs must be factored in too.
- **Playing in a construction zone.** Many phased projects leverage the fact that they can use part of the venue during construction. But working around finished spaces makes for inefficient workflows for all of the building trades. Dust, debris, construction traffic, work schedules and noise are just a few of the hazards that make for stressful times and must be managed. Contractors and user groups alike find these situations disagreeable for different reasons, and most residents are likely to underestimate the general messiness of construction.
- **Allows for design changes.** Both a positive and a negative, yes. Because the work is completed over time, it can be tempting to change the design at every turn.
- **Initial funding could be reallocated for other uses.** Other projects or budgetary needs could be considered higher priorities and receive funds that were intended for the sports complex.
- **Alterations to complex interwoven, phased projects can be costly for obvious reasons.** Minor changes are completely sensible, but rethinking major aspects of the project when it's under way is disruptive to all parties involved, and there is typically premium for the privilege. Completing the design all at once preserves design momentum and ensures that the project will

be executed with a consistent vision. It also prevents leaving out or forgetting critical pieces of infrastructure along the way.

If a phased approach is chosen, a phasing plan should be developed that describes in both general and detailed terms what will be constructed and in what sequence. Documenting the vision at the outset also allows all parties to plan for an efficient construction process. The phasing plan must be developed to carefully consider the interdependence between systems and aesthetics.

The recommended sports complexes would be one of the largest outdoor and/or indoor recreational and tournament sports facilities in the state and region once all phases are completed for either an indoor or outdoor project. Although Phase I facilities will provide a sizeable sports facility in Williamson County, the facilities are expected to accommodate leagues, practices and games for local participants during non-peak times. A facility will have enough fields, diamonds or courts to accommodate small to moderately sized tournaments. The vast majority of tournaments will attract local, statewide as well as out-of-state teams. Depending on the future of A-Game, a new indoor facility will either replace what A-Game previously offered and accommodate moderately sized to large tournaments or will be a smaller venue to complement a restored A-Game facility to attract larger tournaments. Regardless of the A-Game situation, a new indoor facility will provide enough turf fields to accommodate local demand, rental demand and small to mid-sized tournaments.

Sports Management & Operations Strategies Overview

Sport tourism represents one of the fastest growing sectors in tourism. Many destinations and host locations can boast of having the appropriate infrastructure from sports facilities, diversity of sports activities through to the hotel package to capitalize on this growing industry. However, it will be the destinations that foster the inner sport tourism entrepreneur that will win by building programs of events and activities that will deliver sustainable economic, social and promotional benefits.

Innovative communities' ability to maximize the potential of their sports, heritage, natural and sporting resources has enabled them to build and attract events that has positioned them as the trendsetters of the sector. The many layers of sport tourism from hosting major events to the growth of active leisure and recreation reveals the opportunity that exists for all communities. Sport tourists are so varied from the weekend warriors seeking self-actualization in triathlon, cycling or running to competitive athletes who travel from destination to destination looking for the next elite competition.

As Williamson County looks to the future, the community must continually adapt to become a premier destination. When it comes to driving tourism, filling hotel rooms and generating economic impact for Williamson County, the landscape of tourism, hospitality and destination appeal is competitive, and the more that can be done to connect with visitors, the better. Now that the consumer desire or demand side is growing, Williamson County needs to be strategic and encourage sport tourism innovation.

Sports Marketing Strategy

The review of facilities and the conversations with the key stakeholders in Williamson County exposed some facility and seasonality weaknesses but also provided some strong opportunities to strengthen Williamson

County as a great place to "live and play" as well as to "visit and play". The challenge in putting together recommendations on impactful marketing and business development tactics rests in one word that becomes a thread in objectives....."Clarity".

For Williamson County this will mean:

- Clarity in Vision
- Clarity in Goals & Objectives
- Clarity in Responsibilities
- Clarity in Evaluation Metrics

Any marketing strategy will need to be guided by the four areas above.

Marketing Strategy Components

The term "marketing strategy" has many meanings. For purposes of this report, HSP refers to a few components of sales and marketing that, when combined, help establish a strategy to move the County to the next level in the sports tourism space.

Normal destination marketing organizations (DMO's) use the term "sales" to refer to the type of activity used to attract meetings and conventions to their markets. For sports, the term "business development" is used since it better describes the true role of the team focused on attracting the event to their community. It requires an understanding of the specific sports, its actual operational needs, developing business models and managing specific overall event budgets.

Overall Sports Tourism Insights

The growth in sports tourism through the years has been driven by sports specialization through private and non-profit sports organizations whose most profitable income stream is event related income. What has become critical to the most successful organizations is finding communities who can provide better than average facilities, a community that provides destination amenities and delivers on their needs. In one simple word – "Trust".

The trust is built based upon personal relationships and having complimentary objectives and past event hosting success. While Williamson County has had a strong record over the years with key clients, diversity and stability of events will drive its future. Williamson County must continue to nurture those current relationships while building new ones. A common challenge for communities and CVBs is the turnover of sports marketing staff. Like any corporation, when staff turnover occurs, intellectual capital goes with them. In this case, the personal relationships of the staff and the trust that was built is important to maintain and grow. Relationships and trust in understanding the event rights holder's needs cannot be underestimated. Although hosting sports events are not extremely difficult, the rights holder wants to focus on growing their business and is looking for an understanding partner in the community. Continuity in understanding eliminates one more variable for the rights holder.

As competition in quality venues continues to increase, differentiation needs to be emphasized in the marketing and business development approach. Successful facilities have minimized staff turnover and facility management teams are very knowledgeable, stable in turnover, and committed to the athlete experience. Building upon those strengths would be an area to focus upon.

Facility Operations Strategy

Based upon the variety of sites that have been reviewed, a critical area for discussion should be focused on the overall integrated operational strategy for event and facility management as it relates to facility programming. As stated earlier in the review, a close working relationship must exist between business development (tourism driven) efforts and facility operations. A mutual understanding and respect of each stakeholder's goals, objectives and priorities should be reviewed and discussed. This community leadership commitment to the integrated strategy will allow for staffs of all stakeholders to understand the community's purpose in improving and/or building new sports and recreational facilities.

There are a variety of operational models that exist across the country in addressing this increased demand on recreational facilities usage for purposes of economic development (tourism). The issues on facility usage center around the incremental wear and tear on facilities, incremental facility costs, conflicts on prime dates and times, political influence and pricing.

Sports Management & Operations Strategies Implications

In order to strengthen Williamson County sports tourism and develop the reputation of the community as both a premier leisure and sports tourism destination, a comprehensive and long-term marketing and public relations strategy needs to be devised and implemented by a combination of stakeholders, which may include leaders from the County, Convention and Visitors Bureau, Parks and Recreation and other large sports organizations within the County. Williamson County has the opportunity to be known as a destination of important sports events, enhance the appeal of the area and drive economic impact to the county, region and state.



WILLIAMSON COUNTY SPORTS FACILITY MARKET, FEASIBILITY & IMPACT ANALYSIS

JUNE 2017

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Key Questions

- What is the feasibility of developing a sports facility in Williamson County in order accommodate local and tournament play?
- What is the current supply of local and regional sports facilities in and around Williamson County? Are there gaps in the current supply or gaps in the quality of fields, courts and other sports facilities?
- What current and future market demand is likely for local, regional and tournament-based sports in Williamson County?
- What is the likelihood of attracting/securing tournaments in Williamson County? What trends may impact opportunities?
- Where are comparable facilities and what can be learned from these facilities?

Key Questions

- What other developments in the area? How do they impact Williamson County's project?
- What impact will the hotel market and hospitality package have on a new sports facility development?
- What scenarios are proposed?
- How will the proposed facility perform? How could it be governed for highest positive impact on the community?

Headlines

- There is more demand than supply of sports facilities throughout Williamson County.
- There are almost no sports tournaments held in Williamson County despite a large opportunity.
- A phased outdoor sports complex should be developed in Williamson County.
- An indoor sports complex is demanded by the market.
- Numerous sports (soccer, rugby, and lacrosse), as well as hockey, basketball, volleyball and baseball have a need for facility space in Williamson County.
- Location of the indoor and outdoor sport complexes will be important.

Headlines

- A-Game's situation has a big impact on the supply of basketball and volleyball venues. Additionally, it would be expensive and unlikely to have hockey at A-Game again.
- Funding and location are always critical challenges and should be studied in a next phase.
- Adept management/operator and local sport organizations are key to operating a successful new development.
- Recommended tournament level facility/complex will attract state, regional, and likely national events (if large enough and high enough quality).

Headlines

- Williamson County has key factors in its favor including:
 - A central, drivable location
 - Existing base of hotel rooms nearby
 - Favorable climate, longer season than northern competitors
- Williamson County's hotel market is healthy and benefiting from Nashville.
- Hotel rates in Williamson County are strong but still provide an opportunity to capitalize on tournament market as they are affordable on weekends.

PROJECT OVERVIEW

Project Overview

- Williamson County has grown to be a popular destination for youth/amateur sports teams and events both regionally and nationally.
- However, in early 2016, the privately-owned A-Game Sportsplex closed. Due to the closure, the County lost six courts and two sheets of ice.
- The impacts from the closure were immediately felt by indoor programs and the County.

A-Game Facility Events Lost 2014-2016

Event	Sport	Room Nights
		Lost
Battle in the Boro	Basketball	2,500
MyHockey (4 Tournaments)	Hockey	2,500
AAU 6th Grade Nationals	Basketball	1,892
Nike Music City Madness	Basketball	1,574
Music City Block Party	Volleyball	889
Showdown Hockey	Hockey	800
Total Package Hockey	Hockey	800
St. Patrick's Day Tournament	Volleyball	512
Club Clash I	Volleyball	396
Icebreaker MLK Kickoff Classic	Volleyball	360
Let-It-Shine	Gymnastics	350
A-Game Franklin Basketball Tournament	Basketball	325
2015 A-Game National Championship	Basketball	300
Big Bear Hockey	Hockey	300
Precision Edge Tune-Up	Hockey	284
AAU Boys & Girls Basketball	Basketball	278
Battle in Boro Fall Tournament	Basketball	250
Silver Stick Souther Regional	Hockey	250
Music City Invitational	Volleyball	248
Go Red Invitational	Volleyball	242
Brentwood Blastoff	Basketball	224
Nashville Open	Volleyball	212
Real Deal in the Ville	Basketball	212
Club Clash II	Volleyball	210
A-Game Music City Clash	Basketball	198
Who's Got Next	Basketball	198
A-Game Spring Shootout	Basketball	188
A-Game Summer Tip-Off	Basketball	175
Upward Stars - Play with Purpose	Basketball	150
Brentwood Team Camp	Basketball	128
Brentwood Invite	Basketball	109
Underclassman Exclusive	Basketball	32
Average	--	534
Totals	--	17,086

Source: Williamson County CVB

A-Game Facility

- Displacement of approximately 32 events and more than 17,000 room nights. Of the 17,000 room nights:
 - Basketball: 51 percent
 - Hockey: 29 percent
 - Volleyball: 13 percent

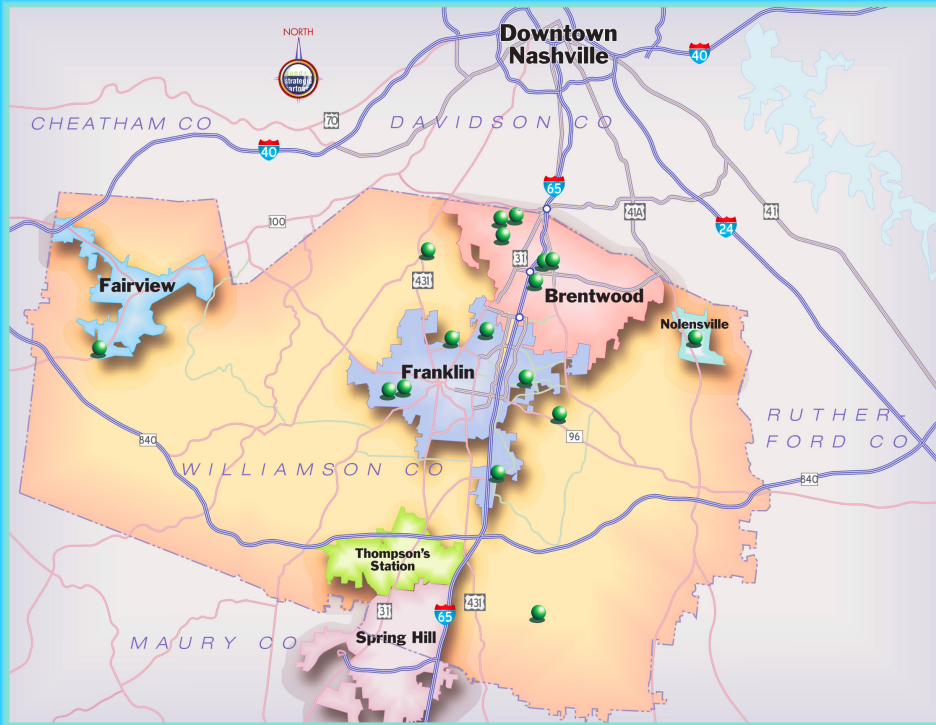
Williamson County Overall Lost Business (2014 – 2016)

- 117 events lost by Williamson County over the time period; A-Game accounted for nearly 27 percent of the lost business due to its closure.
- Overall, 102,000 room nights lost in Williamson County between 2014 – 2016.
- 46 outdoor events and more than 37,000 room nights were lost during the period, and 39 indoor events and more than 47,000 room nights lost

Williamson County Lost Business 2014 - 2016			
Sport	# of Events	Total Room Nights Lost	Average Room Nights Lost / Event
Indoor Sports			
Various	3	10,000	3,333
Wrestling	3	8,600	2,867
Cheer	4	7,200	1,800
Hockey	9	5,750	639
Basketball	6	3,750	625
Figure Skating	2	3,600	1,800
Weightlifting	2	1,671	836
Roller Hockey	1	1,650	1,650
Swimming	1	1,500	1,500
Volleyball	2	1,000	500
BMX	1	800	800
Gymnastics	1	800	800
Table Tennis	1	500	500
Cornhole	2	400	200
Broomball	1	200	200
Indoor Average	3	3,161	1,203
Indoor Total	39	47,421	--
Outdoor Sports			
Football	6	8,300	1,383
Lacrosse	9	7,800	867
Soccer	5	4,300	860
Flag Football	6	4,070	678
Triathlon	2	3,600	1,800
Softball	4	3,400	850
Baseball	4	2,740	685
Ultimate	4	1,225	306
Golf	3	900	300
Rugby	1	500	500
Cycling	2	400	200
Outdoor Average	4	3,385	766
Outdoor Total	46	37,235	--
A-Game Lost Business	32	17,086	534
Average	4	3,768	1,000
Totals	117	101,742	--
Source: Williamson County CVB			

LOCAL SPORTS FACILITY ASSESSMENT

Local Sports Facility Supply Map



- Mix between city and county managed parks.
- Majority of facilities are in Franklin or Brentwood.
- Thompson Station, Nolensville, and Fairview are lacking in supply.
- Jim Warren Park, Williamson County Soccer Complex and Crockett Park are a few of the largest facilities in the county.

Local Supply Implications

- Despite a decent supply of baseball and soccer fields, scheduling playing time is difficult and tournament play is virtually impossible.
- Population growth has lead to inevitable demand growth for youth sports.
- A-Game closing has resulted in an extremely low supply of basketball, hockey and volleyball facilities.
- If A-Game re-opens, outdoor sports (soccer, baseball/softball) have greatest need for additional space. Lack of space limits the number of teams and number of tournaments.

REGIONAL & STATE SPORTS FACILITIES

Williamson County Regional Sports Facilities

- Williamson County's location relative to other locations in region is attractive to event organizers.
- Premier outdoor facilities exist to the north; however, Williamson County offers a more favorable season.
- A majority of regional indoor facilities accommodate local and regional demand. There is also a lack of a premier indoor facility throughout region.



Regional Supply Implications

- Regionally, some premier facilities exist for both indoor and outdoor sports, but Williamson County has the opportunity to capture regional, state, and national tournaments.
- Williamson County's access to/from Nashville and location within central Tennessee and the nation makes it an ideal location for tournament organizations.
- If the recommended facility is developed, it would be the premier facility in the Midwest, outside of Grand Park in Westfield.

CURRENT & FUTURE LIKELY MARKET DEMAND FOR LOCAL, REGIONAL & TOURNAMENT-BASED SPORTS

Basketball

- Basketball demand has outgrown current supply and is in need of facility space. However, re-opening A-game would satisfy majority of demand.
- Williamson County has ability to host large regional and national tournaments for indoor sports with a new indoor facility or re-opening A-Game.
- Programs are interested in partnering with county on a new indoor facility or with ownership of A-Game facility

Volleyball

- Volleyball programs have created unaccommodated demand after A-Game closure. Again, A-Game re-opening would satisfy demand.
- Local programs are interested in partnering with County on a new indoor facility or with ownership of A-Game facility.
- Williamson County has the ability to attract and retain large volleyball tournaments at a new facility or the A-Game facility.

Swimming

- Demand for pools in Williamson County is high; no high schools offer pools. All swimming programs are competing for pool time.
- Tournaments are turned down due to a lack of facility time.

Tennis

- Williamson County tennis courts are not tournament quality. Demand far exceeds supply of facilities.
- Many Williamson County tennis players are leaving the County for tennis needs.

Baseball / Softball

- Local baseball/softball demand can support additional facilities; a majority of participation comes from residents living within Williamson County; however organizations are utilizing fields outside of the County.
- Williamson County has the ability to host baseball/softball tournaments every weekend from April through July.
- Local and regional clubs have expressed interest in programming tournaments in Williamson County at a new facility.

Tennessee Secondary School Athletic Association

- Currently programming the wrestling state championship at Ag Expo Park in Williamson County. Have no plans to leave.
- Interested in Williamson County, due to its central location. Raised concerns about hotel rates.
- Football, basketball and Spring Fling (baseball, softball, tennis, track, and boys soccer) bid out – Spring Fling up for bid after 2017 season.

Soccer

- Soccer demand is strong and can support additional multipurpose fields.
- Field closures have been a big issue in recent years due to overuse of fields
- State and national associations are interested in programming tournaments in Williamson County.
- Local clubs and state associations have expressed interest in partnering with City on a multipurpose development

Williamson Inc.

- Chamber of Commerce has about 100 meetings and events per year, ranging from 250 to 800 people.
- Major need for a sports athletic facility, as multiple schools have been built – three new schools built in 2016.
- Financing would require both private and public support. Suggests taking a percentage of hotel/motel tax that is going to general fund and allocate it to project.

Thompson Station

- City is interested in a big sports complex at one location in Thompson Station.
- Thompson Station has great access and large number of green spaces that can be developed. No hotels in Thompson Station currently.
- City is interested in project but it needs to be master planned, and sewer and interchange improvements would be needed.

Franklin

- Sports athletic complex is needed in county, especially after A-Game closure.
- High local demand has caused maintenance issues with fields and diamonds – from just baseball, softball and soccer.
- Very strong baseball, softball, basketball and volleyball programs in county.
- City feels a shortage of diamonds exist, while county feels a shortage of multipurpose fields exist in Williamson County.

Brentwood

- A strong demand for additional sports facilities exists in county. Recreation is a large component.
- Brentwood has turned down tournament organizers because facilities would be unavailable to residents during tournaments.
- Brentwood requires that a percentage of sport participation be from Brentwood for facility use.

Demand Implications

- Cities within County are supportive of a sports facility in Williamson County.
- Community parks are for local rentals and parks and rec. Some out of town rentals occurring. Many local groups cannot find space for practice, games, etc.
- Soccer, baseball, softball, basketball and volleyball have programmed tournaments but have reached capacity. Growth and additional tournaments can only come with additional facilities.
- State associations, event organizers and local users are interested in bringing tournaments to Williamson County. Additionally, they are interested in being partners with any development.
- Williamson County's location is attractive to many tournament organizers.

Facility Demand Matrix

Williamson County Sports Supply and Demand Matrix						
Sport	User Group Demand			Facility Demand		
	Local Users	Leagues	Tournaments	Low	Medium	High
<i>Indoor</i>						
Basketball	High	High	High			✓
Volleyball	High	High	High			✓
Wrestling	Medium	Low	Medium	✓		✓
Hockey	High	High	Medium			✓
<i>Outdoor</i>						
Soccer	High	High	High			✓
Football	Medium	Low	Low	✓		✓
Baseball	High	High	High			✓
Softball	High	High	High			✓
Lacrosse*	Medium	Medium	Medium		✓	✓
Rugby	Medium	Medium	Medium		✓	
* sport prohibited at most facilities						
Source: Hunden Strategic Partners						

- Greatest opportunities in Williamson County are for soccer, baseball, softball, basketball, hockey and volleyball facilities.
- However, other sports growing quickly: rugby and lacrosse.

Tournament Market Overview

- Tournament market is getting more competitive as events become more regionalized and more facilities open.
- Organizers are selecting one-site venues with close proximity to hotels, restaurants, retail and entertainment.
- Successful facilities are programming tournaments and events almost every weekend, while local use (practices, games, leagues) fill up weekdays.
- Tenants/user groups are key to baseline of support and establishing a credible reputation.
- Higher levels of tournament competition attracts greater interest from out-of-state teams.

Tournament Market Implications

- It is possible to attract regional and national events to Williamson County.
- Local and state organizations would likely relocate tournaments and/or create new events in Williamson County.
- Local and state organizations expressed possibility/interest in partnering/financing a new facility.
- Location within Tennessee and nation is attractive to tournament organizers for all sports.

COMPARABLE FACILITIES

Comparable Facilities

Comparable Facilities Summary									
Facility	Location	Year Opened	Outdoor Facilities			Indoor Facilities			Other
			Multipurpose Fields	Diamonds	Championship Field	Basketball Courts	Indoor Turf Fields	Ice Rinks	
National Sports Center	Blaine, MN	1990	52	--	Yes	--	2	8	Golf Course, Velodrome
Maryland Soccerplex	Boysds, MD	2000	24	5	Yes	8	2	--	Tennis Courts, Aquatics Center, Meeting Center
Sports Village USA	Frisco, TX	2009	17	--	Yes	8	1	--	--
Westfield Grand Park	Westfield, IN	2014	31	26	--	8	3	--	Event Center
Average	--	2003	31	16	--	8	2	8	

Source: Various Facilities, Hunden Strategic Partners

- Comparable facilities show spectrum of facilities that are established, reaching stabilization and recently opened.

Case Studies – Summary

- National Sports Center – 600-acre indoor/outdoor complex that sees 4.25 million visitors per year.
- Maryland Soccerplex/Discovery Sports Center – 162-acre indoor/outdoor complex that had more than 650,000 visitors in 2015 – 95 percent of weekends are booked with events each year.
- Sports Village USA / Fieldhouse USA – 144,000SF facility that sees 1.5 million visitors, more than 31 tournaments and 25,000 participants per year that has generate more than 62,000 room nights since opening (2009).
- Grand Park – 400-acre complex that had more than 1.8 million visitors in 2016, primarily tournament use with minimal local use. Generated nearly 62,000 room nights in Hamilton County in 2015.

Case Studies – Overview

- Facilities are “category killers” focusing on one sport. Fewer large-scale multi-sport facilities due to space and budget constraints.
- Facilities partnering with national governing bodies to secure regional and national events annually (i.e. Disney with AAU).
- Facilities are typically permanent host sites (compared to rotational sites).
- Majority of facilities are owned publicly and managed by established local user groups.

WHAT ARE OTHER DEVELOPMENTS IN THE AREA? HOW
DO THEY IMPACT WILLIAMSON COUNTY'S PROJECT?

U.S. Rugby & Sports Complex

TENNESSEE RUGBY FOUNDATION FINANCIAL ANALYSIS Basic Assumptions 1

FACILITY			
Number of Fields	6	Spectator Seating	12,000
Championship	2	Bleachers	10,000
Add'l Lighted Fields	4	Berm	2,000
Land Acreage	100-120	Parking Spaces	2,000
Clubhouse Size (sq ft)	17,250	D1 Athletic Graining Facility (sq ft - approx.)	23,000
Residence Hall (sq ft)	20,000	Other Buildings	3
Office Building/ Hall of Fame (sq ft)	20,000	Support Facility (sq ft)	2,000
		Outdoor Pavilion (sq ft)	1,000
		Bathrooms - 6x (sq ft)	3,000

- Looking to become a U.S. Olympic certified complex to program Olympic training.
- Multipurpose fields will be programmed for all foot-sports.
- Interested in speaking to Williamson County first about development – currently speaking to Metro Nashville.

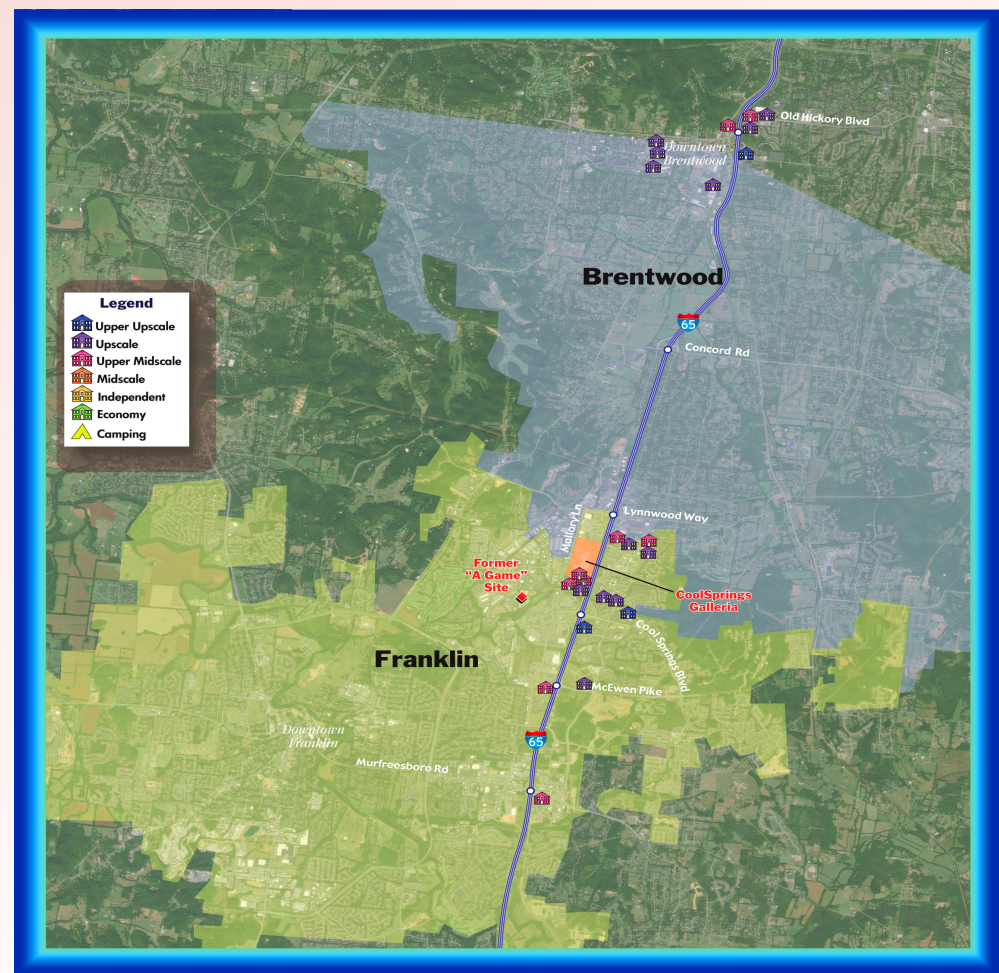
U.S. Rugby & Sports Complex

- Tennessee Rugby Foundation is working to develop a U.S. Rugby and Sports Complex in middle Tennessee.
- Complex will need 100-120 acres. Complex will be open for all sports, rugby will be allocated a certain percentage of usage at complex.
- Management model has not been determined, open to listening to local users and/or sports groups about management options.
- Projected to move international rugby tournaments to facility that will bring 85,000 people worldwide.
- Interested in a public-private partnership for complex.

HOTEL & HOSPITALITY MARKET

Williamson County Competitive Set Map

- Primarily located along I-65 in Franklin and Brentwood.
- Large concentration of hotels around Cool Springs Galleria.
- No hotels in Nolensville, Fairview and Thompson Station.



Williamson County Hotel Summary

Lodging Summary: Williamson County						
Chain Scale	Rooms	% of Total Rooms	Hotels	Rooms per Hotel	Avg. Opening Year	Avg. Age in Years
Luxury	--	--	0	--	--	--
Upper Upscale	--	--	0	--	--	--
Upscale	1,633	32%	12	136	Dec-01	14
Upper Midscale	2,007	40%	13	154	Nov-99	16
Midscale	893	18%	10	89	Nov-90	25
Economy / Independent	540	11%	7	77	May-93	23
Total / Average	5,073	100%	42	121	Jan-93	23

Source: Smith Travel Research, Hunden Strategic Partners

- More than 2,000-rooms are Upper Midscale with 5,000-rooms in competitive set.
- 42 hotels averaging 121-rooms per hotel.
- 12 hotels with more than 1,600-rooms planned or in development.

Occupancy - Day Of Week By Month

- Occupancy is healthy and could impact ability to secure tournaments, but location is very desirable.

Occupancy Percent by Day of Week by Month - April 2015 - March 2016								
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Avg
Jun - 15	52.8%	78.7%	91.3%	85.9%	84.1%	90.9%	88.3%	82.2%
Jul - 15	45.3%	76.4%	88.8%	86.2%	68.2%	65.6%	72.8%	71.2%
Aug - 15	56.2%	70.3%	85.7%	85.8%	77.8%	87.9%	93.1%	79.9%
Sep - 15	57.0%	86.3%	92.5%	90.1%	80.9%	82.4%	84.6%	82.1%
Oct - 15	41.2%	69.3%	77.7%	81.7%	74.5%	75.8%	71.2%	69.2%
Nov - 15	44.9%	61.9%	67.2%	66.1%	61.7%	54.9%	62.6%	60.4%
Dec - 15	34.6%	65.0%	77.4%	76.1%	56.0%	57.8%	53.3%	58.9%
Jan - 16	41.1%	70.5%	85.0%	84.5%	68.6%	75.7%	74.5%	71.4%
Feb - 16	43.9%	81.9%	91.4%	89.5%	80.1%	93.3%	84.1%	81.2%
Mar - 16	52.8%	87.6%	96.0%	90.3%	79.9%	93.2%	92.4%	85.1%
Apr - 16	49.5%	76.6%	90.7%	92.2%	78.5%	88.7%	90.7%	80.1%
May - 16	59.1%	94.2%	99.5%	92.6%	85.9%	90.0%	87.7%	87.2%
Average	47.8%	76.4%	86.8%	85.0%	75.1%	79.9%	79.4%	

Sources: Smith Travel Research

	75-80
	80-90
	> 90

ADR - Day Of Week By Month

- Rates are healthy and reaching tournament threshold.
- Weekend rates provide opportunity for tournaments and events.

ADR by Day of Week by Month - April 2015 - March 2016

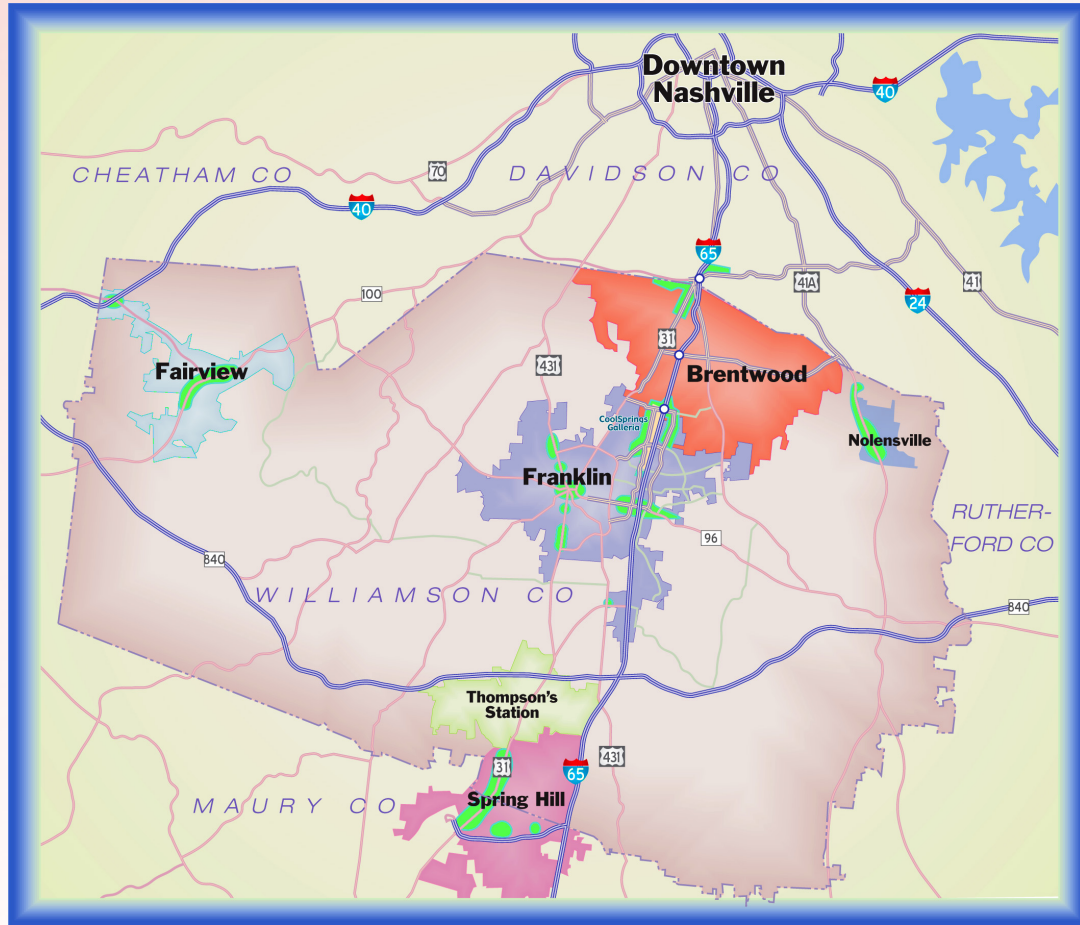
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Avg
Jun - 15	123.07	138.27	145.33	144.26	138.88	136.40	133.90	138.19
Jul - 15	119.11	137.42	144.57	141.68	128.25	116.71	117.53	130.48
Aug - 15	122.31	136.41	141.26	141.68	134.87	136.93	139.09	137.19
Sep - 15	127.09	145.58	153.29	151.95	141.49	142.61	144.93	144.70
Oct - 15	121.17	137.37	145.35	146.31	132.44	126.47	122.17	133.98
Nov - 15	111.15	126.57	134.11	132.10	126.92	108.73	108.25	122.94
Dec - 15	123.59	139.09	143.26	142.05	129.82	117.05	117.12	130.99
Jan - 16	121.33	139.40	147.41	146.88	132.12	123.04	123.26	134.82
Feb - 16	126.05	143.31	149.75	148.73	138.24	137.41	136.82	141.69
Mar - 16	131.08	148.98	157.39	154.77	140.90	143.11	141.26	146.10
Apr - 16	124.68	146.03	153.98	153.10	141.90	138.08	135.95	143.28
May - 16	133.71	151.32	160.14	156.75	146.10	143.49	140.16	148.60
Average	124.07	141.52	148.51	147.15	136.93	133.03	131.72	

Sources: Smith Travel Research

	130-140
	140-150
	> 150

Restaurant Node Summary

- Nearly 500 restaurants in Williamson County.
- 82 percent of restaurants are in Franklin & Brentwood.
- Only three restaurants in Thompson Station, and facility would use hospitality package in Franklin or Brentwood.



Hotel & Hospitality Market Implications

- Majority of hotels are located in Franklin and Brentwood.
- Occupancy and ADR are healthy but provide opportunity for Williamson County to appeal to youth sports market.
- Hotel market in Williamson County benefits from the high rates in Nashville.
- Summer is a busy travel season generally, but not sold out. Room for tournaments to block rooms before leisure travelers book. Will compress rates up for leisure.
- July through September are lowest cost months for rooms during season, which teams prefer.

Hotel & Hospitality Market Implications

- Sports event organizers want hotel properties that offer breakfast options, meeting/event space for team functions and double-bed rooms. Hampton Inn with free breakfast and similar brands are preferred.
- Proximity to other attractions and entertainment is critical for events to partner with, provide options for visitors.
- Majority of restaurants are in Franklin and Brentwood
- Thompson Station lacks the hotel and hospitality package needed for tournament organizers.

RECOMMENDATIONS

Indoor Facility Recommendations

Williamson County Athletic Complex - Indoor Recommendations

Facility	A-Game Remains Closed	A-Game Re-Opens*
Hardwood Courts		
Basketball Courts	10	4
Volleyball Courts	20	8
Ice Sheets	2	1
Indoor Turf Fields	2	2
Circulation, Amenities, Concessions	✓	✓
Locker Rooms	✓	✓
Parking Spaces	1,200	800

*Recommendations are in addition to A-Game facility

Source: Hunden Strategic Partners

Indoor Facility Recommendations - Costs

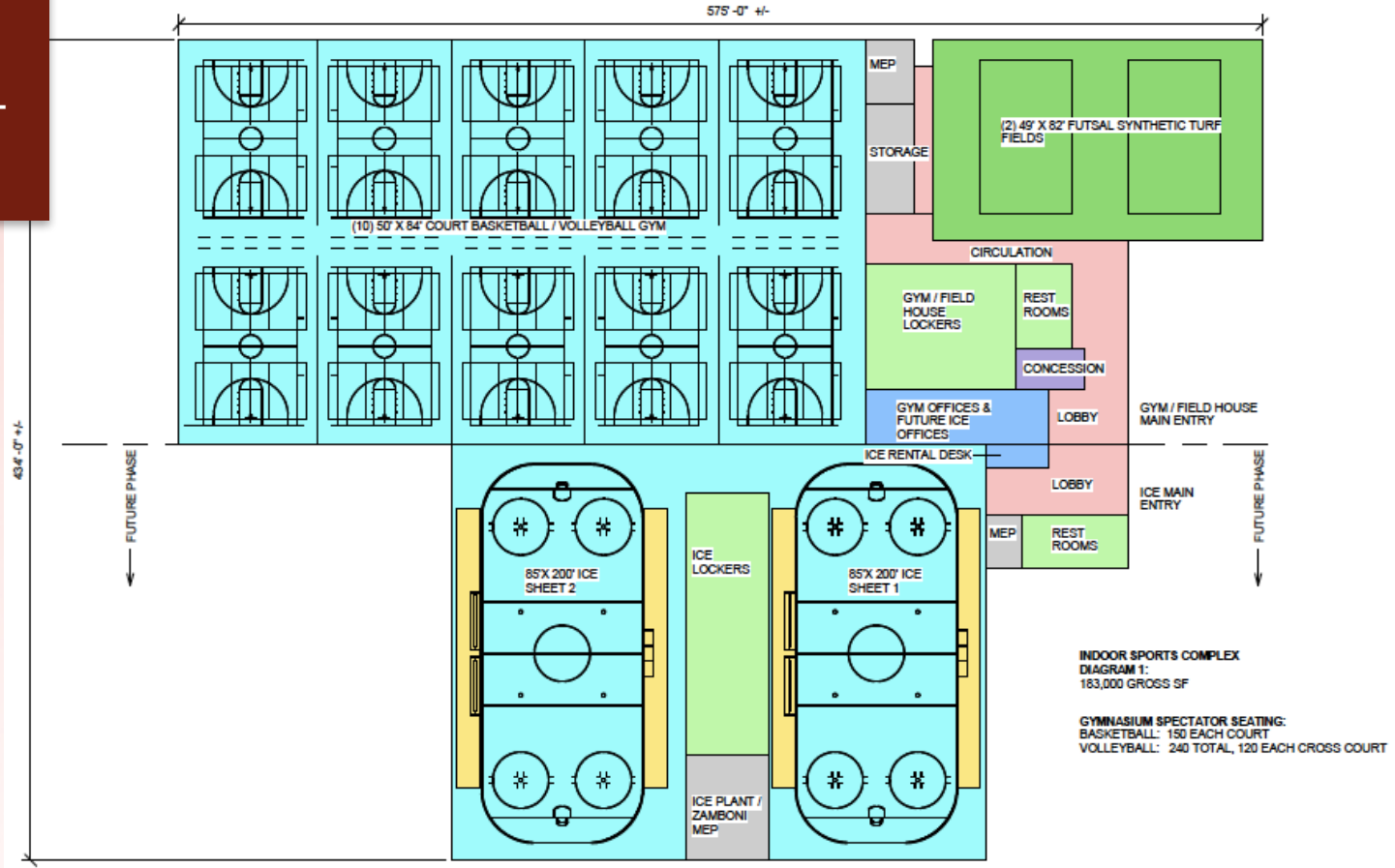
Williamson County Athletic Complex - Indoor Cost Estimates

Item	Full Build Out
General Requirements	\$2,183,000
Construction Costs	\$44,251,000
Project Costs	\$19,158,000
Total*	\$65,593,000

*Facility Costs Only, Escalated to reflect 2018 dollars

Source: Sink Combs Dethlefs, Hunden Strategic Partners

Indoor Facility Recommendations – Site Concept



Outdoor Facility Recommendations

Williamson County Athletic Complex - Outdoor Recommendations

Facility	Full BuildOut	Phased Build Out	
		Phase I	Phase II
Multipurpose Fields	24	12	12
Synthetic Turf	8	4	4
Natural Grass	16	8	8
Baseball/Softball Diamonds	12	8	4
Concession/Restrooms	5	3	2
Circulation, Amenities	✓	✓	✓
Parking Spaces	3,600	2,000	1,600

Source: Hunden Strategic Partners

Indoor Facility Recommendations - Costs

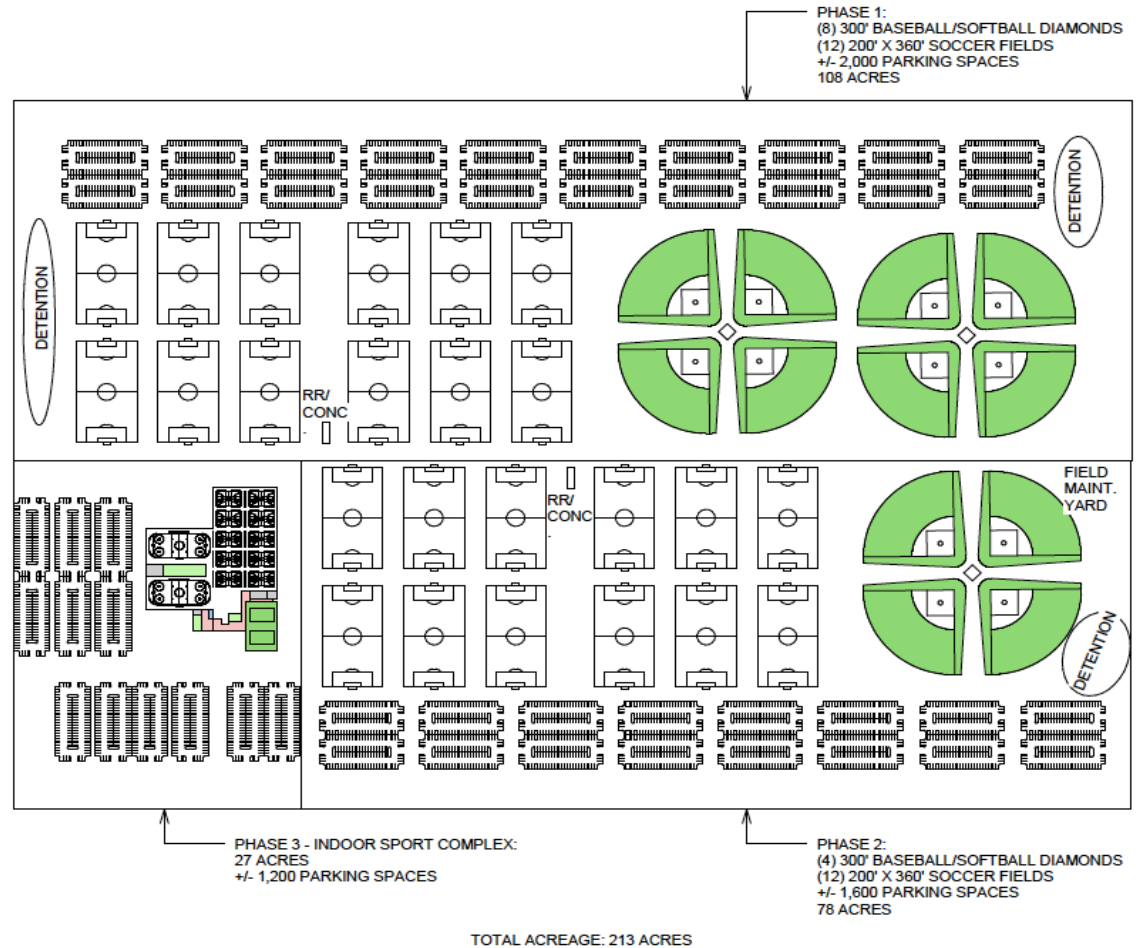
Williamson County Athletic Complex - Outdoor Cost Estimates

Item	Full Build-Out	Phased Build Out	
		Phase I	Phase II
General Requirements	\$545,000	\$328,000	\$217,000
Construction Costs	\$42,544,000	\$24,656,000	\$17,888,000
Project Costs	\$17,869,000	\$10,356,000	\$7,513,000
Total*	\$60,958,000	\$35,340,000	\$25,618,000

*Facility Costs Only, Escalated to reflect 2018 dollars

Source: Sink Combs Dethlefs, Hunden Strategic Partners

Indoor Facility Recommendations – Site Concept



TOTAL ACREAGE: 213 ACRES

Development Recommendation Priorities

Williamson County Development Priority Recommendations

Priority	A-Game Remains Closed	A-Game Re-Opens
1	Indoor - Scenario One	Outdoor - Scenario One
2	Outdoor - Scenario One	Outdoor - Scenario Two
3	Outdoor - Scenario Two	Indoor - Scenario One

Source: Hunden Strategic Partners

DEMAND & FINANCIAL PROJECTIONS

Demand and Financial Projections

Williamson County Sports Complex - Stabilized Event Summary

Net New	Outdoor Scenarios		Indoor Scenarios	
	Full Build Out	Phased Build Out	A-Game Closed	A-Game Re-Opens*
Events	407	403	101	82
Tournaments	82	78	46	43
Attendance	243,832	239,089	335,300	146,900
Revenues (000s)	\$1,731	\$1,685	\$2,342	\$1,410
Expenses (000s)	\$2,031	\$2,100	\$2,593	\$1,871
Net Operating Income (000s)	(\$299)	(\$415)	(\$250)	(\$462)

Source: Hunden Strategic Partners

ECONOMIC, FISCAL & EMPLOYMENT IMPACT ANALYSIS

Impact Analysis

Williamson County Sports Complex - Summary of 20-Year Impacts

Net New	Outdoor Scenarios		Indoor Scenarios	
	Full Build Out	Phased Build Out	A-Game Closed	A-Game Re-Opens*
Hotel Room Nights	1,027,031	916,714	1,183,101	490,387
Total Spending (millions)	\$778	\$706	\$698	\$290
Total Earnings (millions)	\$195	\$177	\$171	\$71
FTE Jobs	889	852	929	387
County Taxes Collected (miillions)				
Sales Tax (2.25%)	\$11,275	\$10,240	\$9,994	\$4,152
Hotel Tax (4.0%)	\$7,282	\$6,617	\$8,305	\$3,450
Total Taxes Collected	\$18,557	\$16,857	\$18,299	\$7,602

*Recommendations are in addition to A-Game facility

Source: Hunden Strategic Partners

OPERATING MODELS / GOVERNANCE

- Public
 - Operated as a public facility
 - Programmed with recreational programs, rented by club programs
 - Revenues & expenses: All public
- Private Non-Profit
 - Operated by foundations, tenants
 - Revenues & expenses: All non-profit organization
- Public-Private Partnership
 - Publicly owned and privately operated
 - Tenant(s) program facility, public assists in maintenance and capital costs.
 - Revenues & expenses: Shared
- Private For-Profit
 - New companies emerging with minimal-tested experience
 - Revenues & expenses: All private

Governance

- Governance and management: needs to be very proactive
 - Experienced in securing and executing events
 - Experienced in marketing events
 - Has established network of relationships/partnerships

QUESTIONS?

Litter Reduction Campaign

SEPTEMBER 2017

A solid green horizontal bar spanning the width of the slide, located at the bottom.

Litter in Franklin

- Citizen complaints about roadside litter and debris
 - Trash from construction sites and un-tarped trucks
 - Loose trash in rollout bins
 - Unintentional littering
 - Overall, Franklin is doing well.
- 
- A solid green horizontal bar spanning the width of the slide, located at the bottom.

Goal: Heighten Public Awareness

Target Audience:

- Construction Industry—tarps and clean job sites
 - Neighborhoods--avoid loose trash in bins
 - All Residents and Visitors
- 

Contractors

Signage at Transfer Station

Signage at Construction sites

Signage on Commercial Dumpsters

Signage in the Building and Neighborhood

Services Department

Car Decals on BNS fleet vehicles



KEEP IT COVERED!

#TrashFreeFranklin

Neighborhood Residents

Temporary signage at entrance to neighborhoods

Social Media

Stickers, magnets or words designed on new roll-outs



Social Media Outreach for Residents & Visitors



#trashfreefranklin

#stayclassynottrashyfranklin

TDOT uses #NobodyTrashesTennessee



Toronto's Litter Reduction Campaign

onto With A Southern Flair



*Quit being ugly
Ya'll ain't right
Well I'll Be
What in tarnatio
Bless Your Heart*

Tagline Ideas:

Litter is NOT a southern expression

Litter is NOT a southern tradition

Don't make litter a southern tradition

Don't make litter a Franklin tradition

Next Steps—Awareness

Conduct a litter index survey to determine the amount of roadside debris. This involves walking around Franklin and rating the amount of litter visible from City streets.

Create a webpage listing resources.

Create a mechanism for reporting litter.

Launch a social media campaign to raise awareness with weekly posts, a catchy hashtag, and a video highlighting ways to reduce unintentional litter.

Social Media Posts (Trash Talking Tuesdays)

Weekly Posts Could Include:

#StayClassyNotTrashyFranklin, #NobodyTrashesTennessee -- 72 % of litter in Tennessee is considered negligent litter, which includes vehicle debris and trash flying out of uncovered pickup truck beds.

#TrashTalkingTuesday, #StayClassyNotTrashyFranklin, #NobodyTrashesTennessee-It costs taxpayers at least \$15million annually to pick up litter in Tennessee!

#TrashTalkingTuesday, #StayClassyNotTrashyFranklin if you are hauling debris make sure your load is covered to prevent items from flying off or falling out of your truck!

Next Steps—Prevention Ideas

Create anti-littering car decals to be placed on fleet vehicles.

Provide signage, as part of the permitting process, to be placed on commercial dumpsites.

Include materials with building permits to maintain clean construction sites.

Require signs be placed at residential construction sites containing contact information for reporting litter as well as other common issues.

Require stickers or decals for rollout bins reminding citizens to bag their trash and recycle.

When ordering new bins the words “bag your trash” will be on designed on the dumpsites at an extra cost.

Require municipal staff to conduct periodic street clean-ups.

Require

Require municipal staff to conduct periodic street clean-ups.

Design large wraps to be placed on refuse trucks discouraging litter.

Truck Wraps and Decals Concept



Interagency Coordination

The Williamson County Jail uses inmates to clear roadsides of trash and debris.

Keep Williamson Beautiful provides clean up kits to volunteers.

<http://www.williamsoncounty-tn.gov/160/Keep-Williamson-Beautiful>

The Tennessee Department of Transportation (TDOT) has an online form and also

toll-free number citizens can call to report litter. More information is available

here: <https://www.tn.gov/tdot/article/litter>

OFFICE USE ONLY:

Permit No:



CITY OF FRANKLIN PARADE PERMIT APPLICATION

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

Note: Filing the application does not guarantee that the parade request will be granted

I am requesting a: ☒ street closure ☒ parade permit
☐ other special event ☐ beer served (separate permit required)

Please supply the following information. If additional space is needed, use a separate sheet of paper and attach to the application.

- 1) **Location requested (if Temporary Street Closure only, list major roads to be closed)**
☐ Aspen Grove Park ☐ Liberty Park ☐ Eastern Flank Battlefield
☐ Field Stone Farms ☐ Pinkerton Park ☒ Other: **Main Street**
☐ Jim Warren Park ☐ Harlinsdale Farm

2) **Name/ purpose of event:** Franklin High Homecoming Parade

3) **Date or dates of event:** Friday, October 6, 2017

4) **Time of event:** Beginning: 10:30am (9:15 set-up) Ending: 11:00am

5) **Time of street closure (if applicable):** 10:30-11am

Set-up Date/Time: 10/15/15 at 9:15 am Tear-down Date/Time: 10/15/10 at 11am

*Note: Two (2) hours will be added before set-up time and two hours (2) will be added after tear-down to allow time for clean-up. Event is responsible for payment of Franklin Police Officers during this time. Read Additional Requirements sections for more information.

6) **Name of Applicant and Organization Requesting Permit:**

Willie Dickerson, principal; Franklin High School

a) **address:**

Franklin High School
810 Hillsboro Road, Franklin, Tennessee 37064

b) **Phone:**

615-472-4450

c) **cell:**

N/A

d) **fax:**

615-472-4478

e) **Email address:**

willied@wcs.edu

7) **Person in charge on day of event:**

Betsy Taylor cell: 615-210-6987 email: betsyt@wcs.edu

8) **Name and Cell Number of at least two others available on day of event:**

Willie Dickerson cell: 615-394-4587 email: willied@wcs.edu
Lara Barker cell: 615-472-4451x3539 email: larab@wcs.edu

9) DETAILED description of event

The FHS Homecoming parade is an annual event that many members of the community have come to look forward to each year. The FHS student council works with businesses of the downtown community to foster a spirit of community and make the parade and the homecoming a success and event of which the city may be proud. The FHS Homecoming parade provides an opportunity for the community to come together in support of the school. The floats and student cars provides an opportunity for students to display pride in their community and demonstrate spirit for their school. The parade is a positive tradition that many community members and alumnus look forward to each year.

10) ENCLOSE A DETAILED MAP of event site, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. *For large-scale events, map should be obtained from the City's DIS division.*

Main Street at 5th Avenue to Main Street at 2nd Avenue – See Map.

11) An estimated number of persons who will participate and an estimated number of attendees expected to attend during the course of the event:

Approximately 400 – 500 students will participate in the parade

Approximately 1200 students will view the parade

Members of the community may view the parade

12) Please attach a list containing the names, addresses, and phone numbers of the chairperson of the organization and all other persons involved in the management or control of your organization.

All parade activities are being organized by the administration of Franklin High School in conjunction with the Student Council and the Student Council mentors. The organizers may be reached by contacting the school – 615.472.4450

13) Is your organization based in Williamson County: **YES**

14) Is your organization authorized to do business in Tennessee? **YES**

15) Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization? If yes, please attach a copy of IRS tax exemption letter providing proof of status. **YES**

16) Will you charge and admission/participation fee (including vendors)? If yes, please specify how much per person/vendor. **NO**

17) Will any charity, gratuity, or offers be solicited or accepted during the event? **NO**

18) Is this event a fundraiser? If yes, what organization will be benefactor of event? What percentage of funds will they receive? **NO**

- 19) Will parking in the area of the parade need to be restricted or prohibited during such closure?
NO
- 20) Will any sound amplification equipment be used during the parade?
NO
- 21) For what purpose will sound amplification be used (i.e. announcements, entertainment, etc.)? **N/A**
- 22) What type of sound amplification will be provided (DJ, Band, etc.)? Please list all that apply.
Only school marching band
- 23) During what time period is sound amplification requested? **N/A**
- 24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.) **N/A**
- 25) Will any stages, amusement attractions, or amusement rides, including inflatables, be erected for this event? If yes, Applicant must give specific details as to the location and types of games/activities, i.e. inflatables, horseshoes, relay races, etc. along with the name of the company providing the games and/or activities. **Applicant must also include a copy of that company's insurance certificate indicated coverage and listing the City of Franklin as additional insured.** ***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site and end of event. ***Rented inflatables/interactive that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.
NO
- 26) What, if any, vendors will be present at event (i.e. medical related, shirts, arts, etc.) **Please provide detailed list.** Use additional sheets. **NO**
- 27) Will food, beverages, or merchandise be sold or given away? If yes, clean-up is required. Please provide name of clean-up provider, contact, and phone number of person on-site during event. See Questions #28. **NO**
- 28) Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If clean-up is not done properly, the organization requesting the permit will be fined (See attachment A). Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check list Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (Provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event.
- 29) ***NOTE:** Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a **grease waste hauler** to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

- 30) Will you require a temporary water tap? **NO**
- 31) Will alcohol, beer, and/or wine be given away or sold? **NO**
- 32) Will your event include tents or other temporary structures, propane use, or open flames? **NO**
- 33) Attach Good Neighbor Letter and Mailing list used. *Please read Additional Requirements section of this application for more information.*

TITLE VI OF THE 1964 CIVIL RIGHTS ACT

"No person in the United States shall, on the ground of race, color, or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance."

The City of Franklin does not discriminate based on race, color or national origin in federal or state sponsored programs, pursuant to Title VI of the Civil Rights Acts of 1964 (42 U.S.C. 2000d). For more information or to file a complaint against the City of Franklin under Title VI of the 1964 Civil Rights Act, contact the Title VI Coordinator:

Risk Manager
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064
615.791.3277

The City of Franklin is committed to providing reasonable access and accommodations upon request for people with disabilities. Please call the Risk Management Department at (615)791-3277 for specific requests.



HISTORIC
FRANKLIN
TENNESSEE

**PLEASE READ ATTACHMENTS BEFORE SIGNING
APPLICATION.**

- 1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
- 2) I/We do swear or affirm that all of the information given in this application is true and complete.
- 3) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with, and to submit a certificate of insurance prior to the event in an amount acceptable to the City Administrator.
- 4) I/We agree to provide a copy of this signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
- 5) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
- 6) I/We understand that granting of Special Event Permit does not imply granting of other permit that is separately required.
- 7) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
- 8) The City reserves the right to require one or more City of Franklin police officers or other emergency personnel be present at any and all events that occur within the city limits. Please budget for this request at a rate of \$30 per hour at a minimum of two (2) hours.

BY: William Anderson / Principle Date: 6/19/17
(Signature and title – must be officer of organization)

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

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

If you have questions concerning your request, please call 615-550-6606.

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

Franklin High School

810 Hillsboro Road,
Phone: (615) 472-4450

Principal: Willie Dickerson

Assistant Principals: Lauren Bauer,
Jason Eubanks, Marlon Ruck,
Edwin Ruth



Franklin, TN 37064
Fax: (615) 472-4478

Counseling Center: Gwen Parks,

Angela Sawyers, Leticia Varela
Dan Winfree, Susan Womack
Counseling Fax: (615) 472-4479

An International Baccalaureate School

June 19, 2017

Dear Franklin Community,

It is with great excitement that we announce Friday, October 6, 2017 will be Franklin High School's Homecoming. Following our longstanding tradition, we will have a parade through downtown at 10:30am on Homecoming Day. The students and faculty always anticipate with great excitement this day of celebration, as do many in the community. We appreciate all of the support and encouragement the greater Franklin community regularly offers to our school, students and staff. We invite you all to celebrate with us Franklin High's Tradition of Excellence and Homecoming festivities.

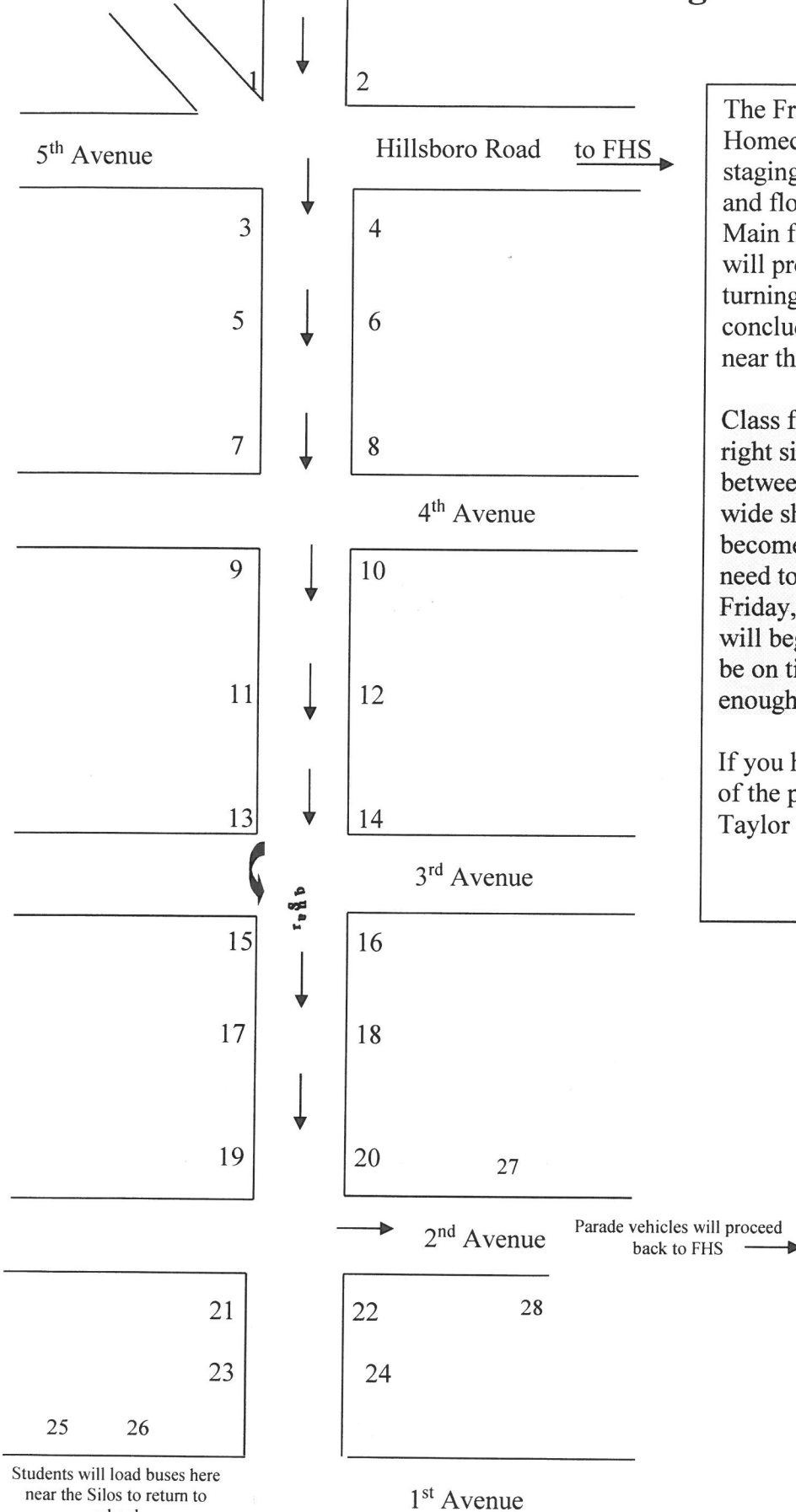
Please do not hesitate to contact us at school if we can be of any assistance to you as we continue to plan for Homecoming 2017.

Sincerely,

Willie Dickerson
Principal, Franklin High School
615-472-4450 x. 4469
willied@wcs.edu

Floats will line up along wide shoulder of West Main between 1st and 8th Ave

FHS Homecoming Parade Map



The Franklin High School Homecoming Parade will begin final staging on West Main Street. Cars and floats should approach West Main from 11th avenue. The parade will progress down Main Street turning right on 2nd Avenue and concluding at the gravel parking lot near the end of 2nd avenue.

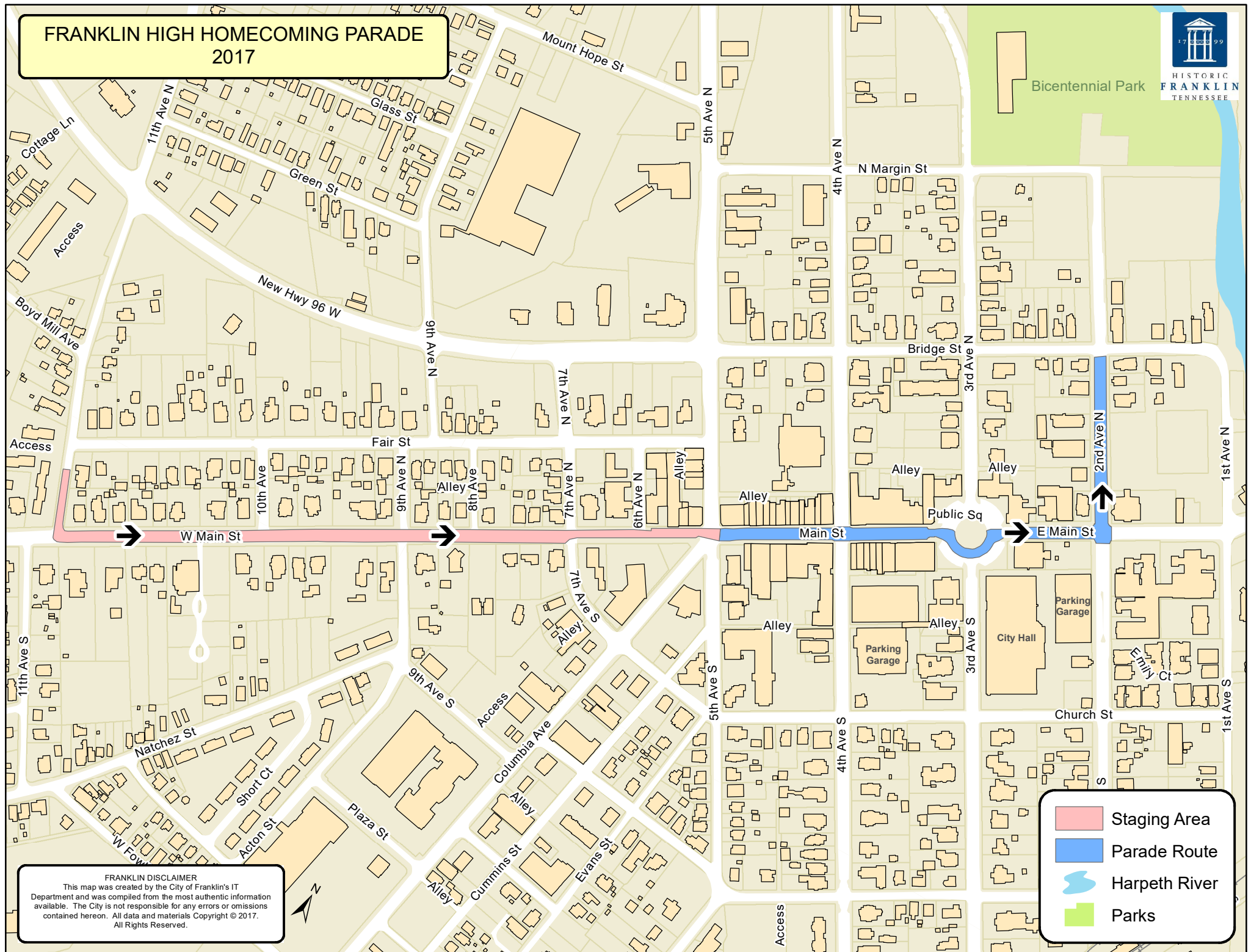
Class floats need to be parked on the right side of West Main Street between 7th and 8th Avenues (in the wide shoulder) before the street becomes a one-way street. The floats need to be downtown by 9:15 on Friday, October 6, 2017. The parade will begin at 10:30 on Friday. Please be on time make sure you allow enough time to transport your float.

If you have any questions on the day of the parade, please call Betsy Taylor at 210-6987.

FRANKLIN HIGH HOMECOMING PARADE 2017



Bicentennial Park



FRANKLIN DISCLAIMER

This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2017. All Rights Reserved.



HISTORIC
FRANKLIN
TENNESSEE

CITY OF FRANKLIN EVENT PERMIT APPLICATION

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

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

Please check
all that apply:

☒ street closure

☒ parade

☐ other special event

☐ beer served (*separate permit required*)

Please supply the following information. For additional space, use separate sheets of paper and attach to the application.

1) Location requested (if Temporary Street Closure only, list major roads to be closed):

_____ Aspen Grove Park

_____ Liberty Park

_____ Eastern Flank Battlefield Park

_____ Fieldstone Farms

_____ Pinkerton Park

_____ Jim Warren Park

_____ Harlinsdale Farm

Other: Mallory Ln

2) Name/purpose of event: Centennial Homecoming Parade

3) Date or dates of event: 10/5/17

4) Time of Event: 1:50 - 2:30

5) Time of Street Closure (if applicable): 2:00 - 2:30

Set-Up Date/Time: 10/2 **Tear-down Date/Time:** 10/2

*Note: Two (2) hours will be added before set-up time and two hours (2) will be added after tear-down to allow time for clean-up. Event is responsible for payment of Franklin Police Officers during this time. Read Additional Requirements section for more information.

6) Name of Applicant and Organization Requesting Permit:

Centennial High School

a) Address: 5050 Mallory Ln. Franklin, TN 37069

b) Phone: 615-472-4270 **c) Cell:** _____ **d) Fax:** _____

e) E-mail address: Christopher.hones@wss.edu

7) Person in charge on day of event: Christopher Hones

Cell: 615-490-1109 **E-mail address:** christopher.hones@wss.edu



HISTORIC
FRANKLIN
TENNESSEE

8) Name and Cell Number of at least two others available on day of event:

Name: Shelley Shire Cell: 615-815-7877 E-mail address: shelleys@wxs.edu

Name: Jenn Beasley Cell: 615-424-8972 E-mail address: jenniferb2@wxs.edu

9) DETAILED description of event (use additional sheets):

See Attached

10) **ENCLOSE A DETAILED MAP** of event site, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. **For large-scale events, map should be obtained from the City's GIS division.**

11) An estimated number of participants and an estimated number of attendees expected to attend during the course of the event:

2,000 - 2,200

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

13) Is your organization based in Williamson County? Circle Yes or No
(if no, please state where: _____)

14) Is your organization authorized to do business in Tennessee? Circle Yes or No

15) Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization? Circle Yes or No. If yes, please attach copy of IRS tax exemption letter providing proof of status.

16) Will you charge an admission/participation fee (including vendors)? If yes, please specify how much per person/vendor. N/A

17) Will any charity, gratuity, or offers be solicited or accepted during the event? Circle Yes or No

18) Is this event a fundraiser? Circle Yes or No. If yes, what organization will be benefactor of event? What percentage of funds will they receive? _____

19) Will parking in the area of the event need to be restricted or prohibited? Circle Yes or No.



HISTORIC
FRANKLIN
TENNESSEE

- 20) Will any sound amplification equipment be used during the event? Circle Yes or No. If no, please skip to Question #22.
- 21) For what purpose will sound amplification be used (i.e. announcements, entertainment, etc.)?
N/A
- 22) What type of sound amplification will be provided (DJ, Band, etc.)? Please list all that apply.
N/A
- 23) During what time period is sound amplification requested? N/A
- 24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.). Centennial High School Band
- 25) Will any stages, amusement attractions, or amusement rides, including inflatables, be erected for the event? Circle Yes or No. If yes, Applicant must give specific details as to the location and type of games/activities, i.e. inflatables, Horseshoes, relay races, etc. along with the name of the company providing the stages and/or activities. Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured. ***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.
- 26) What, if any, vendors will be present at event? (i.e medical related, shirts, arts, etc.) **Please provide detailed list.** Use additional sheets.
- 27) Will food, beverages, or merchandise be sold or given away? Circle Yes or No. If yes, clean-up is required. Please provide name of clean-up provider, contact, and phone number of person on-site during event. See Question #28. _____
- 28) Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If clean-up is not done properly, the organization requesting the permit will be fined (See Attachment A). Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event.



- 1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
- 2) I/We do swear or affirm that all of the information given in this application is true and complete.
- 3) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with, and to submit a certificate of insurance prior to the event in an amount acceptable to the City Administrator.
- 4) I/We agree to provide a copy of this signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
- 5) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
- 6) I/We understand that granting of Special Event Permit does not imply granting of other permit that is separately required.
- 7) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
- 8) The City reserves the right to require one or more City of Franklin police officers or other emergency personnel be present at any and all events that occur within the city limits. Please budget for this request at a rate of \$30 per hour at a minimum of two (2) hours.

Return application to:

City Administrator's Office

City Hall

109 Third Ave South

Franklin, TN 37065

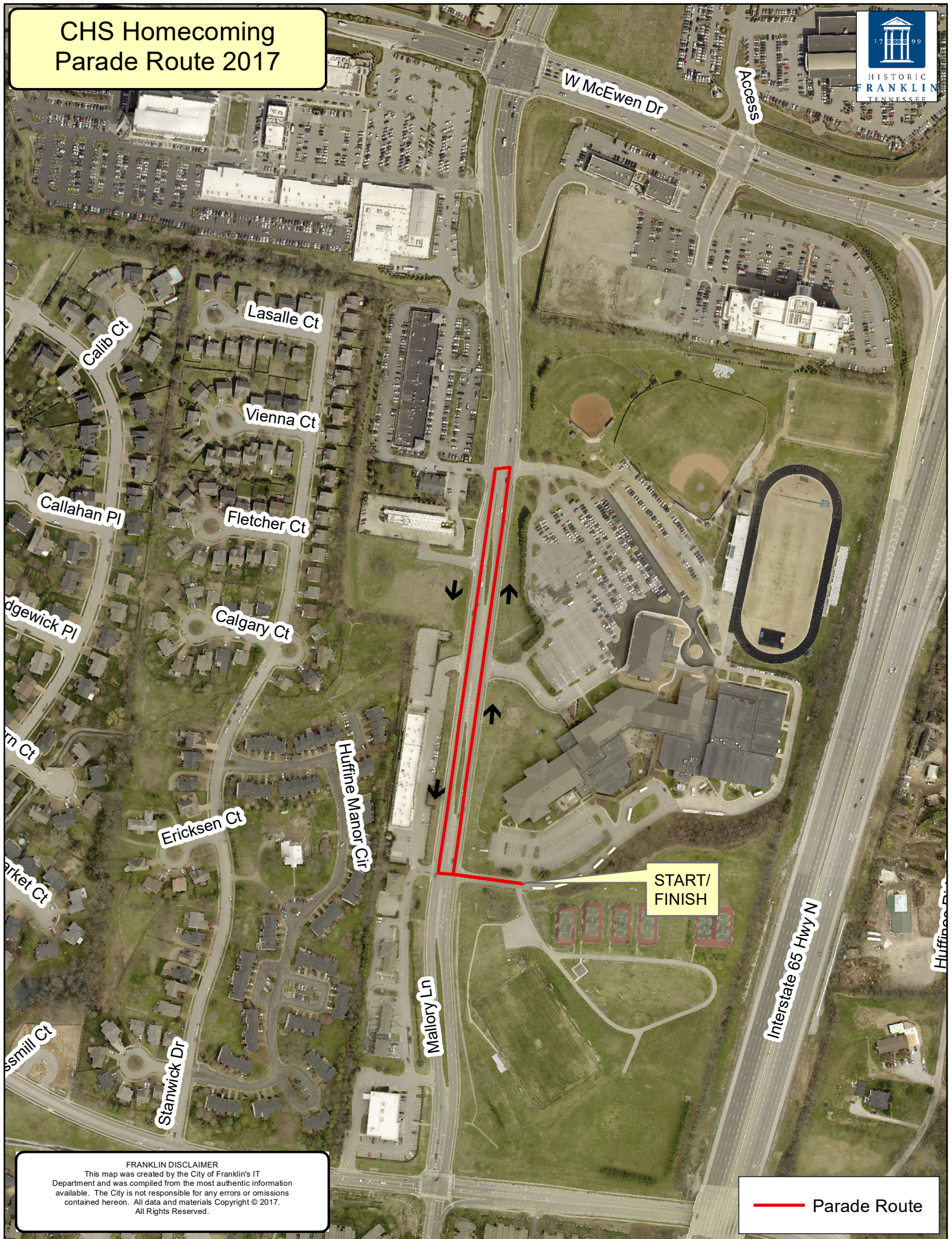
615-791-3217

615-790-0469 (FAX)

2017 Homecoming Parade Detailed Description of Event:

The Centennial Homecoming Parade will begin its procession out of the southernmost school parking lot entrance. The parade will turn right and will continue north on Mallory Ln. toward McEwen Dr. When the parade reaches the northern most entrance of the school across from Sonic and the strip mall it will make a U-turn and begin traveling southbound on Mallory Ln. toward Liberty Pk. Then the parade will turn again at the southernmost entrance of the school and head back into the southernmost parking lot. The event should take no longer than 30 minutes.

CHS Homecoming Parade Route 2017



FRANKLIN DISCLAIMER

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— Parade Route

Centennial High School Student Council

5050 Mallory Lane
Franklin Tennessee 37067

Chris Hames, Principal
Dr. Patrick Boyd, Assistant Principal
Fred Taylor, Assistant Principal
Javier Nunez, Assistant Principal
Jennifer Calvert, Assistant Principal

September 12, 2017

Dear Centennial Neighbor and Supporter:

On behalf of the Student Council and student body, we would like to invite you to be part of our Homecoming Festivities for the 2017 – 2018 school year. In preparation for the event, we wanted to make you aware of the closing of Mallory Lane for our annual Homecoming Parade.

The Homecoming Parade will take place at 1:55 PM on Thursday October 5, 2017. Mallory Lane will be closed from Northern- most entrance of Centennial High School to the Southern- most entrance of CHS for approximately forty-five minutes. The actual parade generally lasts 20 - 30 minutes however the police will be on site by approximately 1:50pm. Officers working the parade will let traffic in and out until the actual start of the parade. You may wish to advise your customers that if they are in the parking lot when the road is closed, they will not be permitted to leave in their cars until the parade has concluded and the road re-opens. We will make sure that the parade lineup is in place on time so that events move as quickly as possible. In the meantime, we invite you and your patrons to come out and enjoy our floats, spirit cars and marching band.

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

We appreciate your support of Centennial High School and hope to see you out and about during Spirit Week 2017. Thank you for all you do to encourage our students!

Sincerely,

Jenn Beasley and Shelley Stice
Centennial High School Student Council Advisors



N0003101

6110121150615

TENNESSEE DEPARTMENT OF REVENUE

SALES AND USE TAX
CERTIFICATE OF EXEMPTIONCENTENNIAL HIGH SCHOOL
5050 MALLORY LN
FRANKLIN TN 37067-1398

Effective Date: July 1, 2015

Exemption Number: 100282697

Expiration Date: June 30, 2019

5050 MALLORY LN
FRANKLIN TN 37067-1398

The Tennessee Department of Revenue has issued a tax-exemption number for the educational, religious, historical, or charitable non-profit organization or institution named above. State law (Tenn. Code Ann. § 67-6-322) gives the Department the authority to allow this organization to make tax-exempt purchases of goods and services that it will use, consume or give away. This authorization for exemption does not extend to sales tax that the organization must collect or pay on its regular sales of goods or taxable services.

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

The organization must furnish its suppliers of goods and services with a copy of this certificate. The lower portion of the certificate must be properly completed. The organization must retain the original certificate for copy purposes. The supplier will maintain a file copy as evidence of the exempt sale to the organization. Later purchases made before the expiration date do not require the submission of additional copies.

The organization must notify the Department immediately if it ceases to exist or if its location or mailing address changes.

Richard H. Roberts
Commissioner of Revenue

To Be Completed by the Organization

TO: Supplier's Name _____
Address _____
City _____ State _____ Zip _____

Tina M. Maynard as an authorized representative of the organization named above, affirm that the purchases made under this authority will be used and consumed by the organization or will be given away.

Under penalty of perjury, I affirm this to be a true and correct statement.

Print Name of Organization Centennial High SchoolPrint Name of Purchaser Tina M. MaynardSignature of Purchaser Tina M. MaynardDate 7-25-17



HISTORIC
FRANKLIN
TENNESSEE

CITY OF FRANKLIN EVENT PERMIT APPLICATION

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

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

Please check
all that apply:



street closure

☐ parade

☐ other special event



beer served (**separate permit required**)

Please supply the following information. For additional space, use separate sheets of paper and attach to the application.

1) Location requested (if Temporary Street Closure only, list major roads to be closed):

___ Aspen Grove Park

___ Liberty Park

___ Eastern Flank Battlefield Park

___ Fieldstone Farms

___ Pinkerton Park

4TH AVENUE SOUTH

___ Jim Warren Park

___ Harlinsdale Farm

Other: THE ALLEY NEXT TO 4TH AVENUE GARAGE

2) Name/purpose of event: CELEBRATION OF NATIONS

3) Date or dates of event: SATURDAY, OCTOBER 14TH, 2017

4) Time of Event: 10:00 A.M. - 8:00 P.M.

5) Time of Street Closure (if applicable): 6:00 A.M. - 11:00 P.M.

Set-Up Date/Time: 6 AM 10/14/2017 **Tear-down Date/Time:** 8 P.M. 10/14/2017

*Note: Two (2) hours will be added before set-up time and two hours (2) will be added after tear-down to allow time for clean-up. Event is responsible for payment of Franklin Police Officers during this time. Read Additional Requirements section for more information.

6) Name of Applicant and Organization Requesting Permit:

SISTER CITIES OF FRANKLIN & WILLIAMSON COUNTY

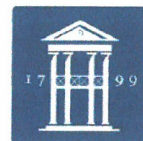
a) Address: P.O. BOX 977, FRANKLIN, TN 37065

b) Phone: ⁶¹⁵ 790-5815 **c) Cell:** 615-479-7751 **d) Fax:** 931-486-0136

e) E-mail address: TNBUGLE@AOL.COM

7) Person in charge on day of event: SCOTT DUCAJ

Cell: 615-479-7751 **E-mail address:** TNBUGLE@AOL.COM



HISTORIC
FRANKLIN
TENNESSEE

8) Name and Cell Number of at least two others available on day of event:

Name: MICEL WYATT Cell: 615-260-4563 E-mail address: MKENT@COMCAST.NET

Name: PAUL DEYO Cell: 615-758-5828 E-mail address: PABLO0953@GMAIL.COM

9) DETAILED description of event (use additional sheets):

(SEE INSERT)

10) **ENCLOSE A DETAILED MAP** of event site, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. **For large-scale events, map should be obtained from the City's GIS division.**

11) An estimated number of participants and an estimated number of attendees expected to attend during the course of the event:

500

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

13) Is your organization based in Williamson County? Circle Yes or No
(if no, please state where: _____)

14) Is your organization authorized to do business in Tennessee? Circle Yes or No

15) Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization? Circle Yes or No. If yes, please attach copy of IRS tax exemption letter providing proof of status.

16) Will you charge an admission/participation fee (including vendors)? If yes, please specify how much per person/vendor. FREE ADMISSION - 20 FOOD & CRAFT VENDORS \$150 EACH

17) Will any charity, gratuity, or offers be solicited or accepted during the event? Circle Yes or No

18) Is this event a fundraiser? Circle Yes or No. If yes, what organization will be benefactor of event? What percentage of funds will they receive? SISTER CITIES OF FRANKLIN & WILLIAMSON COUNTY - 100% AFTER EXPENSE'S

19) Will parking in the area of the event need to be restricted or prohibited? Circle Yes or No

(JUST ON THE CLOSED² STREET - 4TH AVE. SOUTH)

Revised February 2014



HISTORIC
FRANKLIN
TENNESSEE

20) Will any sound amplification equipment be used during the event? Circle Yes or No. If no, please skip to Question #22.

21) For what purpose will sound amplification be used (i.e. announcements, entertainment, etc.)?

ANNOUNCEMENTS + ENTERTAINMENT
THROUGHOUT THE DAY.

22) What type of sound amplification will be provided (DJ, Band, etc.)? Please list all that apply.

2 STAGES - MEDIUM SIZE SOUND

23) During what time period is sound amplification requested? 10:00 A.M. - 8:00 P.M.

24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.). INTERNATIONAL DANCING + BANDS.

BAND SIZE 1-8. NOTHING LARGE OR
TO LOUD.

25) Will any stages, amusement attractions, or amusement rides, including inflatables, be erected for the event? Circle Yes or No. If yes, Applicant must give specific details as to the location and type of games/activities, i.e. inflatables, Horseshoes, relay races, etc. along with the name of the company providing the stages and/or activities. **Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured.** ***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.

26) What, if any, vendors will be present at event? (i.e. medical related, shirts, arts, etc.) **Please provide detailed list.** Use additional sheets. 10 FOOD VENDORS
15 CRAFT VENDORS

27) Will food, beverages, or merchandise be sold or given away? Circle Yes or No. If yes, clean-up is required. Please provide name of clean-up provider, contact, and phone number of person on-site during event. See Question #28. SISTER CITIES OF FRANKLIN

SCOTT DUCAJ 615-479-7751

28) Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If clean-up is not done properly, the organization requesting the permit will be fined (See Attachment A). Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event.

- 29) ***NOTE:** Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*
- 30) Will you require a temporary water tap? Circle Yes or No. If yes, please list exact locations:
YES
THE FIRE HYDRANT ON 4TH AVENUE SOUTH PLEASE.
- 31) Will alcohol, beer, and/or wine be given away or sold? Circle Yes or No. If yes, a permit from the relevant board is required. *Please read Additional Requirements section of this application for more information.*
- 32) Will your event include tents or other temporary structures, propane use, or open flames? Circle yes or no. Events using tents of size 20 x 10 or larger require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*
- 33) Attach Good Neighbor Letter and Mailing List used. *Please read Additional Requirements section of this application for more information.*

TITLE VI OF THE 1964 CIVIL RIGHTS ACT

"No person in the United States shall, on the ground of race, color, or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance."

The City of Franklin does not discriminate based on race, color or national origin in federal or state sponsored programs, pursuant to Title VI of the Civil Rights Acts of 1964 (42 U.S.C. 2000d). For more information or to file a complaint against the City of Franklin under Title VI of the 1964 Civil Rights Act, contact the Title VI Coordinator:

Risk Manager
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064
615.791.3277

The City of Franklin is committed to providing reasonable access and accommodations upon request for people with disabilities. Please call the Risk Management Department at (615)791-3277 for specific requests.



HISTORIC
FRANKLIN
TENNESSEE

**PLEASE READ ATTACHMENTS BEFORE SIGNING
APPLICATION.**

- 1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
- 2) I/We do swear or affirm that all of the information given in this application is true and complete.
- 3) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with, and to submit a certificate of insurance prior to the event in an amount acceptable to the City Administrator.
- 4) I/We agree to provide a copy of this signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
- 5) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
- 6) I/We understand that granting of Special Event Permit does not imply granting of other permit that is separately required.
- 7) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
- 8) The City reserves the right to require one or more City of Franklin police officers or other emergency personnel be present at any and all events that occur within the city limits. Please budget for this request at a rate of \$30 per hour at a minimum of two (2) hours.

BY: [Signature] CON FESTIVAL DIRECTOR Date: 7/14/17
(Signature and title - must be officer of organization)

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

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

If you have questions concerning your request, please call 615-550-6606.

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



Department of the Treasury
Internal Revenue Service

P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248164862
May 29, 2009 LTR 4168C E0
94-3425537 000000 00 000
00016695
BODC: TE

SISTER CITIES OF FRANKLIN TENNESSEE
INC
109 THIRD AVE S
FRANKLIN TN 37064-2519

022442

Employer Identification Number: 94-3425537
Person to Contact: Miss Campbell
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your request of May 19, 2009, regarding your tax-exempt status.

Our records indicate that a determination letter was issued in September 2002, that recognized you as exempt from Federal income tax, and discloses that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records also indicate you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

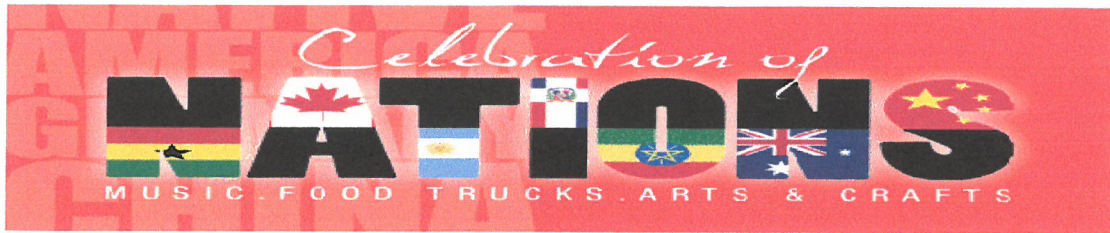
Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations I

2017



TN Events



in conjunction with the

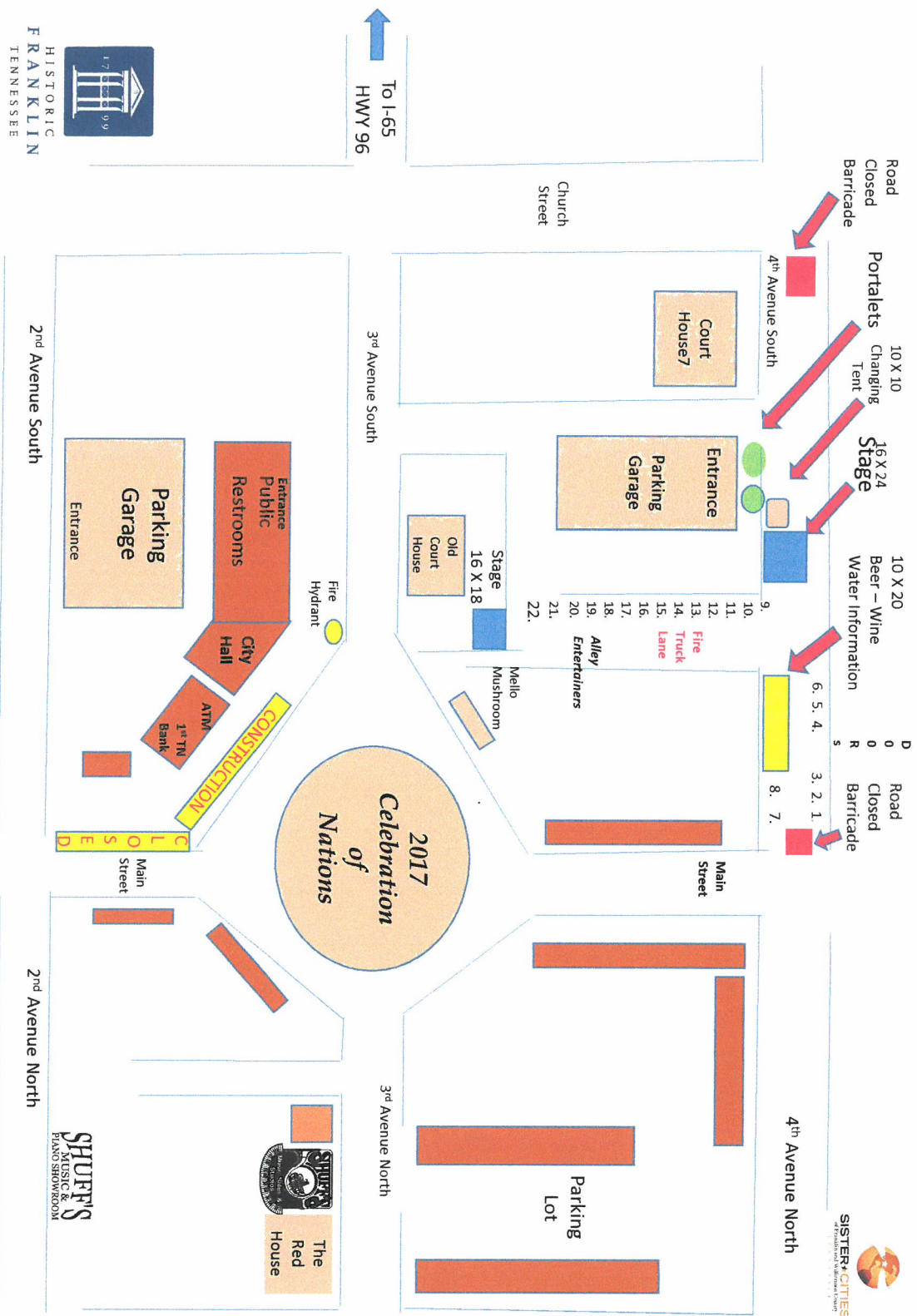
Sister Cities of Franklin and Williamson County

Present

***10th Annual Celebration of Nations
Festival***

in Downtown Historic Franklin, TN

Welcome to the “10th Annual Celebration of Nations”. This event is set for Saturday, October 14th, 2017. The Sister Cities' goal for the Celebration of Nations is to create a passion for global diversity and understanding of the interconnectedness of people through presenting the ethnic traditional arts, foods and sensory experiences of various immigrant cultures. The festival is a unique experience for citizens of the surrounding community to learn more about our neighbors both here and abroad. This event happens in Historic Downtown Franklin (4th Avenue South and the Alley) and includes 2 Stages, Beer Tasting, and multiple craft and food vendors.



Vendor Location

1. Ino's Pops
2. Delicias Columbiana
3. Sunshine Oasis
4. King Tut
5. Laovin' It!
6. Sugar Dragon Sweets
7. Las Fajitas Mexican Rest.
8. Crossroads of the Nations
9. Verna Lynn's Jewelry
10. Verna's Mexican Art
11. VFW
12. The Llama House
13. Williamson Medical
14. Zola with everything
15. WCCAC Pottery Demo
16. Unity Chiropractic
17. SGT & Rising Tide Apparel
18. Yarina Crafts
19. Isha Foundation
20. WCCAC Art Demo
21. C.G. House of Turquoise
22. Bows by Nicl

A. Marshall Family Foods, Inc.

FBI

Pat Service

100

100

100

100

100

100

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100

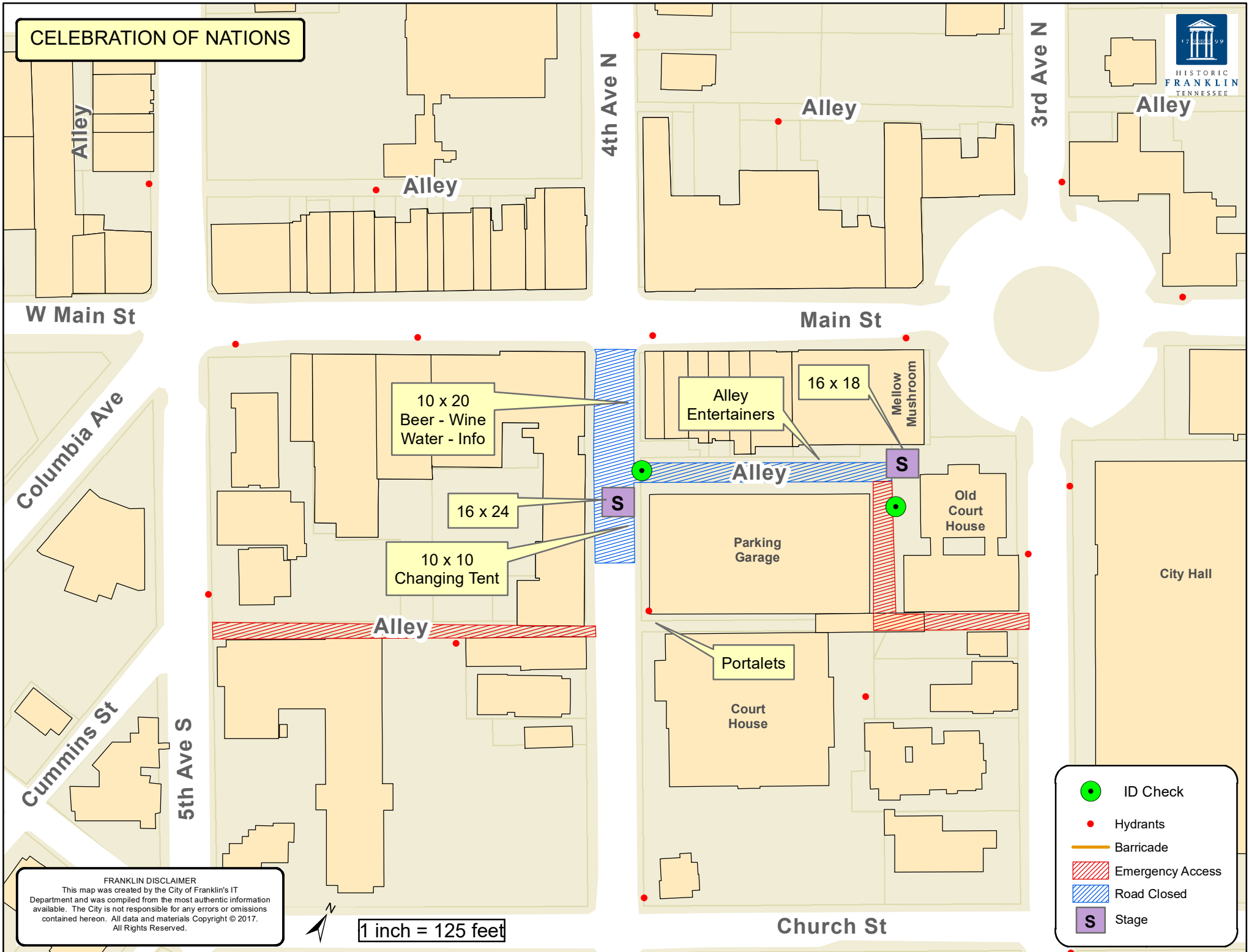


SITTES HARRISON LLC



TheEvents

CELEBRATION OF NATIONS



FRANKLIN DISCLAIMER
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Business and Location

WCCAC - 15 & 20

**Sister Cities of Franklin and Williamson
County - Alcohol Tent**

Zoila with Everything - 14

Verna Lynn's Jewelry - 9

Veras Innovations Mexican Art - 10

VFW - 11

Williamson Medical - 13

YARINA CRAFTS - 18

Unity Chiropractic - 16

**Sip Greentea Hawaii/RisingTide
Apparel - 17**

Isha Foundation Inc - 19

The llama House - 12

Padrinos Pops - 1

Delicias Columbiana - 2

Laovin it! - 5

Sunshine Oasis - 3

Sugar Dragon sweet - 6

Las Fajitas Mexican Restaurant - 7

**Crossroads of the Nations -Japanese,
Korean, Chinese Church - 8**

Papa Doo & Mama Dee - 4

Bows by Nici - 22



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/2/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Full Service Insurance Agency, Inc 903 Murfreesboro Rd. Franklin TN 37064		CONTACT NAME: Michele Marchiori PHONE (A/C, No, Ext): (615) 790-0990 FAX (A/C, No): (615) 791-4641 E-MAIL ADDRESS: mmarchiori@fullserviceins.com	
INSURED Sister Cities of Franklin, Inc P.O. Box 977 Franklin TN 37065		INSURER(S) AFFORDING COVERAGE INSURER A: Cincinnati Insurance Company NAIC # 10677 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 15/16 Master

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X	CAP5148741	3/12/2015	3/12/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Property damage-single limit \$
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below					PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Directors & Officers		BCP0007425	4/6/2015	4/6/2018	Each Occ/Aggregate Limit \$1,000,000 Deductible \$1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is additional insured as respects general liability the coverage provided for the Celebration of Nations on 10/10/15. Liquor Liability Coverage is included.

CERTIFICATE HOLDER**CANCELLATION**

City of Franklin, TN
PO Box 305
Franklin, TN 37065

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Paul Pratt, Jr./MM

OFFICE USE ONLY:

Permit No: _____



HISTORIC
FRANKLIN
TENNESSEE

CITY OF FRANKLIN EVENT PERMIT APPLICATION

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

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

Please check
all that apply:

☐ street closure

☐ parade

☒ other special event

☐ beer served (**separate permit required**)

Please supply the following information. For additional space, use separate sheets of paper and attach to the application.

1) Location requested (if Temporary Street Closure only, list major roads to be closed):

____ Aspen Grove Park

____ Liberty Park

____ Eastern Flank Battlefield Park

____ Fieldstone Farms

____ Pinkerton Park

____ Jim Warren Park

____ Harlinsdale Farm

Other: D1 SPORTS TRAINING FACILITY +
COOL SPRINGS MALL

2) Name/purpose of event: TURKEY TROT BOONEFITTING GRADEWORKS MINISTRIES

3) Date or dates of event: 11/23/17

4) Time of Event: 7am - 10:30 am

5) Time of Street Closure (if applicable): 8am - 10 am

Set-Up Date/Time: 11/23/17 6am

Tear-down Date/Time: 11/23/17 10 am

*Note: Two (2) hours will be added before set-up time and two hours (2) will be added after tear-down to allow time for clean-up. Event is responsible for payment of Franklin Police Officers during this time. Read Additional Requirements section for more information.

6) Name of Applicant and Organization Requesting Permit:

GRADEWORKS MINISTRIES

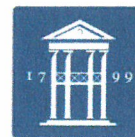
a) Address: 104 SOUTHWEST PEWY FRANKLIN, TN 37064

b) Phone: 615-794-9055 c) Cell: 615-425-6312 d) Fax: _____

e) E-mail address: kkfgunn@gmail.com

7) Person in charge on day of event: KARLINA FLORES

Cell: 615-425-6312 E-mail address: kkfgunn@gmail.com



HISTORIC
FRANKLIN
TENNESSEE

- 8) Name and Cell Number of at least two others available on day of event:

Name: JEFF FURVA Cell: 615-210-1374 E-mail address: jfuqua@graceworksministries.net

Name: BRIM MYERS Cell: 615-598-2337 E-mail address: bmyers@graceworksministries.net

- 9) DETAILED description of event (use additional sheets):

5K RUN/WALK 1K KIDS RUN AROUND COOL SPRINGS
GALLERIA ON THANKSGIVING MORNING.

- 10) **ENCLOSE A DETAILED MAP** of event site, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. *For large-scale events, map should be obtained from the City's GIS division.*

- 11) An estimated number of participants and an estimated number of attendees expected to attend during the course of the event:

3000 PARTICIPANTS / 2500 ONLOOKERS

- 12) Please **attach a list** containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of organization and/or committee. BOARD OF DIRECTORS / STAFF LEADERSHIP

- 13) Is your organization based in Williamson County? Circle Yes or No
(if no, please state where: _____)

- 14) Is your organization authorized to do business in Tennessee? Circle Yes or No

- 15) Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization? Circle Yes or No. If yes, please attach copy of IRS tax exemption letter providing proof of status.

- 16) Will you charge an admission/participation fee (including vendors)? If yes, please specify how much per person/vendor. \$30 per runner on average (adult)
\$15 per child runner on average

- 17) Will any charity, gratuity, or offers be solicited or accepted during the event? Circle Yes or No

- 18) Is this event a fundraiser? Circle Yes or No. If yes, what organization will be benefactor of event? What percentage of funds will they receive? 100% GRACEWORKS MINISTRIES

- 19) Will parking in the area of the event need to be restricted or prohibited? Circle Yes or No



N0003101

6066760150615

TENNESSEE DEPARTMENT OF REVENUE

SALES AND USE TAX
CERTIFICATE OF EXEMPTION

GRACEWORKS MINISTRIES, INC.
ATTN: CHERYL A. KING
104 SE PARKWAY STE 104
FRANKLIN TN 37064-3970

Effective Date: July 1, 2015
Exemption Number: 780225043
Expiration Date: June 30, 2019

104 SE PARKWAY
FRANKLIN TN 37064-3926

The Tennessee Department of Revenue has issued a tax-exemption number for the educational, religious, historical, or charitable non-profit organization or institution named above. State law (Tenn. Code Ann. § 67-6-322) gives the Department the authority to allow this organization to make tax-exempt purchases of goods and services that it will use, consume or give away. This authorization for exemption does not extend to sales tax that the organization must collect or pay on its regular sales of goods or taxable services.

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

The organization must furnish its suppliers of goods and services with a copy of this certificate. The lower portion of the certificate must be properly completed. The organization must retain the original certificate for copy purposes. The supplier will maintain a file copy as evidence of the exempt sale to the organization. Later purchases made before the expiration date do not require the submission of additional copies.

The organization must notify the Department immediately if it ceases to exist or if its location or mailing address changes.

Richard H. Roberts
Commissioner of Revenue

To Be Completed by the Organization

TO: Supplier's Name _____

Address _____

City _____ State _____ Zip _____

I, _____, as an authorized representative of the organization named above, affirm that the purchases made under this authority will be used and consumed by the organization or will be given away.

Under penalty of perjury, I affirm this to be a true and correct statement.

Print Name of Organization _____

Print Name of Purchaser _____

Signature of Purchaser _____ Date _____



HISTORIC
FRANKLIN
TENNESSEE

- 20) Will any sound amplification equipment be used during the event? Circle Yes or No. If no, please skip to Question #22. INSIDE D1 ONLY.
- 21) For what purpose will sound amplification be used (i.e. announcements, entertainment, etc.)?
ANNOUNCEMENTS
- 22) What type of sound amplification will be provided (DJ, Band, etc.)? Please list all that apply.
INTERIOR SOUND EQUIPMENT
- 23) During what time period is sound amplification requested? 8AM - 10AM
- 24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.). N/A
- 25) Will any stages, amusement attractions, or amusement rides, including inflatables, be erected for the event? Circle Yes or No. If yes, Applicant must give specific details as to the location and type of games/activities, i.e. inflatables, Horseshoes, relay races, etc. along with the name of the company providing the stages and/or activities. Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured. ***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.
- 26) What, if any, vendors will be present at event? (i.e. medical related, shirts, arts, etc.) Please provide detailed list. Use additional sheets. N/A
- 27) Will food, beverages, or merchandise be sold or given away? Circle Yes or No. If yes, clean-up is required. Please provide name of clean-up provider, contact, and phone number of person on-site during event. See Question #28.

- GARBERDAKES MINISTRIES VOLUNTEERS + D1 DUMPSTERS
- 28) Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If clean-up is not done properly, the organization requesting the permit will be fined (See Attachment A). Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event.

- 29) **NOTE:* Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*
- 30) Will you require a temporary water tap? Circle Yes or No. If yes, please list exact locations:

- 31) Will alcohol, beer, and/or wine be given away or sold? Circle Yes or No. If yes, a permit from the relevant board is required. *Please read Additional Requirements section of this application for more information.*
- 32) Will your event include tents or other temporary structures, propane use, or open flames? Circle yes or no. Events using tents of size 20 x 10 or larger require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*
- 33) Attach Good Neighbor Letter and Mailing List used. *Please read Additional Requirements section of this application for more information.* N/A - NOTIFICATION TO AFFECTED SHOPS SENT THROUGH TENTOUT MAIL BY COOL SPRINGS GALLERIA.

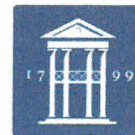
TITLE VI OF THE 1964 CIVIL RIGHTS ACT

"No person in the United States shall, on the ground of race, color, or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance."

The City of Franklin does not discriminate based on race, color or national origin in federal or state sponsored programs, pursuant to Title VI of the Civil Rights Acts of 1964 (42 U.S.C. 2000d). For more information or to file a complaint against the City of Franklin under Title VI of the 1964 Civil Rights Act, contact the Title VI Coordinator:

Risk Manager
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064
615.791.3277

The City of Franklin is committed to providing reasonable access and accommodations upon request for people with disabilities. Please call the Risk Management Department at (615)791-3277 for specific requests.



HISTORIC
FRANKLIN
TENNESSEE

**PLEASE READ ATTACHMENTS BEFORE SIGNING
APPLICATION.**

- 1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
- 2) I/We do swear or affirm that all of the information given in this application is true and complete.
- 3) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with, and to submit a certificate of insurance prior to the event in an amount acceptable to the City Administrator.
- 4) I/We agree to provide a copy of this signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
- 5) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
- 6) I/We understand that granting of Special Event Permit does not imply granting of other permit that is separately required.
- 7) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
- 8) The City reserves the right to require one or more City of Franklin police officers or other emergency personnel be present at any and all events that occur within the city limits. Please budget for this request at a rate of \$30 per hour at a minimum of two (2) hours.

BY: [Signature] Date: 7/14/17
(Signature and title must be officer of organization)

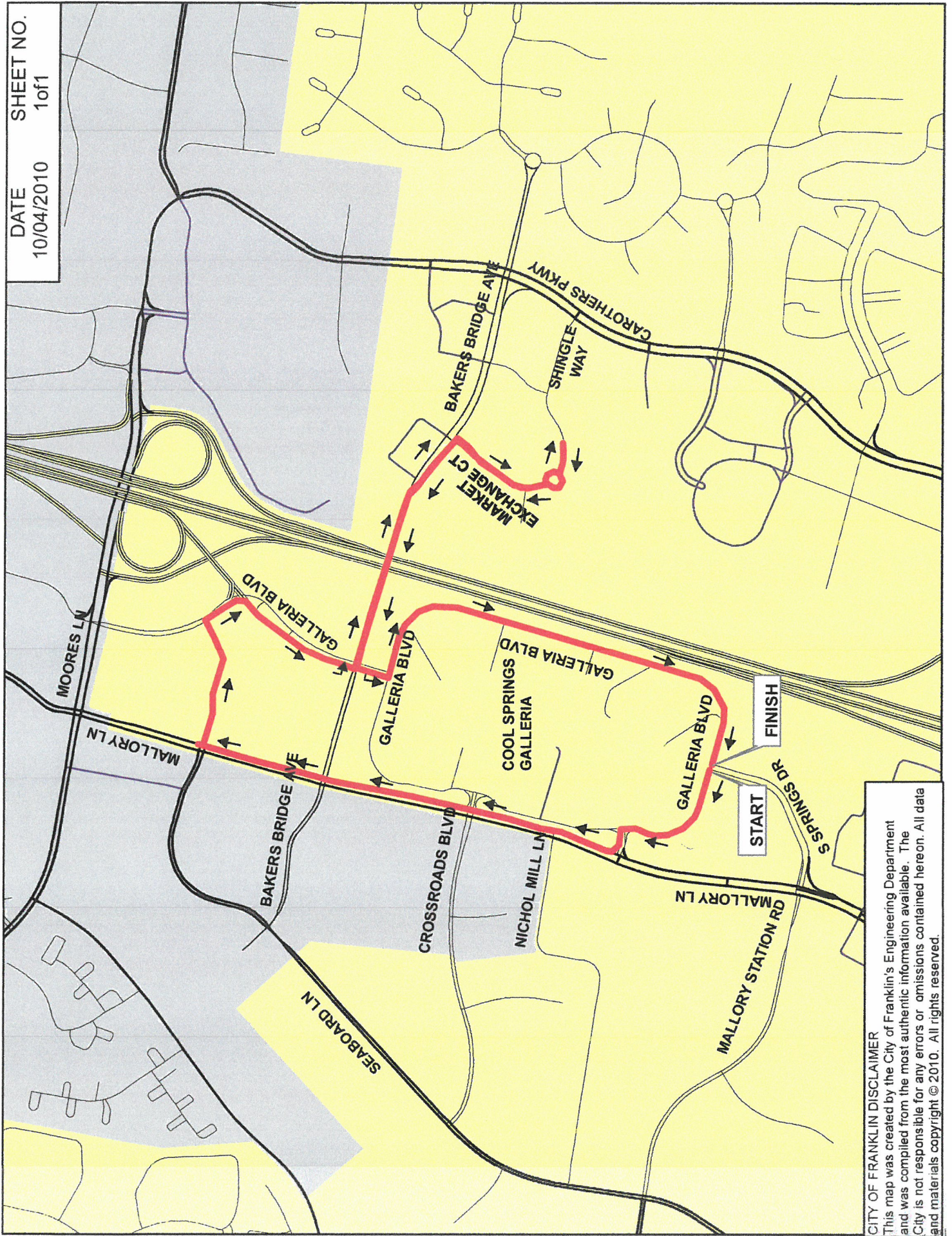
Approved by the Board of Mayor and Aldermen on _____, 20__.

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

If you have questions concerning your request, please call 615-550-6606.

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



CITY OF FRANKLIN DISCLAIMER
This map was created by the City of Franklin's Engineering Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials copyright © 2010. All rights reserved.

TURKEY TROT 5K



Legend

- Barricade
- 5K Route
- Road Closure
- City Limits

FRANKLIN DISCLAIMER

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South Springs Dr will be closed for the Turkey Trot Kid's Run at 9:30am.

OFFICE USE ONLY:

Permit No:
_____HISTORIC
FRANKLIN
TENNESSEE**CITY OF FRANKLIN
EVENT PERMIT APPLICATION**

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

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

Please check
all that apply:☒ street closure☐ parade☒ other special event☐ beer served (*separate permit required*)

Please supply the following information. For additional space, use separate sheets of paper and attach to the application.

1) Location requested (if Temporary Street Closure only, list major roads to be closed):

_____ Aspen Grove Park

_____ Liberty Park

_____ Eastern Flank Battlefield Park

_____ Fieldstone Farms

_____ Pinkerton Park

_____ Jim Warren Park

_____ Harlinsdale Farm

Other: Downtown Square**2) Name/purpose of event:**Franklin Jingle Bell Run**3) Date or dates of event:**December 2, 2017**4) Time of Event:**7am - 10am**5) Time of Street Closure (if applicable):**8am - 9amSet-Up Date/Time: 12/2 4-7amTear-down Date/Time: 12/2 9:30-10am

*Note: Two (2) hours will be added before set-up time and two hours (2) will be added after tear-down to allow time for clean-up. Event is responsible for payment of Franklin Police Officers during this time. Read Additional Requirements section for more information.

6) Name of Applicant and Organization Requesting Permit:Arthritis Foundation - Taylor Morrison / Katie Johnsona) Address: 209 10th Avenue South, Suite 123, Nashville, TN 37203b) Phone: (615) 806-8541 c) Cell: _____ d) Fax: _____e) E-mail address: kjohnson@arthritis.org**7) Person in charge on day of event:**Taylor MorrisonCell: (615) 924-2256E-mail address: cmorrison@arthritis.org



HISTORIC
FRANKLIN
TENNESSEE

8) Name and Cell Number of at least two others available on day of event:

Name: Katie Johnson Cell: (415) 417-8001 E-mail address: kjohnson@arthritis.org

Name: Lauren McAllister Cell: (865) 363-9779 E-mail address: lmcallister@arthritis.org

9) DETAILED description of event (use additional sheets):

5K chip timed run w/ 1 mile walk (on sidewalk)
stage set up in outer lane of circle
start/finish located @ W. Main St. & Square (Mellow Mushroom)

10) **ENCLOSE A DETAILED MAP** of event site, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. **For large-scale events, map should be obtained from the City's GIS division.**

11) An estimated number of participants and an estimated number of attendees expected to attend during the course of the event:

1000 - 1500

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

13) Is your organization based in Williamson County? Circle Yes or No
 (if no, please state where: Dandson)

14) Is your organization authorized to do business in Tennessee? Circle Yes or No

15) Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization? Circle Yes or No. If yes, please attach copy of IRS tax exemption letter providing proof of status.

16) Will you charge an admission/participation fee (including vendors)? If yes, please specify how much per person/vendor. \$35/person \$500/vendor

17) Will any charity, gratuity, or offers be solicited or accepted during the event? Circle Yes or No.

18) Is this event a fundraiser? Circle Yes or No. If yes, what organization will be benefactor of event? What percentage of funds will they receive? Arthritis Foundation

19) Will parking in the area of the event need to be restricted or prohibited? Circle Yes or No.



HISTORIC
FRANKLIN
TENNESSEE

- 20) Will any sound amplification equipment be used during the event? Circle Yes or No. If no, please skip to Question #22.
- 21) For what purpose will sound amplification be used (i.e. announcements, entertainment, etc.)?
Announcements and entertainment.
- 22) What type of sound amplification will be provided (DJ, Band, etc.)? Please list all that apply.
DJ, speakers, amplifiers, mixing board
- 23) During what time period is sound amplification requested? 7am - 9am
- 24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.). Christmas music, radio personalities
emcee
- 25) Will any stages, amusement attractions, or amusement rides, including inflatables, be erected for the event? Circle Yes or No. *stage only* If yes, Applicant must give specific details as to the location and type of games/activities, i.e. inflatables, Horseshoes, relay races, etc. along with the name of the company providing the stages and/or activities. **Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured.** ***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.
- 26) What, if any, vendors will be present at event? (i.e medical related, shirts, arts, etc.) **Please provide detailed list.** Use additional sheets. TBD.
- 27) Will food, beverages, or merchandise be sold or given away? Circle Yes or No. If yes, clean-up is required. Please provide name of clean-up provider, contact, and phone number of person on-site during event. See Question #28. staff & volunteers will cleanup
(snacks & waters for runners)
- 28) Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If clean-up is not done properly, the organization requesting the permit will be fined (See Attachment A). Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event.



- 29) ***NOTE:** Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*
- 30) Will you require a temporary water tap? Circle Yes or No. If yes, please list exact locations:

- 31) Will alcohol, beer, and/or wine be given away or sold? Circle Yes or No. If yes, a permit from the relevant board is required. *Please read Additional Requirements section of this application for more information.*
- 32) yes Will your event include tents or other temporary structures, propane use, or open flames? Circle yes or no. Events using tents of size 20 x 10 or larger require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*
- 33) Attach Good Neighbor Letter and Mailing List used. *Please read Additional Requirements section of this application for more information.*

TITLE VI OF THE 1964 CIVIL RIGHTS ACT

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Risk Manager
 City of Franklin
 109 Third Avenue South
 Franklin, Tennessee 37064
 615.791.3277

The City of Franklin is committed to providing reasonable access and accommodations upon request for people with disabilities. Please call the Risk Management Department at (615)791-3277 for specific requests.

- 1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
- 2) I/We do swear or affirm that all of the information given in this application is true and complete.
- 3) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with, and to submit a certificate of insurance prior to the event in an amount acceptable to the City Administrator.
- 4) I/We agree to provide a copy of this signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
- 5) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
- 6) I/We understand that granting of Special Event Permit does not imply granting of other permit that is separately required.
- 7) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
- 8) The City reserves the right to require one or more City of Franklin police officers or other emergency personnel be present at any and all events that occur within the city limits. Please budget for this request at a rate of \$30 per hour at a minimum of two (2) hours.

Return application to:

City Administrator's Office
City Hall
109 Third Ave South
Franklin, TN 37065
615-791-3217
615-790-0469 (FAX)

Monique,

In this email, you will find **the information we discussed about moving the timeframe of the Jingle Bell Run on December 2nd**. Please take the time to read it and reach out to Taylor Morrison at cmorrison@arthrititis.org with any questions/concerns.

EVENT DETAILS

Details:

7:00 am – Day of event registration & packet pickup open

8:00 am – 5K Run starts (insert additional times if you have other race waves, etc.)

9:30 am – Streets cleared.

Route



JINGLE BELL RUN



Start/
Finish

Water Stop

1K

5K

Harpeth River

Parks

FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2017. All Rights Reserved.



City of Franklin

Special Event Permit Application

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

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

Please list all that apply:

- Festival/Fair

- Name/purpose of event:** The Heritage Foundations 33rd Annual Dickens of a Christmas
- Location Requested:** (if Temporary Street Closure, list major roads to be closed):
1st Avenue to 5th Avenue, 4th Avenue from Bridge St., to Church St., 3rd Avenue from Bridge St. to Church St., 2nd Avenue from Bridge Street to Church Street.
- Date or dates of event:** 12/09/2017, 12/10/2017
- Start/End Times of Event:** Saturday 12/9/2017: 10am - 9pm and Sunday 12/10/2017: 11am - 5pm
What date/time will set-up begin? 12/08/2017 04:00:00 AM
What date/time will tear-down be complete? 12/10/2017 07:00:00 PM
**Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
- Time of Street Closure** (if applicable): Friday, 12/8/2017 close 4th Avenue at 5am and close Public Square, where stage is going at 5am. Close Main Street and Public Square to traffic at 8pm on 12/8/2017. We would love for "no parking after 5pm" signs to go up the morning of 12/8/2017 if possible.
- An estimated number expected to attend during the course of the event:**
Spectators/Attendees: 90,000 Event Staff/Volunteers: 150 Total: 90,150
- Name of applicant and Organization Requesting Permit:**
Teryl OConnor - Heritage Foundation of Franklin and Williamson County
a) Address: 134 2nd Ave
Franklin, TN 37065
b) Phone: 6155918500 **c) Cell:** **d) Fax:**
e) E-mail address: toconnor@historicfranklin.com
- DETAILED description of event** (use additional sheets):
The Heritage Foundation's 33rd Annual Dickens of a Christmas will be a free street festival featuring over 100 dressed up Victorian characters, carolers, 100+ arts and crafts vendors, dozens of food vendors and three music areas (one stage on square, 2 platforms; 1 at 4th and Main and the other by Landmark Booksellers parking lot). This year we are bringing an Ice Skating rink (FD Approved) to the Public Square by City Hall with Demonstrators demonstrating their crafts on the inner circle leaving a photo op in front of the City Christmas Tree.

9. **ENCLOSE A DETAILED MAP** of event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. **For large-scale events, map should be obtained from the City's GIS division**

Please detail any restricted parking areas on the event map.

Event Map:

10. **Person in charge on day of event:** Teryl OConnor
Cell: 615/525-3101 **E-mail address:** toconnor@historicfranklin.com
11. **Name and Cell Number of at least two others available on day of event:**
Name: Cindy Brown **Cell:** 615/210-4732 **E-mail address:** cbrown@historicfranklin.com
Name: Linda Childs **Cell:** 615/678-2171 **E-mail address:** lchilds@historicfranklin.com

12.

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

Administrative Contact List:

13. **Where is your organization based?** Williamson County
14. **Is your organization authorized to do business in Tennessee?** Yes
15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
IRS tax exemption letter:
16. **Will you charge an admission fee?** No
Average admission fee:
17. **Will you charge a vendor participation fee?** Yes
Average vendor participation fee? 275-2000
18. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**
19. **Will any charity, gratuity, or offers be solicited or accepted during the event?** No
20. **Is this event a fundraiser?** Yes
What organization will be the benefactor of event? The Heritage Foundation of Franklin and Williamson County
What percentage of funds will they receive? 100
21. **Will parking in the area of the event need to be restricted or prohibited?** Yes
22. **Will any sound amplification equipment be used during the event?** Yes

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

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

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

Insurance Certificate:

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list.**
25. **Will food, beverages, or merchandise be sold or given away?** Yes
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
Clean Up Plan and Provider:
26. Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE:* Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*
27. **Will you require a temporary water tap?** Yes
If yes, please list exact locations: At the corner of 4th and Main; 3rd Avenue South by City Hall
28. **Will alcohol, beer, and/or wine be given away or sold?** Yes
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.
29. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*
30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter:
Good Neighbor Letter Mailing List:



Rules and Regulations

Please Read All Attachments Before Signing Application.

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

By: _____ Date: _____
(Signature and title – must be officer of organization)

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

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

Return application to:

City Administrator's Office
City Hall
109 Third Ave South
Franklin, TN 37065
615-791-3217
615-790-0469 (FAX)

EventThe Heritage Foundations 33rd
Name:Annual Dickens of a Christmas



FORM 1

Signature: _____

Buildings, Structures, & Power Sources

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

- Any site-built platforms (stages) and/or bleachers

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

All Permit applications are subject to permit fees.

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



Signature: _____

Sound Amplification

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

Applicant/Organization: Teryl OConnor - Heritage Foundation of Franklin and Williamson County

Event Name: The Heritage Foundations 33rd Annual Dickens of a Christmas

Event Date(s): 12/09/2017, 12/10/2017

1. **Time amplification equipment will be used:** From: 09:00:00 AM To: 08:00:00 PM
2. **Exact locations sound amplification equipment will be used** (*i.e. stage located on Second Avenue*). *Provide map/layout if necessary.:*

The platform at 4th and Main Street, the platform at Landmark Booksellers and the Stage on the Public Square. The closing band ends Saturday, Dec. 9 at 5pm, we will play light Christmas music on the square until 9pm while the ice skating is open.

Sound Amplification Map:

3. **For what purpose will sound amplification be used?** *Please list all that apply:*
 - Announcements/Speeches
 - Band/Singers
4. **Type of Amplifier:**
 - Fixed

5.

Number of Amplifiers: 2	Number of Speakers: 6	Number of Performers: 50
--------------------------------	------------------------------	---------------------------------

6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**

Name: Cindy Brown

Cell: 615/210-4732

E-Mail: cbrown@historicfranklin.com

Name: Teryl OConnor

Cell: 615/525-3101

E-Mail: toconnor@historicfranklin.com

Authorized Signature: Teryl OConnor

Date: 07/18/2017

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

DICKENS OF A CHRISTMAS



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DOWNTOWN FRANKLIN

Dickens 2017

New Hwy 96 W

Bridge St

4th Ave N

3rd Ave N

2nd Ave N

1st Ave N

W Main St

Main St

E Main St

Columbia Ave

Cummins St

5th Ave S

4th Ave S

3rd Ave S

2nd Ave S

1st Ave S

Church St

Emily Ct

FRANKLIN DISCLAIMER
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City of Franklin

Special Event Permit Application

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

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

Please list all that apply:

- 50th Anniversary Celebration

- Name/purpose of event:** The Heritage Foundations 50th Anniversary Celebration
- Location Requested:** (if Temporary Street Closure, list major roads to be closed):
1st choice is to close Main Street between 4th Avenue and 5th Avenue
2nd choice is to close 4th Avenue South between Main Street and Parking Garage (same as festivals)
- Date or dates of event:** 11/12/2017
- Start/End Times of Event:** Event starts at 3pm and ends at 9pm

What date/time will set-up begin? 11/12/2017 04:00:00 AM

What date/time will tear-down be complete? 11/12/2017 09:00:00 PM

**Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*

- Time of Street Closure** (if applicable): We would like the streets closed at 5:00am as we will be setting up a tent along with cocktail tables, chairs, tables and bar
- An estimated number expected to attend during the course of the event:**
Spectators/Attendees: 600 Event Staff/Volunteers:30 Total:630
- Name of applicant and Organization Requesting Permit:**
Teryl OConnor - Heritage Foundation of Franklin and Williamson County
 - Address:** 134 2nd Ave
Franklin, TN 37065
 - Phone:** 6155918500
 - Cell:**
 - Fax:**
 - E-mail address:** toconnor@historicfranklin.com

- DETAILED description of event** (use additional sheets):

The Heritage Foundation is celebrating it's 50th Anniversary. We will be having the first group of 300 start at the tent for cocktails and appetizers then move to the Franklin Theatre for a presentation. While the presentation is going the second group of 300 will start their cocktails and appetizers then go to the Theatre once the first program has ended. The rental company will strike once the second group is in the theatre.

9. **ENCLOSE A DETAILED MAP** of event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. **For large-scale events, map should be obtained from the Citys GIS division**

Please detail any restricted parking areas on the event map.

Event Map:

10. **Person in charge on day of event:** Teryl OConnor
Cell: 615/525-3101 **E-mail address:** toconnor@historicfranklin.com
11. **Name and Cell Number of at least two others available on day of event:**
Name: Cindy Brown **Cell:** 615/210-4732 **E-mail address:** cbrown@historicfranklin.com
Name: Linda Childs **Cell:** 615/678-2171 **E-mail address:** lchilds@historicfranklin.com

12.

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

Administrative Contact List:

13. **Where is your organization based?** Williamson County
14. **Is your organization authorized to do business in Tennessee?** Yes
15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
IRS tax exemption letter:
16. **Will you charge an admission fee?** Yes
Average admission fee: 50
17. **Will you charge a vendor participation fee?** No
Average vendor participation fee?
18. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**
19. **Will any charity, gratuity, or offers be solicited or accepted during the event?** No
20. **Is this event a fundraiser?** Yes
What organization will be the benefactor of event? The Heritage Foundation of Franklin and Williamson County
What percentage of funds will they receive? 100
21. **Will parking in the area of the event need to be restricted or prohibited?** No
22. **Will any sound amplification equipment be used during the event?** No

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

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

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

Insurance Certificate:

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list.** Caterer, rental company
25. **Will food, beverages, or merchandise be sold or given away?** Yes
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
Clean Up Plan and Provider:
26. Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE:* Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*
27. **Will you require a temporary water tap?** No
If yes, please list exact locations:
28. **Will alcohol, beer, and/or wine be given away or sold?** Yes
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.
29. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*
30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter:
Good Nieghbor Letter Mailing List:



Rules and Regulations

Please Read All Attachments Before Signing Application.

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

By: _____ Date: _____
(Signature and title – must be officer of organization)

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

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

Return application to:

City Administrator's Office
City Hall
109 Third Ave South
Franklin, TN 37065
615-791-3217
615-790-0469 (FAX)

Event Name: The Heritage Foundations 50th Anniversary Celebration



FORM 1

Signature: _____

Buildings, Structures, & Power Sources

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

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

All Permit applications are subject to permit fees.

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

EventThe Heritage Foundations
Name:50th Anniversary
Celebration



FORM 1

Signature: _____

Sound Amplification

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

Applicant/Organization: Teryl OConnor - Heritage Foundation of Franklin and Williamson County

Event Name: The Heritage Foundations 50th Anniversary Celebration

Event Date(s): 11/12/2017

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

Sound Amplification Map:

3. **For what purpose will sound amplification be used?** Please list all that apply:
4. **Type of Amplifier:**

5.

Number of Amplifiers:	Number of Speakers:	Number of Performers:
------------------------------	----------------------------	------------------------------
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**

Name:	Cell:	E-Mail:
Name:	Cell:	E-Mail:

Authorized Signature: Teryl OConnor

Date: 07/20/2017

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

DOWNTOWN FRANKLIN

50th Anniversary

New Hwy 96 W

Bridge St

4th Ave N

3rd Ave N

2nd Ave N

1st Ave N

W Main St

Fair St

Alley

Alley

Alley

Alley

Main St

E Main St

Columbia Ave

Cummins St

5th Ave S

Alley

Alley

Church St

2nd Ave S

1st Ave S

Emily Ct

1st choice

2nd choice

tent

tent

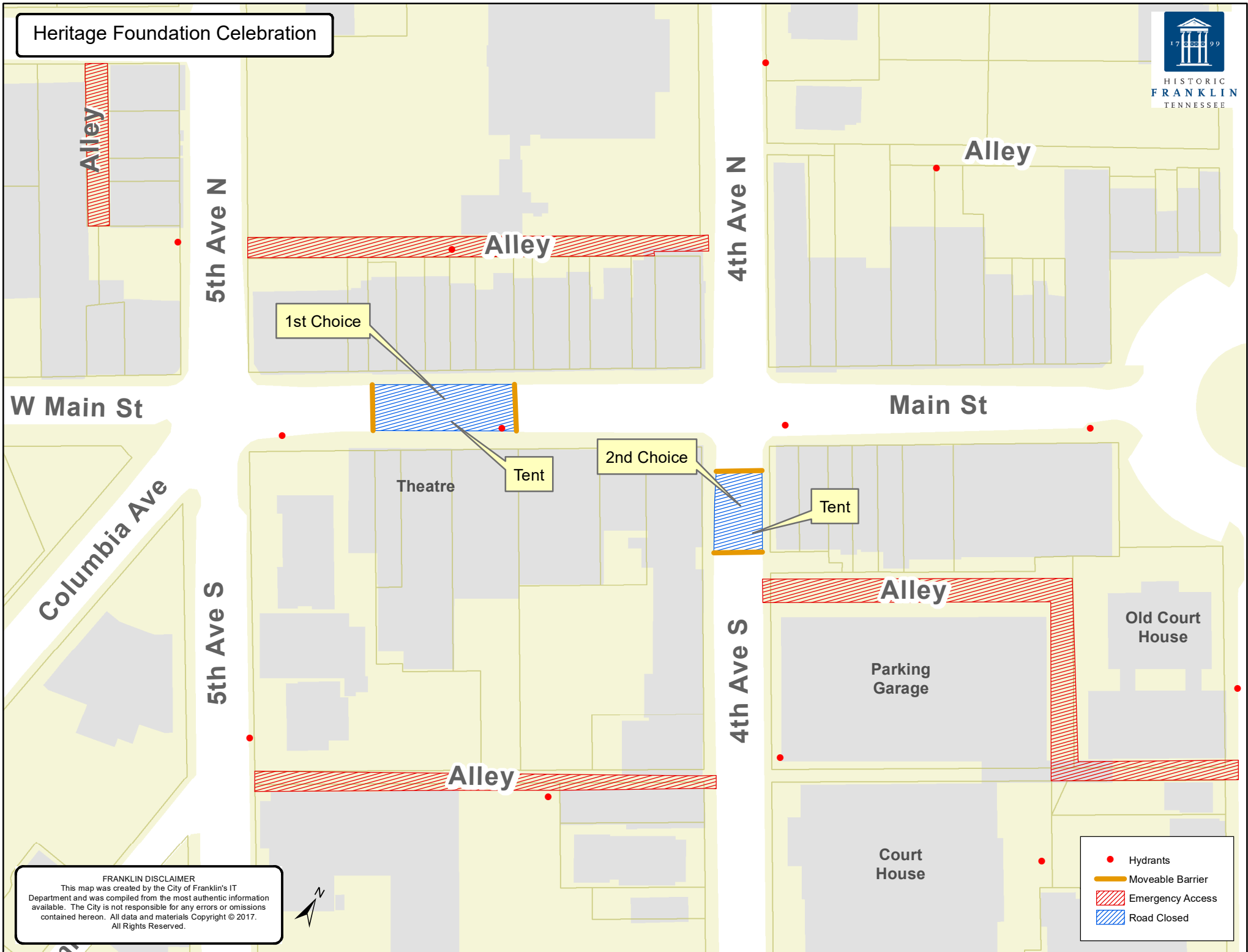
4th Ave S

3rd Ave S

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Heritage Foundation Celebration



FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2017. All Rights Reserved.



HISTORIC
FRANKLIN
TENNESSEE

RETAILER'S CERTIFICATE
- RENEWAL -

Pursuant to T.C.A. §57-3-208, the City of Franklin hereby certifies the following facts concerning applicant in the name of Happy Ours, owned by the managing agent, Nicole Barclay, who has made application for a retailer's license to handle alcoholic beverages at 327 Independence Square, which is within the corporate limits of the City of Franklin, Williamson County, Tennessee:

1. The owner who is to be in actual charge of the business has not been convicted of any violation of the laws against possession, sale, manufacture, or transportation of beer or other alcoholic beverages, or of any felony, or of any crime involving moral turpitude, within the past ten (10) years immediately preceding the date of application, and will not violate any of the provisions of Tennessee Code Annotated, Title 57, Chapter 3;
2. The applicant has secured a location for the business which complies with all restrictions of local law, ordinances, or resolutions, duly adopted by the local authorities as to location.
3. The applicant (by and through one or more of its owners) meets all residency requirements established by local authority under Franklin Municipal Code Section 2-108A.
4. The applicant has complied with local laws, ordinances, and resolutions duly adopted by the local authority regulating the number of retail licenses to be issued within the jurisdiction.

This the 26TH Day of September, 2017.

Dr. Ken Moore
Mayor



HISTORIC
FRANKLIN
TENNESSEE

**RETAILER'S CERTIFICATE
[RENEWAL]**

Pursuant to T.C.A. §57-3-208, the City of Franklin hereby certifies the following facts concerning applicant in the name of Surati Retail Investments 3, LLC, owned jointly by the managing agent, Vrushank Ramesh Surati and Hemel Ramesh Surati, Dharmesh Rasik Surati, Vikash Rasik Surati, Timir Yesvant Surati, Ashesh Arvind Patel, and Wyatt J. England,, who have made application for a retailer's license to handle alcoholic beverages at 103 International Drive, Suite 100, (*Carothers Wine & Spirits*) which is within the corporate limits of the City of Franklin, Williamson County, Tennessee:

1. The owner who are to be in actual charge of the business have not been convicted of any violation of the laws against possession, sale, manufacture, or transportation of beer or other alcoholic beverages, or of any felony, or of any crime involving moral turpitude, within the past ten (10) years immediately preceding the date of application, and they will not violate any of the provisions of Tennessee Code Annotated, Title 57, Chapter 3;
2. The applicants have secured a location for the business which complies with all restrictions of local law, ordinances, or resolutions, duly adopted by the local authorities as to location.
3. The applicant (by and through one or more of its owners) meets all residency requirements established by local authority under Franklin Municipal Code Section 2-108A.
4. The applicant has complied with local laws, ordinances, and resolutions duly adopted by the local authority regulating the number of retail licenses to be issued within the jurisdiction.

This, the 26th Day of September, 2017.

DR. KEN MOORE
Mayor

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF FRANKLIN AND
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION FOR
FINANCIAL ASSISTANCE WITH THE TOTAL MAXIMUM DAILY LOAD STUDY
COF Contract #2017-0219**

THIS INTERLOCAL AGREEMENT, (“Agreement”), is entered into by and between the CITY OF FRANKLIN, (“City”), a municipal government located at 109 Third Ave. South, Franklin, Tennessee, 37064, and Tennessee Department of Environment and Conservation, (“TDEC”), a department created pursuant to the laws of the State of Tennessee, located at 312 Rosa L. Parks Avenue, Nashville, Tennessee 37243, to establish the terms and financial responsibilities for the Total Maximum Daily Load study (“TMDL” study).

RECITALS

WHEREAS, the City entered into a settlement agreement with Harpeth River Watershed Association (now d/b/a Harpeth Conservancy) and, as part of that settlement, agreed to “fund a proportional percentage of any required studies to ensure that the Harpeth River Watershed as a whole undergoes a study of scientifically appropriate level of detail and the City’s load allocation is fairly determined in the context of the entire watershed, but in no case shall the City expend funds on studies outside the City’s Urban Growth Boundary [(“UGB”)]”; and

WHEREAS, the City further agreed to “contribute proportionate, meaningful and appropriate funds for [TMDL] studies within the City’s boundaries up to an amount of \$150,000.00... and if any studies necessary to establish an accurate and fair pollutant load allocation for the City are in whole or in part outside of the City’s boundaries, the City agrees to endeavor in good faith to contribute to those studies by attempting to enter into any necessary interlocal agreements”; and

WHEREAS, the parties believe that entering this interlocal agreement will be most effective to allow the City to conduct or contract for services to aid in the TMDL study; and

WHEREAS, EPA and TDEC are developing the TMDL, and therefore TDEC is the state government entity in the best position to determine what studies are most beneficial for the TMDL study.

NOW THEREFORE, in consideration of the mutual promises contained herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

I. Purpose of Agreement. The purpose of this Interlocal Agreement is to define, as the TMDL study continues, the ways in which the City can aid in the TMDL study and to provide a mechanism for the City to aid when the services are required outside of the City’s boundaries or, when a watershed-wide study is to occur, to create a mechanism for the City to contribute its proportionate share.

II. Authority. This Agreement is made and entered into pursuant to the authority granted to the parties under the *Interlocal Cooperation Act*, Tennessee Code Annotated Sections 12-9-101,

et seq., and the parties agree that all approvals and filings required by the terms of the Act shall be achieved prior to the execution of this Agreement.

III. TDEC's Obligations.

1. TDEC, in consultation with the EPA, will advise the City of studies that are needed for the TMDL study.
2. If the requested studies are outside of the UGB, TDEC will communicate with the City the need for the study.

IV. City Obligations.

1. The City will coordinate with TDEC regarding studies that are needed for the TMDL.
2. If the requested studies are outside of the UGB, the City will notify TDEC in writing to document the City either conducting the requested studies on its own or contracting for the services.
3. The City is only obligated to expend money or aid in studies up to a total of \$150,000.00.
4. The City will provide written updates to TDEC regarding the specific studies being conducted pursuant to this agreement.

V. Term. The term of this Agreement shall be the entirety of the TMDL study.

VI. Limitation on Liability. Each party shall be responsible for its own actions and the actions of their employees, contractors, subcontractors, and agents conducted pursuant to this Agreement. The State shall have no liability except as specifically provided in this Interlocal Agreement.

VII. General Terms.

1. **Choice of Law and Forum.** This Contract shall be governed by and construed in accordance with the laws of the State of Tennessee. The Contractor agrees that it will be subject to the exclusive jurisdiction of the courts of the State of Tennessee in actions that may arise under this Contract. The Contractor acknowledges and agrees that any rights or claims against the State of Tennessee or its employees hereunder, and any remedies arising therefrom, shall be subject to and limited to those rights and remedies, if any, available under Tennessee Code Annotated, Sections 9-8-101 through 9-8-407.
2. **Termination.** The Contract may be terminated by either party by giving written notice to the other, at least thirty (30) days before the effective date of termination. Said termination shall not be deemed a breach of contract. Upon such termination, neither the State nor the City shall have a right to any actual general, special, incidental, consequential, or any other damages whatsoever of any description or amount.
3. **Notices.** All notices, demands and requests to be given hereunder by either party shall be in writing and must be sent by certified or registered mail and shall be

deemed properly given if tendered at the address below or at such other address as either party shall designate by written notice to the other.

City: **CITY OF FRANKLIN, TENNESSEE**
Eric Stuckey, City Administrator
City Hall
109 3rd Avenue South
Franklin, TN 37064

With copy to: **CITY OF FRANKLIN LAW DEPARTMENT**
Shauna R. Billingsley, City Attorney
City Hall
109 3rd Avenue South
Franklin, TN 37064

State: **TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION**
Tisha Calabrese Benton, Director
Division of Water Resources
William R. Snodgrass TN Tower, 11th Floor
312 Rosa L. Parks Avenue
Nashville, Tennessee 37243

With copy to: Stephanie A. Durman, Assistant General Counsel
TDEC Office of the General Counsel
William R. Snodgrass TN Tower, 2nd Floor
312 Rosa L. Parks Avenue
Nashville, Tennessee 37243

4. **Entire Agreement and Modifications in Writing.** This Agreement contains the entire agreement between the parties, and no statements, promises, or inducements made by either party or agent of either party that is not contained in this written Agreement shall be valid or binding; and this Agreement may not be enlarged, modified, or altered except in writing and signed by the parties and attached hereto.
5. **Assignment.** The rights and obligations of this Agreement are not assignable.
6. **Waiver.** No waiver of any provision of this Agreement shall be valid unless in writing and signed by the parties.
7. **Compliance with Laws.** The parties shall comply with all laws of the United States of America, the State of Tennessee, and local laws and shall secure all necessary permits and licenses and keep the same in force during the term of this Agreement.
8. **Severability.** If any one or more of the covenants, agreements or provisions of this Agreement shall be held contrary to any expressed provisions of law or contrary to any policy of expressed law, although not expressly prohibited, contrary to any express provision of public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be

deemed separate from the remaining covenants, agreements or provisions of this Agreement.

9. **Specific Performance.** The parties recognize that the rights afforded to each under this Agreement are unique and, accordingly, each party shall, in addition to such other remedies as may be available to them in equity, have the right to enforce their respective rights hereunder by an action for injunctive relief and/or specific performance to the extent permitted by law.
10. **Headings.** The headings in this Agreement are for convenience and reference and are not intended to define or limit the scope of any provision of this Agreement.
11. **Effective Date.** This Agreement shall not be binding upon the parties until it has been properly approved by the parties. When it has been so signed and filed, this contract shall be effective September 12, 2017.
12. **Conflicts of Interest.** The City warrants that no amount shall be paid directly or indirectly to an employee or official of the State of Tennessee as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subcontractor, or consultant to the City in connection with any work contemplated or performed relative to this Interlocal Agreement.
13. **Nondiscrimination.** The City hereby agrees, warrants, and assures that no person shall be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of this Agreement or in the employment practices of the City on the grounds of handicap or disability, age, race, color, religion, sex, national origin, or any other classification protected by Federal, Tennessee State constitutional, or statutory law. The City shall, upon request, show proof of such nondiscrimination and shall post in conspicuous places, available to all employees and applicants, notices of nondiscrimination.
14. **Records.** The City shall maintain documentation of services rendered under this Interlocal Agreement. The books, records and documents of the City, insofar as they relate to work performed under this Agreement, shall be maintained for a period of three (3) full years from the final date of this Agreement and shall be subject to audit, at any reasonable time and upon reasonable notice, by the State, the Comptroller of the Treasury, or their duly appointed representatives.
15. **Monitoring.** The City's activities conducted and records maintained pursuant to this Interlocal Agreement shall be subject to monitoring and evaluation by the State, the Comptroller of the Treasury, or their duly appointed representatives.
16. **No Third Party Rights.** Nothing in this Agreement, express or implied, is intended to or shall confer upon any Person (other than the parties hereto) any right, benefit or remedy of any nature whatsoever under or by reason of this Agreement.

IN WITNESS WHEREOF, the City and TDEC have executed this Agreement effective as of the date and year provided herein.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: Eric S. Stuckey, City Administrator

BY: Dr. Ken Moore, Mayor

DATE: _____

DATE: _____

APPROVED AS TO FORM AND LEGALITY:

Shauna R. Billingsley
City Attorney

ATTEST:

TENNESSEE DEPARTMENT OF
ENVIRONMENT AND CONSERVATION

BY: Robert J. Martineau, Jr.,
Commissioner

BY: Tisha Calabrese Benton,
Director, Division of Water Resources

DATE: _____

DATE: _____

APPROVED AS TO FORM AND LEGALITY:

Stephanie A. Durman
Assistant General Counsel, TDEC

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF FRANKLIN AND
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION FOR
FINANCIAL ASSISTANCE WITH THE TOTAL MAXIMUM DAILY LOAD STUDY
COF Contract No. 2017-0219**

THIS INTERLOCAL AGREEMENT, (“Agreement”), is entered into by and between the CITY OF FRANKLIN, (“City”), a municipal government located at 109 Third Ave. South, Franklin, Tennessee, 37064, and Tennessee Department of Environment and Conservation, (“TDEC”), a department created pursuant to the laws of the State of Tennessee, located at 312 Rosa L. Parks Avenue, Nashville, Tennessee 37243, to establish the terms and financial responsibilities for the Total Maximum Daily Load Study (“TMDL”).

RECITALS

WHEREAS, the City entered into a settlement agreement with Harpeth River Watershed Association (now d/b/a Harpeth Conservancy) and, as part of that settlement, agreed to “fund a proportional percentage of any required studies to ensure that the Harpeth River Watershed as a whole undergoes a study of scientifically appropriate level of detail and the City’s load allocation is fairly determined in the context of the entire watershed, but in no case shall the City expend funds on studies outside the City’s Urban Growth Boundary [(“UGB”)]”; and

WHEREAS, the City further agreed to “contribute proportionate, meaningful and appropriate funds for [TMDL] studies within the City’s boundaries up to an amount of \$150,000.00”...“and if any studies necessary to establish an accurate and fair pollutant load allocation for the City are in whole or in part outside of the City’s boundaries, the City agrees to endeavor in good faith to contribute to those studies by attempting to enter into any necessary interlocal agreements”; and

WHEREAS, the parties believe that entering this interlocal agreement will be most effective to allow the City to conduct or contract for services to aid in the TMDL study; and

WHEREAS, EPA and TDEC are developing the TMDL, and therefore TDEC is the state government entity in the best position to determine what studies are most beneficial for the TMDL study.

NOW THEREFORE, in consideration of the mutual promises contained herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

I. Purpose of Agreement. The purpose of this Interlocal Agreement is to define, as the TMDL study continues, the ways in which the City can aid in the study and to provide a mechanism for the City to aid when the services are required outside of the City’s boundaries or, when a watershed-wide study is to occur, to create a mechanism for the City to contribute its proportionate share.

II. Authority. This Agreement is made and entered into pursuant to the authority granted to the parties under the *Interlocal Cooperation Act*, Tennessee Code Annotated Sections 12-9-101,

et seq., and the parties agree that all approvals and filings required by the terms of the Act shall be achieved prior to the execution of this Agreement.

III. TDEC's Obligations.

1. TDEC, in consultation with the EPA, will advise the City of studies that are needed for the TMDL study.
2. If the requested studies are outside of the UGB, TDEC will communicate with the City the need for the study.

IV. City Obligations.

1. The City will coordinate with TDEC regarding studies that are needed for the TMDL.
2. If the requested studies are outside of the UGB, the City will amend this agreement to document the City either conducting the requested studies on its own or contracting for the services.
3. The City is only obligated to expend money or aid in studies up to a total of \$150,000.00.
4. The City will provide written updates to TDEC regarding the specific studies being conducted pursuant to this agreement.

V. Term. The term of this Agreement shall be the entirety of the TMDL study.

VI. Limitation on Liability. Each party shall be responsible for its own actions and the actions of their employees, contractors, subcontractors, and agents conducted pursuant to this Agreement.

VII. General Terms.

1. **Choice of Law and Forum.** This Agreement shall be exclusively governed by the laws of the State of Tennessee.
2. **Termination.** The parties may choose to exercise their options to terminate this agreement, with or without cause, upon thirty (30) calendar days' notice to the other party.
3. **Notices.** All notices, demands and requests to be given hereunder by either party shall be in writing and must be sent by certified or registered mail and shall be deemed properly given if tendered at the address below or at such other address as either party shall designate by written notice to the other.

City: **CITY OF FRANKLIN, TENNESSEE**
Eric Stuckey, City Administrator
City Hall
109 3rd Avenue South
Franklin, TN 37064

With copy to: **CITY OF FRANKLIN LAW DEPARTMENT**
Shauna R. Billingsley, City Attorney
City Hall
109 3rd Avenue South
Franklin, TN 37064

State: **TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION**
Tisha Calabrese Benton, Director
Division of Water Resources
William R. Snodgrass TN Tower, 11th Floor
312 Rosa L. Parks Avenue
Nashville, Tennessee 37243

With copy to: Stephanie A. Durman, Assistant General Counsel
TDEC Office of the General Counsel
William R. Snodgrass TN Tower, 2nd Floor
312 Rosa L. Parks Avenue
Nashville, Tennessee 37243

4. **Entire Agreement and Modifications in Writing.** This Agreement and any exhibits included herewith at the time of execution of this Agreement contain the entire agreement between the parties, and no statements, promises, or inducements made by either party or agent of either party that is not contained in this written Agreement shall be valid or binding; and this Agreement may not be enlarged, modified, or altered except in writing and signed by the parties and attached hereto.
5. **Assignment.** The rights and obligations of this Agreement are not assignable.
6. **Waiver.** No waiver of any provision of this Agreement shall be valid unless in writing and signed by the parties against who charged.
7. **Compliance with Laws.** The parties shall comply with all laws of the United States of America, the State of Tennessee, and local laws and shall secure all necessary permits and licenses and keep the same in force during the term of this Agreement.
8. **Severability.** If any one or more of the covenants, agreements or provisions of this Agreement shall be held contrary to any expressed provisions of law or contrary to any policy of expressed law, although not expressly prohibited, contrary to any express provision of public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separate from the remaining covenants, agreements or provisions of this Agreement.
9. **Specific Performance.** The parties recognize that the rights afforded to each under this Agreement are unique and, accordingly, City shall, in addition to such other remedies as may be available to them in equity, have the right to enforce their respective rights hereunder by an action for injunctive relief and/or specific performance to the extent permitted by law.
10. **Headings.** The headings in this Agreement are for convenience and reference and are not intended to define or limit the scope of any provision of this Agreement.

11. **Effective Date.** This Agreement shall not be binding upon the parties until it has been properly approved by the parties. When it has been so signed and filed, this contract shall be effective September 12, 2017.

IN WITNESS WHEREOF, the City and TDEC have executed this Agreement effective as of the date and year provided herein.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: Eric S. Stuckey, City Administrator

BY: Dr. Ken Moore, Mayor

DATE: _____

DATE: _____

APPROVED AS TO FORM AND LEGALITY:

Shauna R. Billingsley
City Attorney

ATTEST:

TENNESSEE DEPARTMENT OF
ENVIRONMENT AND CONSERVATION

BY: Robert J. Martineau, Jr.,
Commissioner

BY: Tisha Calabrese Benton,
Director, Division of Water Resources

DATE: _____

DATE: _____

APPROVED AS TO FORM AND LEGALITY:

Stephanie A. Durman
Assistant General Counsel, TDEC



MAP OF CORRIDOR

SR 6 Region 3

Corridor Description

The purpose of this Agreement is to provide a framework for the signatory agencies, organizations and governments, within Williamson County, Maury County, the Town of Thompson Station, the City of Spring Hill, the City of Columbia, the Nashville Area Metropolitan Planning Organization (MPO) and the State of Tennessee, to work collaboratively in the management of State Route 6 (SR 6/US 31) between Maury and Williamson Counties in order to promote safe and efficient operation, enhance and sustain economic development and support environmental conservation along the corridor.

Issues & Opportunities

The SR 6 corridor has seen tremendous growth over the last decade that has resulted in large amounts of commercial development along the route. With ever-increasing congestion issues on this two-lane highway, SR 6 has been identified as a corridor that enhances the economic vitality of the state, providing essential access for the region of the state and Maury and Williamson Counties to major economic markets and cultural centers. The continued development along this corridor is leading to increased travel demand, which, if unmanaged, can negatively affect the level of performance and safety for roadway users.

Community leaders, residents, and transportation officials have identified this growing travel demand and development pressure as a concern with potential negative consequences for the safety and operation of the corridor, with potential to degrade the performance of the corridor, and the resulting implications for the economy and quality of life of the region.

Membership

Potential membership in the SR 6 Corridor Management Agreement Committee would consist of the following jurisdiction/agencies.

Already On Board

- Williamson Co.
- Maury Co.
- Thompson Station
- Spring Hill
- Columbia
- TDEC
- Nashville MPO
- TDOT

Potential

- N/A

Opposing

- N/A

STATE ROUTE 6 CORRIDOR MANAGEMENT AGREEMENT

**TENNESSEE STATE ROUTE 6
CORRIDOR MANAGEMENT AGREEMENT**

**MEMORANDUM OF UNDERSTANDING
CORRIDOR MANAGEMENT ALONG STATE ROUTE 6**

I. Purpose

The purpose of this Agreement is to provide a framework for the signatory agencies, organizations and governments, within Williamson County, Maury County, the City of Franklin, the Town of Thompson's Station, the City of Spring Hill, the City of Columbia, the Nashville Area Metropolitan Planning Organization (MPO), and the Tennessee Department of Transportation (TDOT), to work collaboratively in the management of State Route 6 (SR 6) and promote safe and efficient operation, enhance and sustain economic development and support environmental conservation along the corridor.

II. Agreement

WHEREAS, Tennessee's *Long Range Transportation Policy Plan* recognizes the value of interregional highway corridors in providing citizens and businesses throughout Tennessee with high quality access to educational, employment, health care and recreational opportunities and supports commerce and tourism; and

WHEREAS, the State of Tennessee Department of Transportation and the Nashville Area MPO have identified transportation improvements along the SR 6 corridor in their respective plans and work programs; and

WHEREAS, SR 6 has been identified as a corridor that enhances the economic vitality of the state, providing essential access for the region of the state and Williamson and Maury Counties to major economic markets and cultural centers, and

WHEREAS, the continued growth of the region is leading to increasing travel demand in the corridor, which, if unmanaged, can negatively affect the level of performance and safety experienced by users of the roadway, and

WHEREAS, community leaders, residents and transportation officials have identified this growing travel demand and development pressure as a concern with potential negative consequences for the safety and operation of the corridor, with potential to degrade the performance of the corridor, and the resulting implications for the economy and quality of life of the region; and

WHEREAS, elected officials, agency staff, and representatives of the Tennessee Department of Transportation, Williamson County, Maury County, the City of Franklin, the Town of Thompson's Station, the City of Spring Hill, the City of Columbia, and the Nashville Area MPO have identified the following list of corridor management goals for the SR 6 corridor:

- Improve Regional Transportation for Local Residents, Commuters, and Freight;
- Controlling Access/Safety;
- Multimodal Options;
- Coordination between Municipalities, School Systems, and Local Businesses
- Education of Alternative Routes; and
- Improving streetscape along the corridor.

WHEREAS, those same representatives identified the following corridor management strategies and associated tools for purposes of achieving the identified corridor management goals, including:

- Access Management;
- Traffic Management and Operations/ITS;
- Land Use Planning; and
- Roadway Design and Capacity.

NOW, THEREFORE, the Tennessee Department of Transportation, Williamson County, Maury County, the City of Franklin, the Town of Thompson's Station, the City of Spring Hill, the City of Columbia, and the Nashville Area MPO agree to cooperate in the pursuit, adoption, and implementation of the strategies and actions detailed below:

- 1. Access Management** - defines the relationship of adjacent land uses and activities to the corridor itself. The nature of that access can have a significant impact on mobility, congestion, and safety. Tools to implement the access management strategy include:

- Medians/channelization standards;
- Spacing standards;
- Corner clearance standards;
- Driveway design standards;
- Connectivity and cross-access standards;
- Street network standards;
- Access management plans; and
- Wayfinding signage.

Parties to this Agreement recognize the importance of the Access Management strategy and tools to achieving the corridor management goals established for the SR 6 corridor. The parties agree to:

- a. Develop and seek approval of the corridor access management standards and a corridor access management plan. The standards and plan will establish the location, spacing, design, and operation of driveways, traffic signals, median openings, interchanges, and street connections to the roadway;
- b. Seek approval and adoption of the corridor access management standards and corridor access management plan into their individual design standards and guidelines.

2. Traffic Management and Operations/ITS/Multimodal Options – encompasses a wide range of activities aimed at maintaining or improving the overall safety and efficiency of a corridor for all users. This strategy is employed for a variety of reasons including maximizing roadway capacity, facilitating alternative modes (pedestrians, bicycles, transit), minimizing impacts from non-recurring events (traffic crashes, construction projects, maintenance activities, special events, etc.), and improving safety. Tools to implement the Traffic Management and Operations strategy may include:

- Coordination between Municipalities, School Systems, and Local Businesses
- Traffic Signal Timing and Coordination;
- Integrated Intelligent Transportation Systems (ITS) applications;
- Emergency Responder Technology;
- Truck/Freight Plan;
- Work Zone Management;
- Travel Demand Management;
- Traffic Bottleneck Removal;
- Traffic Impact Studies (rezoning, subdivision, site plans, access requests);
- Transportation Plans; and
- Setting and Measuring Corridor Performance Goals

Parties to the Agreement recognize the importance of the Traffic Management and Operations strategy and tools to achieving the corridor management goals established for the SR 6 corridor. The parties agree to:

- a. Develop a process for coordinated traffic management and operations, including corridor wide traffic impact study requirements;
- b. Development corridor traffic management and operations standards and performance goals; and

- c. Develop a coordination process between municipalities, schools systems, and local business along the corridor.

3. Land Use Planning – describes the location and type of places and activities along a corridor. The organization of those land uses can influence a variety of factors, including traffic patterns, economic activity and community character. Tools to implement the land use strategy may include:

- Land use plans;
- Zoning, including design overlays;
- Subdivision regulations; and
- Urban services plan

Parties to this Agreement recognize the importance of the Land Use Planning strategy and tools to achieving the corridor management goals established for the SR 6 corridor. The parties agree to:

- a. Consider accepting, by resolution of their respected legislative bodies and planning commissions, the findings and recommendations of any proposed recommendations that come from the SR 6 Corridor Management Agreement in the future.

4. Roadway Design and Capacity – design improvements enhance the safety and operation of the road, while capacity improvements allow more vehicles to travel on the road. Roadway design and capacity is also an important strategy to protect environmental resources in a corridor. Tools to implement the Roadway Design and Capacity Strategy may include:

- Roadway alignment;
- Travel lane and shoulder widths;
- Medians;
- Crosswalks;
- Bicycle lanes;
- On-street parking;
- Sustainable stormwater controls;
- On and off-ramp locations;
- Number of travel lanes;
- Intersection geometry and curb radii;
- Channelized right-turns;
- Roundabouts; and
- Interchange improvements.

Parties to this Agreement recognize the importance of the Roadway Design and Capacity strategy and tools to achieving the corridor management goals established for the SR 6 corridor. The parties agree to:

- a. Develop ultimate, long-range corridor roadway design concepts and cross sections with the Tennessee Department of Transportation and Nashville Area MPO ; and
- b. Develop a corridor alignment and capacity plan that defines and preserves required future right-of-way.

III. Governance

1. Adoption, Amendment and Termination

This Agreement will become effective when an appointed and authorized representative of each the Tennessee Department of Transportation, the Nashville Area MPO, Williamson County, Maury County, the City of Franklin, the Town of Thompson's Station, the City of Spring Hill, and the City of Columbia have placed their signature in the block below.

This Agreement may be amended, in whole or in part, by mutual agreement of all parties as evidenced by signatures on an amended agreement. The signatory parties agree to confer with respect to the continuation of the Agreement, or if there is the necessity for any amendments, on an annual basis. The State Department of Transportation will coordinate this meeting by identifying the date and location along with gathering input from the participating Agencies, Counties, Cities, Towns, and MPO for preparation of the agenda.

The signatory parties may withdraw from this Agreement at any time provided that the withdrawing party notifies the other signatories sixty (60) days in advance of the desired date of withdrawal in writing to allow time to remedy the reason for withdrawal. In the event efforts to remedy the reason for withdrawal are unsuccessful, the withdrawing party may withdraw from the Agreement without prejudice but at the risk of forfeiting its ability to participate in future activities and improvements taken as part of this Agreement.

Notwithstanding the foregoing, however, this Agreement shall remain in force until terminated by written agreement of the signatory parties.

2. Programming, Funding, Budgeting, and Reimbursement

This Agreement is neither a fiscal nor a funding obligation. Any transfer of funds between signatories that occurs as a result of the actions outlined in the Agreement may take place through applicable laws, agreements, existing authorities, and procedures.

Nothing in the Agreement shall obligate the signatories to expend appropriations, obligate funds, or enter into any contract or agreement.

This Agreement will be coordinated by the Tennessee Department of Transportation in cooperation with the other signatories. The signatory parties, moreover, shall form a Corridor Management Committee to implement the course of action described in this Agreement. The Corridor Management Committee shall include a designated representative from each of the signatories to this Agreement. Committee members will develop committee rules and operating procedures and establish a regular schedule of meetings.

The Corridor Management Committee will function as the steering committee for this Agreement with the responsibility of providing strategic guidance on the actions described herein. In the absence of corridor wide policies, plans, standards and regulations, the Corridor Management Committee will also serve as a coordinating committee for proposed improvements and projects affecting the corridor. Adoption or approval of any policies, plans, standards or regulations recommended under this Agreement will be at the sole discretion of the legislative and/or appointed bodies of the signatory parties.

The parties agree to cooperate fully in order to successfully execute the terms and conditions of this Agreement including obtaining all regulatory and governmental approvals required by the Agreement recognizing that the intent of each party to the other is to serve the individual interest of each party while respecting the conditions and obligations of this Agreement.

Each party shall be responsible for receiving all approvals from the appropriate governing bodies prior to executing this Agreement as well as future required approvals in a diligent manner.

IV. Signatures

IN WITNESS WHEREOF, each of the parties hereto has executed this Agreement as of the date shown with the signature below:

WILLIAMSON COUNTY

MAURY COUNTY

Rogers Anderson, Mayor Date

Charlie Norman, Mayor Date

CITY OF FRANKLIN

TOWN OF THOMPSON'S STATION

Ken Moore, Mayor Date

Corey Napier, Mayor Date

CITY OF SPRING HILL

CITY OF COLUMBIA

Rick Graham, Mayor Date

Dean Dickey, Mayor Date

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

NASHVILLE AREA MPO

John Schroer, Commissioner Date

Michelle Lacewell, Interim Director Date

CITY OF FRANKLIN

Shauna R. Billingsley, City Attorney Date

**CITY OF FRANKLIN, TENNESSEE
PROFESSIONAL SERVICES AGREEMENT
HENPECK LANE SANITARY SEWER EXTENSION
COF Contract No. 2017-0175**

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

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

Henpeck Lane Sanitary Sewer Extension

1. SCOPE OF SERVICES. Consultant shall provide engineering related technical services, survey services, and environmental assessment services for the Project in accordance with the Scope of Services (Services) as found in Attachments A and B which shall be considered as an integral part hereof.
2. Consultant has submitted as a part of Attachment A and B an individual Fee Schedule and a Completion Schedule for the Project based on the detailed Scope of Services.
3. In event of a conflict between this Agreement and the attached document(s), this Agreement shall supersede conflicting terms and conditions.
4. Consultant shall be paid on a monthly basis for work performed based on the Fee Schedule as contained in Attachments A and B in the total Not to Exceed Amount of ONE HUNDRED SEVENTY-TWO THOUSAND TWO HUNDRED NINETY-SEVEN AND 00/100 DOLLARS (\$172,297.00).

The Board of Mayor and Aldermen Approved this Agreement on the _____ Day of _____ 201__.

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

ARTICLE 1. SERVICES. Consultant will:

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

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

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

ARTICLE 3. GENERAL CONDITIONS.

- 3.1 Consultant, by the performance of services covered hereunder, does not in any way assume, abridge or abrogate any of those duties, responsibilities or authorities customarily vested in other professionals or agencies participating in the Project.
- 3.2 Consultant shall be responsible for the acts or omissions of any party involved in concurrent or subsequent phases of the Project acting upon written instruction issued by the Consultant.
- 3.3 Neither City nor Consultant may assign or transfer its duties or interest in this Agreement without written consent of the other party.
- 3.4 **ALLOCATION OF RISK AND LIABILITY; GENERAL.** Considering the potential liabilities that may exist during the performance of the services of this Agreement, the relative benefits and risks of the Project, and the Consultant's fee for the services rendered, and in consideration of the promises contained in this Agreement, the City and the Consultant agree to allocate and limit such liabilities in accordance with this Article.

- 3.5 INDEMNIFICATION. Consultant agrees to indemnify and hold City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by Consultant's negligent act, error or omission in the performance of the services of this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.
- 3.5.1 SURVIVAL. The terms and conditions of this paragraph shall survive completion of this services agreement.
- 3.6 LIMITATIONS OF RESPONSIBILITY. Consultant shall not be responsible for (a) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the Project unless specifically undertaken in Attachment A, Scope of Services ; (b) the failure of any contractor, subcontractor, Consultant, or other Project participant, not under contract to Consultant, to fulfill contractual responsibilities to City or to comply with federal, state, or local laws, regulations, and codes; or (c) procuring permits, certificates, and licenses required for any construction unless such procurement responsibilities are specifically assigned to Consultant in Attachment A, Scope of Services.

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

- 4.1 Termination for Convenience. The City may, when in the interests of the City, terminate performance under this Agreement with the Consultant, in whole or in part, for the convenience of the City. The City shall give written notice of such termination to the Consultant specifying when termination becomes effective. The Consultant shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the Consultant shall stop work when such termination becomes effective. The Consultant shall also terminate outstanding orders and subcontracts for the affected work. The Consultant shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The City may direct the Consultant to assign the Consultant's right, title and interest under termination orders or subcontracts to the City or its designee. The Consultant shall transfer title and deliver to the City such completed or partially completed work and materials, equipment, parts, fixtures, information and Contract rights as the Consultant has in its possession or control. When terminated for convenience, the Consultant shall be compensated as follows:
- (1) The Consultant shall submit a termination claim to the City specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the City. If the Consultant fails to file a termination claim within one (1) year from the effective date of termination, the City shall pay the Consultant the amount the City deems the Consultant is due.
 - (2) The City and the Consultant may agree to the compensation, if any, due to the Consultant hereunder.
 - (3) Absent agreement to the amount due to the Consultant, the City shall pay the Consultant the following amounts:
 - (a) Contract costs for labor, materials, equipment and other services accepted under this Agreement;

- (b) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the Consultant's performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the Consultant would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

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

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

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

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

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

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

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

5.2 ENVIRONMENTAL RESPONSIBILITY.

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

ARTICLE 6. SCHEDULE.

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

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

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

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

ARTICLE 7. USE OF DOCUMENTS, DATA.

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

- 7.1.1 USE OF DATA SYSTEMS: Ownership, property interests and proprietary rights in data systems used by Consultant do not extend to the data created by or supplied to Consultant by the City; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation.
- 7.1.2 DISCLOSURE OF DOCUMENTS/DATA. City may be required to disclose documents or data under state or federal law. City shall notify Consultant if a request for data or documents has been made and shall give Consultant a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. Consultant waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page as confidential or proprietary. In exchange, Consultant agrees to indemnify, defend, and hold harmless City for any claims by third parties relating thereto or arising out of (i) the City's failure to disclose such documents or information required to be disclosed by law, or (ii) the City's release of documents as a result of City's reliance upon Consultant representation that materials supplied by Consultant (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Consultant and Consultant assumes control over that claim.
- 7.2 By execution of this Agreement, Consultant and his sub-consultant(s) grant the City a royalty-free, perpetual, irrevocable, and assignable license to use any and all intellectual property interest Consultant or his sub-consultant(s) possess to any drawings, details, specifications, documents, and other information created before each of their first involvement with the Project and subsequently incorporated into the Project's documents. City-furnished data that may be relied upon by Consultant is limited to the printed copies that are delivered to the Consultant pursuant to Article 2 of this Agreement. Any copyrighted electronic files furnished by City shall be used by Consultant only for the Project as described herein. City's posting or publication of such documents created by Consultant for City shall constitute fair use and shall not constitute an infringement of Consultant's copyright, if any.
- 7.3 Documents that may be relied upon by City are limited to the printed copies (also known as hard copies) that are signed or sealed by the Consultant. Files in electronic media format of text, data, graphics, or of other types that are furnished by Consultant to City are only for convenience of City, unless the delivery of the Project in electronic media format has been dictated in Attachment A, Scope of Services. Any conclusion or information obtained or derived from electronic files provided for convenience will be at the user's sole risk.
- 7.4 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within sixty (60) days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Unless stated otherwise herein, Consultant shall not be responsible to maintain documents stored in electronic media format after acceptance by City.
- 7.5 When transferring documents in electronic media format, Consultant makes no representations as to long term compatibility, usability, or readability, of documents resulting from the use of software application packages, operating systems, or computer

hardware differing from that as required of, and used by, Consultant at the beginning of this Project.

- 7.6 City may make and retain copies of Documents for information and reference in connection with use on the Project by the City, or his authorized representative. Such Documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modifications without written verification or adaptation by Consultant, as appropriate for the specific purpose intended, will be at City's sole risk and without liability or legal exposure to the Consultant or to Consultant's sub-consultants.
- 7.7 If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.
- 7.8 Any verification or adaptation of the Documents for extensions of the Project or for any other project will entitle Consultant to further compensation at rates to be agreed upon by City and Consultant.

ARTICLE 8. INSURANCE.

- 8.1 During the performance of the Services under this Agreement, Consultant shall maintain the following minimum insurance:
 - a) General Liability Insurance with a combined single limit of \$1,000,000 per occurrence and \$2,000,000 annual aggregate.
 - b) Automobile Liability Insurance with a combined single limit of \$1,000,000 for each person and \$1,000,000 for each accident.
 - c) Workers' Compensation Insurance Coverage A in accordance with statutory requirements and Coverage B, Employer's Liability Insurance, with a limit of \$500,000 for each occurrence.
 - d) Professional Liability Insurance with a limit of \$1,000,000 annual aggregate.
- 8.2 Consultant shall add the City an additional insured on all policies unless otherwise prohibited.
- 8.3 Consultant shall, upon execution of this Agreement, furnish City certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days' written notice to City.
- 8.4 No insurance, of whatever kind or type is to be considered as in any way limiting other parties' responsibility for damages resulting from their activities in the execution of the Project. City agrees to include, or cause to be included, in the Project's construction contract, such requirements for insurance coverage and performance bonds by the Project's construction contractor as City deems adequate to indemnify City, Consultant, and other concerned parties against claims for damages and to insure compliance of work performance and materials with Project requirements.

ARTICLE 9. PAYMENT.

- 9.1 City will pay Consultant for services and expenses in accordance with the Fee Schedule proposal submitted for the Project as part of the Scope of Services. Consultant's invoices will be presented at the completion of the work or monthly and will be payable upon receipt. Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. City shall give prompt written notice of any disputed amount and shall pay the remaining amount.

- 9.2 Consultant shall be paid in full for all services under this Agreement, including City authorized overruns of the Project budget or unforeseen need for Consultant's services exceeding the original Scope of Services.
- 9.3 TRAVEL; EXPENSES
City shall reimburse reasonable expenses, including travel and meals, when specified in the Scope of Services, but only in accordance with the City's Travel and Expense Policy and Procedures Manual. The maximum amount will be applied as of the date of travel and as listed in the per diem reimbursement rates on the "CONUS" website developed by the United States General Services Administration, located at www.gsa.gov [click on 'per diem rates' under the 'etools' category].

ARTICLE 10. MISCELLANEOUS PROVISIONS

- 10.1 EQUAL EMPLOYMENT OPPORTUNITY. In connection with this Agreement and the Project, City and Consultant shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability or marital status. City and Consultant will take affirmative action to ensure that the contractor used for the Project does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.
- 10.1.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.
- 10.2 TITLE VI – CIVIL RIGHTS ACT OF 1964. City and Consultant shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations.
- 10.2.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.
- 10.3 NO THIRD PARTY RIGHTS CREATED. City and Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners, to the other party to this Agreement and to their successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement. The Services provided for in this Agreement are for the sole use and benefit of City and Consultant. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than City and Consultant.
- 10.4 WARRANTIES/LIMITATION OF LIABILITY/WAIVER. City reserves all rights afforded to local governments under law for all general and implied warranties. City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Consultant to limit its liability shall be void and unenforceable.

ARTICLE 11. EXTENT OF AGREEMENT:

- 11.1 APPLICABLE LAW/CHOICE OF FORUM AND VENUE. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice of forum and venue shall be exclusively in the courts of Williamson County, Tennessee. Any provision of this

Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.

- 11.2 ENTIRE AGREEMENT. This Agreement, including these terms and conditions, represent the entire Agreement between City and Consultant for this Project and supersedes all prior negotiations, representations or agreements, written or oral. This Agreement may be amended only by written instrument signed by City and Consultant.

ARTICLE 12. DISPUTE RESOLUTION, BREACH.

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

ARTICLE 13. SURVIVAL.

The provisions contained in this Professional Services Agreement shall survive the completion of or any termination of the Agreement, contract or other document to which it may accompany or incorporate by reference or which subsequently may be modified, unless expressly excepted from this Article upon consent of both parties.

CONSULTANT

CITY OF FRANKLIN, TENNESSEE

BY: _____
Consultant's Signature
TITLE: _____
Date: _____

BY: _____
Dr. Ken Moore
Mayor
Date: _____

Approved as to Form:

Kristen L. Corn, Assistant City Attorney

COF Contract No. 2017-0175



June 19, 2017

File 1082-05

Mr. Paul Holzen, PE
Engineering Manager
City of Franklin
109 Third Avenue South
Franklin, TN 37064

**Re: Proposal for Engineering Services
Henpeck Lane Interceptor Sewer**

Dear Paul:

Thank you for giving Hethcoat & Davis the opportunity to provide professional services for the sanitary sewer line extension related to the new middle school located adjacent to Oak View Elementary School on Henpeck Lane.

Based on the information provided in your email of June 8, 2017 and our preliminary site visit and route evaluation, the project effort will consist of approximately 4,800 LF of 12-inch gravity sewer and will include a crossing of State Highway 431 along with all other related appurtenances. The project will begin at the existing Five Mile Creek Trunk Sewer located east of Ellington Drive near Lee Circle and will end at the SE corner of the property for the elementary school. Extension of the lateral sewer to the proposed middle school site adjacent to the elementary school is not included at this time.

We have identified the probable scope of services as follows:

- On-site topographic survey, including location of septic tanks and field lines. We will enlist the services of the Williamson County Health Department in locating these devices.
- Design Phase services to include:
 - Preparation of drawings showing all sanitary sewer line improvements to be made to accomplish the extension.
 - Preparation of technical specification utilizing City standard specifications (with modifications as necessary).
 - Preparation of standard details utilizing City standard details (with modifications as necessary).
 - Preparation of special project details as required by the work.
 - Preparation of erosion control plans.
 - Preparation of easement exhibits and descriptions for up to eighteen (18) properties. (signature and cover documents are by City)
 - Prepare and obtain City Stormwater Permit approval.



Mr. Paul Holzen, PE
June 19, 2017

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- Prepare and obtain plans and specification approval from TDEC Division of Water Resources.
- Prepare and obtain State NPDES Permit from TDEC.
- Prepare and obtain State ARAP Permit from TDEC.
- Prepare and obtain TDOT permit for Hwy 431 crossing.
- Assist the City in preparation of City front-end contract documents and bid package.
- Fees related to TDEC permits (considered as reimbursable costs).
- A topographic survey along the proposed route.
- Coordination with Williamson Co. Sewage Disposal Management to locate septic fields and septic tanks on affected properties.
- Review of existing plats for locations of septic tanks and/or field lines.
- Prepare a traffic control plan (if required).
- Assistance during the bid phase to include:
 - Assist City in advertising for and obtaining bids from prospective contractors.
 - Consult with Owner as to the qualifications of prospective bidders.
 - Conduct a pre-bid meeting.
 - Answer bid RFI's and issue addenda.
 - Attend and participate in the bid opening with City staff.
 - Prepare Bid Tabulation and Recommendation of Award.
- ~~Provide construction phase assistance to include:~~
 - ~~As noted on Attachment 1 to this letter.~~
- ~~Provide Resident Project Representative services to include:~~
 - ~~As noted on Attachment 2 to this letter.~~
- ~~Post Construction Phase Services to include:~~
 - ~~Preparation of as-built drawings.~~
 - ~~File notification of project completion to TDEC.~~

Hethcoat & Davis proposes to provide the scope of services identified and will make every effort to devote the manpower and resources necessary to insure timely completion of the design within six (6) months of executed PSA from the City. Based on the anticipated scope of services, we recommend a budget as follows:

- Design Phase Services & Permit Preparation – \$95,000¹ (Lump Sum)
- Easement Preparation – \$14,400 (up to 18 easements) – (Not to Exceed)
- Bid Phase Services – \$4,500 (Lump Sum)
- ~~Construction Phase Services² – \$30,000~~
- ~~Resident Project Representative² – \$105,000~~
- ~~Post Construction Phase Services – \$3,500~~
- Additional Design Services – Topo Surveying^{3,4} – \$38,500 (Not to Exceed)
- Geotechnical Bores at Key Locations - \$10,000 (Not to Exceed)
- Permit Fee



Mr. Paul Holzen, PE
June 19, 2017

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- Permit Fee – TDEC ARAP - \$2500 (based on individual ARAP being required)
 - ¹Includes permits for TDOT, ARAP, NOI, TDEC Div. of Water Resources, COF Stormwater
 - ²Based on a 10 month construction period
 - ³Fee is not-to-exceed and will be adjusted based on selected sewer alignment
 - ⁴Includes staking of septic fields and/or septic tanks. Location of same will be dependent upon Williamson Co. Dept. of Sewage Disposal Management.

This fee schedule does not include any environmental reviews (e.g. bat surveys) that could result if an individual ARAP is required. This project may require an individual ARAP and if so, US Fish & Wildlife and public hearing involvement may also become factors. These types of services would be considered as an extra service if they were to occur.

If you have any questions concerning this matter, please contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Keith Davis', is written over a light blue horizontal line.

Keith Davis, PE
Secretary

~~Attachment 1 – Construction Phase Services~~
~~Attachment 2 – Resident Project Representative Services~~



August 4, 2017

File 1082-05

Mr. Paul Holzen, PE
Engineering Manager
City of Franklin
109 Third Avenue South
Franklin, TN 37064

**Re: Proposal for Environmental Assessment
Henpeck Lane Interceptor Sewer**

Dear Paul:

As you will recall, our fee did not include any environmental assessments related to endangered species or wetlands delineations. This was done since the specific routing was unknown at the time of the initial scope and cost proposal development. Now that field routing has occurred, one particular area west of Hwy 431 has been identified as a potential wetlands area. Additionally, a preliminary review of Threatened and Endangered Species has been indicated that there are at least 5 potential plants and animals that may be located within the project area. Since we anticipate multiple crossings of the 5 Mile Creek tributary (a 303d listed waterway) for both the main interceptor sewer as well as individual lot services, it can be assumed that an individual ARAP permit will be required.

With this knowledge at hand, it is our recommendation that an Environmental Assessment be conducted to review and identify both the wetlands impact as well as perform a Threatened and Endangered Plant and Bat Habitat Survey for this project. This information will be included as part of the individual ARAP submittal.

H&D has received a proposals from Terracon Consultants, Inc. The cost for the assessment would be \$7,397 (including H&D mark-up for a sub consultant). We request approval of this additional work and will notify Terracon as soon as we receive authorization from your office.

Please call me if you have any questions or comments.



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Sincerely,

A handwritten signature in blue ink, appearing to read "Keith Davis", with a stylized flourish at the end.

Keith Davis, PE
Secretary

Attachments (2) – Cost Proposals

August 3, 2017

Eric Broomfield, P.E.
Hethcoat & Davis, Inc.
278 Franklin Road, Suite 200
Brentwood, TN 37027

Attn: Mr. Eric Broomfield, P.E.
P: (615) 577-4300
E: Eric.Broomfield@hdeng.com

RE: **Proposal for Preliminary Waters of the U.S. Assessment
& Terrestrial Threatened and Endangered Species Survey**
Henpeck Lane Interceptor Sewer Project
Henpeck Lane, Franklin, Williamson County, Tennessee
Terracon Proposal No. PE2177146

Dear Mr. Broomfield:

Terracon Consultants, Inc. (Terracon) is pleased to submit this proposal to Hethcoat & Davis, Inc. (client) to conduct a Preliminary Waters of the U.S. Assessment at the above-referenced site. The purpose of our services will be to evaluate Waters of the U.S. as regulated by the U.S. Army Corps of Engineers (USACE), the Tennessee Department of Environment and Conservation (TDEC) and to provide a Preliminary Waters of the U.S. and State Waters Assessment report summarizing Stream and Wetland findings on site. In addition to these services, a Threatened & Endangered (T&E) Plant and Bat Habitat Survey will be conducted, as regulated by the U.S. Fish and Wildlife Service and the Tennessee Natural Heritage Program.

A. SITE AND PROJECT INFORMATION

Site Description:

ITEM	DESCRIPTION
Location	The project is located along a linear path between Henpeck Lane and Lee Circle, in Franklin, Williamson County, Tennessee. Project location information is provided as Exhibit 1.
Area of Review	The area of investigation for wetlands and Waters of the U.S. (WOUS) is found along the western end of the sewer pipeline easement and is exhibited in Exhibit 1. The area of investigation for terrestrial threatened and endangered species is for approximately 3800 linear feet of proposed sewer pipeline and 100 feet on either side of the proposed pipeline.



Should any of the above information or assumptions be incorrect, please let us know so that we may make any necessary modifications to this proposal.

Tributaries, creeks, wetlands, or ponds identified on the site may be considered Waters of the United States (WOUS) under the jurisdiction of the U.S. Army Corps of Engineers (USACE). Proposed impacts to a jurisdictional waterbody, including draining, filling, crossing, relocating, or discharging into the waterbody, may require a Section 404 Permit from the USACE and an Aquatic Resource Alteration Permit (ARAP) from the Tennessee Department of Environment and Conservation (TDEC). Please note that only the USACE can make the final determination on the jurisdictional status of WOUS and TDEC for State Waters, and on the need for permit processing and compensatory mitigation.

B. SCOPE OF SERVICES

1. Preliminary Waters of the U.S. Assessment

Base Services

The delineation will use mandatory technical criteria, field indicators, and other sources of information to determine whether the project area has jurisdictional WUS or State Waters. The classification will be performed by a degreed biologist or environmental scientist. If wetlands are present, the upland boundaries within the project area will be identified. If streams are present, the ordinary high water mark (OHWM) will be identified. The methods Terracon will use in the delineation generally follow the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region* (2010), the *Federal Manual for Identifying and Delineating Jurisdictional Wetlands* (1987), and the *TDEC Guidance For Making Hydrologic Determinations* (May 2011).

Our proposed Scope of Work includes the following:

- Terracon scientists will review applicable and available information for the site (i.e., aerial photographs, soil classifications and soil survey maps, USGS topographic maps, National Wetland Inventory (NWI) maps, site hydrology, vegetation type, etc.).
- For suspect wetland areas –Terracon scientists will perform an on-site visit to gather data pertaining to the hydrophytic vegetation community, surface hydrology, and hydric soil characteristics. The following items will be performed at discrete data point locations within suspect wetland areas on-site and will be characterized on appropriate wetland determination data forms for inclusion in the report.
 - Assess each stratum of vegetation (i.e., trees, saplings/shrubs, herbs, and woody vines). Dominant vegetation will be classified by genus or species, and dominance will be determined.
 - Classify soil types and evaluate hydric soil indicators using shallow soil probes or space holes.

- Observe site characteristics for wetland hydrology indicators.
- For suspect WOUS/State Water areas (streams/tributaries) - perform an on-site visit to gather data pertaining to the characteristics of the stream and potential jurisdictional status. The following items will be performed at discrete data point locations within suspect stream areas on-site and will be characterized in the final report.
 - Flow Characteristics – perennial, intermittent, or wet weather conveyance classifications.
 - Ordinary High Water Mark Observations – Review channels for the limit line on the shore established by fluctuations of the water surface.
 - Bank Shape Descriptions – Review of channels for undercutting and bank slopes.
 - Aquatic Habitat Descriptions – Review of channels for pool, riffle, or runs.
- Delineated areas will be defined using flagging. Terracon will use a handheld Global Positional System (GPS) unit to map approximate locations of delineated stream and/or wetland area(s) or High Accuracy GPS Trimble Surveying Device if requested. Fees for a professional survey of the identified features, however, have not been included in this proposal.
- Submit a Preliminary Waters of the U.S./State Waters Assessment Report containing site characterization information and an opinion on the potential jurisdictional status of suspect waterbodies or wetlands (if observed) for client review.

Threatened and Endangered Plant Survey & Bat Habitat Assessment

The objective of this proposed Threatened and Endangered Species Rare Plant and Bat Habitat Assessment is to evaluate the site for potential habitat for state and federally listed species. The US Fish and Wildlife Service web site (<http://ecos.fws.gov/ipac>) will be used to identify the project boundaries and the potential federally listed threatened or endangered species for this project area as well as a review of the Tennessee Department of Environment and Conservation – Natural Heritage Program. The purpose of performing the assessment is to characterize the existing site conditions, observe the site for listed T&E species and their habitats, and provide an opinion regarding whether or not the work activities onsite would have potential to negatively affect listed T&E species.

This survey does not include the assessment of Threatened and Endangered Aquatic Species. If aquatic species surveys are required and/or requested by regulatory officials, a separate proposal can include these services upon request.

C. Schedule

According to the Eastern Mountains and Piedmont Region Supplement, the end of the growing season occurs when woody deciduous species lose their leaves and/or the last herbaceous plants cease flowering and their leaves become dry or brown. The growing season generally begins when

two or more different non-evergreen vascular plant species growing in a wetland or surrounding area emerge from the ground, show new growth, bud, or flower. For better classification, the wetland delineation should be performed when vegetation is actively growing (generally May-October). If the wetland delineation will be performed outside of the growing season, surveying and classification of identified wetlands will be based on existing conditions and are subject to change. A follow-up visit may be necessary in the vegetative growing season to confirm plant species. Please note, based on the current time of year and staff schedules, Terracon will be able to mobilize personnel to conduct the delineation field activities within one week of receiving authorization to proceed.

The final reports will be submitted to the client within 15 business days following the field visit. In order to comply with the proposed schedule, the following items are required to be provided by the client at the time of notification to proceed.

In order to conduct services, the following documents need to be provided for services to begin:

- Right of entry to conduct the field services;
- Notification of any restrictions or special requirements (such as safety) regarding accessing the site;
- Electronic diagram (AutoCAD), if available, showing the proposed site layout and site boundary; and
- A signed Agreement of Services evidencing acceptance of this scope of services.

D. Additional Services Beyond Base Services

The scope of this proposal includes one site visit to conduct a baseline delineation and a follow-up site meeting (if necessary) with a USACE/TDEC project manager(s) to verify the delineation. Under the Eastern Mountains and Piedmont Region Supplement, on specific sites the USACE may request that the three wetland criteria be evaluated over time to provide additional information regarding seasonal changes in the wetland boundaries and/or characteristics. If at a later date the USACE or TDEC requests additional information, we will provide additional scope of services and fees for your approval prior to conducting the work. Should it be necessary to expand our services beyond those outlined in this proposal, we will notify you, then send correspondence stating the additional services and fee. We will not proceed without your written authorization. Terracon personnel can be available for meetings with the design team, client and/or regulatory agencies.

Additional Services Out of Project Scope (Regulatory meetings, conferences calls, AutoCad Services, etc.)	
Senior Professional Engineer	\$163.00/hr
Project Scientist	\$121.00/hr
AutoCad Services	\$68.00/hr

Scope and Report Limitations

The findings and conclusions presented in the delineation report will be based on the site's current utilization and the information collected as discussed in this proposal. Please note that we do not warrant database or third party information or regulatory agency information used in the compilation of plans or reports. No warranties, express or implied, are intended or made.

E. COMPENSATION

Based on the proposed Scope of Work, our estimated fee is listed below:

SERVICES	Lump Sum Fee	Initial for Authorization
Preliminary Wetlands & Waters of the U.S. and State Waters Assessment	\$3,200	
USACE/TDEC WOUS & Wetland Jurisdictional Determination Site Visit (per visit)	\$850	
High Accuracy Trimble (GPS) Surveying of Wetland & WOUS Resources on site	\$475	
Terrestrial Threatened and Endangered Federal/State Plant Survey & Bat Habitat Assessment	\$2,200	

The fees presented are based on performing only the services discussed in this proposal and completing them concurrently. If the services are completed separately, additional fees will be incurred. Should it be necessary to expand our services beyond those outlined in this proposal, we will notify you, then send correspondence stating the additional services and fee. We will not proceed without your written authorization. Unless otherwise instructed, invoices will be submitted to your attention at the above address. Interim invoices will be submitted regularly and are due upon receipt. Invoices will reflect the units performed in accordance with the above discussion.

F. AUTHORIZATION

If this scope of services meets with your approval, work may be initiated by returning an original copy of the attached Agreement for Services to our Chattanooga office. Project initiation may be expedited by emailing a copy of the signed Agreement for Services back to us.

The terms, conditions, and limitations stated in the Agreement for Services and sections of this proposal incorporated therein, shall constitute the exclusive terms and conditions and services to be performed for this project. This proposal is valid only if authorized within 90 days from the proposal date.

Proposal for Wetlands and Endangered Species Survey
Henpeck Lane Interceptor Sewer Project ■ Franklin, Tennessee
Proposal No. PE2177147 ■ August 3, 2017



We appreciate the opportunity to provide this proposal and look forward to working with you on this project. If you have any questions or comments regarding this proposal or require additional services, please give me a call.

Sincerely,
Terracon Consultants, Inc.

A handwritten signature in black ink, reading "Chris Gillentine".

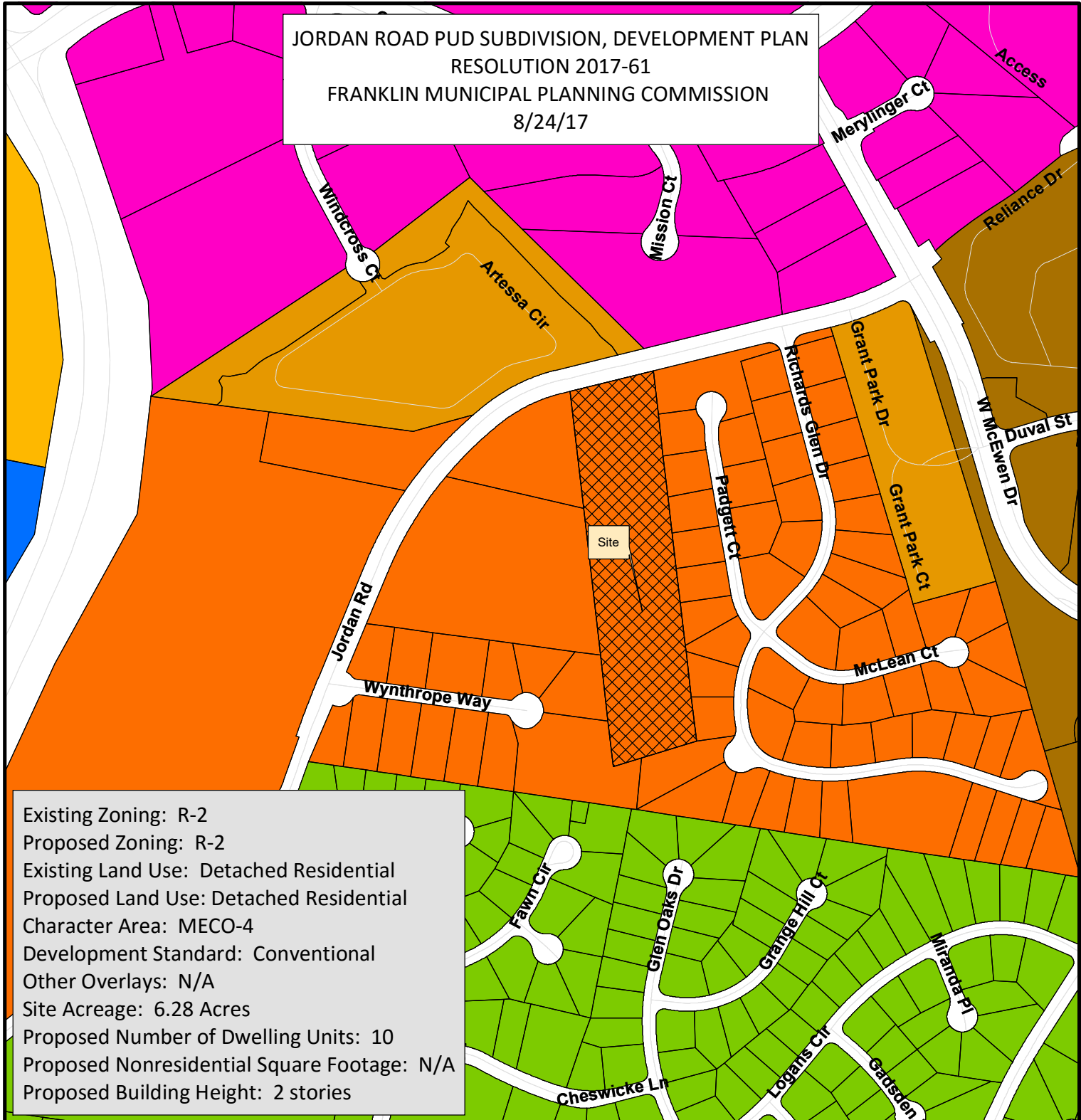
Chris Gillentine, P.G. (TN, LA)
Senior Geologist

A handwritten signature in blue ink, reading "Dallas Whitmill".

Dallas Whitmill, P.E.
Senior Engineer/Environmental
Department Manager

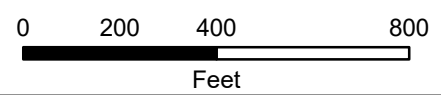
Attachments: Exhibit 1 & Agreement for Services

JORDAN ROAD PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2017-61
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/24/17



Existing Zoning: R-2
 Proposed Zoning: R-2
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 6.28 Acres
 Proposed Number of Dwelling Units: 10
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| Jordan Road PUD Subdivision | 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 |



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RESOLUTION 2017-61

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR JORDAN ROAD PUD SUBDIVISION WITH 1 MODIFICATION OF STANDARDS FOR CUL-DE-SAC LENGTH GREATER THAN 500', FOR THE PROPERTY LOCATED EAST OF MACK HATCHER PARKWAY AND NORTH OF LIBERTY PIKE 622 JORDAN ROAD."

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
062 02700	6.28
Total	6.28

Land Description of Map 062, Parcel 027.00 of the Turnberry Homes property.

Land in Williamson County, Tennessee, being Tax Map 062, Parcel 027.00, owned by Turnberry Homes, recorded in Deed Book 1101, Pages 534, Register's Office for Williamson County, Tennessee, the same being generally bounded on the north by Jordan Road, on the east by lots 41-49, Map 62J, Group C, of

Richards Glen, Section 2 as referenced in Plat Book 31, page 109, R.O.W.C, on the south by lot 40 of Richards Glen, Section 2 as referenced in Plat Book 31, page 109, R.O.W.C, and lot 7, Map 62J, Group C, Revision Two, Resubdivision of Lot 7 & 13, Final Plat, Wynthorpe Subdivision as referenced in Plat Book 56, Page 55, and on the west by Lot 6, Map 62J, Group C, Revision Two, Resubdivision of Lot 7 & 13, Final Plat, Wynthorpe Subdivision as referenced in Plat Book 40, Page 80, R.O.W.C, Lot 1 and 2 Map 62J, Gant Subdivision as referenced in Plat Book 40, Page 80, R.O.W.C., as recorded in the Register's Office of Williamson County, and being more fully described as follows;

Beginning at a pin (the point of beginning) located along the south right-of-way of Jordan Road, the same being the northeast corner of Map 62, Parcel 29.01, Gant Subdivision, Lot 1, Plat Book 46, page 54, the same also being the northwest corner of the property herein described;

Thence with the south right-of-way Jordan Road the following calls;

N75°22'31"E, a distance of 250.46 feet to a pin;

Thence with a line common to Lot 50, Map 62J, Group C, of Richards Glen, Plat Book 31, Page 109, R.O.W.C., and lots 41-49, Map 62J, Group C, of Richards Glen, Section 2 as referenced in Plat Book 31, page 109, R.O.W.C, the same being the southeast property corner herein described.

S06°30'26"E, a distance of 1106.72 feet to a pin;

Thence with a line common to Lot 40, Map 62J, Group B, of Richards Glen, Section 2, Plat Book 31, Page 108, R.O.W.C. the same being the northwest corner of Lot 50, also being the northeast corner of property herein described.

S74°37'17"W, a distance of 168.38 feet to a pin;

Thence continuing with said line, S74°37'17"W, a distance of 79.43 feet to a pin;

Thence with a line common with Lots 6 & 7, Map 62J, Group C, Revision Two, Resubdivision of Lot 7 & 13, Final Plat, Wynthorpe Subdivision as referenced in Plat Book 56, Page 55, the same being the southeast corner of property described, the following;

N06°51'30"W, a distance of 293.79 feet to a pin;

Thence continuing with said line, and common with Lot 1 and 2 Map 62J, Gant Subdivision as referenced in Plat Book 40, Page 80, the following;

N06°36'00"W, a distance of 815.93 feet to a pin. said pin being the (point of beginning);

The portion of land herein described contains 273,643 square feet or 6.28 acres +/- more or less.

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

SECTION III. That the overall entitlements for the Jordan Road PUD Subdivision are as follows:

Entitlements	Jordan Road PUD
Base Zone District	R-2
Character Area Overlay	MECO-4
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	10
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Connectivity Index	1.5
Open Space Requirements	Required – 0.0 Acres Provided – 1.01 Acres
Number of Phases in Development	1

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

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Cul-de-sac Length of over 500 feet Approved: _____ Denied: _____	Request to extend the cul-de-sac longer than 500 feet. Section 5.10.8 (1) (d) <i>Staff recommended Disapproval.</i>
--	--

Attest:

Eric S. Stuckey
 City Administrator

City of Franklin, Tennessee:

Dr. Ken Moore
 Mayor

Approved as to form by:

Shauna R. Billingsley
 City Attorney

PREAPPLICATION CONFERENCE: _____ 6/15/2017 _____

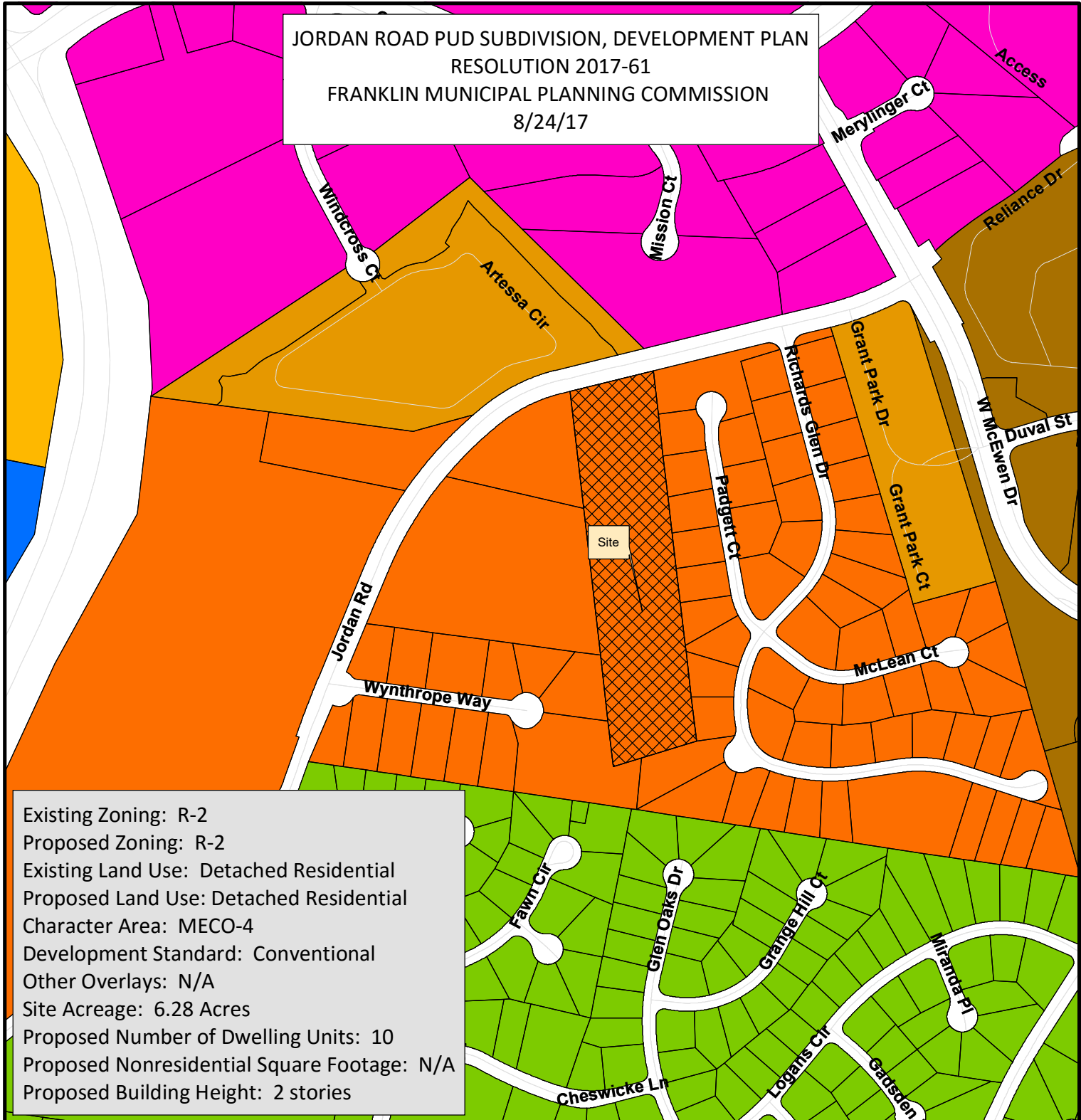
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____ 6/22/2017 _____

NEIGHBORHOOD MEETING: _____ 6/15/2017 _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

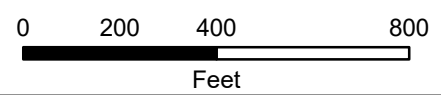
PUBLIC HEARING AND BOMA APPROVAL: _____

JORDAN ROAD PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2017-61
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/24/17



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- | | |
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| R-3 Residential District | NC Neighborhood Commercial District |
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CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

2. H. Stormwater Management Plan

tomi@franklin.tn.gov

The Previous comment "Applicant shall comply and show all Stormwater BMPs in compliance with the City's Best Management Practices Stormwater Management Manual. Stormwater BMP's must be located in open space lots. Access and access easements must be provided to Stormwater BMP's." ... was not completely addressed. The stormwater runoff from **all** impervious areas must flow to bioretention. This includes all buildings, patios, sidewalks and driveways. Provide a grading and drainage plan, that show how the drainage from all of the impervious surfaces will flow to the bioretention areas. This can be addressed with the site plan submittal but this comment must remain open until the site plan is approved. The stormwater runoff from this development must not adversely affect any adjoining properties.

30. G. Grading Plan

joe.marlo@franklin.tn.gov

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

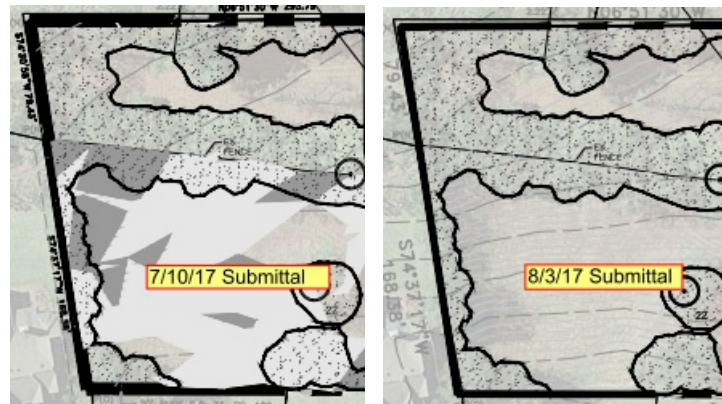
The storm infrastructure added in Jordan Road does not appear to be positioned to accept offsite flow from the ditch section in the northwest corner of the site. When detailed grading is determined at the Site Plan stage, the storm infrastructure shall be designed and located to accept flow from the upstream ditch section. The headwall shown at the outlet shall be located a minimum of 10 feet from the sanitary sewer manhole, and no portion of the infrastructure shall be located in a stream buffer.

39. E. Existing Conditions Plan

joe.marlo@franklin.tn.gov

This is a newcomment based on newinformation shown on the drawings.

Applicant to indicate slopes 14%-19% and 20% and greater on the Existing Conditions Plan C1.1. This information was shown on the 7/10/17 submittal, but was removed on the 8/3/17 submittal.



40. Critical Lot

joe.marlo@franklintn.gov The following is a newcomment.

Lot 9 is to be designated as a critical lot due to the steep slopes (exceeding 14%) across the majority of the lot.

With the building permit submittal, this lot will require submittal of a Critical Lot Site Plan. The Critical Lot Site Plan is to be sealed, signed and dated by a professionally licensed engineer in the State of Tennessee in accordance with state law and City of Franklin requirements. All information listed on the Critical Lot Site Plan Checklist shall be included on the plan sheet(s). The checklist and additional required documentation for the Critical Lot Site Plan submittal can be found on the Engineering Development Services website at:

<http://www.franklin-gov.com/government/engineering/development>

Planning (Landscape)

General Issues

37. Trees along Property Line

larry.mizell@franklintn.gov The tree along the property line where the street ROW is on the property line shall be preserved.
Either move the ROW back to preserve the tree or gain written approval of the adjacent property owner to remove them.
This shall be accomplished before site plan approval.

Stormwater

General Issues

33. Drainage

ellen.moore@franklintn.gov *Comment was addressed. Comment to remain open as an advisory comment, but **does not** hinder development plan approval.*

Advisory comment for site plan submittal: Based on the proposed grades shown, it appears that it will be difficult to drain the proposed bioretention area adjacent to Jordan Road. Applicant shall be aware that if bioretention areas are to be utilized as detention areas, the draw down time for bioretention areas is typically between 48 and 72 hours. Be advised that stormwater shall not remain ponded for more than 72 hours in any design storm. Also, if bioretention is to be utilized as detention, the surface area may be increased, but in no case shall the ponding depth be greater than 12 inches.



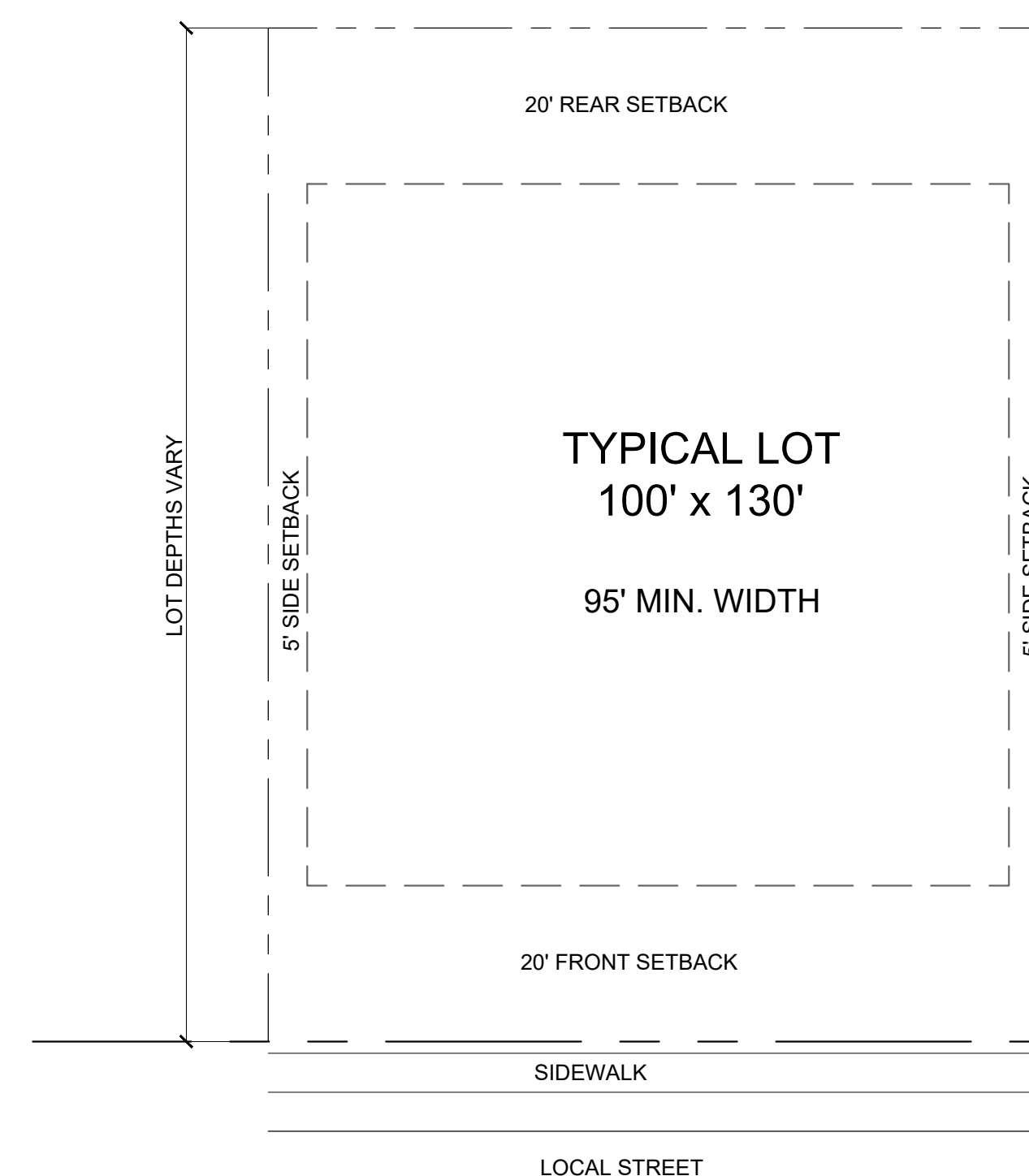
TYPICAL HOME ELEVATION



TYPICAL HOME ELEVATION



TYPICAL STREETScape



TYPICAL LOT DIAGRAM

PARTNERS IN BUILDING PROVIDED ELEVATIONS SHOWN BASED ON CUSTOM HOMES THEY HAVE BUILT IN THE PAST, AND ARE TYPICAL TO THE HOMES TO BE CONSTRUCTED IN THIS DEVELOPMENT.

ALL HOMES WILL BE CUSTOM HOMES. TYPICAL SIZE RANGE IS 3,500 SF TO 5,000 SF WITH AT LEAST 4 BEDROOMS. HOMES WILL HAVE OPTIONS FOR 2 OR 4 CAR GARAGES.

FRONT SETBACK: 20'
REAR SETBACK: 20'
SIDE SETBACK: 5'

The home elevations shown here are representative of the homes planned for Jordan Road PUD. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

ISSUED: July 10, 2017

Revision Date: _____

△ _____
△ _____
△ _____
△ _____
△ _____

EXISTING TREE CANOPY

TOTAL SITE AREA = 6.28 AC / 273,557 SF			
TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	7,730 SF	2,087 SF	5,643 SF
TREE B	23,155 SF	23,155 SF	0 SF
TREE C	40,945 SF	25,355 SF	15,590 SF
TREE D	31,202 SF	1,255 SF	29,947 SF
TOTAL SF	103,032 SF	51,851 SF	51,181 SF
TOTAL ACRES	2.37 AC	1.20 AC	1.17 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 2.37 AC (38% OF SITE)
REQUIRED CANOPY PRESERVATION: 48%
48% X 2.37 AC TOTAL CANOPY = 1.14 AC / 49,858 SF
PROVIDED TREE CANOPY PRESERVATION: 1.17 AC / 51,181 SF
(49% OF EXISTING CANOPY)

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: NONE PER ZO 5.5.2 (2) PROVIDED OPEN SPACE: 43,983 SF / 1.01 AC, 16% OF TOTAL SITE			
OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA (SF)
100	LOT IN RESERVE	TREE PRESERVATION	10,440
101	INFORMAL	WATER QUALITY & TREE PRESERVATION	33,543

MODIFICATION OF STANDARDS REQUEST

ZO 5.10.8 (1) (d)
The applicant requests a modification of standards to approve a cul-de-sac length of over 500 feet. Proposed Local Road A is shown at 784 linear feet. Residential fire sprinkler systems shall be installed in all homes in accordance with NFPA 13D to comply with 3.3.7(1)(a) of the Franklin Street Standards.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
10 UNITS * 725 GPD = 7,250 GPD

SEWER FACILITIES
SEWERAGE SERVICES PROVIDED BY CITY OF FRANKLIN

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE

STREET NETWORK
WE ARE PROPOSING A SINGLE-PHASED LOW VOLUME LOCAL STREET WITH CUL-DE-SAC WITH A CURB CUT FOR FUTURE DEVELOPMENT.

DRAINAGE FACILITIES
STORMWATER ON ROADS WILL BE COLLECTED AT INLETS AND TRANSFERRED TO THE FRONT OF THE DEVELOPMENT WHERE IT WILL BE TREATED ACCORDING TO SECTION 5, PERMANENT STORMWATER TREATMENT CONTROLS (PTP), AND CITY OF FRANKLIN BMP'S

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.9 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.7 MI (STATION NO. 3)
NEAREST RECREATIONAL FACILITY: 1.9 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
10 * 0.62 = 7 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR SINGLE-FAMILY RESIDENTIAL SERVICE PROVIDER: FRANKLIN SANITATION AND ENVIRONMENTAL SERVICES.

RESTRICTIVE COVENANTS
AN HOA WILL BE FORMED FOR THIS DEVELOPMENT.

LAND USE PLAN COMPLIANCE:

CHARACTER AREA OVERLAY: MECO-4
ENVISION FRANKLIN: SINGLE-FAMILY RESIDENTIAL

THIS DEVELOPMENT PLAN IS IN THE SINGLE FAMILY DESIGN CONCEPT AREA AND HAS BEEN DESIGNED WITHIN THESE GUIDELINES. ALL HOMES ARE SINGLE-FAMILY DETACHED HOMES AND WILL BE CUSTOM HOMES WITH ARCHITECTURAL VARIETY AND SIDE/REAR LOADED GARAGES. LOT SIZES VARY WITHIN A RANGE COMPATIBLE WITH ADJACENT NEIGHBORHOODS. AN EXISTING TREE ROW HAS BEEN PLACED IN OPEN SPACE TO ENSURE PRESERVATION, AND A SIDEWALK WILL BE EXTENDED ALONG THE JORDAN ROAD FRONTAGE TO CONNECT TO AN EXISTING SIDEWALK.

LOCAL COMPATIBILITY

THIS DEVELOPMENT IS ZONED R-2, AND THE APPLICANT IS NOT SEEKING A REZONING. LOTS ARE DESIGNED TO BE SIMILAR IN SIZE TO THE EXISTING SURROUNDING NEIGHBORHOODS. A TREE ROW HAS BEEN PRESERVED BETWEEN THE EXISTING HOMES AND THIS PROPOSED DEVELOPMENT.

DESIGN CONCEPT

THE JORDAN ROAD PUD DEVELOPMENT HAS BEEN DESIGNED TO FIT INTO THE EXISTING SURROUNDING NEIGHBORHOODS. LOT SIZES, HOME SIZES AND SCALE ARE COMPATIBLE WITH THE NEIGHBORHOODS. SPECIAL CARE WAS GIVEN TO PRESERVE THE TREE ROW BETWEEN THIS NEW DEVELOPMENT AND THE EXISTING HOMES ON PADGETT COURT.

SITE DATA:

PROJECT NAME:	JORDAN ROAD PUD SUBDIVISION
PROJECT NUMBER:	6495
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	622 JORDAN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2
PROPOSED ZONING:	R-2
CHARACTER AREA OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	6.28 AC TOTAL
MINIMUM REQUIRED SETBACK LINES:	FRONT: 20' SIDE: 5' REAR: 20'
OWNER:	STEVEN COLIER
ADDRESS:	622 JORDAN ROAD FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
CONTACT:	GREG GAMBLE
PHONE:	615.975.5765
EMAIL ADDRESS:	greggambles209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.4 PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.4 REQUIRED
MINIMUM PARKING REQUIREMENT:	2 SPACES PER HOME
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	1.59 DUA
TREE CANOPY:	2.37 AC (38% OF TOTAL SITE)
PARKLAND (IF APPLICABLE):	FEES IN LIEU (10 x 1,200 SF) = 12,000 SF
OPEN SPACE:	NONE REQUIRED PER ZO 5.5.2 (2)
OPEN SPACE ACREAGE REQUIRED:	
OVERALL DENSITY:	1.59 DUA
NET DENSITY (MINUS ROW):	1.94 DUA
NET DENSITY (MINUS ROW AND OVERLAY):	1.94 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	10 HOMES
NONRESIDENTIAL SQUARE FOOTAGE:	N/A
TOTAL ACREAGE BY USE, ENTIRE SITE:	1.01 AC OPEN SPACE/LOT IN RESERVE 1.13 AC ROW 4.03 AC RESIDENTIAL LOTS

SPECIMEN TREES

NO.	TREE	SIZE	HEALTH	STATUS
1	Hackberry	24"	Fair	Removed, in existing utility easement
2	Hackberry	24"	Fair	Removed, in existing utility easement
3	Hackberry	25"	Fair	Removed, in existing utility easement
4	Hackberry	34"	Fair	Removed, in existing utility easement
5	Hackberry	26"	Fair	
6	Hackberry	24"	Fair	
7	Silver Maple	46"	Fair	Removed, invasive species
8	Maple	36"	Fair	
9	Tree	48"	Dead	Removed
10	Oak	36"	Fair	
11	Tulip Poplar	24"	Fair	
12	Silver Maple	42"	Poor	Removed, invasive species
13	Maple	36"	Fair	Removed
14	Maple	48"	Fair	Removed
15	Hackberry	42"	Fair	Removed
16	Hackberry	48"	Fair	
17	Hackberry	30"	Fair	
18	Hackberry	60"	Fair	
19	Hackberry	36"	Fair	Removed
20	Hackberry	24"	Fair	Removed
21	Walnut	24"	Fair	
22	Hackberry	24"	Fair	
23	Hackberry	28"	Fair	

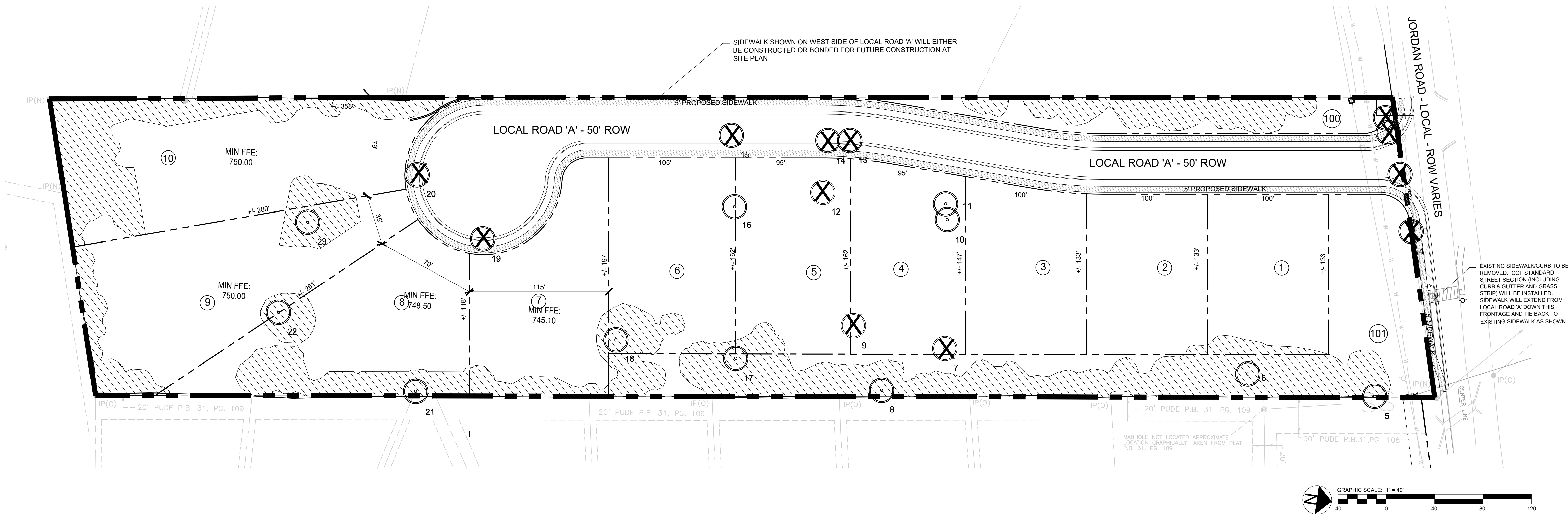
TOTAL SPECIMEN TREES REMOVED: 5
TOTAL HEALTHY SPECIMEN INCHES REMOVED: 186"
REPLACEMENT REQUIRED: 2:1
REPLACEMENT INCHES REQUIRED WITH SITE PLAN: 370"

NOTE: SPECIMEN TREES 10, 11 AND 16 ARE NOT CURRENTLY SHOWN AS REMOVED. HOWEVER, THEY ARE NOT SHOWN IN TREE CANOPY PRESERVATION AREAS. IT IS THE INTENT TO PRESERVE THESE TREES IF POSSIBLE. IF THESE TREES ARE REMOVED, REPLACEMENT AT 2:1 WILL BE PROVIDED.

KEY

 PRESERVED TREE CANOPY

 SPECIMEN TREE TO BE REMOVED



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

JORDAN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN
TAX MAP 062, PARCEL 027.00
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambles209@gmail.com
615.975.5765

ISSUED: July 10, 2017

Revision Date:

 August 3, 2017






SHEET
C2.0
OVERALL
DEVELOPMENT
PLAN

COF# 6495

JORDAN ROAD PUD SUBDIVISION DEVELOPMENT PLAN

TAX MAP 062, PARCEL 027.00

OWNER

STEVEN COLIER
622 JORDAN ROAD
FRANKLIN, TN 37067

DEVELOPER

PARTNERS IN BUILDING
17361 VILLAGE GREEN DRIVE
HOUSTON, TX 77040
CONTACT: CREGG MCGAHA
EMAIL:
CREGG.MCGAHA@PARTNERSINBUILDING.COM
PHONE: 832.721.0982

APPLICANT/ LANDSCAPE ARCHITECT

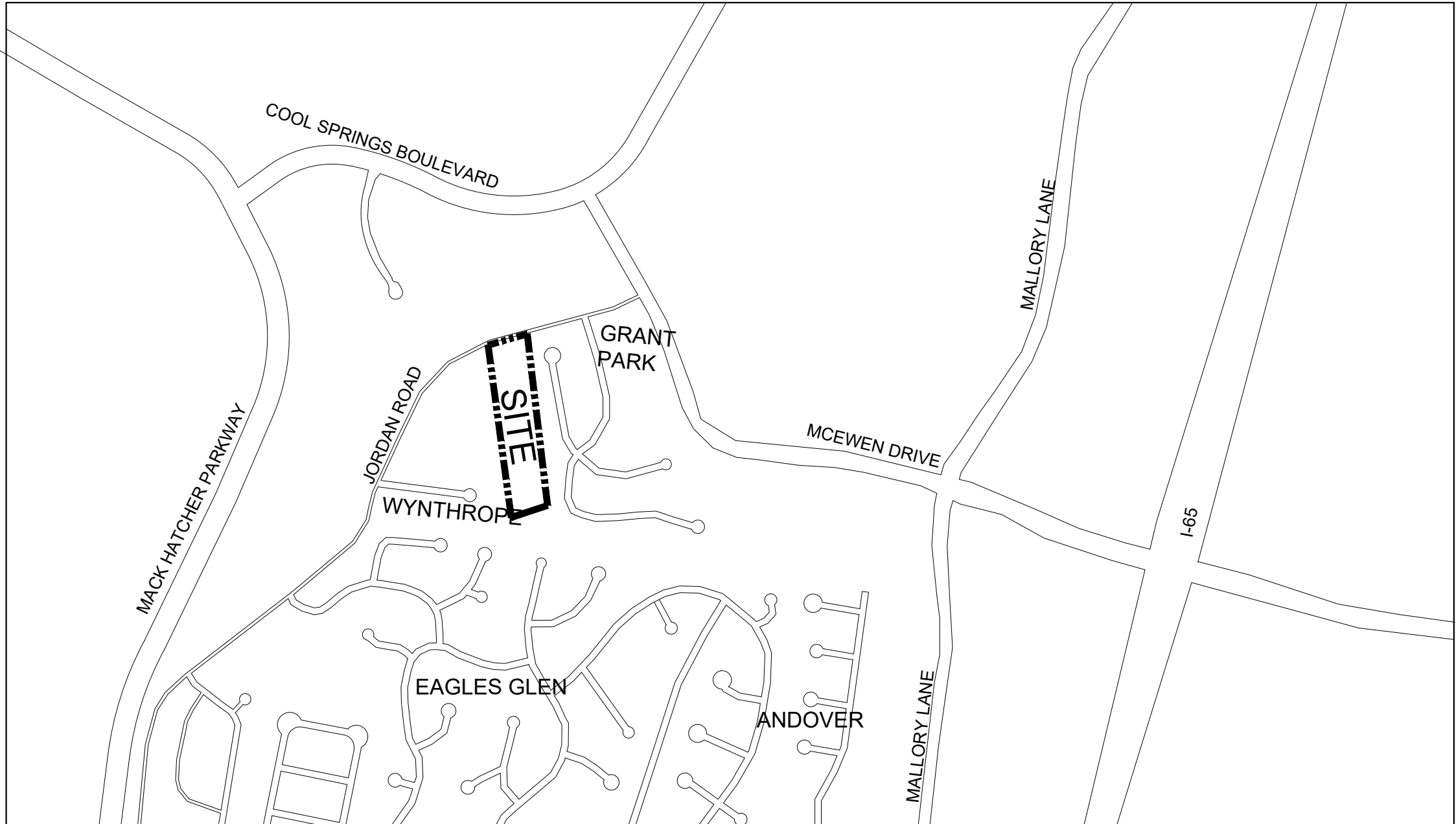
GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: 615.975.5765

ENGINEER

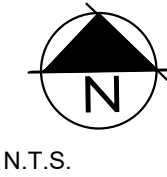
LOSE & ASSOCIATES, INC.
2809 FOSTER AVENUE
NASHVILLE, TN 37210
CONTACT: JASON MILES, P.E.
PHONE: 615.242.0040

SURVEYOR

HFR DESIGN
214 CENTERVIEW DRIVE, SUITE 300
BRENTWOOD, TN 37027
PHONE: 615.370.8500



VICINITY MAP



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

SHEET INDEX

C 0.0	COVER SHEET
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS
C 2.0	OVERALL DEVELOPMENT PLAN
C 2.1	TYPICAL ARCHITECTURE
C 3.0	OVERALL GRADING & DRAINAGE
C 4.0	OVERALL ROW & ACCESS
C 4.1	OVERALL ROW & ACCESS
C 4.2	OVERALL ROW AND ACCESS
C 5.0	OVERALL UTILITY PLAN

MODIFICATION OF STANDARDS REQUEST

ZO 5.10.8 (1) (d)
The applicant requests a modification of standards to approve a cul-de-sac length of over 500 feet. Proposed Local Road A is shown at 784 linear feet. Residential fire sprinkler systems shall be installed in all homes in accordance with NFPA 13D to comply with 3.3.7(1)(a) of the Franklin Street Standards.

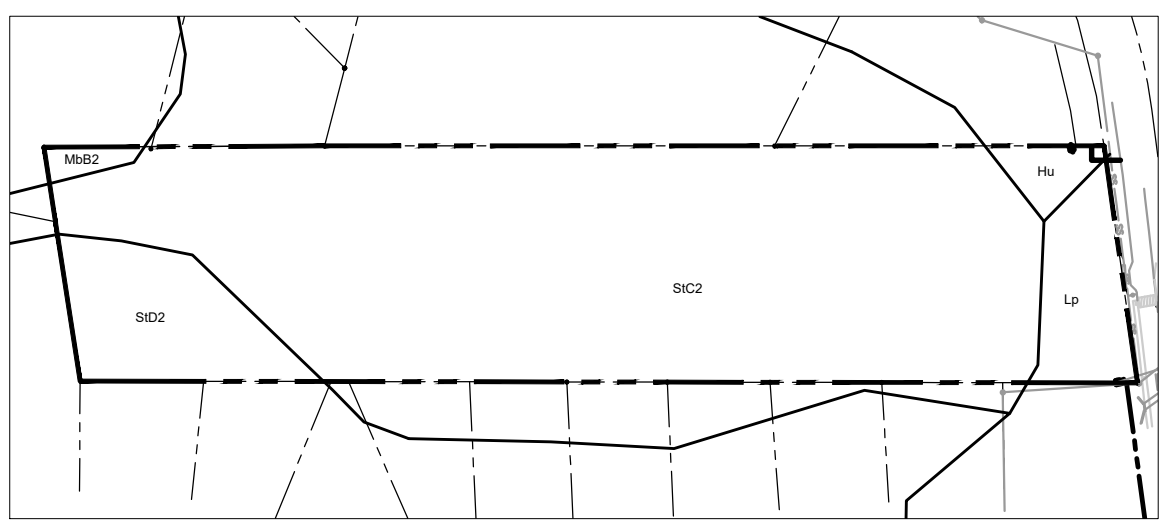


COF# 6495
July 10, 2017

Revisions
1. August 3, 2017

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

SOILS:



SOIL KEY:
Hb: HUNTINGTON SILT LOAM, PHOSPHATIC
Lp: LINDSIE SILT LOAM, PHOSPHATIC
MbB2: MAURY SILT LOAM, 2-5 PERCENT SLOPES, ERODED
S: STIVERSVILLE SILT LOAM, 5-12 PERCENT SLOPES, ERODED
Sb2: STIVERSVILLE SILT LOAM, 12-20 PERCENT SLOPES, ERODED

EXISTING TREE CANOPY

TOTAL SITE AREA = 6.28 AC / 273,557 SF

TREE AREA	EXISTING
TREE A	7,730 SF
TREE B	23,155 SF
TREE C	40,945 SF
TREE D	31,202 SF

TOTAL SF 103,032 SF
TOTAL ACRES 2.37 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 2.37 AC (38% OF SITE)
REQUIRED CANOPY PRESERVATION: 48%
48% X 2.37 AC TOTAL CANOPY = 1.14 AC / 49,658 SF

KEY:

14%-19% SLOPES

20% AND GREATER SLOPES

EXISTING TREE CANOPY

SPECIMEN TREE

SPECIMEN TREES

NO.	TREE	SIZE	HEALTH
1	Hackberry	24"	Fair
2	Hackberry	24"	Fair
3	Hackberry	25"	Fair
4	Hackberry	34"	Fair
5	Hackberry	26"	Fair
6	Hackberry	24"	Fair
7	Silver Maple	46"	Fair
8	Maple	36"	Fair
9	Tree	48"	Dead
10	Oak	36"	Fair
11	Tulip Poplar	24"	Fair
12	Silver Maple	42"	Poor
13	Maple	36"	Fair
14	Maple	48"	Fair
15	Hackberry	42"	Fair
16	Hackberry	48"	Fair
17	Hackberry	30"	Fair
18	Hackberry	60"	Fair
19	Hackberry	36"	Fair
20	Hackberry	24"	Fair
21	Walnut	24"	Fair
22	Hackberry	24"	Fair
23	Hackberry	28"	Fair

NOTES:

- THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.
- PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
- SITE BOUNDARY CALLS PROVIDED BY LOSE & ASSOCIATES.
- NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

SITE DATA:

PROJECT NAME:	JORDAN ROAD PUD SUBDIVISION
PROJECT NUMBER:	6495
SUBDIVISION:	N/A
LOT NUMBER:	622 JORDAN ROAD
ADDRESS:	FRANKLIN
CITY:	WILLIAMSON
COUNTY:	TENNESSEE
STATE:	9TH CIVIL DISTRICT
CIVIL DISTRICT:	R-2
EXISTING ZONING:	R-2
PROPOSED ZONING:	MECO-4
CHARACTER AREA OVERLAY:	N/A
OTHER APPLICABLE OVERLAYS:	CONVENTIONAL
APPLICABLE DEVELOPMENT STANDARD:	6.28 AC TOTAL
ACREAGE OF SITE:	FRONT: 20'
MINIMUM REQUIRED SETBACK LINES:	SIDE: 5'
	REAR: 20'
OWNER:	STEVEN COLIER
ADDRESS:	822 JORDAN ROAD
	FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY
	SUITE 200
	FRANKLIN, TN 37064
CONTACT:	GREG GAMBLE
PHONE:	615.975.5765
EMAIL ADDRESS:	greggamble209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.4 PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.4 REQUIRED
MINIMUM PARKING REQUIREMENT:	2 SPACES PER HOME
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	1.59 DUA
TREE CANOPY:	2.37 AC (38% OF TOTAL SITE)
PARKLAND (IF APPLICABLE):	FEES IN LIEU
	(10 x 1,200 SF) = 12,000 SF
OPEN SPACE:	NONE REQUIRED PER ZO 5.5.2 (2)
OPEN SPACE ACREAGE REQUIRED:	
OVERALL DENSITY:	1.59 DUA
NET DENSITY (MINUS ROW):	1.94 DUA
NET DENSITY (MINUS ROW AND OVERLAY):	1.94 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	10 HOMES
NONRESIDENTIAL SQUARE FOOTAGE:	N/A
TOTAL ACREAGE BY USE, ENTIRE SITE:	1.01 AC OPEN SPACE/LOT IN RESERVE
	1.13 AC ROW
	4.03 AC RESIDENTIAL LOTS



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GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

JORDAN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN
TAX MAP 90, PARCEL 28
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

ISSUED: July 10, 2017

Revision Date:

August 3, 2017

SHEET
C1.1

EXISTING
CONDITIONS

COF# 6495

EXISTING TREE CANOPY

TOTAL SITE AREA = 6.28 AC / 273,557 SF			
TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	7,730 SF	2,087 SF	5,643 SF
TREE B	23,155 SF	23,155 SF	0 SF
TREE C	40,945 SF	25,355 SF	15,590 SF
TREE D	31,202 SF	1,255 SF	29,947 SF
TOTAL SF	103,032 SF	51,851 SF	51,181 SF
TOTAL ACRES	2.37 AC	1.20 AC	1.17 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 2.37 AC (38% OF SITE)
REQUIRED CANOPY PRESERVATION: 48%
48% X 2.37 AC TOTAL CANOPY = 1.14 AC / 49,858 SF
PROVIDED TREE CANOPY PRESERVATION: 1.17 AC / 51,181 SF
(49% OF EXISTING CANOPY)

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: NONE PER ZO 5.5.2 (2) PROVIDED OPEN SPACE: 43,983 SF / 1.01 AC, 16% OF TOTAL SITE			
OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA (SF)
100	LOT IN RESERVE	TREE PRESERVATION	10,440
101	INFORMAL	WATER QUALITY & TREE PRESERVATION	33,543

MODIFICATION OF STANDARDS REQUEST

ZO 5.10.8 (1) (d)
The applicant requests a modification of standards to approve a cul-de-sac length of over 500 feet. Proposed Local Road A is shown at 784 linear feet. Residential fire sprinkler systems shall be installed in all homes in accordance with NFPA 13D to comply with 3.3.7(1)(a) of the Franklin Street Standards.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
10 UNITS * 725 GPD = 7,250 GPD

SEWER FACILITIES
SEWERAGE SERVICES PROVIDED BY CITY OF FRANKLIN

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE

STREET NETWORK
WE ARE PROPOSING A SINGLE-PHASED LOW VOLUME LOCAL STREET WITH CUL-DE-SAC WITH A CURB CUT FOR FUTURE DEVELOPMENT.

DRAINAGE FACILITIES
STORMWATER ON ROADS WILL BE COLLECTED AT INLETS AND TRANSFERRED TO THE FRONT OF THE DEVELOPMENT WHERE IT WILL BE TREATED ACCORDING TO SECTION 5, PERMANENT STORMWATER TREATMENT CONTROLS (PTP), AND CITY OF FRANKLIN BMP'S

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.9 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.7 MI (STATION NO. 3)
NEAREST RECREATIONAL FACILITY: 1.9 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
10 * 0.62 = 7 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR SINGLE-FAMILY RESIDENTIAL SERVICE PROVIDER: FRANKLIN SANITATION AND ENVIRONMENTAL SERVICES.

RESTRICTIVE COVENANTS
AN HOA WILL BE FORMED FOR THIS DEVELOPMENT.

LAND USE PLAN COMPLIANCE:

CHARACTER AREA OVERLAY: MECO-4
ENVISION FRANKLIN: SINGLE-FAMILY RESIDENTIAL

THIS DEVELOPMENT PLAN IS IN THE SINGLE FAMILY DESIGN CONCEPT AREA AND HAS BEEN DESIGNED WITHIN THESE GUIDELINES. ALL HOMES ARE SINGLE-FAMILY DETACHED HOMES AND WILL BE CUSTOM HOMES WITH ARCHITECTURAL VARIETY AND SIDE/REAR LOADED GARAGES. LOT SIZES VARY WITHIN A RANGE COMPATIBLE WITH ADJACENT NEIGHBORHOODS. AN EXISTING TREE ROW HAS BEEN PLACED IN OPEN SPACE TO ENSURE PRESERVATION, AND A SIDEWALK WILL BE EXTENDED ALONG THE JORDAN ROAD FRONTAGE TO CONNECT TO AN EXISTING SIDEWALK.

LOCAL COMPATIBILITY

THIS DEVELOPMENT IS ZONED R-2, AND THE APPLICANT IS NOT SEEKING A REZONING. LOTS ARE DESIGNED TO BE SIMILAR IN SIZE TO THE EXISTING SURROUNDING NEIGHBORHOODS. A TREE ROW HAS BEEN PRESERVED BETWEEN THE EXISTING HOMES AND THIS PROPOSED DEVELOPMENT.

DESIGN CONCEPT

THE JORDAN ROAD PUD DEVELOPMENT HAS BEEN DESIGNED TO FIT INTO THE EXISTING SURROUNDING NEIGHBORHOODS. LOT SIZES, HOME SIZES AND SCALE ARE COMPATIBLE WITH THE NEIGHBORHOODS. SPECIAL CARE WAS GIVEN TO PRESERVE THE TREE ROW BETWEEN THIS NEW DEVELOPMENT AND THE EXISTING HOMES ON PADGETT COURT.

SITE DATA:

PROJECT NAME:	JORDAN ROAD PUD SUBDIVISION
PROJECT NUMBER:	6495
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	622 JORDAN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2
PROPOSED ZONING:	R-2
CHARACTER AREA OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	6.28 AC TOTAL
MINIMUM REQUIRED SETBACK LINES:	FRONT: 20' SIDE: 5' REAR: 20'
OWNER:	STEVEN COLIER
ADDRESS:	622 JORDAN ROAD FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
CONTACT:	GREG GAMBLE
PHONE:	615.975.5765
EMAIL ADDRESS:	greggambles209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.4 PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.4 REQUIRED
MINIMUM PARKING REQUIREMENT:	2 SPACES PER HOME
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	1.59 DUA
TREE CANOPY:	2.37 AC (38% OF TOTAL SITE)
PARKLAND (IF APPLICABLE):	FEES IN LIEU (10 x 1,200 SF) = 12,000 SF
OPEN SPACE:	NONE REQUIRED PER ZO 5.5.2 (2)
OPEN SPACE ACREAGE REQUIRED:	
OVERALL DENSITY:	1.59 DUA
NET DENSITY (MINUS ROW):	1.94 DUA
NET DENSITY (MINUS ROW AND OVERLAY):	1.94 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	10 HOMES
NONRESIDENTIAL SQUARE FOOTAGE:	N/A
TOTAL ACREAGE BY USE, ENTIRE SITE:	1.01 AC OPEN SPACE/LOT IN RESERVE 1.13 AC ROW 4.03 AC RESIDENTIAL LOTS

SPECIMEN TREES

NO.	TREE	SIZE	HEALTH	STATUS
1	Hackberry	24"	Fair	Removed, in existing utility easement
2	Hackberry	24"	Fair	Removed, in existing utility easement
3	Hackberry	25"	Fair	Removed, in existing utility easement
4	Hackberry	34"	Fair	Removed, in existing utility easement
5	Hackberry	26"	Fair	
6	Hackberry	24"	Fair	
7	Silver Maple	46"	Fair	Removed, invasive species
8	Maple	36"	Fair	
9	Tree	48"	Dead	Removed
10	Oak	36"	Fair	
11	Tulip Poplar	24"	Fair	
12	Silver Maple	42"	Poor	Removed, invasive species
13	Maple	36"	Fair	Removed
14	Maple	48"	Fair	Removed
15	Hackberry	42"	Fair	Removed
16	Hackberry	48"	Fair	
17	Hackberry	30"	Fair	
18	Hackberry	60"	Fair	
19	Hackberry	36"	Fair	Removed
20	Hackberry	24"	Fair	Removed
21	Walnut	24"	Fair	
22	Hackberry	24"	Fair	
23	Hackberry	28"	Fair	

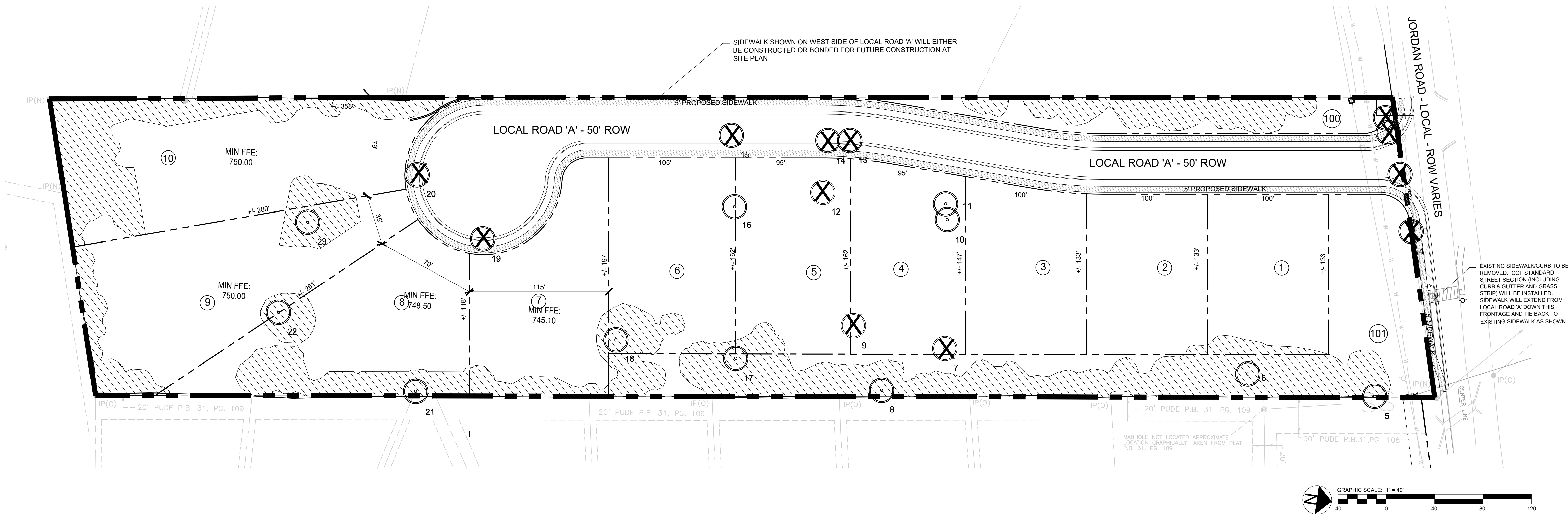
TOTAL SPECIMEN TREES REMOVED: 5
TOTAL HEALTHY SPECIMEN INCHES REMOVED: 186"
REPLACEMENT REQUIRED: 2:1
REPLACEMENT INCHES REQUIRED WITH SITE PLAN: 370"

NOTE: SPECIMEN TREES 10, 11 AND 16 ARE NOT CURRENTLY SHOWN AS REMOVED. HOWEVER, THEY ARE NOT SHOWN IN TREE CANOPY PRESERVATION AREAS. IT IS THE INTENT TO PRESERVE THESE TREES IF POSSIBLE. IF THESE TREES ARE REMOVED, REPLACEMENT AT 2:1 WILL BE PROVIDED.

KEY

 PRESERVED TREE CANOPY

 SPECIMEN TREE TO BE REMOVED



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

JORDAN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN
TAX MAP 062, PARCEL 027.00
FRANKLIN, TENNESSEE



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144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
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ISSUED: July 10, 2017

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SHEET
C2.0
OVERALL
DEVELOPMENT
PLAN

COF# 6495



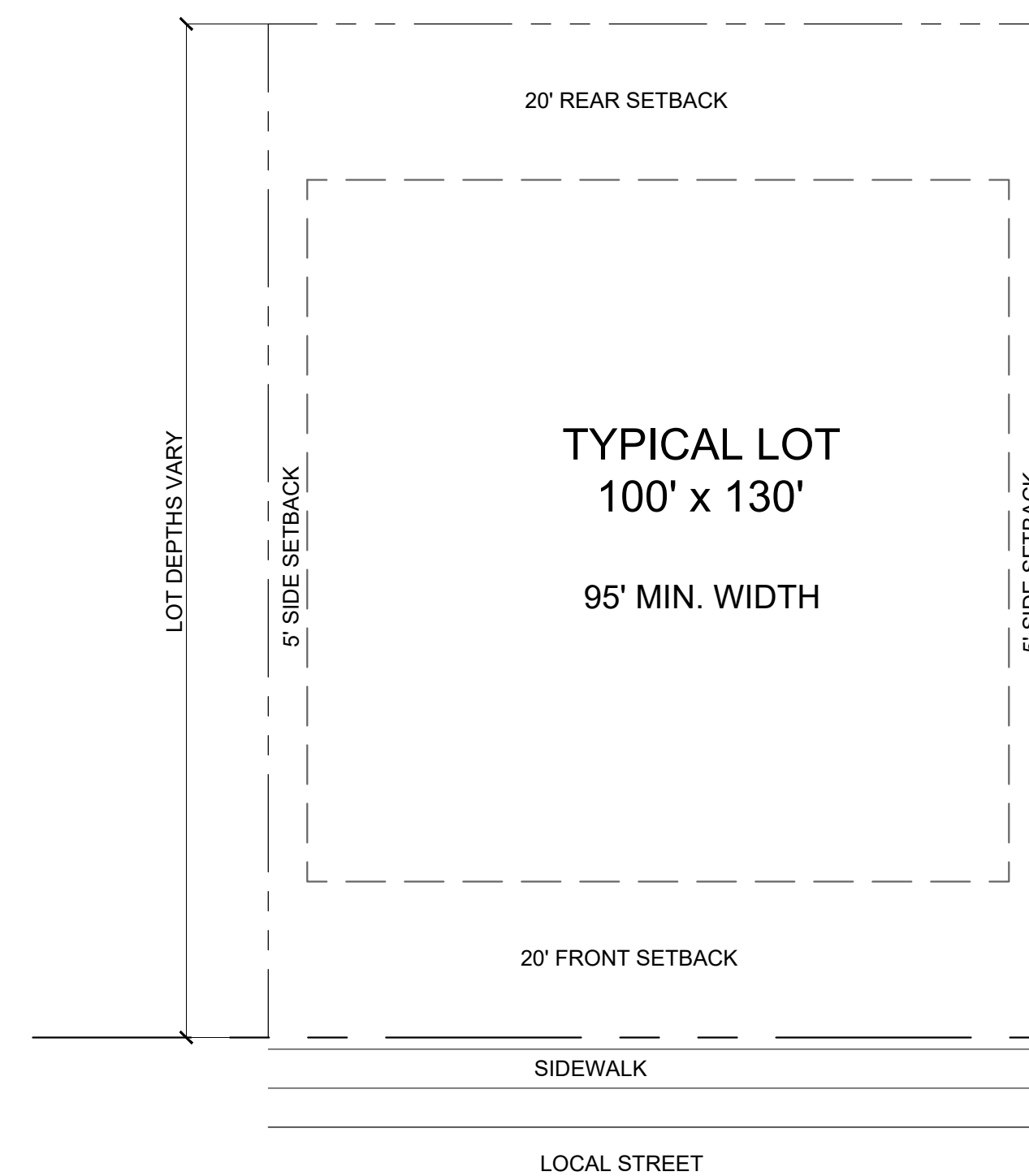
TYPICAL HOME ELEVATION



TYPICAL HOME ELEVATION



TYPICAL STREETScape



TYPICAL LOT DIAGRAM

PARTNERS IN BUILDING PROVIDED ELEVATIONS SHOWN BASED ON CUSTOM HOMES THEY HAVE BUILT IN THE PAST, AND ARE TYPICAL TO THE HOMES TO BE CONSTRUCTED IN THIS DEVELOPMENT.

ALL HOMES WILL BE CUSTOM HOMES. TYPICAL SIZE RANGE IS 3,500 SF TO 5,000 SF WITH AT LEAST 4 BEDROOMS. HOMES WILL HAVE OPTIONS FOR 2 OR 4 CAR GARAGES.

FRONT SETBACK: 20'
REAR SETBACK: 20'
SIDE SETBACK: 5'

The home elevations shown here are representative of the homes planned for Jordan Road PUD. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

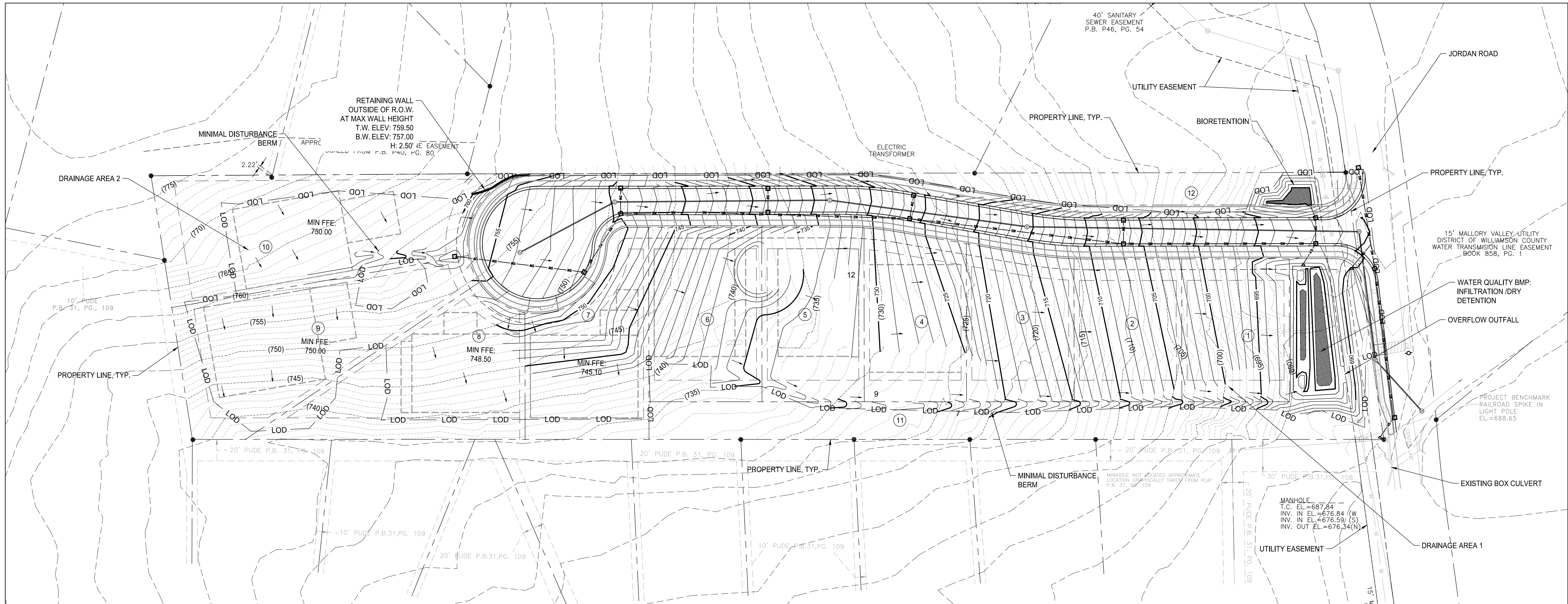
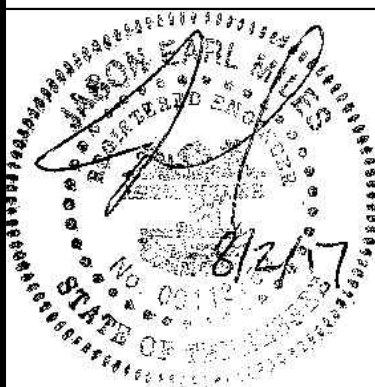


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
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ISSUED: July 10, 2017

Revision Date: _____

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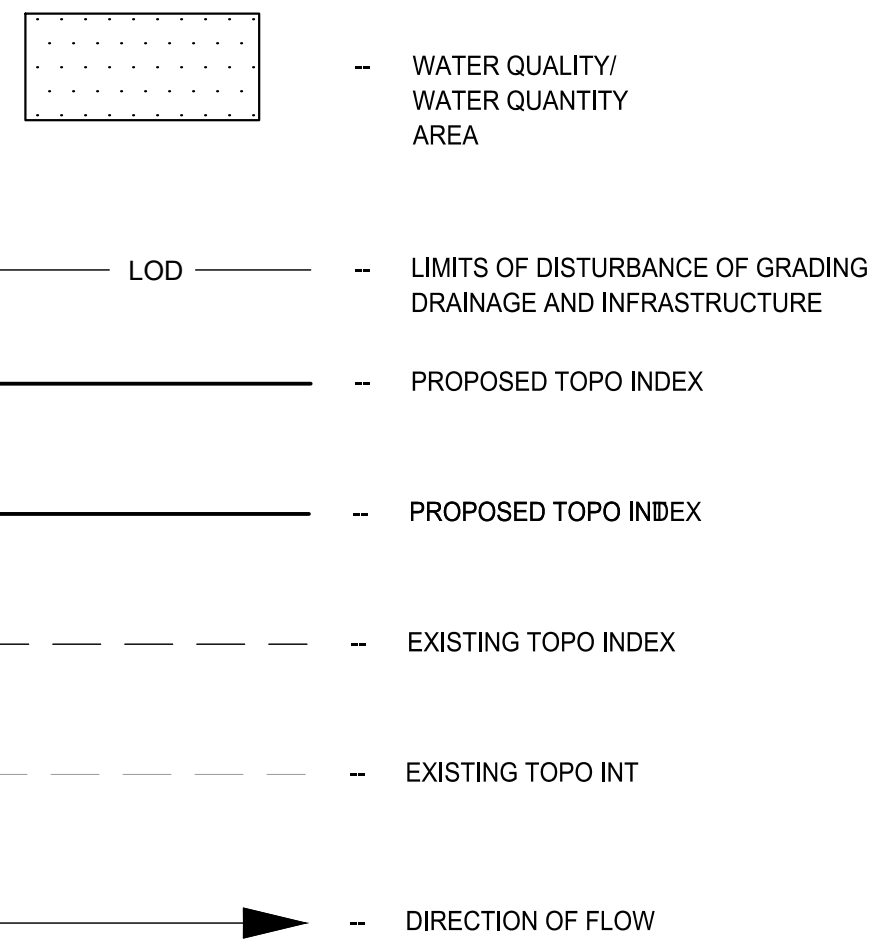
GRADING AND DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF 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.
6. LOTS 11 & 12 ARE OPEN SPACE LOTS TO BE MAINTAINED BY HOA.

STORMWATER NARRATIVE:
STORMWATER ON ROADS WILL BE COLLECTED AT INLETS AND TRANSFERRED TO THE FRONT OF THE DEVELOPMENT WHERE IT WILL BE TREATED ACCORDING TO SECTION 5, PERMANENT STORMWATER TREATMENT CONTROLS (PTPs), AND CITY OF FRANKLIN BMP'S. CITY OF FRANKLIN MAINTENANCE AGREEMENTS WILL BE UTILIZED FOR BMP'S AND THE SUBDIVISION HOA WILL BE RESPONSIBLE FOR LONG TERM MAINTENANCE AND UPKEEP.

IMPACT STATEMENT:
THE PROPOSED GRADING AND DRAINAGE DESIGN AS WELL AS THE PROPOSED STORMWATER FACILITIES WILL MEET THE NEED OF EXISTING WATERSHED IN COMPLIANCE WITH STATE AND LOCAL GOVERNMENT GUIDELINES BY UTILIZING STORMWATER MANAGEMENT BMP'S AT THE FRONT OF THE SITE TO MITIGATE ANY INCREASES IN STORMWATER PEAK RUNOFF AS WELL AS TREAT THE WATER PRIOR TO EXISTING THE SITE.

GRADING AND DRAINAGE DATA:
A MAJORITY OF THE SITE WILL BE GRADED TO DRAIN NORTH VIA SURFACE RUNOFF CONVEYED THROUGH GRASS CHANNEL ALONG THE WEST AND PIPES ROUTED ALONG ROADWAY ON THE EAST SIDE OF PROPERTY. THE REMAINING RUNOFF FROM THE SITE WILL SURFACE FLOW THROUGH CONSERVATION AND TREE SAVE AREAS ALONG THE WESTERN PROPERTY LINE. MATCHING OF PEAK FLOWS AND WATER QUALITY WILL BE ACHIEVED BY BMP'S ALONG THE NORTHERN PORTION OF THE PROPERTY. THE INCREASES IN CURVE NUMBERS WILL BE OFFSET BY TAKING ADDITIONAL AREAS PREVIOUSLY DRAINING OFFSITE TO THE WEST AND DIVERTING TO THE BMP'S IN THE NORTH.

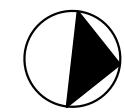


GRADING AND DRAINAGE DATA CHART

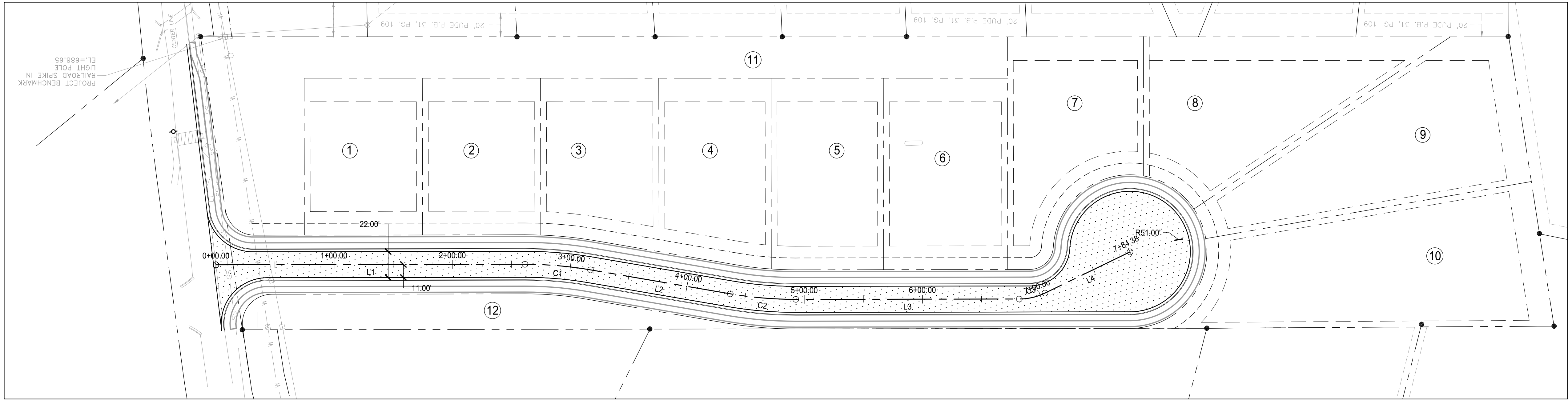
EXISTING DRAINAGE AREA 1 (NORTH EAST DRAINAGE AREA DRAINS TO STORMWATER BMP'S)
EXISTING DRAINAGE AREA 1
DA: 3.13 ACRES
FLOW: 7.74 CFS (50 YEAR)
PROPOSED DRAINAGE AREA 1
DA: 4.55 ACRES
FLOW: 7.24 CFS (50 YEAR)

EXISTING DRAINAGE AREA 2 (SOUTH DRAINAGE AREA DRAINS OFFSITE)
EXISTING DRAINAGE AREA 2
DA: 3.86 ACRES
FLOW: 11.64 CFS (50 YEAR)
PROPOSED DRAINAGE AREA 2
DA: 2.44 ACRES
FLOW: 8.16 CFS (50 YEAR)

TOTAL SITE:
EFFECTIVE Rv: 0.165
VOLUME: 7854 CU. FT.



SCALE: 1" = 50'

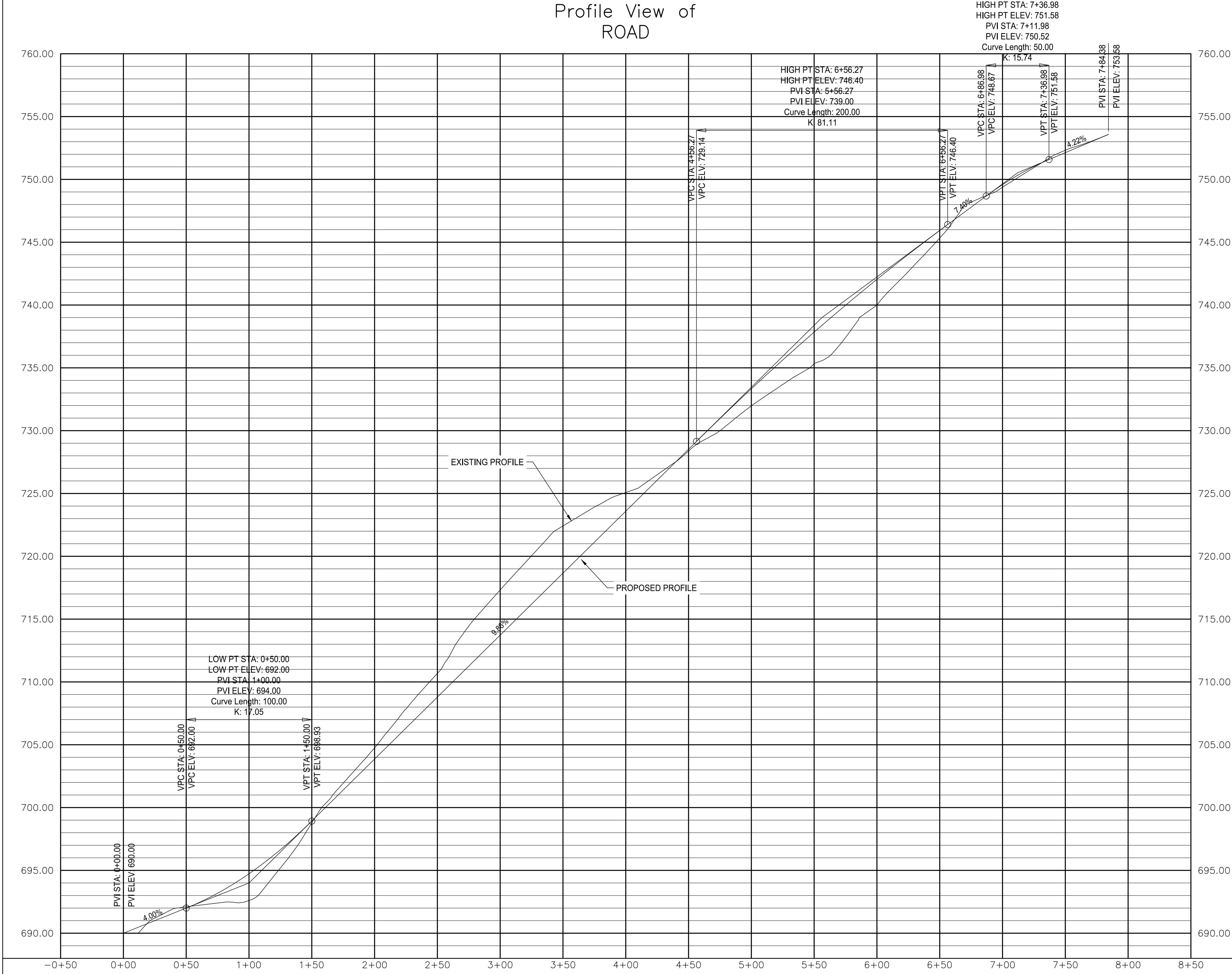
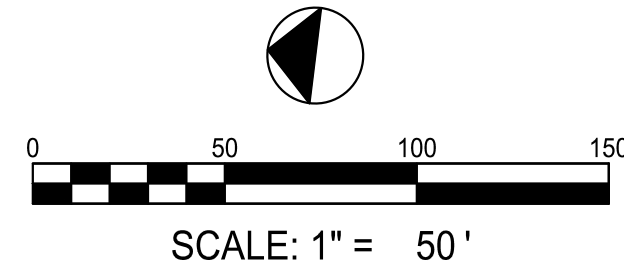


ROW AND ACCESS NARRATIVE:
WE ARE PROPOSING A SINGLE PHASED LOW VOLUME LOCAL STREET WITH CUL-DE-SAC. THE PROPOSED STREET IS ALIGNED ALONG THE PROPERTY LINE TO ALLOW FOR FUTURE CONNECTIONS ALONG THE EASTERN PROPERTY LINE FOR FUTURE CIRCULATION PATTERNS. WE ARE DEDICATING A 50 FT ROW ALONG OUR LOCAL STREET AS WELL AS A 65 FT ROW AROUND THE CUL-DE-SAC. OUR ROAD WILL BE A STOP CONDITION STREET WITH FREE TRAFFIC FLOW, WITH MINIMAL RESTRICTION, AND LITTLE TO NO TRAFFIC DELAYS.

ROW AND ACCESS IMPACT STATEMENT:
OUR LOCAL STREET WITH ACCESS TO JORDAN ROAD, WHICH IS A LOCAL STREET FOR MCEWAN DR. (MAJOR ARTERIAL ROAD) AND LIBERTY PIKE (MINOR ARTERIAL ROAD), JORDAN ROAD TIES INTO A CONSISTENT, B TO E LEVEL OF SERVICE (LOS) FROM A.M TO P.M. ACCORDING TO THE SHORT-TERM IMPROVEMENTS PLAN IN THE CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN.

ROADWAY NETWORK LAYOUT:
WE ARE PROPOSING A SINGLE PHASED LOW VOLUME LOCAL STREET WITH CUL-DE-SAC WITH A CURB CUT FOR FUTURE DEVELOPMENT.

REFUSE COLLECTION AND SERVICE:
REFUSE COLLECTION FOR SINGLE FAMILY RESIDENTIAL. SERVICE PROVIDER: FRANKLIN SANITATION AND ENVIRONMENTAL SERVICES.



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

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE



2809 Foster Avenue
Nashville, Tennessee 37210
(615) 242-0040
220 West Crogan Street, Suite 100
Lawrenceville, Georgia 30046
(770) 338-0017

JORDAN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN
TAX MAP 062, PARCEL 027.00
FRANKLIN, TENNESSEE



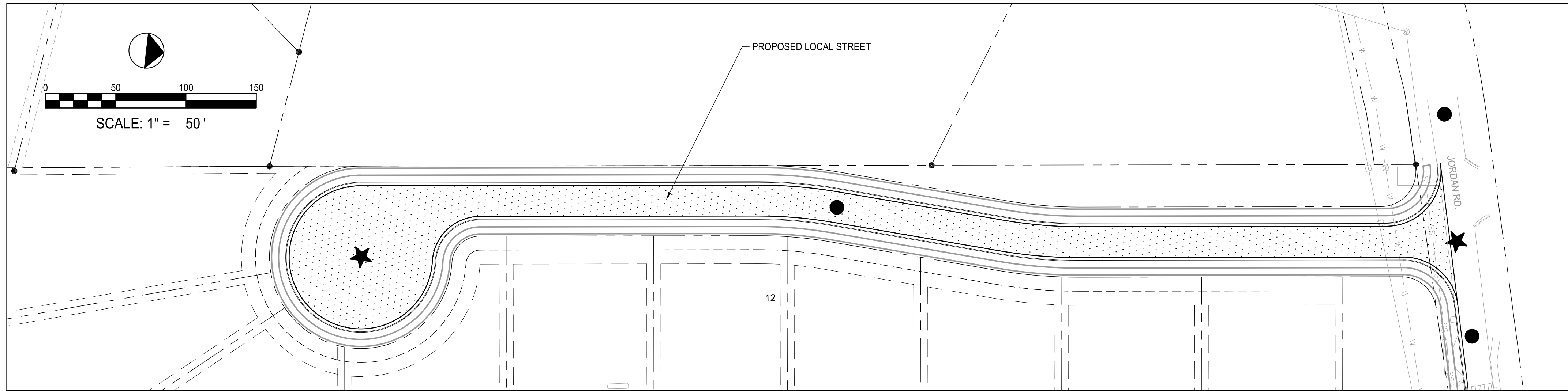
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

ISSUED: July 10, 2017

Revision Date:

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SHEET
C4.0
OVERALL
ROW AND
ACCESS
COF# 6495

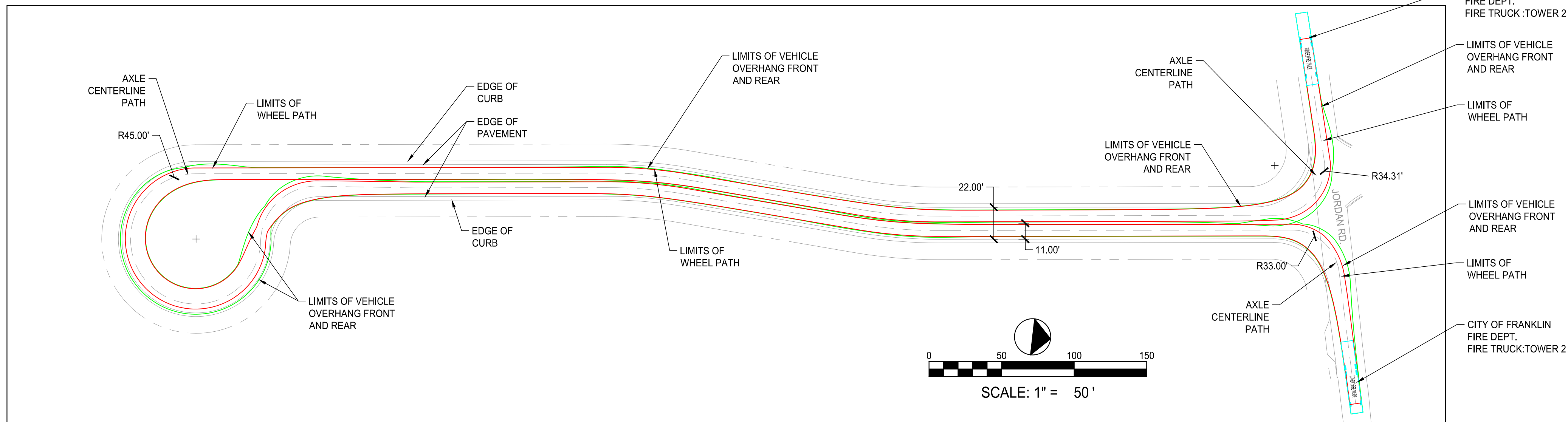


CONNECTIVITY MINI MAP:

CONNECTIVITY MINI MAP:
THE CONNECTIVITY INDEX FOR A DEVELOPMENT IS CALCULATED BY DIVIDING LINKS BY NODES. NODES (STARS) EXIST AT STREET INTERSECTIONS AND CUL-DE-SAC HEADS WITHIN THE DEVELOPMENT. LINKS (CIRCLES) ARE STRETCHES OF ROAD THAT CONNECT NODES. STREET STUB-OUTS ARE CONSIDERED AS LINKS, BUT TEMPORARY DEAD-END STREETS INTERNAL TO A DEVELOPMENT, PRIVATE STREETS IN GATED SECTIONS, OR ALLEYS SHALL NOT BE COUNTED AS LINKS. ONE LINK BEYOND EVERY NODE THAT EXISTS IN THE DEVELOPMENT AND PROVIDES ACCESS TO THE STREET NETWORK SHALL BE INCLUDED IN THE INDEX CALCULATION (CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.10.4)

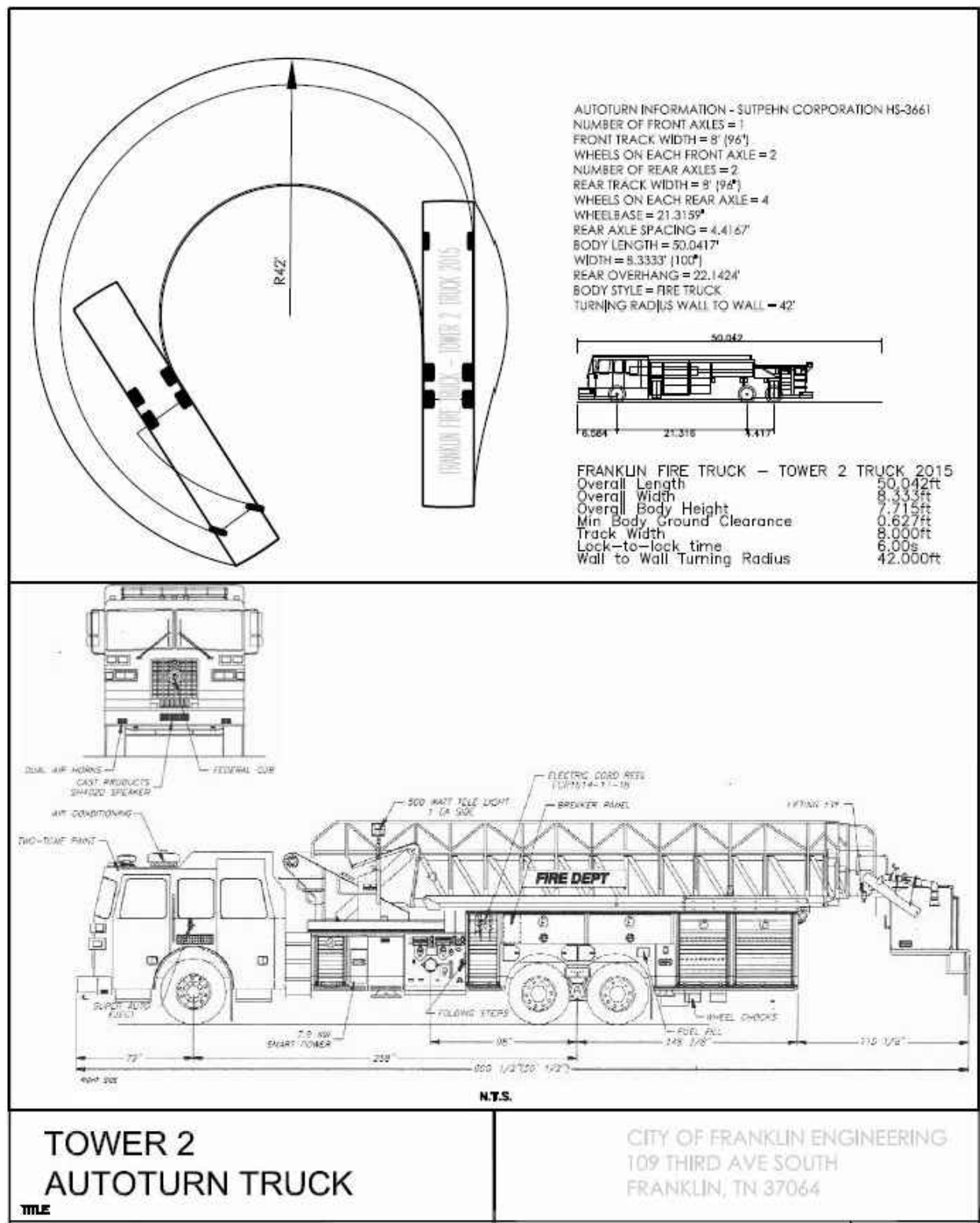
CURRENT CONNECTION PROPOSAL:
CONNECTIVITY INDEX = 3 LINKS / 2 NODES = 1.5

- ★ - NODES
● - LINKS

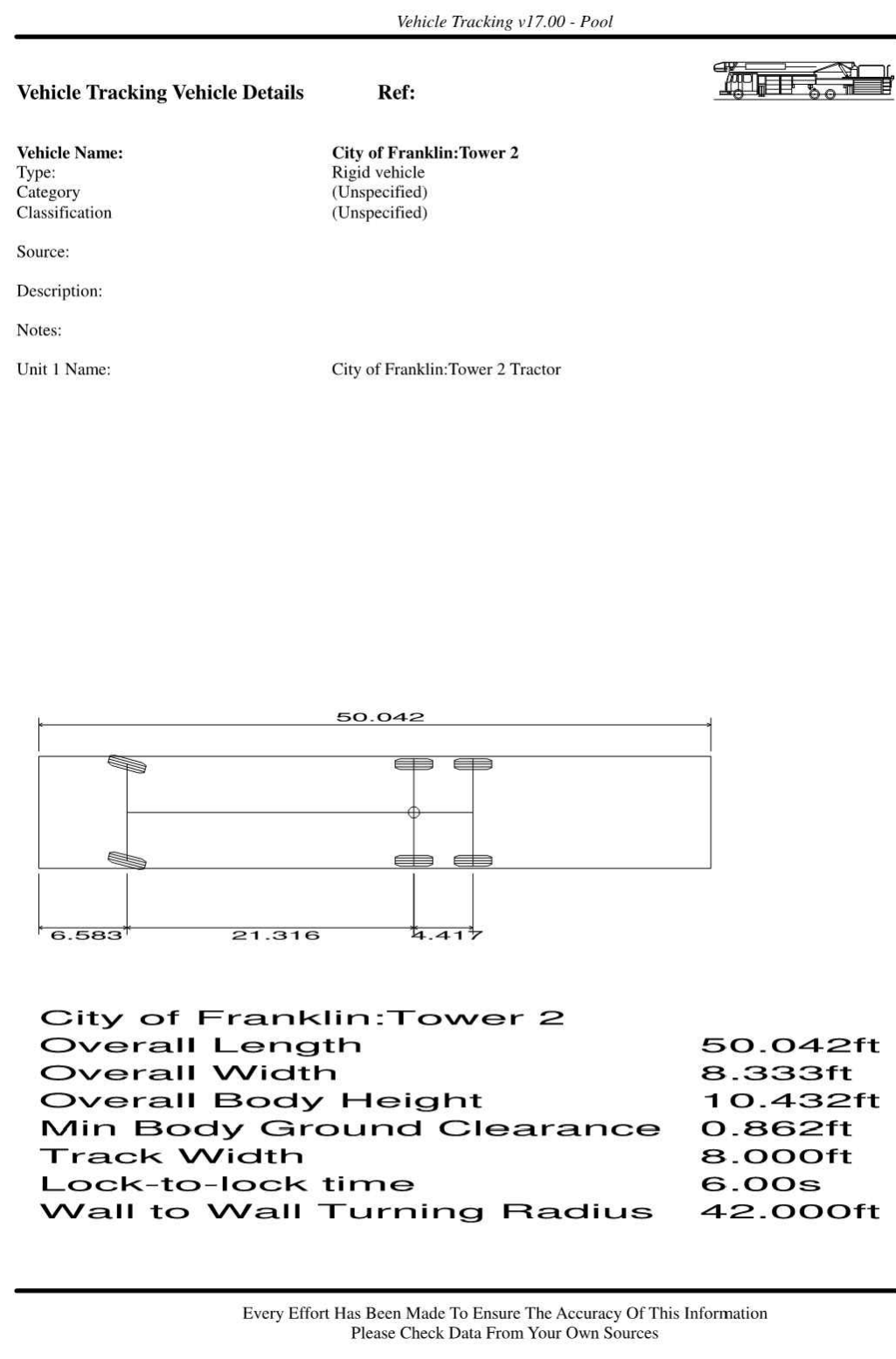


AUTO TURN EXHIBIT:

EXHIBIT DISPLAYS THE OUTPUT FROM A VEHICLE TRACKING MODEL. THIS EXHIBIT SHOWS THE TRACKING OF THE TOWER 2 TRUCK AROUND THE CUL-DE-SAC AND SHOWS THE TRACKING OF THE TOWER 2 TRUCK AS IT ENTERS AND LEAVES THE PROPOSED DEVELOPMENT.



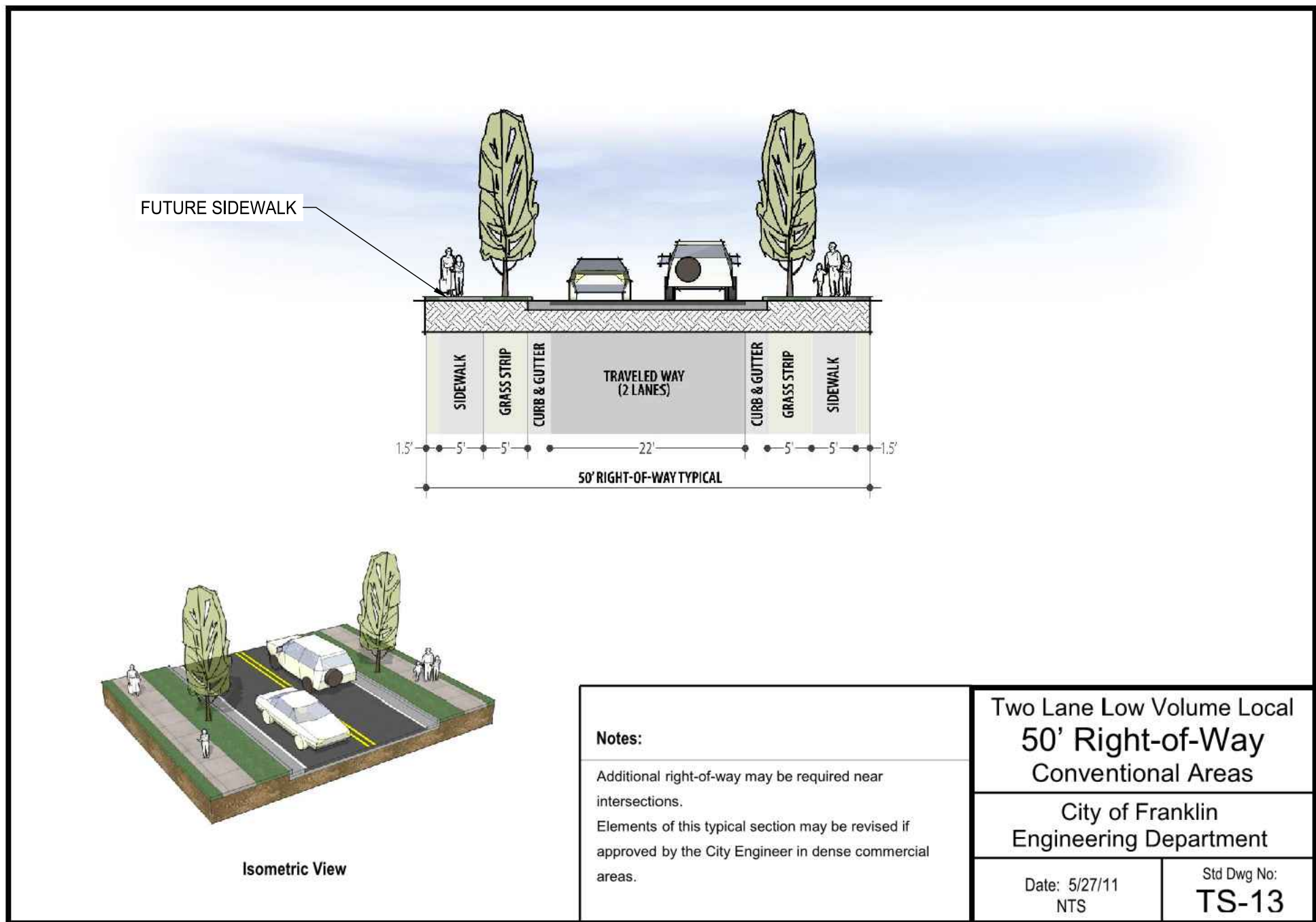
AUTO TURN SPECIFICATIONS:
AUTO TURN EXHIBIT PER STREET STANDARDS FOR CITY OF FRANKLIN FIRE APPARATUS AUTO TURN REQUIREMENTS. SPECIFICATIONS FOR THE APPARATUS AUTO TURN ARE SHOWN ABOVE.



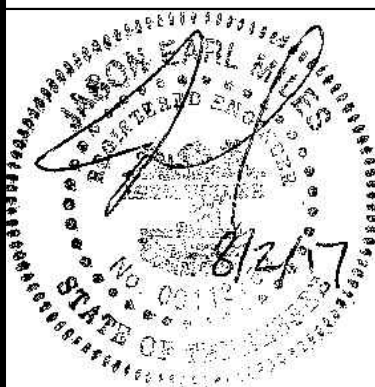
City of Franklin: Tower 2
Overall Length 50.042ft
Overall Width 8.333ft
Overall Body Height 10.432ft
Min Body Ground Clearance 0.862ft
Track Width 8.000ft
Lock-to-lock time 6.00s
Wall to Wall Turning Radius 42.000ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

VEHICLE TRACKING:
VEHICLE TRACKING MODEL INPUT DATA SHOWN ABOVE.



PROPOSED TYPICAL CROSS SECTION :



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

ISSUED: July 10, 2017

Revision Date:

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△
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△



AERIAL MAP OF EXISTING ROAD CLOSURES:



PROPOSED STRIPING (TRAFFIC CALMING):



EXISTING BARRICADE:



PROPOSED EMERGENCY ACCESSIBLE GATE:



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

UTILITY NARRATIVE:
UTILITIES FOR THE SUBDIVISION WILL BE PROVIDED IN A SINGLE PHASE.

UTILITY IMPACT STATEMENT:
BASED ON EXISTING UTILITY INFORMATION NO IMPACTS ARE
ANTICIPATED DUE TO THE INCREASE IN 9 SINGLE FAMILY UNITS TO
EXISTING UTILITY INFRASTRUCTURE. REFER TO FLOW DATA PROVIDED
ON THIS SHEET.

UTILITY SERVICE PROVIDERS:
CITY OF FRANKLIN WATER MANAGEMENT (SEWER)
124 LUMBER DRIVE
FRANKLIN, TN 37064
ATTN: UTILITY INSPECTOR
(615) 794-4554

MALLORY VALLEY UTILITY DISTRICT (WATER)
465 DUKE DRIVE
FRANKLIN TN. 37067
615-628-0237

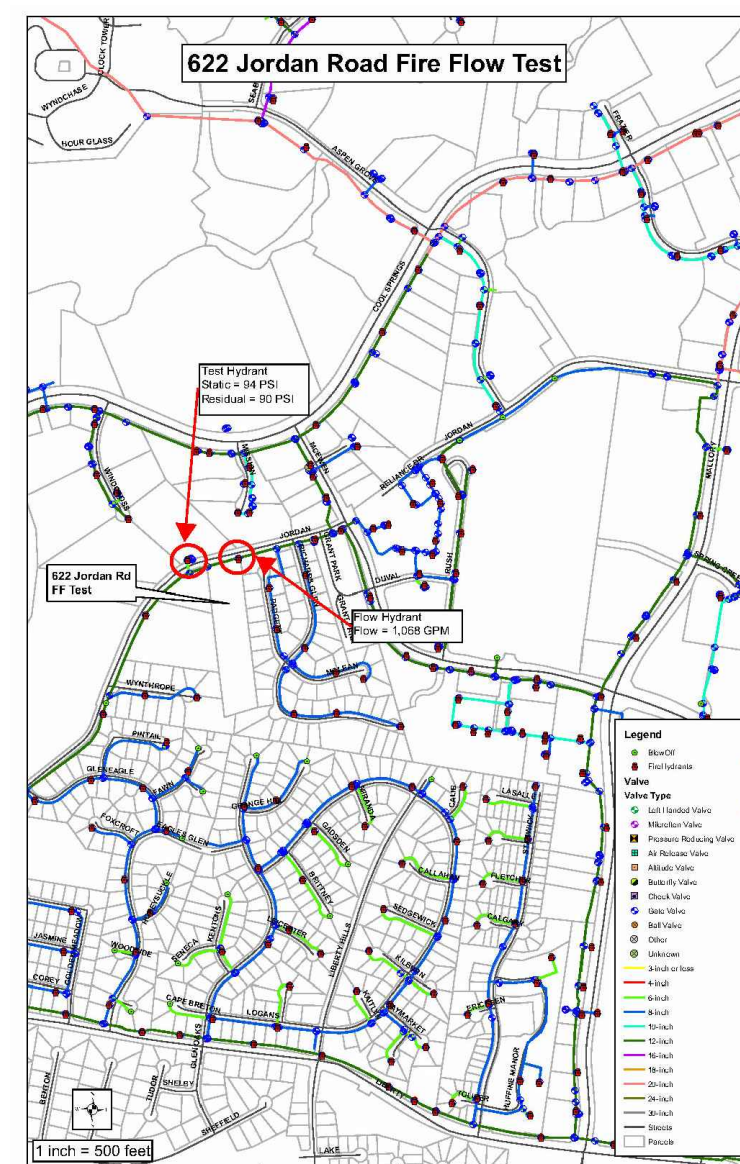
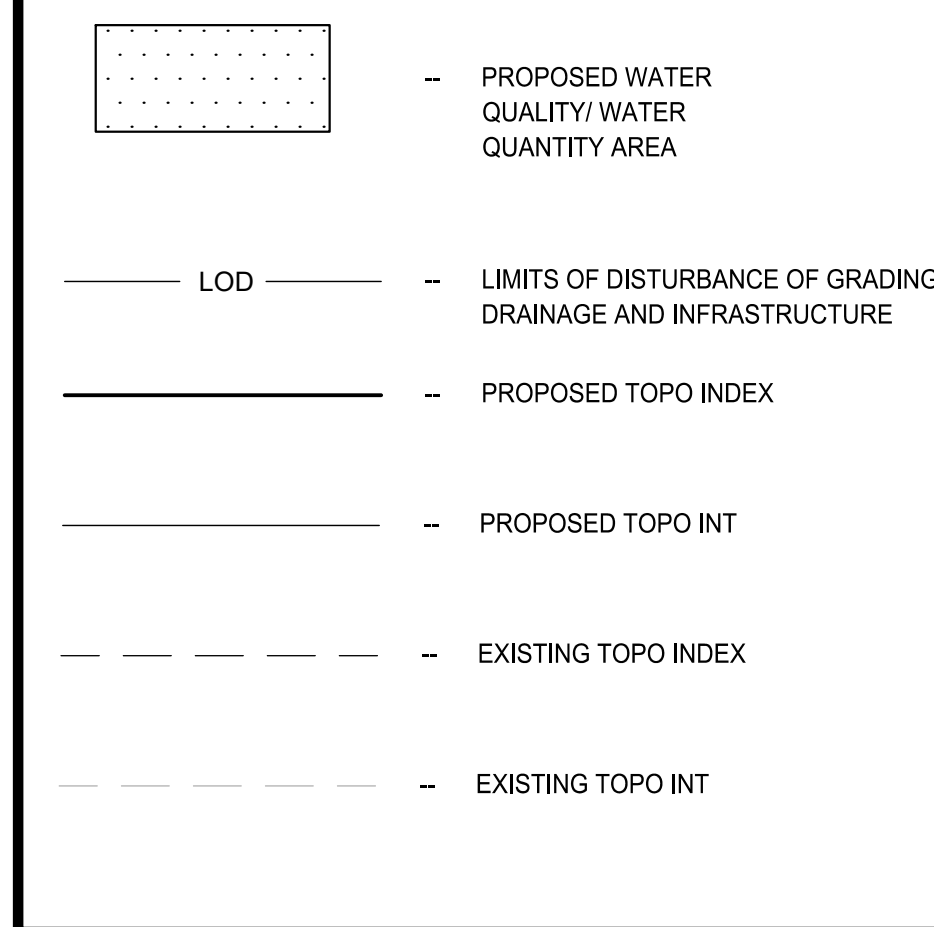
WATER & SEWER DATA CHART PER MALLORY VALLEY UTILITY DISTRICT
WATER USE GUIDE:

FACILITY TYPE: SINGLE FAMILY RESIDENTIAL
UNIT FLOW IN GPD: 725 GPD PER [UNIT] ,
NUMBER OF UNITS: 10
TOTAL FLOW IN GPD: 7250 GPD

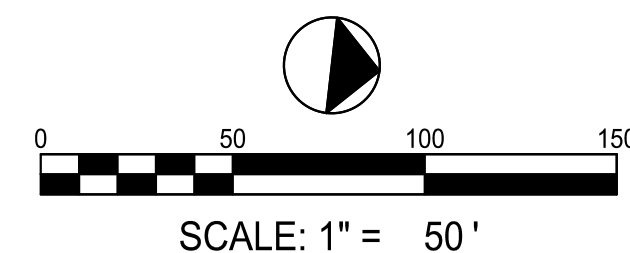
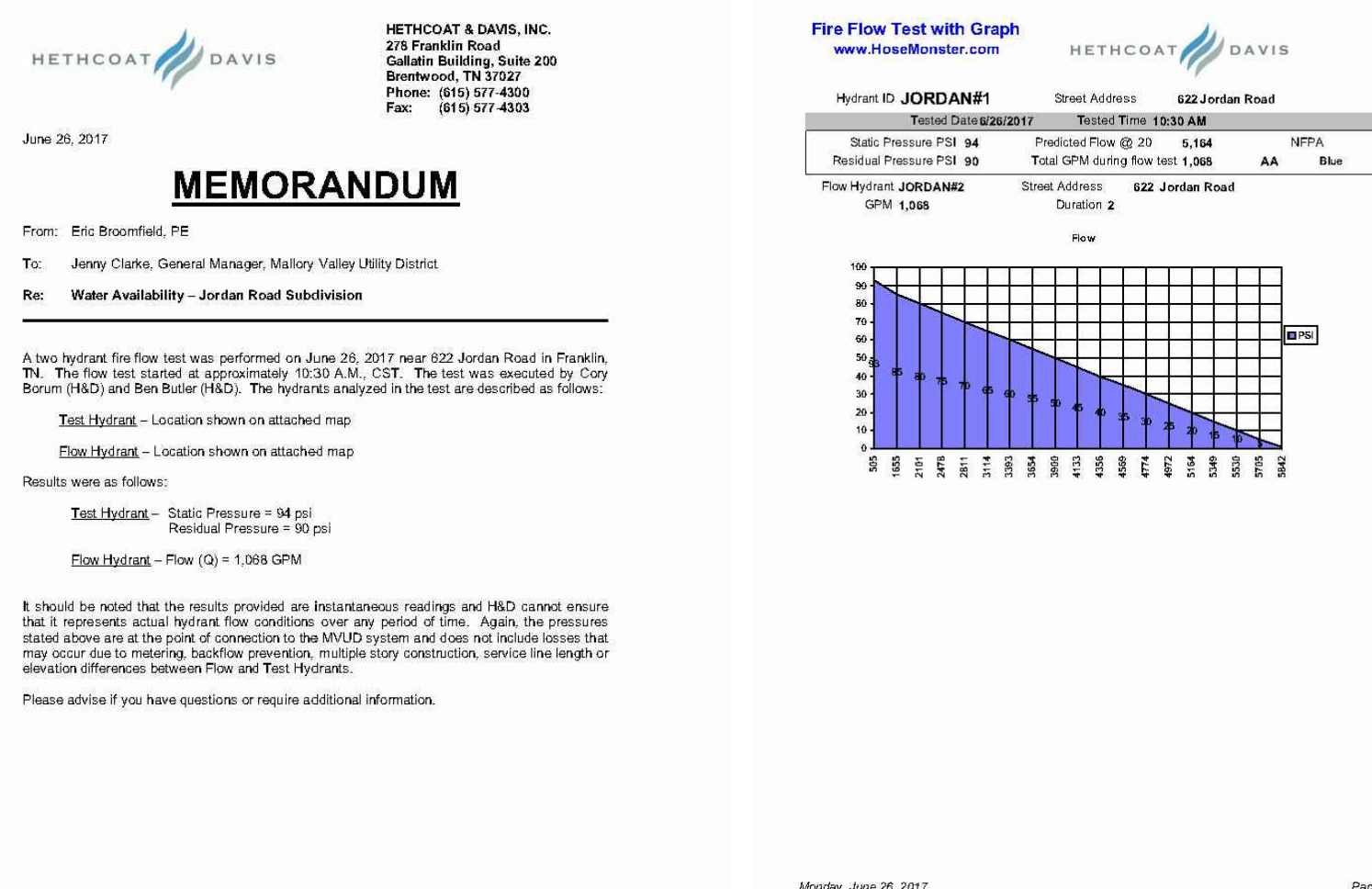
HYDRANTS
FIRE HYDRANTS SHALL BE PLACED NO MORE THAN FOUR HUNDRED (400) FEET FROM A SINGLE FAMILY LOT AND NO MORE THAN TWO HUNDRED FIFTY (250) FEET FROM A MULTIFAMILY LOT.

PROPOSED HYDRANTS =2
 STATIC: 94 PSI AND RESIDUAL: 90 PSI PRESSURES AT NEAREST FIRE
 HYDRANT AND FLOW OF 1,068 GPM PER RECENT FLOW TEST BY MALLORY
 VALLEY.

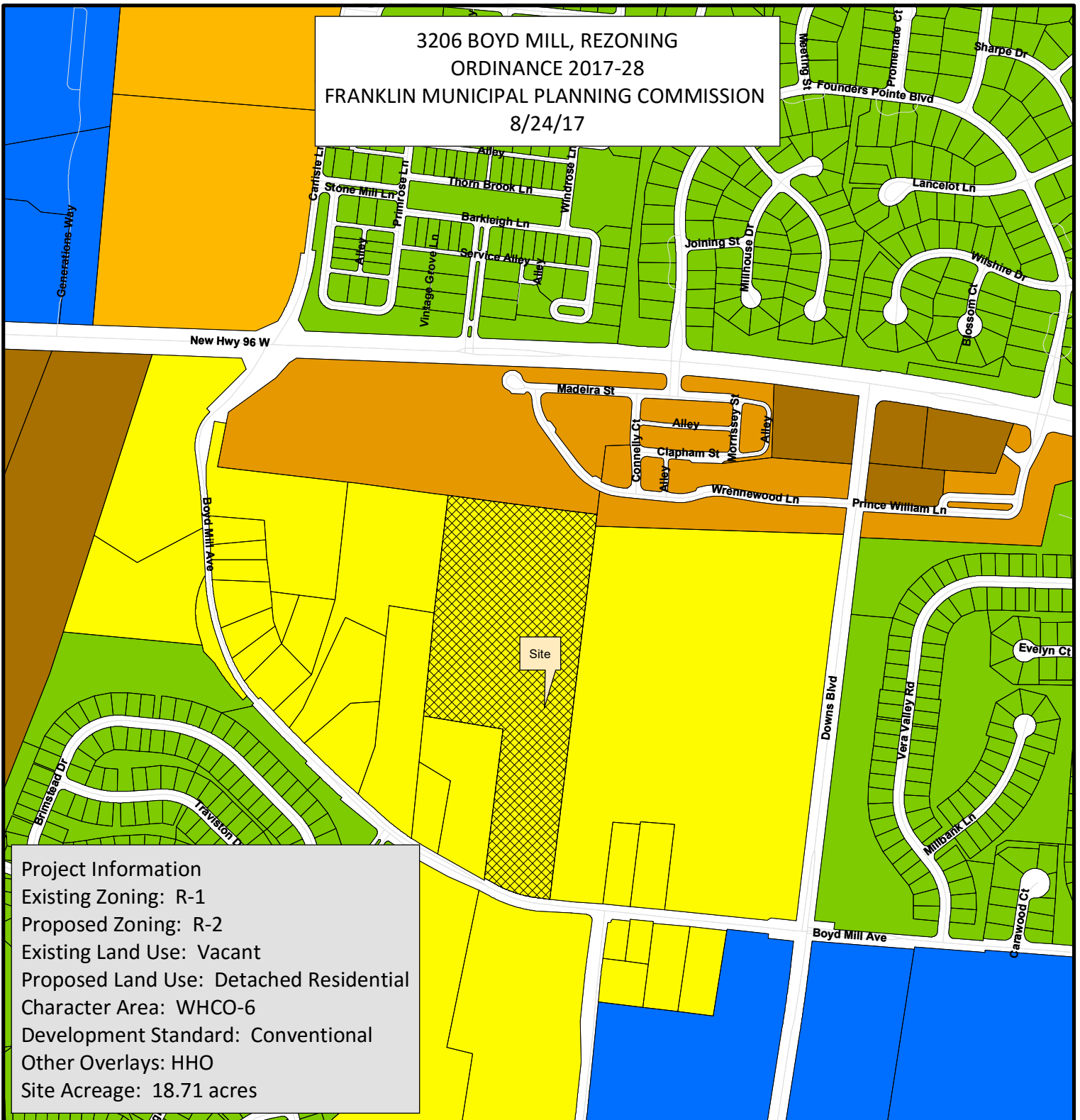
RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ALL HOMES IN ACCORDANCE WITH NFPA 13D TO COMPLY WITH 3.3.7(1)a OF THE FRANKLIN STREET STANDARDS.



FLOW TEST DATA SHEETS



3206 BOYD MILL, REZONING
ORDINANCE 2017-28
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/24/17



Project Information
Existing Zoning: R-1
Proposed Zoning: R-2
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: WHCO-6
Development Standard: Conventional
Other Overlays: HHO
Site Acreage: 18.71 acres

- | | |
|--|---------------------------------------|
| 3206 Boyd Mill | 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 |



0 200 400 800
Feet

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It was compiled from the most authentic information available.
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ORDINANCE 2017-28

TO BE ENTITLED: "AN ORDINANCE TO REZONE 18.71 ACRES FROM DETACHED RESIDENTIAL 1 DISTRICT (R-1) TO DETACHED RESIDENTIAL DISTRICT (R-2) FOR THE PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND NORTH OF BOYD MILL AVENUE, 3206 BOYD MILL AVENUE."

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

WHEREAS, the Detached Residential 2 (R-2) district provides zoning for land uses compatible with both Envision Franklin and surrounding development; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Detached Residential 1 District (R-1) To Detached Residential District (R-2):

PREMISES CONSIDERED	
Map-Parcel	Acres
077---01200	18.71
Total	18.71

**GEORGE WASHINGTON TOMLIN PROPERTY
PROPERTY MAP 077, PARCEL 012.00, WILLIAMSON COUNTY, TENNESSEE
LEGAL DESCRIPTION**

Property is shown as Parcel 012.00 on Williamson County Property Map 077 and more particularly described as follows:

Beginning at an iron rod found near a fence post on the north margin of Boyd Mill Avenue (50' R.O.W.), said rod being the southwest corner of property conveyed to Jimmie Dee Bennett, Jr. and Mattie Ruth Beasley Bennett as of record in Deed Book 3247, Page 377, in the Register's Office of Williamson County, Tennessee, and the southeast corner of the herein described tract;

Thence, following said north margin of Boyd Mill Avenue (50' R.O.W.), North 83 degrees 13 minutes 51 seconds West, a distance of 47.43 feet to a point;

Thence, continuing with said north margin and a curve to the right having a radius of 570.00, an arc length of 207.39, a central angle of 20 degrees 50 minutes 46 seconds, and a chord bearing and distance of North 72 degrees 48 minutes 28 seconds West, 206.24 feet to a point;

Thence, continuing with said north margin North 62 degrees 23 minutes 05 seconds West, a distance of 53.59 feet to a point, said point being the southeast corner of property conveyed to Joe B. and Elizabeth C. Marley as of record in Volume 489, Page 929, in the Register's Office of Williamson County, Tennessee, and the southwest corner of the herein described tract;

Thence, leaving said north margin and following a fence and the east boundary line of said Marley property, North 06 degrees 47 minutes 30 seconds East, a distance of 621.02 feet to a point at a fence corner post, said point being the northeast corner of said Marley property;

Thence, continuing with a fence and Marley's north boundary line, North 82 degrees 09 minutes 19 seconds West, a distance of 301.20 feet to a point at a corner post on the east boundary of property conveyed to Charles Jacob, III and Denise P. Sugg as of record in Volume 816, Page 223, in the Register's Office of Williamson County, Tennessee, said point being the northwest corner of said Marley property;

Thence, following a fence and said east boundary line of Sugg and the east boundary line of property conveyed to Margaret Jane Ford as of record in Volume 527, Page 1, in the Register's Office of Williamson County, Tennessee, North 06 degrees 06 minutes 38 seconds East, a distance of 1016.61 feet to an iron pipe found near a fence corner post on the south boundary line of Open Space as shown

on the Reid Hill Commons P.U.D. Subdivision, Section 1, Revision 1, as of record in Plat Book P43, Page 28C, in the Register's Office of Williamson County, Tennessee, said iron pipe being the northeast corner of said Ford property and the northwest corner of the herein described tract;

Thence, following a fence and said south boundary line of Reid Hill Commons, South 82 degrees 34 minutes 12 seconds East, a distance of 605.13 feet to a corner fence post, said post being the northwest corner of the aforementioned Bennett property and the northeast corner of the herein described tract;

Thence, following a fence and the west boundary line of said Bennett property, South 01 degrees 21 minutes 30 seconds East, a distance of 48.43 feet to an iron rod found near a fence post;

Thence, continuing with a fence and said west boundary line of Bennett, South 06 degrees 44 minutes 04 seconds West, a distance of 1644.68 feet to the Point of Beginning.

Containing 815,033 square feet or 18.71 acres more or less.

Being the same property conveyed to George Washington Tomlin as of record in Book 1358, Page 541, in the Register's Office of Williamson County, Tennessee.

SECTION II. That the attached Location Map 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:

Sauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

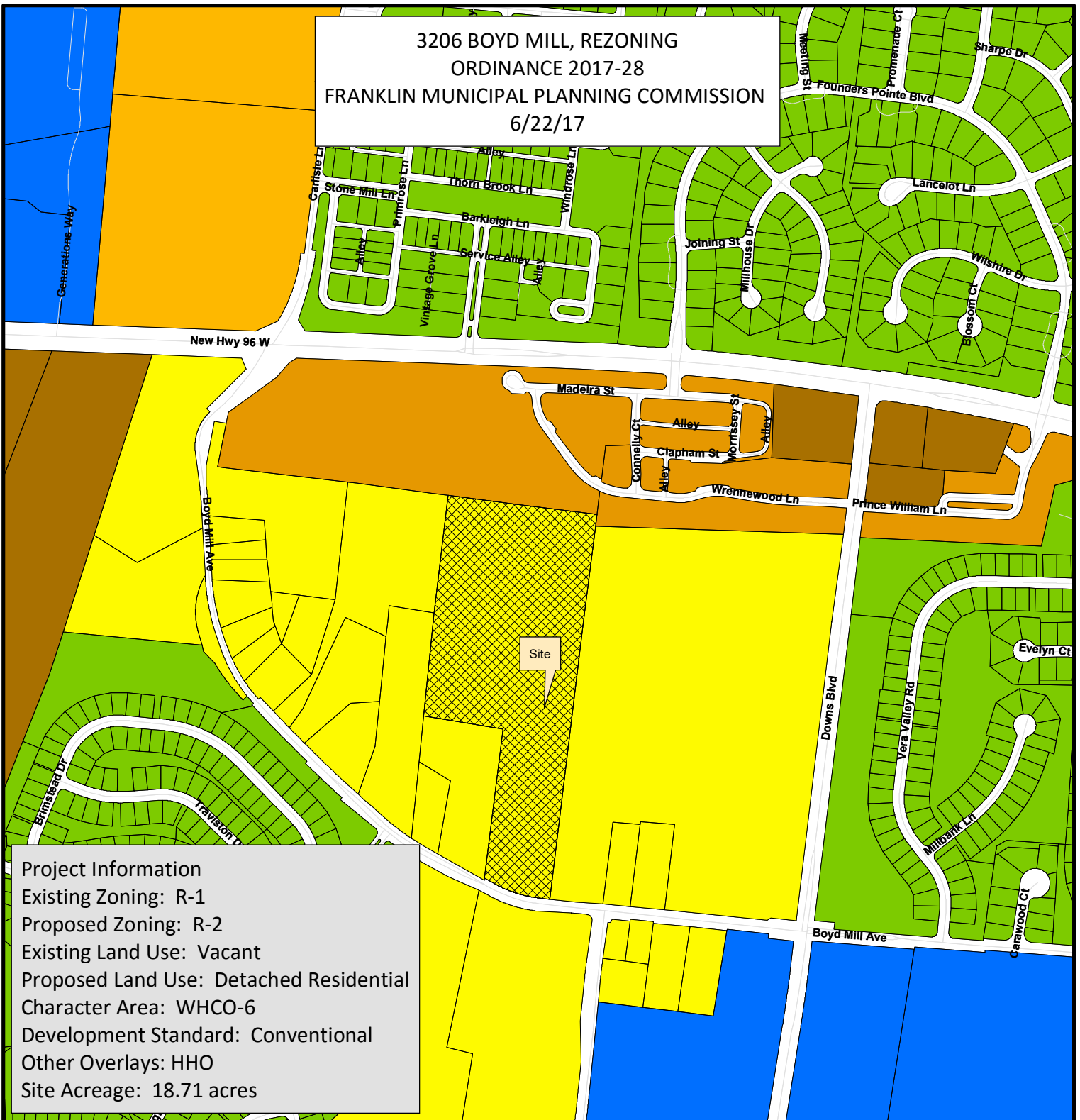
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

3206 BOYD MILL, REZONING
ORDINANCE 2017-28
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/22/17



Project Information
Existing Zoning: R-1
Proposed Zoning: R-2
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Proposed Land Use: Detached Residential
Character Area: WHCO-6
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Other Overlays: HHO
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- | | |
|--|---------------------------------------|
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| AG Agricultural District | SD-X Specific Development-Variety |
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| 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 |
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0 200 400 800
Feet

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PROJECT NARRATIVES:

THE PROPOSED DETACHED SINGLE-FAMILY RESIDENTIAL PROJECT WILL UTILIZE EXISTING UTILITIES ADJACENT TO THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION. AN OFF-SITE SANITARY SEWER EXTENSION FROM THE ADJACENT FRANKLIN GREEN SUBDIVISION WILL BE REQUIRED APPROX. 1430' LF OF 8" SANITARY SEWER AND APPLICANT IS EVALUATING THE CAPACITY OF THE REMAINING DOWNSTREAM SANITARY SEWER SYSTEM PRIOR TO IT ENTERING THE 16" TRUNK SEWER IN WESTHAVEN TO VERIFY CAPACITY. NO OTHER UTILITY MAIN EXTENSIONS ARE EXPECTED TO BE REQUIRED TO FACILITATE THE DEVELOPMENT OTHER THAN WHAT IS NEEDED INTERNALLY TO SERVICE THE PROPOSED SUBLOTS. ADDITIONAL FIRE HYDRANTS ARE TO BE INSTALLED TO PROVIDE ADEQUATE FIRE PROTECTION HOSE COVERAGE.

THE DEMAND OF THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE EXISTING INFRASTRUCTURE, AND THE PROJECT IS NOT ANTICIPATED TO HAVE A NEGATIVE EFFECT ON THE UTILITIES OR OTHER USERS THEREOF. THE PROJECT WILL USE DOMESTIC, FIRE AND IRRIGATION WATER SERVICE PROVIDED BY THE CITY OF FRANKLIN. SANITARY SEWER IS PROVIDED BY THE CITY OF FRANKLIN. RECLAIMED WATER IS NOT INCLUDED IN THE PROPOSED DEVELOPMENT, BUT MAY BE UTILIZED FOR IRRIGATION PURPOSES IF IT IS AVAILABLE.

THE ANTICIPATED SEWER FLOWS ARE:
FACILITY TYPE: SINGLE FAMILY DETACHED SUBLOTS
UNIT FLOW (GPD): 350 GPD FOR 4 BEDROOM HOMES
NUMBER OF UNITS: 23 UNITS OF FLOW 350 GPD UNIT
TOTAL FLOW: 8050 GPD

THE ANTICIPATED WATER DEMAND IS:
DOMESTIC: 75 GPM
FIRE: 1,000 GPM @ 20 PSI
IRRIGATION: 25 GPM

THE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT RESIDENTS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED BY UTILIZING GRASS SWALES, WATER QUALITY SWALES, FOREBAYS, AND EXISTING AND PROPOSED PONDS ON THE PROPERTY. APPROXIMATELY 7 ACRES OF LAND WILL BE SET ASIDE FOR OPEN SPACE ON THIS PROJECT, INCLUDING A 1.5-ACRE OPEN SPACE IN THE MIDDLE OF THE PARCEL THAT CONTAINS AN EXISTING POND. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS.

STORMWATER QUANTITY FOR THE PROJECT WILL BE PROVIDED BY UTILIZING EXISTING PONDS AND CONSTRUCTING NEW ABOVE GROUND DETENTION PONDS, ALONG WITH A STORM SEWER CONVEYANCE SYSTEM IN THE PUBLIC ROADWAY NETWORK. THESE INFRASTRUCTURE PRACTICES WILL NOT INCREASE THE RUNOFF LEAVING THE SITE. THESE PRACTICES ALONE WILL NOT REDUCE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL. DETENTION PONDS WITH OUTLET STRUCTURE CONTROL WILL BE UTILIZED TO SUPPLEMENT THE WATER QUALITY ITEMS TO SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUANTITY REQUIREMENTS.

ALL STORMWATER WILL BE CONVEYED TO THE EXISTING OUTFALL AT THE SOUTHWEST CORNER OF THE SITE, WHICH DISCHARGES TO THE SOUTHERN SIDE OF BOYD MILL AND TRAVERSES THROUGH THE FRANKLIN GREEN SUBDIVISION IN OPEN SPACES AND UNDER PUBLIC ROADS IN AN UNNAMED TRIBUTARY TO THE HATCHER SPRING CREEK.

THE PROJECT WILL INCLUDE A PUBLIC ROADWAY NETWORK WITH MAIN ACCESS TO BOYD MILL. SECONDARY ACCESS WILL BE VIA A FUTURE ROAD STUB TO THE PROPERTY TO THE EAST. NO ROAD STUBS ARE PROVIDED TO THE NORTH OR WEST PROPERTY DUE TO SIGNIFICANT TOPOGRAPHICAL HILLSIDE CONDITIONS FOR A FUTURE CONNECTION UPON REDEVELOPMENT OF THE ADJACENT PARCELS. ROW DEDICATION CAN BE ACCOMMODATED ALONG BOYD MILL IF IT IS PLANNED TO BE WIDENED IN THE LONG-TERM PLAN.

DAILY TRIP GENERATION: 220
PEAK TRIP GENERATION: 26 VEHICLES /AM PEAK
23 VEHICLES /PM PEAK

WE ANTICIPATE A 50' ROW WITH TYPICAL SIDEWALK, GUTTER, AND ROAD SECTION ACCORDING TO CITY OF FRANKLIN STANDARDS. PAVEMENT WIDTH WILL BE 26'. LOCATION OF ENTRYWAY AND ALIGNMENT WILL BE COORDINATED WITH CITY OF FRANKLIN ENGINEERING DEPARTMENT.

THERE ARE NO HISTORICAL STRUCTURES ON THIS SITE AS IDENTIFIED BY THE NATIONAL REGISTERS OF HISTORIC PLACES.

SCHOOLS WITHIN PROXIMITY OF SITE:

PEAIRE CREEK ELEMENTARY SCHOOL 1.0 MILES AWAY
FREEDOM INTERMEDIATE SCHOOL 1.2 MILES AWAY
FREEDOM MIDDLE SCHOOL 0.0 MILES AWAY
FRANKLIN HIGH SCHOOL 2.0 MILES AWAY

NEAREST FACILITIES:

FIRE FRANKLIN FIRE DEPARTMENT STATION #1, 1.2 MILES AWAY
POLICE FRANKLIN POLICE DEPARTMENT, 2.2 MILES AWAY
RECREATIONAL JIM WARREN PARK, 0.5 MILES AWAY
FRANKLIN TRANSIT AUTHORITY STOP #95 0.1 MILES AWAY

ID#	PARCEL ID	LAND USE	OWNER	ZONING
1	064ME00300	RESIDENTIAL	TYSLIAVA CORAL	SD
2	077000700	RESIDENTIAL	FORD MARGARET JANE	R1
3	0640002900	RESIDENTIAL	IRVIN JIMMY M	R1
4	0770000500	RESIDENTIAL	BARRON JONATHAN	R1
5	0770000701	RESIDENTIAL	WESTEBBE FRANCIS BRUCE	R1
6	0770000000	RESIDENTIAL	MCINTOSH GERALD W	R1
7	0770000900	RESIDENTIAL	SUGG CHARLES JACOB II	R1
	0770001000	RESIDENTIAL	JERVIS MILDRED M	R1
9	0770001100	RESIDENTIAL	MARLEY JOE B	R1
10	0770001300	RESIDENTIAL	BENNETT JIMMIE DEE JR	R1
11	0770001303	RESIDENTIAL	HEITHCOCK REBECCA J B	R1
12	0770001302	RESIDENTIAL	BENNETT JIMMIE DEE III ETAL	R1
13	064ME00200	RESIDENTIAL	KOLAK ALVIN H	SD
14	0770001401	RESIDENTIAL	POTTS DAVID C	R1
15	0770001500	RESIDENTIAL	POTTS MITCHELL BRUCE	R1
16	0770001600	RESIDENTIAL	SWEENEY LAVERNE	R1
17	0770001700	RESIDENTIAL	SEABERG CLAUDIA J	R1
1	0770000201	RESIDENTIAL	ROSENTHAL LUCILLE B	R1
19	0770000202	RESIDENTIAL	JOYNER SUSAN BENNETT	R1
20	077D A00100	RESIDENTIAL	FRANKLIN GREEN HOA INC	R3

SITE DATA

ADDRESS: 3206 BOYD MILL AVENUE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH
PARCEL ID: 077 01200
EXISTING ZONING: R1
PROPOSED ZONING: R2
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 18.88

CONTACT INFORMATION:

CURRENT OWNER: GEORGE TOMLIN
221 EVERBRIGHT AVENUE
FRANKLIN, TN 37064

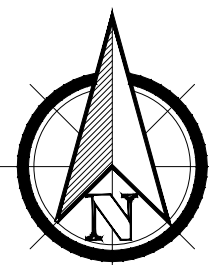
PROJECT LEAD: JONATHAN SANDERS, RLA
EARTHWORKS DESIGN BUILD, LLC.
106 MISSION CT, SUITE 101B
FRANKLIN, TN 37067
P: 615-713-9113
E: JONATHAN@EARTHWORKSDB.COM

CIVIL ENGINEER: MATT BRYANT, PE
M2 GROUP, LLC.
PO BOX 828
FRANKLIN, TN 37065
P: 615-406-3415



EXISTING CONDITIONS PLAN
SCALE = 1:200

0 100 200 400
SCALE: 1" = 200'-0"



EXISTING CONDITIONS PLAN

3206 BOYD MILL AVENUE
FRANKLIN, TN 37064

ISSUE DATE: 5.9.2017

REVISIONS

6/1/2017 revised per city comments
7/6/2017 revised per city comments

PROJECT #1043

DRAWN BY: JPS

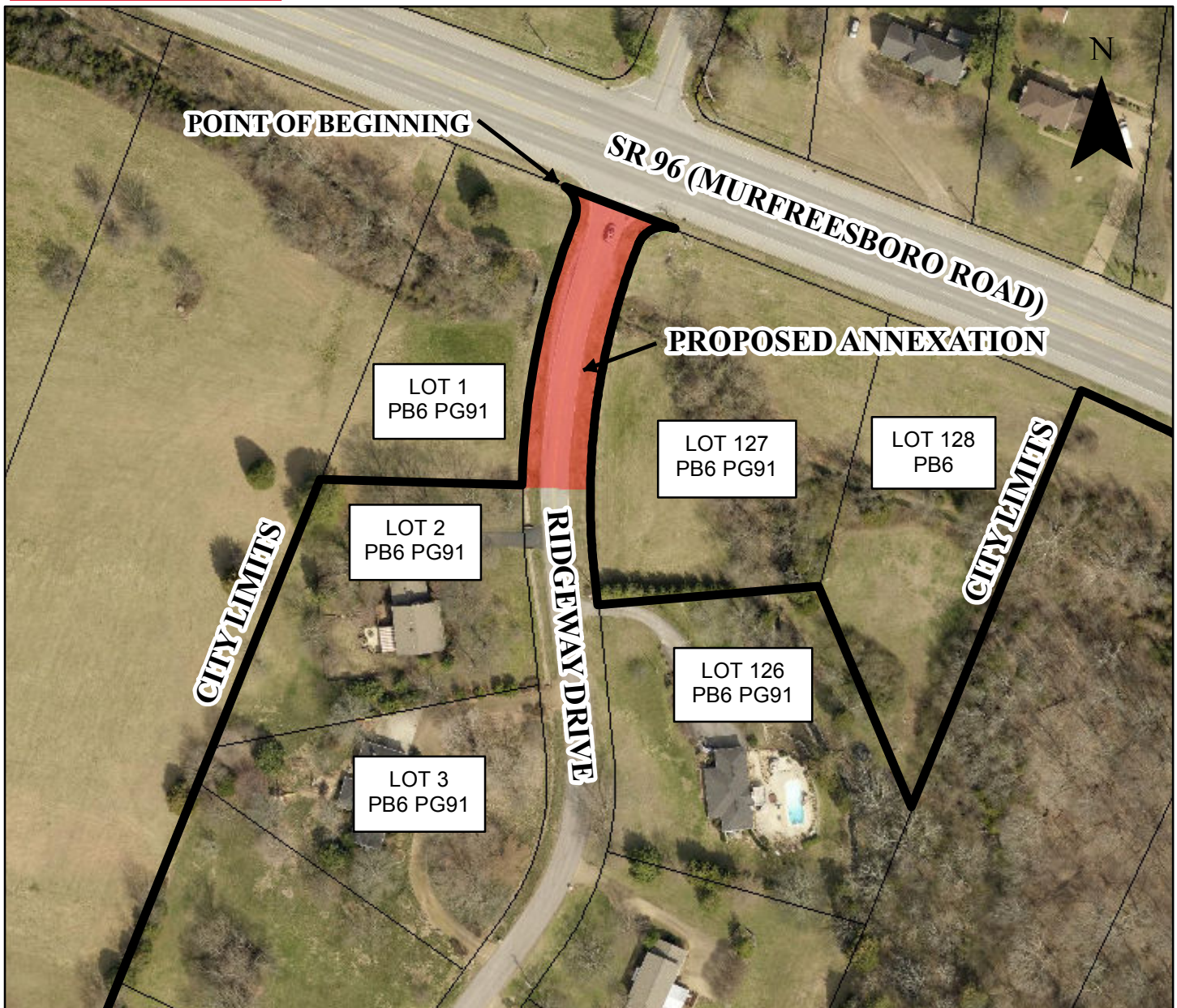
EXISTING CONDITIONS PLAN

SHEET:

E 1

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR
USE ON A SPECIFIC SITE AND IS NOT
SUITABLE FOR USE ON A DIFFERENT
PROJECT. ANY REUSE OF THIS
DRAWING FOR ANY OTHER PROJECT
WITHOUT THE WRITTEN CONSENT OF
EARTHWORKS DESIGN BUILD, LLC
IS PROHIBITED. THE USER ASSUMES
ALL LIABILITY FOR ANY AND ALL
CONSEQUENCES OF SUCH REUSE.
EARTHWORKS DESIGN BUILD, LLC
MAKES NO WARRANTY, EXPRESS OR
IMPLIED, FOR THE USE OF THIS
DRAWING FOR ANY OTHER PROJECT.
ANY REUSE OF THIS DRAWING
MAY BE CONTRARY TO THE LAW.

EARTHWORKS
DESIGN | BUILD
106 Mission Ct, Suite 101B
Franklin, TN 37067
615-713-9113
jonathan@earthworksdb.com



Annexation Legal Description

Beginning at the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and the northeast property corner of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91);

Thence leaving the southwestern right-of-way line of Murfreesboro Road in a southern direction along the eastern property line of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91) and the western right-of-way of Ridgeway Drive approximately 280.31 feet to a point, said point being the southeast corner of Lot 1 and the northeast corner to Lot 2, Franklin East Subdivision (Plat Book 6, Page 91);

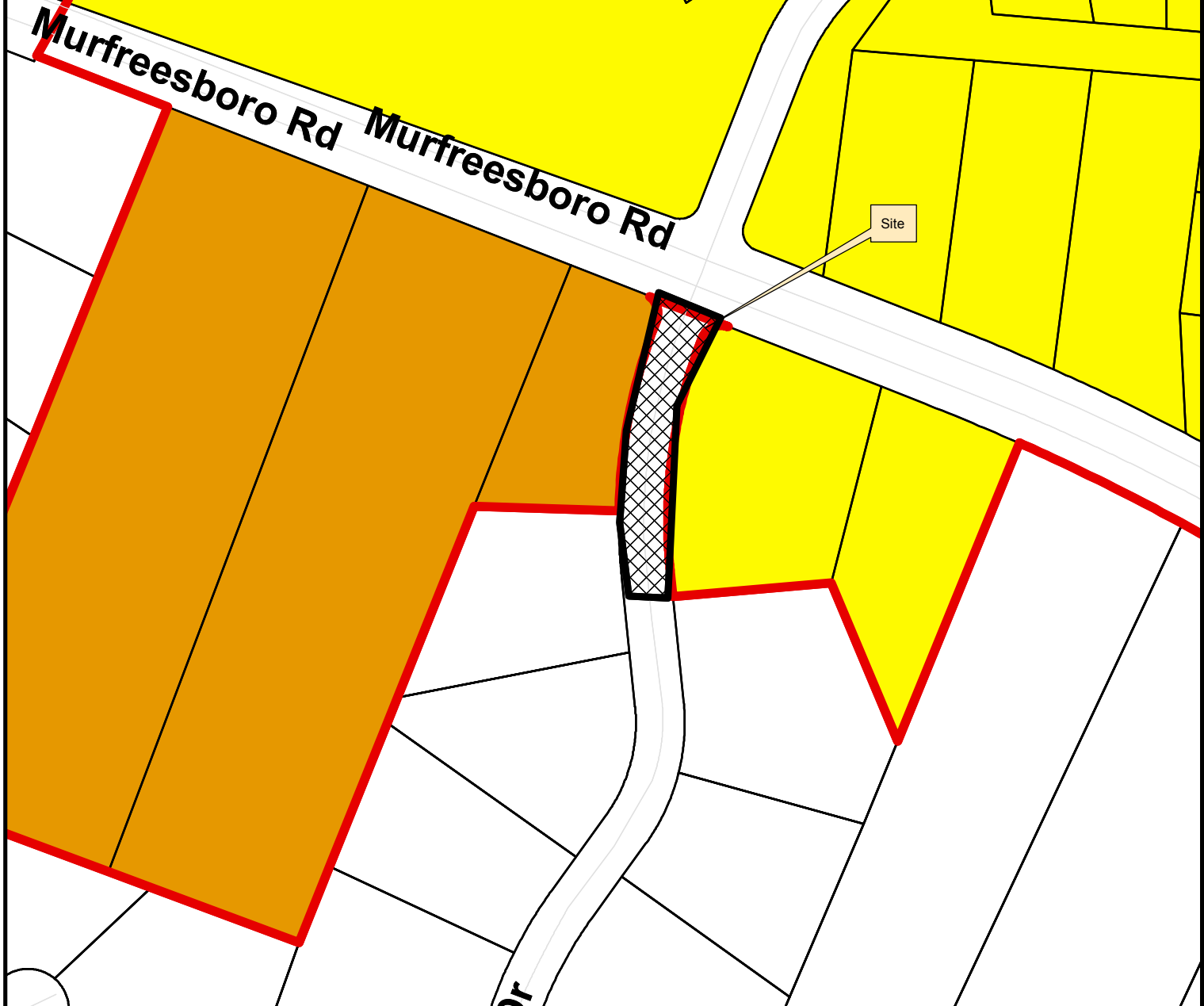
Thence east perpendicular to the right-of-way line of Ridgeway Drive approximately 60 feet to a point, said point being located on the eastern right-of-way line of Ridgeway Drive and western property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91);

Thence north along the eastern right-of-way of Ridgeway Drive and the west property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91) approximately 257.87 feet to a point located on the southwestern right-of-way line of Murfreesboro Road (S.R.96);

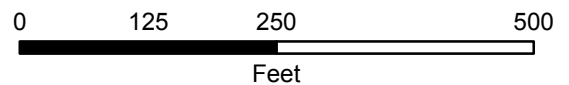
Thence northwest along the existing right-of-way of Murfreesboro Road (S.R. 96) back to the Point of Beginning.

Containing 16,241.72 square feet, more or less.

RIDGEWAY DRIVE ANNEXATION (OCTOBER PARK)
 RESOLUTION 2017-56
 ORDINANCE 2017- 39
 PLAN OF SERVICE RESOLUTION 2017-55
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/24/2017



- | | |
|--|-------------------------------------|
| 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 |
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| SD-R Specific Development-Residential | |



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RESOLUTION 2017-55

TO BE ENTITLED: "A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF RIDGEWAY DRIVE RIGHT OF WAY, BY THE CITY OF FRANKLIN, TENNESSEE"

WHEREAS, *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, a portion of Ridgeway Drive, located South of Murfreesboro Road ("Property") adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and (BOMA) of the City of Franklin, Tennessee ("City"), to annex 0.37 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located South of Murfreesboro Road and East of Carothers Parkway as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
079M--- 00100/079M- 02800	0.37
Total	0.37

Beginning at the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and the northeast property corner of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91);

Thence leaving the southwestern right-of-way line of Murfreesboro Road in a southern direction along the eastern property line of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91) and the western right-of-way of Ridgeway Drive approximately 280.31 feet to a point, said point being the southeast corner of Lot 1 and the northeast corner to Lot 2, Franklin East Subdivision (Plat Book 6, Page 91);

Thence east perpendicular to the right-of-way line of Ridgeway Drive approximately 60 feet to a point, said point being located on the eastern right-of-way line of Ridgeway Drive and western property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91);

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Thence northwest along the existing right-of-way of Murfreesboro Road (S.R. 96) back to the Point of Beginning.

Containing 16,241.72 square feet, more or less.

The Property adjoins the City limits within the Franklin Urban Growth Boundary (UGB) and comprises a total of 0.37 acres in right of way of Ridgeway Drive.

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Franklin Municipal Planning Commission has reviewed and recommended approval of the Plan of Services for the annexation area; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

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

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

PLAN OF SERVICE

A. Water

1. The Property is located within the Watson Branch service area.
2. Water availability shall be approved and provided through Milcrofton prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, over 2,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Watson Branch Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
3. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
4. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.

2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Murfreesboro Road and the unannexed portions of Ridgeway Drive.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin calls for a Single Family Residential design concept in this area. The Single-Family Residential design concept consists of single-family residential neighborhoods, which provide a range of single-family dwelling and lot sizes. The defined character may vary by neighborhood, but new developments should transition from the existing development patterns in adjacent neighborhoods. New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities.

3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district, Overlay District, Character Area Overlay District, and designated as a Conventional or Traditional Area. The Owner shall also be required to submit a Planned Unit Development (PUD) Development Plan pursuant to the requirements of the Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Dedication Ordinance.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building permitting and inspection services, property maintenance, and zoning enforcement will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.
3. When contemplating construction projects, have your design professional review any requirements found in the City of Franklin Adopted Construction Codes. Some building types and occupancies require a higher level of site and infrastructure development which will not be reviewed and noted by City Staff until a building permit is applied for. Most construction projects will require the presence of a fire hydrant in accordance with the 2012 International Fire Code. Projects that require the installation of a fire sprinkler system will require a water supply sufficient to meet minimum code requirements or the project can not move forward.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. For any approved multi-family uses, the Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department, and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall take effect from and after its adoption.

ADOPTED THIS _____.

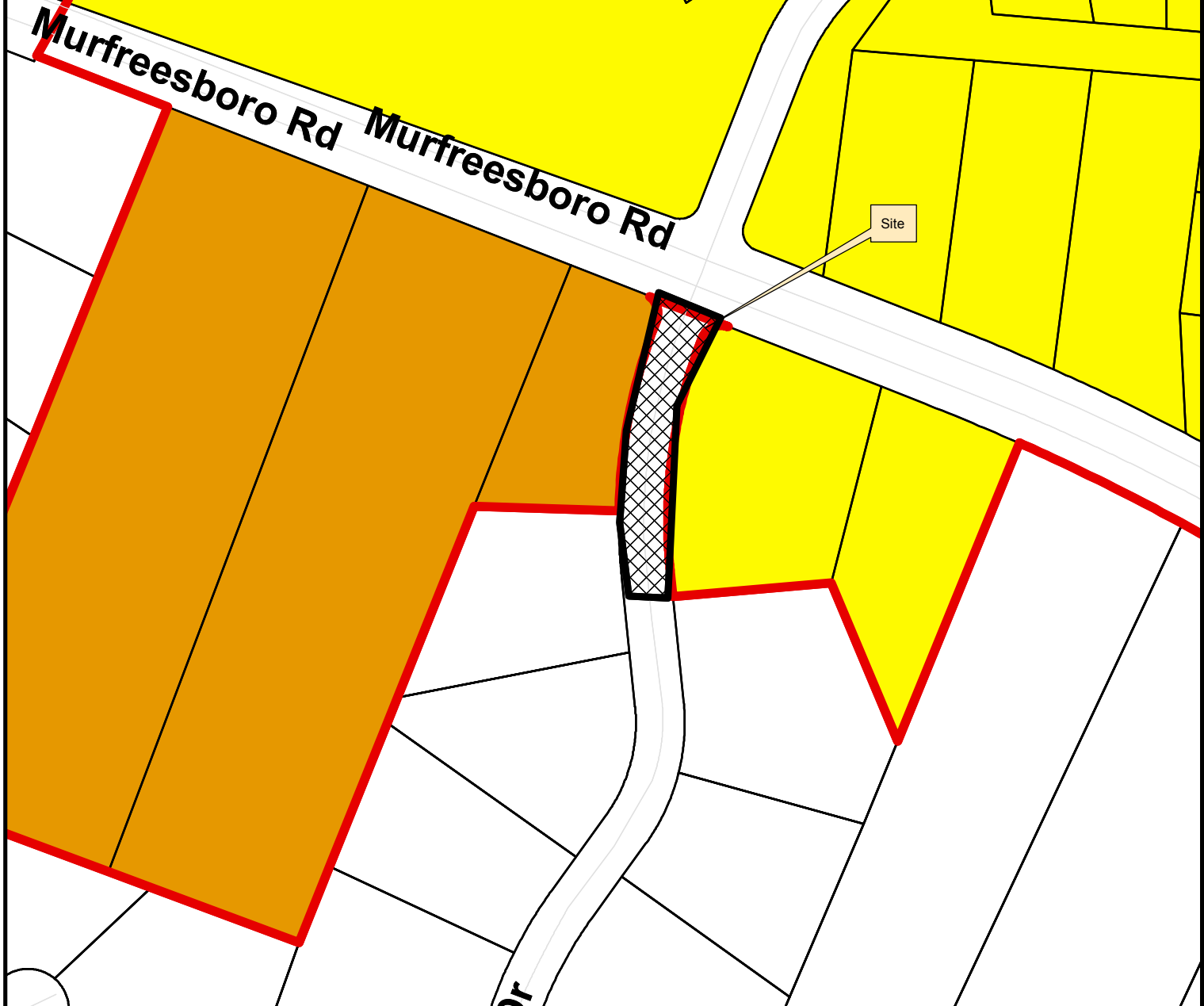
ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

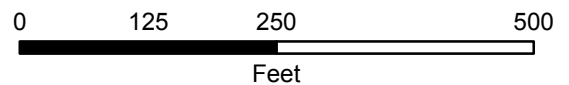
Approved as to form by:

Shauna R. Billingsley
City Attorney

RIDGEWAY DRIVE ANNEXATION (OCTOBER PARK)
 RESOLUTION 2017-56
 ORDINANCE 2017- 39
 PLAN OF SERVICE RESOLUTION 2017-55
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/24/2017



- | | |
|--|-------------------------------------|
| AG Agricultural District | SD-X Specific Development-Variety |
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ENGINEERING DEPARTMENT

Paul Holzen
Director/City Engineer



Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

January 28, 2017

**HISTORIC
FRANKLIN
TENNESSEE**

Mr. Eddie Hood
Highway Superintendent
Williamson County Highway Department
302 Beasley Drive
Franklin, TN 37064

Dear Mr. Hood,

City of Franklin staff is requesting approval to annex a portion of Ridgeway Drive located in the City's Urban Growth Boundary. Attached is an exhibit and legal description for your review. Please provide us with written consent to move forward with this annexation. Final annexation shall be contingent upon approval from the City of Franklin Board of Mayor and Aldermen.

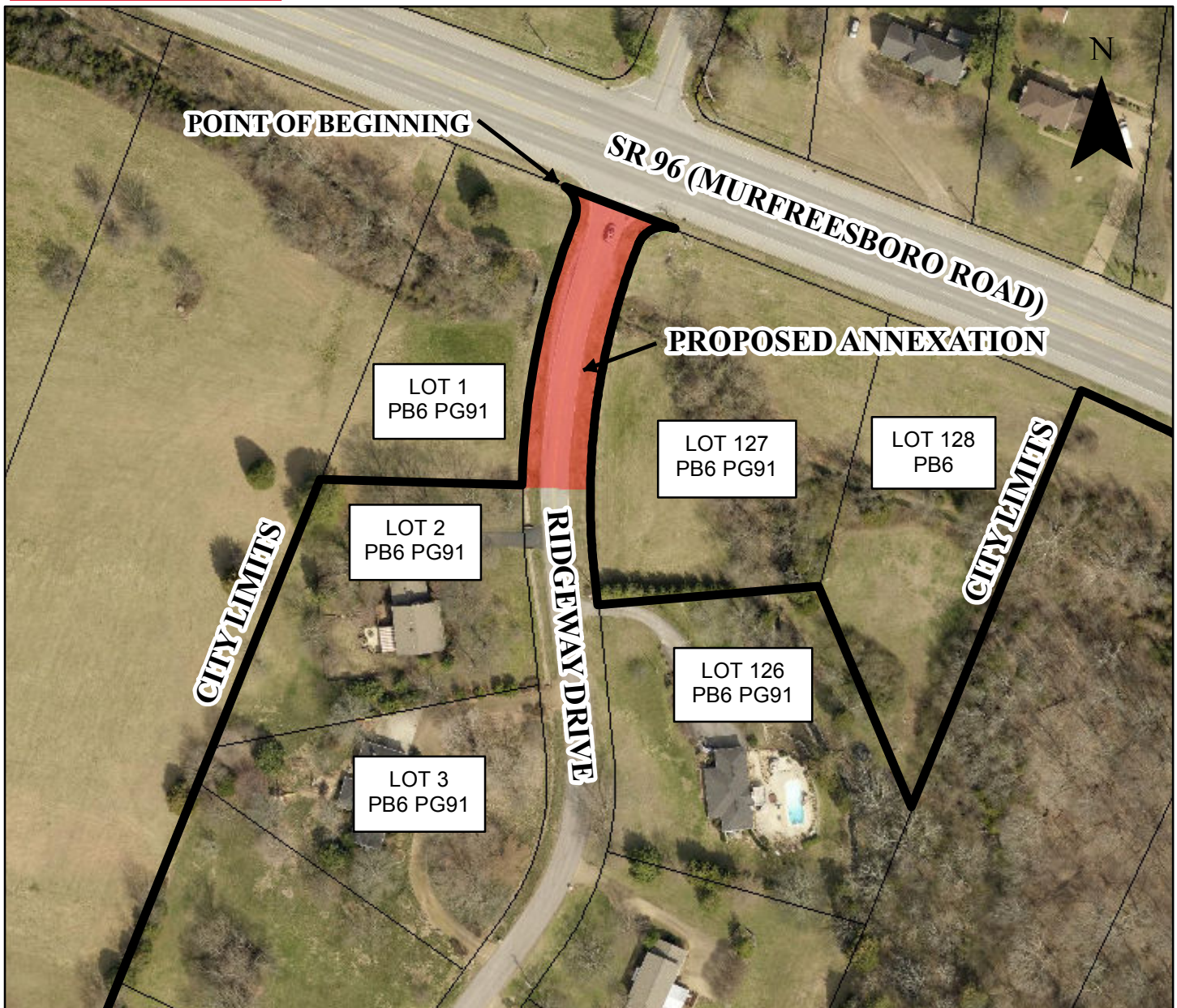
As you know the October Park Development is proposing to install an 8" sanitary sewer main down the centerline of Ridgeway Drive. We would request that the County require the developer to rebuild the entire street as shown on attached Exhibit B. Assuming you are in agreement, the City and County will work together to inspect this section of Ridgeway Drive until the annexation is finalized.

Please call me if you have any questions.

Very sincerely,

A handwritten signature in black ink, appearing to read 'Paul Holzen', is written over a horizontal line.

Paul Holzen
Director of Engineering
615-550-6679



Annexation Legal Description

Beginning at the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and the northeast property corner of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91);

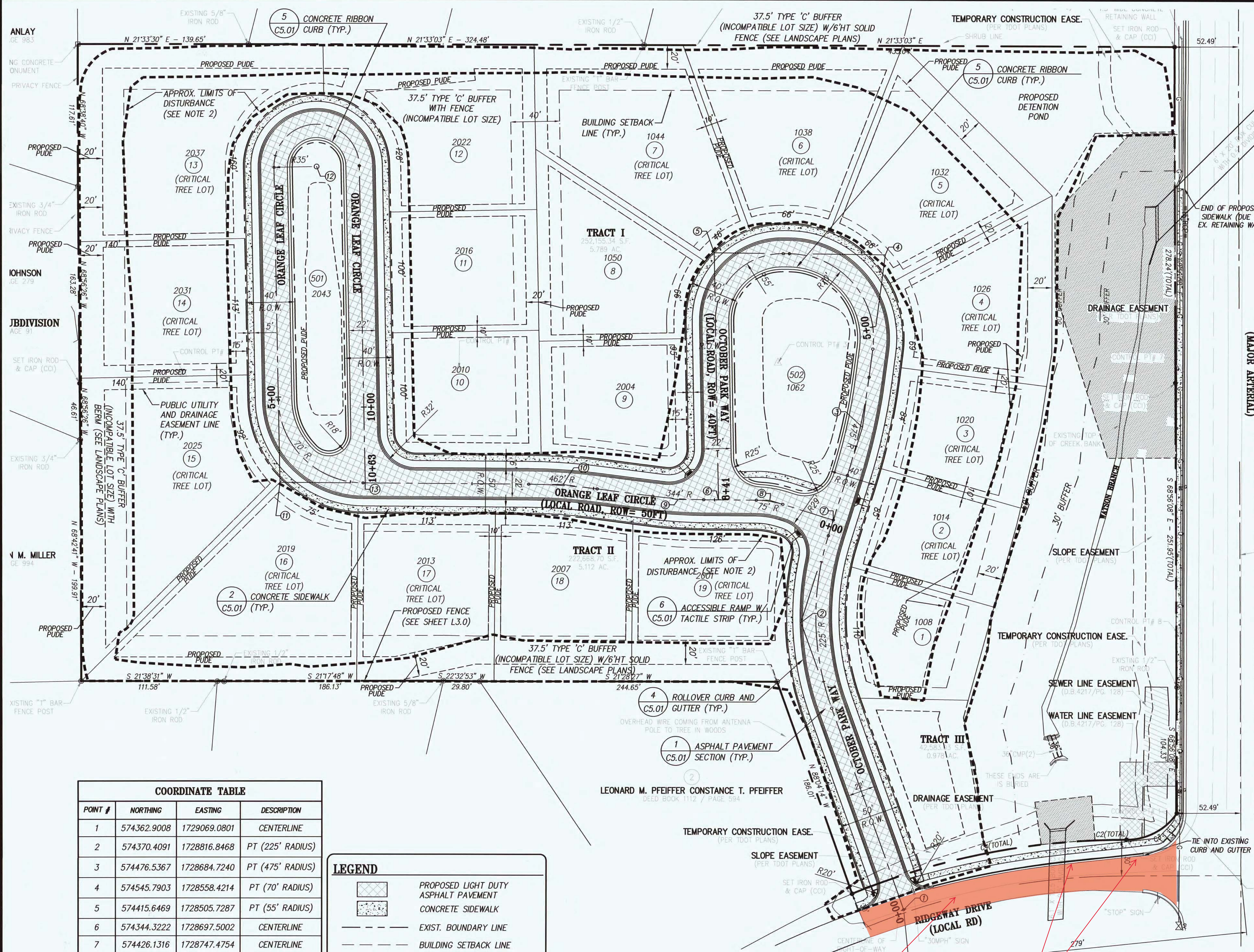
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Thence northwest along the existing right-of-way of Murfreesboro Road (S.R. 96) back to the Point of Beginning.

Containing 16,241.72 square feet, more or less.



COORDINATE TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
1	574362.9008	1729069.0801	CENTERLINE
2	574370.4091	1728816.8468	PT (225' RADIUS)
3	574476.5367	1728684.7240	PT (475' RADIUS)
4	574545.7903	1728558.4214	PT (70' RADIUS)
5	574415.6469	1728505.7287	PT (55' RADIUS)
6	574344.3222	1728697.5002	CENTERLINE
7	574426.1316	1728747.4754	CENTERLINE
8	574383.5014	1728713.2327	PT (75' RADIUS)
9	574313.5195	1728685.1313	PT (344' RADIUS)
10	574230.0253	1728639.0706	PT (462' RADIUS)
11	574014.1946	1728552.4031	PT (70' RADIUS)
12	574137.9242	1728320.1326	CENTER RADIUS
13	574079.1747	1728578.4961	CENTERLINE

LEGEND

PROPOSED LIGHT DUTY ASPHALT PAVEMENT

CONCRETE SIDEWALK

EXIST. BOUNDARY LINE

BUILDING SETBACK LINE

EXIST. EASEMENT LINE

PROP. PUDE

APPROX. LIMITS OF DISTURBANCE

4
C3.01

DETAIL REFERENCE (DETAIL NO./SHEET NO.)

8

PROPOSED LOT NUMBERS

TN STATE PLANE
ZONE 5301, FIPZONE 4100
(NAD 83 DATUM)

0 40 80
SCALE: 1" = 40'
COORDINATES HAVE BEEN DATUM
ADJUSTED BY A FACTOR OF 1.00006

- NOTES:
1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY PROVIDED BY CANNON & CANNON, INC. DATED APRIL 26, 2014. THE SURVEY WAS SUPPLEMENTED WITH DATA FROM CITY OF FRANKLIN GIS.

2. TOTAL PROPERTY AREA = 11.88± AC
TOTAL DISTURBED AREA = 5.5± AC
IMPERVIOUS AREA = 1.3± AC (ROADWAY/SIDEWALK)
IMPERVIOUS AREA = 2.0± AC (FULL BUILD-OUT OF EACH LOT AT 4500 SF PER LOT)
TOTAL SITE IMPERVIOUS AREA = 3.3± AC.

3. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.

4. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF FRANKLIN STANDARD SPECIFICATIONS.

5. FOR TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SEE SHEET C1.02

6. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN ZONING ORDINANCE.

7. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.

8. PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF FRANKLIN TREE PROTECTION ORDINANCE.

9. SUBJECT PROPERTY IS OUTSIDE THE 100-YEAR AND 500-YEAR FLOODPLAINS PER FEMA FLOOD INSURANCE RATE MAP #47187C0220F DATED SEPTEMBER 29, 2006.

SITE DATA CHART	
PROJECT NAME:	OCTOBER PARK SUBDIVISION
PROJECT #:	COF #5803
SUBDIVISION:	OCTOBER PARK
LOT NUMBER:	LOTS 1-19
ADDRESS:	1100 RIDGEWAY DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	14th
EXISTING ZONING AND CHARACTER OVERLAY:	SPECIFIC DEVELOPEMENT - RESIDENTIAL DISTRICT (SD-R 1.6)
CHARACTER AREA OVERLAY:	SWCO-3
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	11.88 ACRES
SQUARE FOOTAGE OF SITE:	517,412 S.F.
MINIMUM REQUIRED SETBACK LINES:	
SECTION 1:	
DETACHED SINGLE FAMILY	15'
FRONT YARD	5'
CORNER	5'
SIDE YARD	
REAR YARD	
	VARIES WITH BUFFER TREATMENT
OWNER:	R. GLENN ADAMS
ADDRESS:	1100 RIDGEWAY DRIVE FRANKLIN, TN 37067
PHONE NO.:	865.719.8644
E-MAIL ADDRESS:	seamon.scott7@gmail.com
CONTACT NAME:	SCOTT SEAMAN
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2-STORY
LANDSCAPE SURFACE RATIO:	0.84
MINIMUM LANDSCAPE SURFACE RATIO:	0.40
MINIMUM PARKING REQUIRED:	2 PER UNIT
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
PARKING PROVIDED:	SINGLE FAMILY DETACHED 2 PER UNIT
RESIDENTIAL DENSITY:	1.60 DU/A (19 UNITS)
EXISTING TREE CANOPY:	1.66 AC
PARKLAND:	0.52 AC
OPEN SPACE:	2.76 AC PROVIDED (23.22%) TOTAL REQUIRED: 1.79 AC (15% OF ACREAGE) TOTAL PROVIDED: 2.76 AC (23.22%) FORMAL: .70 AC (39.1% OF REQUIRED) REQUIRED: .59 AC (33%) PROVIDED: .70 AC (39.1%) INFORMAL PROVIDED: 2.06 AC

Revisions:
REV 1 PER COF 4-01-2015
REV 2 PER COF 5-07-2015
REV 3 PER COF 6-26-2015
REV 4 CHART 8-12-2015
REV 5 PUDE 8-21-2015
REV 6 ADDRESS 8-26-2015

Drawing Notes:
COF# 5803

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: MARCH 9, 2015

OCTOBER PARK
Parcels 60.07, 60.01 on Map 79 and
1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

W. HAROLD CANNON, JR.
REGISTERED ENGINEER
No. 17,999
STATE OF TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

SITE LAYOUT PLAN

C1.01

Exhibit B PG 1 of 3

CITY OF FRANKLIN
ENGINEERING DEPT
08/16/16
This sheet is part of the
APPROVED Site Plan Set.

CCI PROJECT #01119-0000
CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 615.770.0010
WWW.CANNON-CANNON.COM

1 Vantage Way, Ste C-210
Nashville, TN 37228

Gibi Soil Mapping, LLC
John Gibi, LPSS
2103 Donna Kaye Court
Mount Juliet, TN 37122
615-351-4512

April 7, 2015

Mr. Steve Bethel
Vertex Development, LLC
Sbethel.bethel@gmail.com

Re: Soils report for two bio-pond sites on the October Park PUD Subdivision

Dear Mr. Bethel,

On April 3, 2015, I evaluated the soil in two bio-pond sites for the proposed October Park Subdivision. The area to the back is approximately 2,000 square feet and the area toward Hwy 96 is approximately 5,000 square feet. I marked the boundary of the area tested with orange pin flags.

The geology is the Hermitage formation and the soil type is Stiversville. Stiversville is a loamy soil with depth to a soft weathered rock between 40 and 60 inches. These areas were tested to 48 inches without encountering weathered rock. The soil textures are silt loam, silty clay loam and loam. The soil is friable and has moderate, medium sub angular blocky structure.

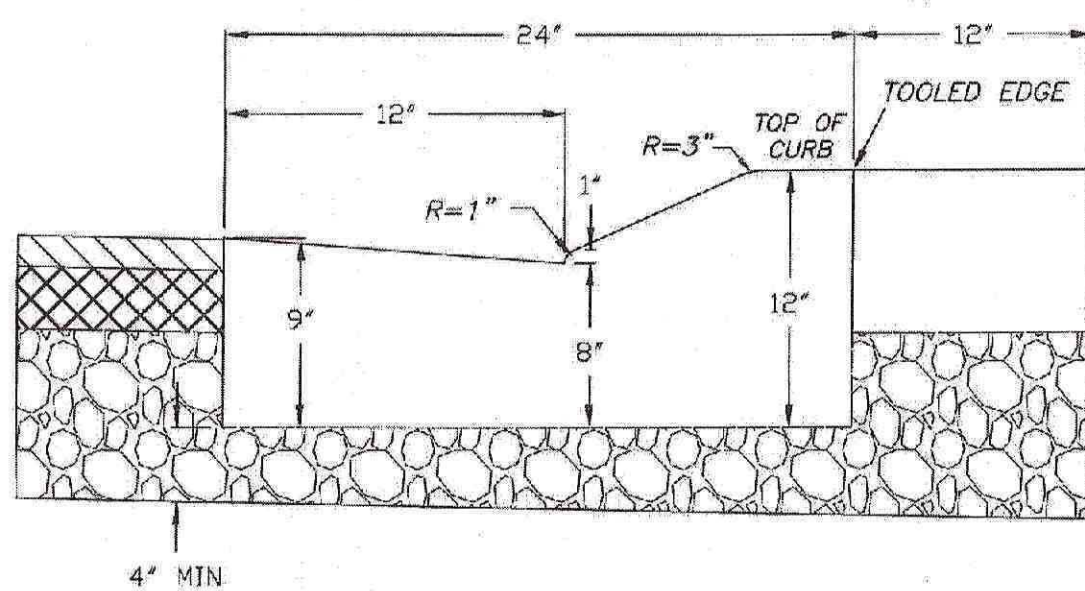
This soil would receive a 45 minute per inch rating if mapped for a conventional septic system.

I did not encounter restrictive clay, rock or a perched water table in these areas.

Sincerely,

John Gibi
Soil consultant

0 SOILS REPORT
N.T.S.

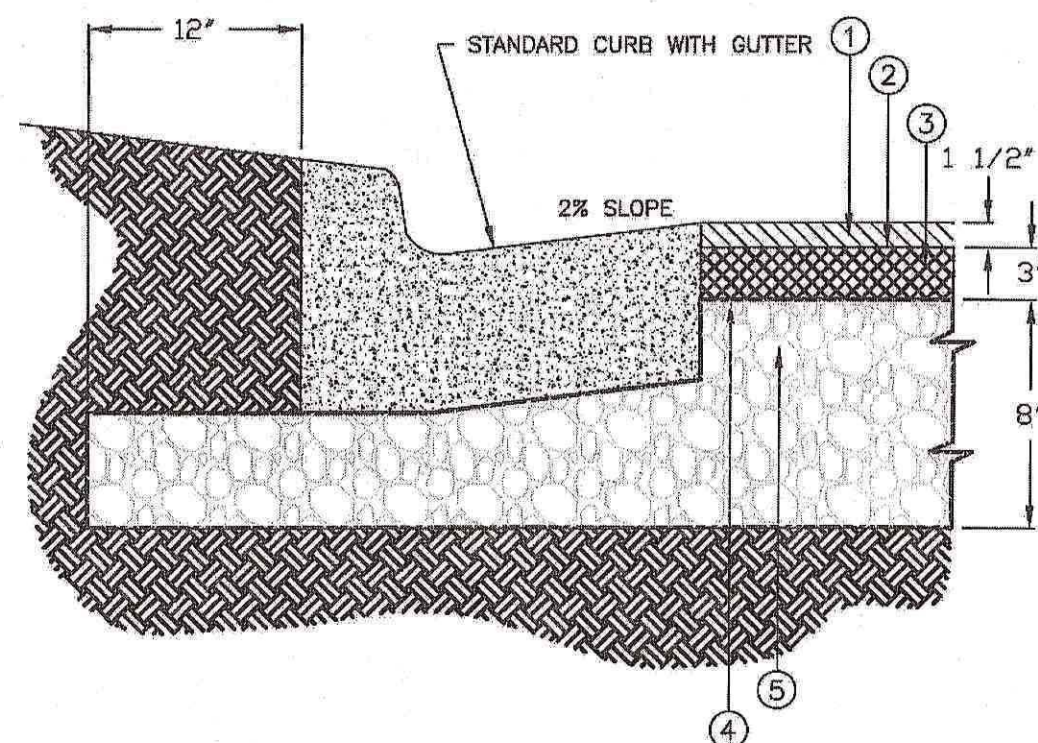


CROSS SECTIONAL VIEW

GENERAL NOTES:
1. USE OF ROLLOVER CURB & GUTTER SHALL BE USED WITH A NENA R-3501-TR, R-3501-TL OR APPROVED EQUAL. TYPE "L" GRATE WITH ENVIRONOTICE PLATES R-3000C SURFACE MOUNT.
2. CONCRETE TO BE 3000 PSI (MIN).

CITY OF FRANKLIN	
ROLLOVER CURB & GUTTER (LOCAL STREETS ONLY)	CITY ENGINEER DATE
DWG. NO. RP-3	EFFECTIVE DATE: 01/09/2015
DIRECTOR OF ENGINEERING DATE	

4 ROLLOVER CURB AND GUTTER
C1.01 N.T.S.



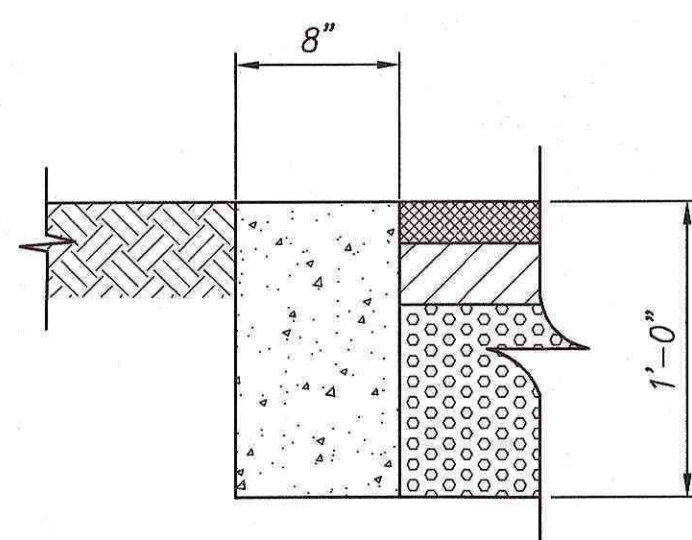
- 1.5" - BITUMINOUS SURFACE COURSE
411-01.11 ACS MIX(PG64-22) GRADING E RDWY
- TACK COAT
403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.02 GAL/SY
- 3" - BITUMINOUS AGGREGATE BASE
307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPMB-HM) GRADING B-M2
- PRIME COAT
402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LBS/SY
- 8" MINERAL AGGREGATE BASE 303-01 MINERAL
303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D"

GENERAL NOTES:
1. MAXIMUM SIDESLOPE WHETHER IN CUT OR FILL IS TO BE 3:1.
2. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY GEOTECHNICAL DESIGN.
3. REFERENCE TDDT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

N.T.S.

CITY OF FRANKLIN	
LOCAL AND ALLEY PAVEMENT SECTION	CITY ENGINEER DATE
DWG. NO. SD-18	EFFECTIVE DATE: 02/17/2011
DIRECTOR OF ENGINEERING	

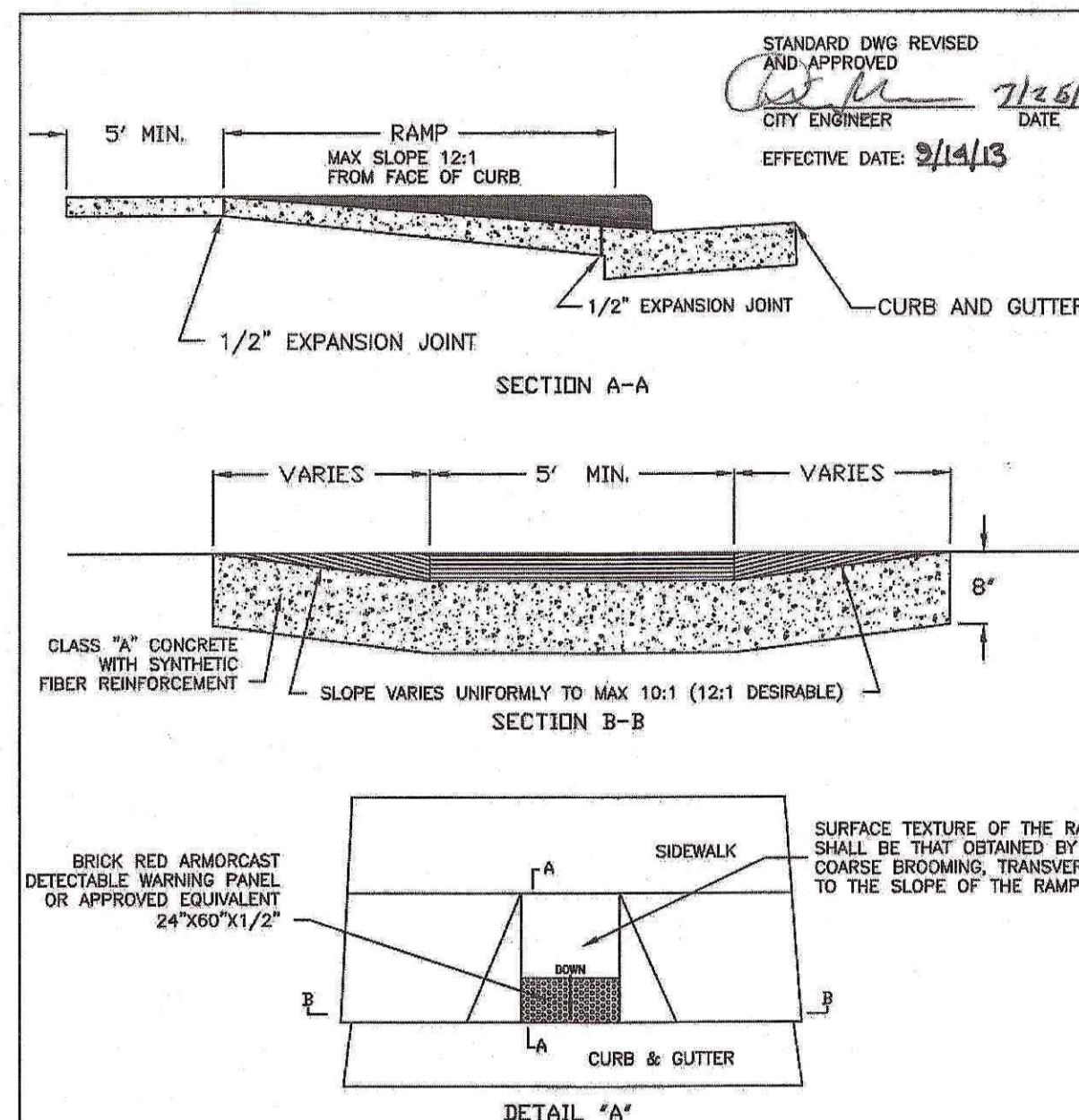
1 ASPHALT PAVEMENT SECTION
C1.01 N.T.S.



NOTES:

1. PREFORMED 1/2" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 30' MAX. CENTERS, WITH 1/4" CONTRACTION JOINTS. EQUALLY SPACED AT 10' MAX. CENTERS BETWEEN EXPANSION JOINTS.
2. EXPANSION JOINT MATERIAL REQUIRED FOR GRASS MEDIANS.
3. EXACT CURB DIMENSIONS MAY BE ALTERED SLIGHTLY TO FIT STANDARD EXTRUDED CURB MACHINES, BUT SUCH VARIANCES MUST BE APPROVED BY THE ENGINEER.

5 CONCRETE RIBBON CURB
N.T.S.

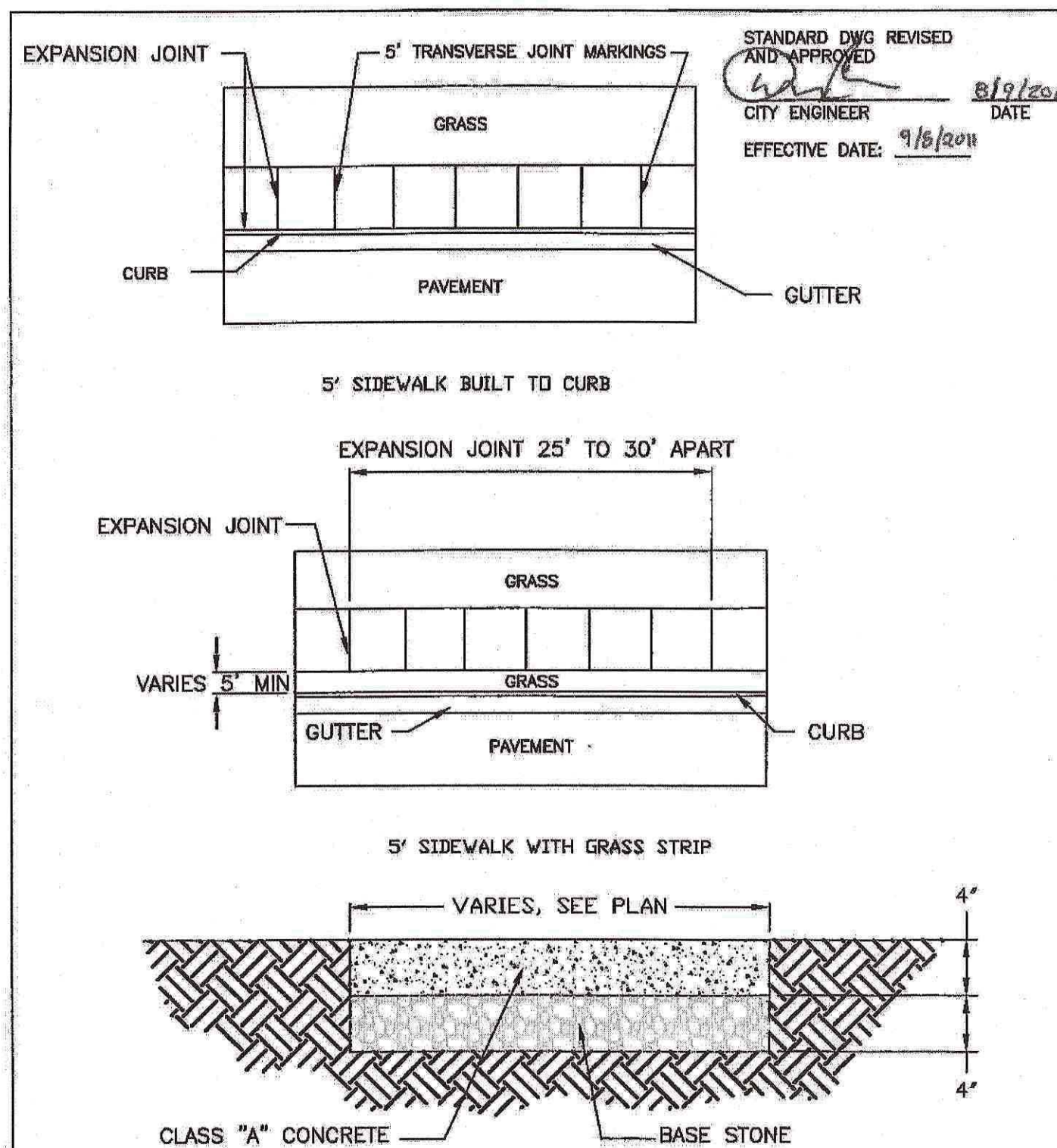


GENERAL NOTES:
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH APPLICABLE ACCESSIBILITY CODE REQUIREMENTS.
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM LANDING AT TOP OF RAMP IS 5'.
4. RAMP SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
5. RAMP SHALL BE 8" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT.

N.T.S.

CITY OF FRANKLIN	
HANDICAP RAMP AND DETECTABLE WARNING	CITY ENGINEER DATE
DWG. NO. SD-12A	EFFECTIVE DATE: 07/21/2011
DIRECTOR OF ENGINEERING	

6 ACCESSIBLE RAMP
C1.01 N.T.S.

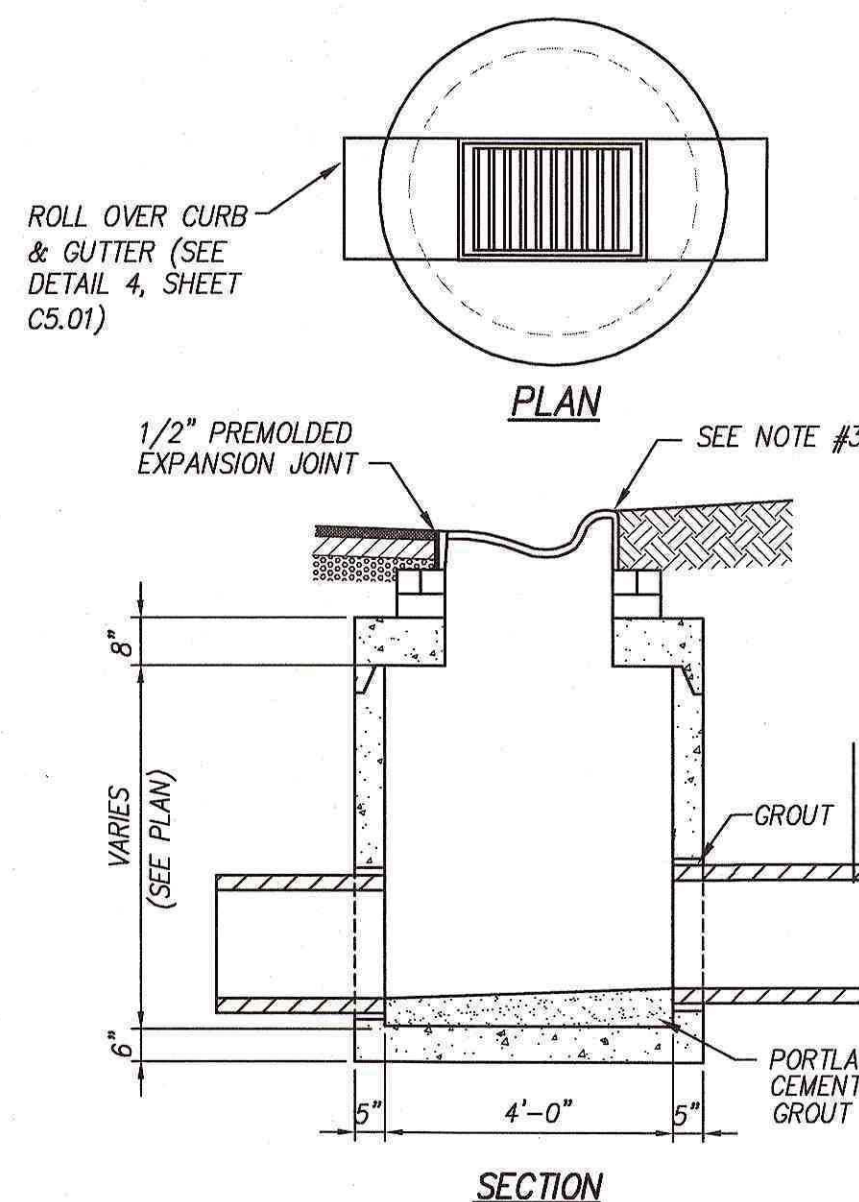


GENERAL NOTES:
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. ALSO SEE EXPANSION JOINT DETAIL.
3. ROOT BARRIERS REQUIRED ON BOTH SIDES OF GRASS STRIP AROUND TREES.

N.T.S.

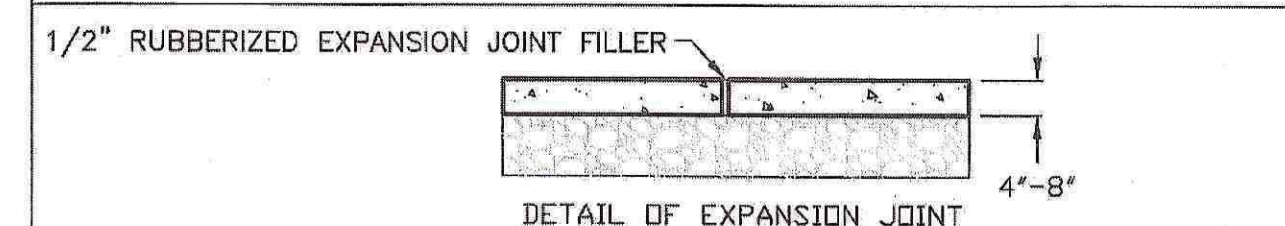
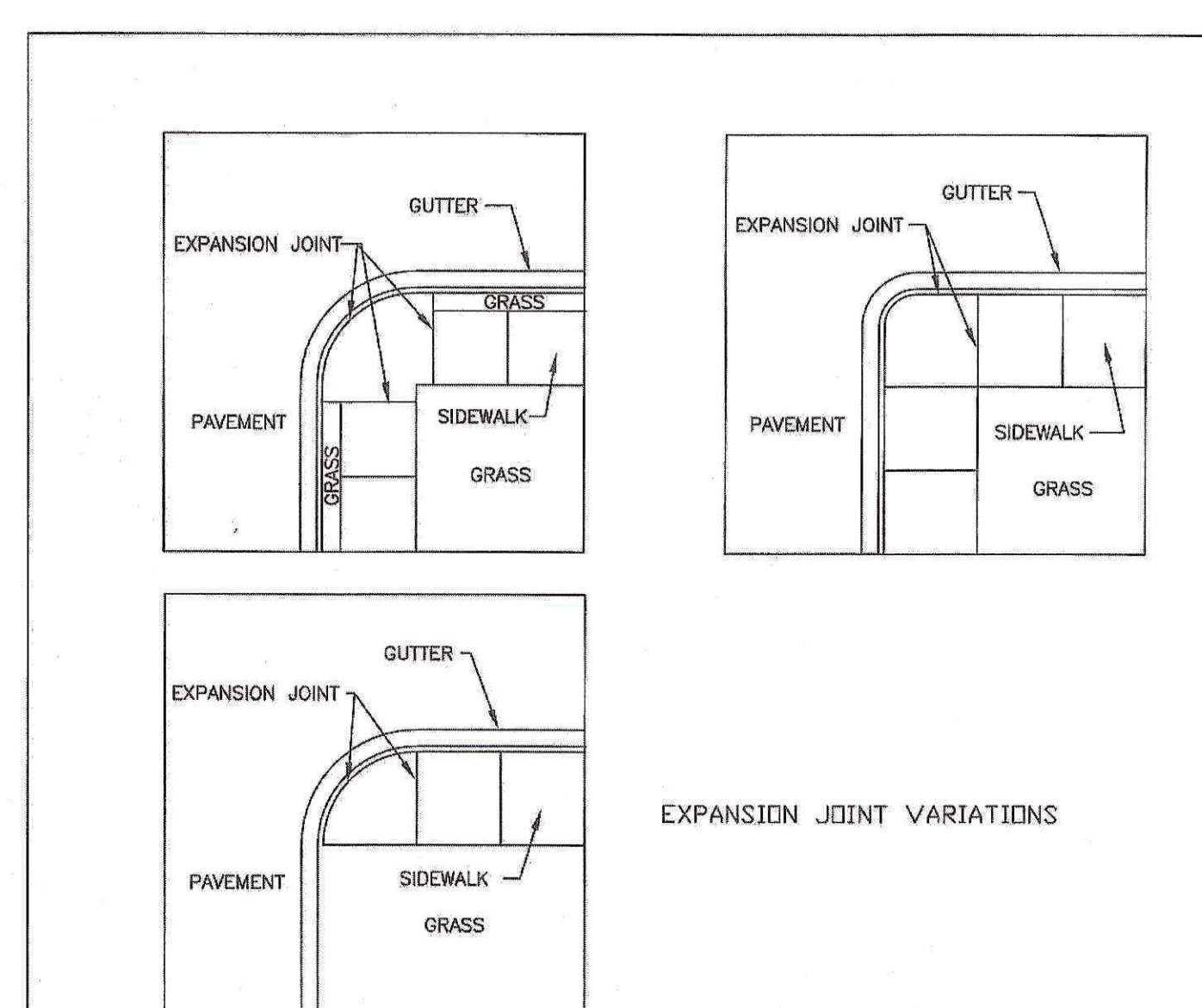
CITY OF FRANKLIN	
TYPICAL SIDEWALK	CITY ENGINEER DATE
DWG. NO. SD-11A	EFFECTIVE DATE: 07/21/2011
DIRECTOR OF ENGINEERING	

2 TYPICAL SIDEWALK
C1.01 N.T.S.



- NOTES:
1. CATCH BASINS SHALL BE CIRCULAR PRECAST CONCRETE TDDT NO. 12.
 2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
 3. COORDINATES AND TO ELEVATIONS TAKEN ALONG CENTERLINE OF STRUCTURE AT BACK OF CURB.
 4. CATCH BASIN FRAME AND GRATE SHALL BE NENAH R-3501-TR, R-3501-TL OR APPROVED EQUAL.
 5. TYPE "L" GRATE WITH ENVIRONOTICE PLATES R-3000C SURFACE MOUNT.

7 SINGLE CATCH BASIN
C3.02 N.T.S.

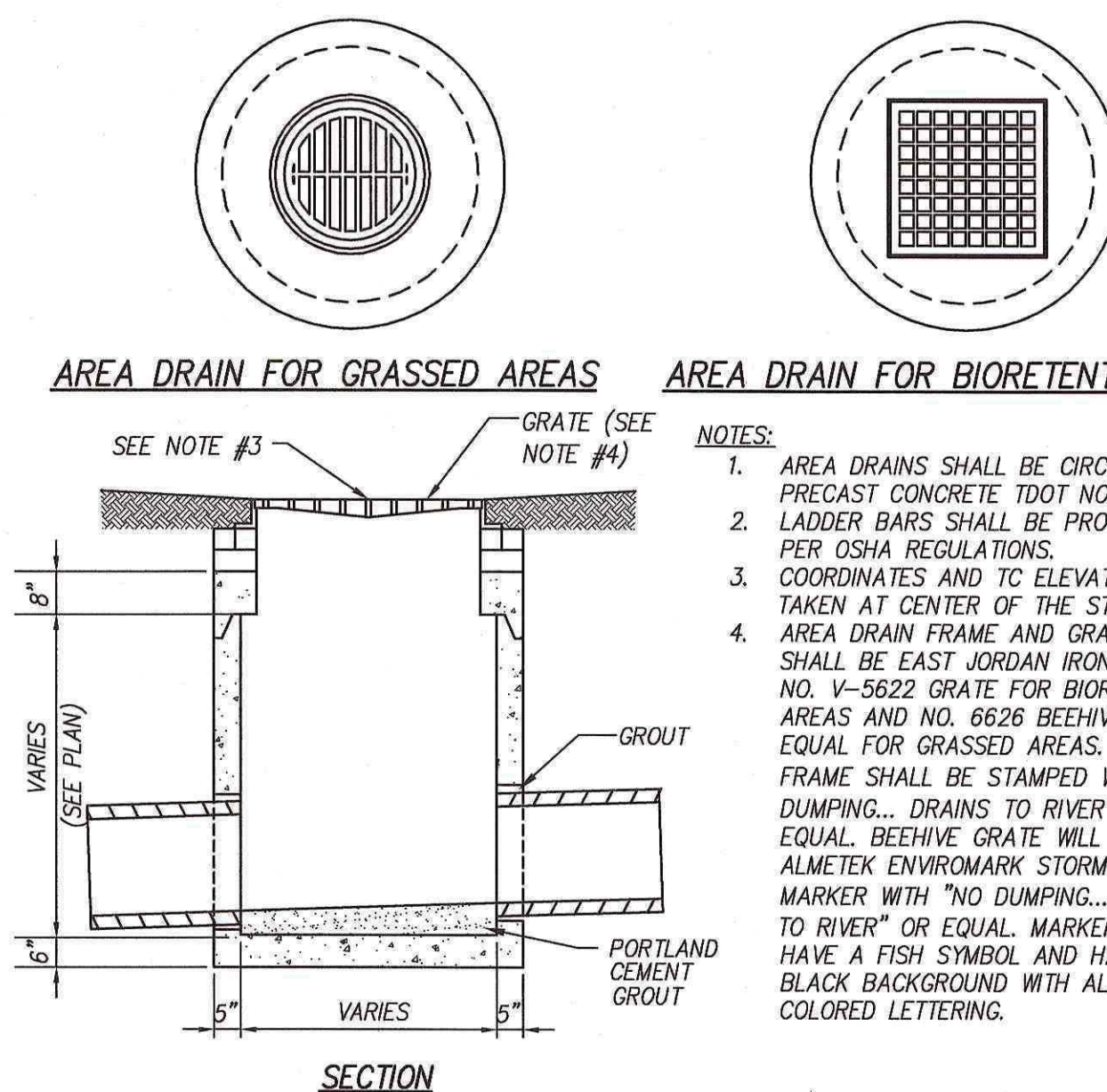


GENERAL NOTES:
1. ALSO SEE SIDEWALK DETAILS.
2. 1" JOINTS TO BE PLACED WHERE THE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB, BUILDINGS AND RETAINING WALLS. 1/2" JOINTS TO BE USED AT OTHER LOCATIONS.
3. ONE LONGITUDINAL JOINT MARKING REQUIRED ON SIDEWALK OVER 5' IN WIDTH TO LESS THAN 8'. TWO LONGITUDINAL JOINTS FOR SIDEWALK 10' TO 12'.

N.T.S.

CITY OF FRANKLIN	
TYPICAL SIDEWALK EXPANSION JOINT	CITY ENGINEER DATE
DWG. NO. SD-11B	EFFECTIVE DATE: 02/17/2011
DIRECTOR OF ENGINEERING	

3 TYPICAL SIDEWALK EXPANSION JOINT
C1.01 N.T.S.



NOTES:
1. AREA DRAINS SHALL BE CIRCULAR PRECAST CONCRETE TDDT NO. 42.
2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
3. COORDINATES AND TO ELEVATIONS TAKEN AT CENTER OF THE STRUCTURE.
4. AREA DRAIN FRAME AND GRATES SHALL BE EAST JORDAN IRONWORKS, NO. V-5622 GRATE FOR BIORETENTION AREAS AND NO. 6626 BEEHIVE OR EQUAL FOR GRASSED AREAS. THE FRAME SHALL BE STAMPED WITH "NO DUMPING... DRAINS TO RIVER" OR EQUAL. BEEHIVE GRATE WILL REQUIRE ALMETEK ENVIRONOTICE STORM DRAIN MARKER WITH "NO DUMPING... DRAINS TO RIVER" OR EQUAL. MARKER SHALL HAVE A FISH SYMBOL AND HAVE A BLACK BACKGROUND WITH ALUMINUM COLORED LETTERING.

8 AREA DRAIN
C3.02 N.T.S.



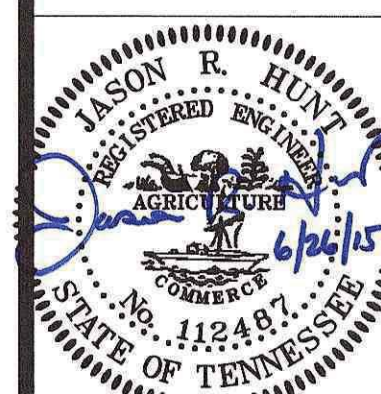
CCI PROJECT #01119-0000
CANNON & CANNON INC
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TEL 615.770.0010
WWW.CANNON-CANNON.COM
1 Vantage Way, Ste C-210
Nashville, TN 37228

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REV 1 PER COF 5-07-2015
REV 2 PER COF 6-26-2015

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COF# 5803

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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
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Date: MARCH 9, 2015

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Parcels 60.07, 60.01 on Map 79 and
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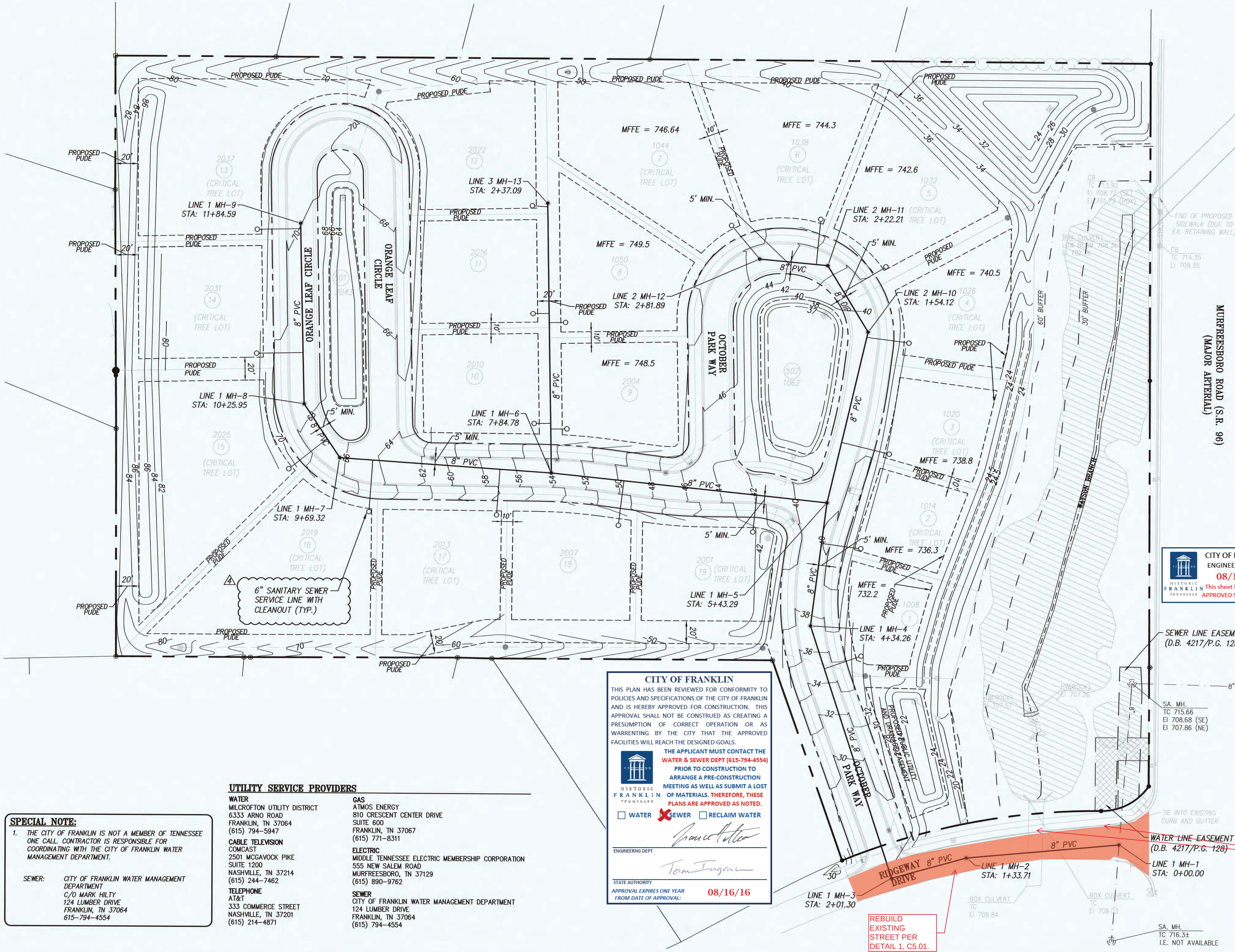


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
ggamble@gcdc201@gmail.com
615.975.5765

SITE
DETAILS

C5.01

Exhibit B PG 2 of 3



- GENERAL UTILITIES NOTES:**
1. THE ANTICIPATED IMPACT TO WATER AND SEWER IS 19 SFU THROUGH 19 SINGLE FAMILY TAPS, OR APPROXIMATELY 6,650 GPD. NO IMPACT TO RECLAIMED WATER IS ANTICIPATED.
 2. FIRE HYDRANT PRESSURES PER MILCROFTON UTILITY. TESTING PERFORMED OCTOBER 15, 2014 AT 4076 MURFREESBORO PIKE. STATIC PRESSURE = 99± PSI. RESIDUAL PRESSURE = 75± PSI.
 3. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE APPROPRIATE UTILITY COMPANIES INVOLVED.
 4. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
 5. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
 6. THE STONE BEDDING AND BACKFILL SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS.
 7. ALL SANITARY SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE UTILITIES BOARD STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
 8. ALL CONNECTIONS TO EXISTING SANITARY SEWER MAN HOLES SHALL BE CORE-N-SEAL.
 9. SEWER SERVICES ARE REQUIRED TO HAVE A BACKFLOW PREVENTER WHERE THE FINISH FLOOR ELEVATION IS LOWER THAN THE TOP OF CASTING OF THE UPSTREAM MANHOLE.
 10. EVERY HOUSE SHALL BE SERVED BY GRAVITY SEWER.

LEGEND

8" PVC	PROPOSED SANITARY SEWER LINE
○	PROPOSED SANITARY SEWER SERVICE LINE
●	PROPOSED SANITARY SEWER MANHOLE
MFFE	MINIMUM FINISH FLOOR ELEV FOR SANITARY SERVICE CONNECTION (SEE SPECIAL NOTE #4, U1.01)

CITY OF FRANKLIN

THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRANTING BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.

THE APPLICANT MUST CONTACT THE WATER & SEWER DEPT (615-794-4554) PRIOR TO CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING AS WELL AS SUBMIT A LIST OF MATERIALS. THEREFORE, THESE PLANS ARE APPROVED AS NOTED.

☐ WATER ☒ SEWER ☐ RECLAIM WATER

ENGINEERING DEPT

STATE AUTHORITY

APPROVAL EXPIRES ONE YEAR FROM DATE OF APPROVAL: 08/16/16

SPECIAL NOTE:

1. THE CITY OF FRANKLIN IS NOT A MEMBER OF TENNESSEE ONE CALL. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT.

SEWER: CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
C/O MARK HILTY
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

UTILITY SERVICE PROVIDERS

WATER
MILCROFTON UTILITY DISTRICT
6333 ARNO ROAD
FRANKLIN, TN 37064
(615) 794-5947

CABLE TELEVISION
COMCAST
2501 MCGAVOCK PIKE
SUITE 1200
NASHVILLE, TN 37214
(615) 244-7462

TELEPHONE
AT&T
333 COMMERCE STREET
NASHVILLE, TN 37201
(615) 214-4871

GAS
ATMOS ENERGY
810 CRESCENT CENTER DRIVE
SUITE 600
FRANKLIN, TN 37067
(615) 771-8311

ELECTRIC
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
555 NEW SALEM ROAD
MURFREESBORO, TN 37129
(615) 890-9762

SEWER
CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

CITY OF FRANKLIN
ENGINEERING DEPT
08/16/16
APPROVED Site Plan Set.

HISTORIC FRANKLIN
TENNESSEE
08/28/15
APPROVAL EXPIRES ONE YEAR AFTER DATE OF APPROVAL

ENSURE POSITIVE DRAINAGE. ADD TDOT APPROVED DRAINAGE STRUCTURES AS NEEDED. COORDINATE WITH COF STREET DEPARTMENT AND ENGINEERING.

CANNON & CANNON INC
CONSULTING ENGINEERS • FIELD SURVEYORS
TEL 615.770.0010
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1 Vantage Way, Ste C-210
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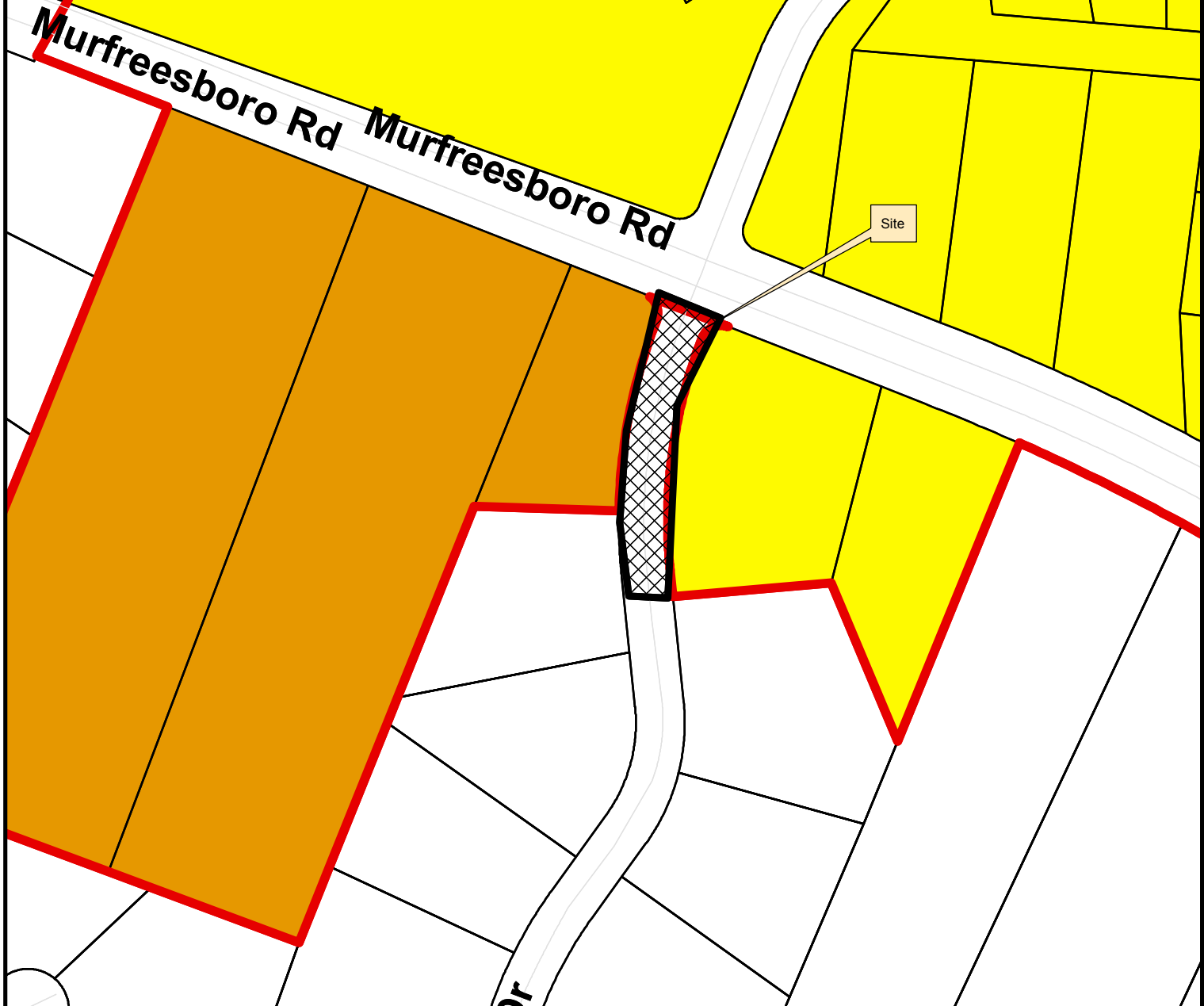
W. HAROLD CANNON, J.R.
REGISTERED ENGINEER
AGRICULTURE
No. 17,899
STATE OF TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
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FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble2019@gmail.com
615.975.5745

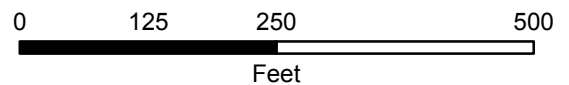
SANITARY SEWER PLAN

U1.02

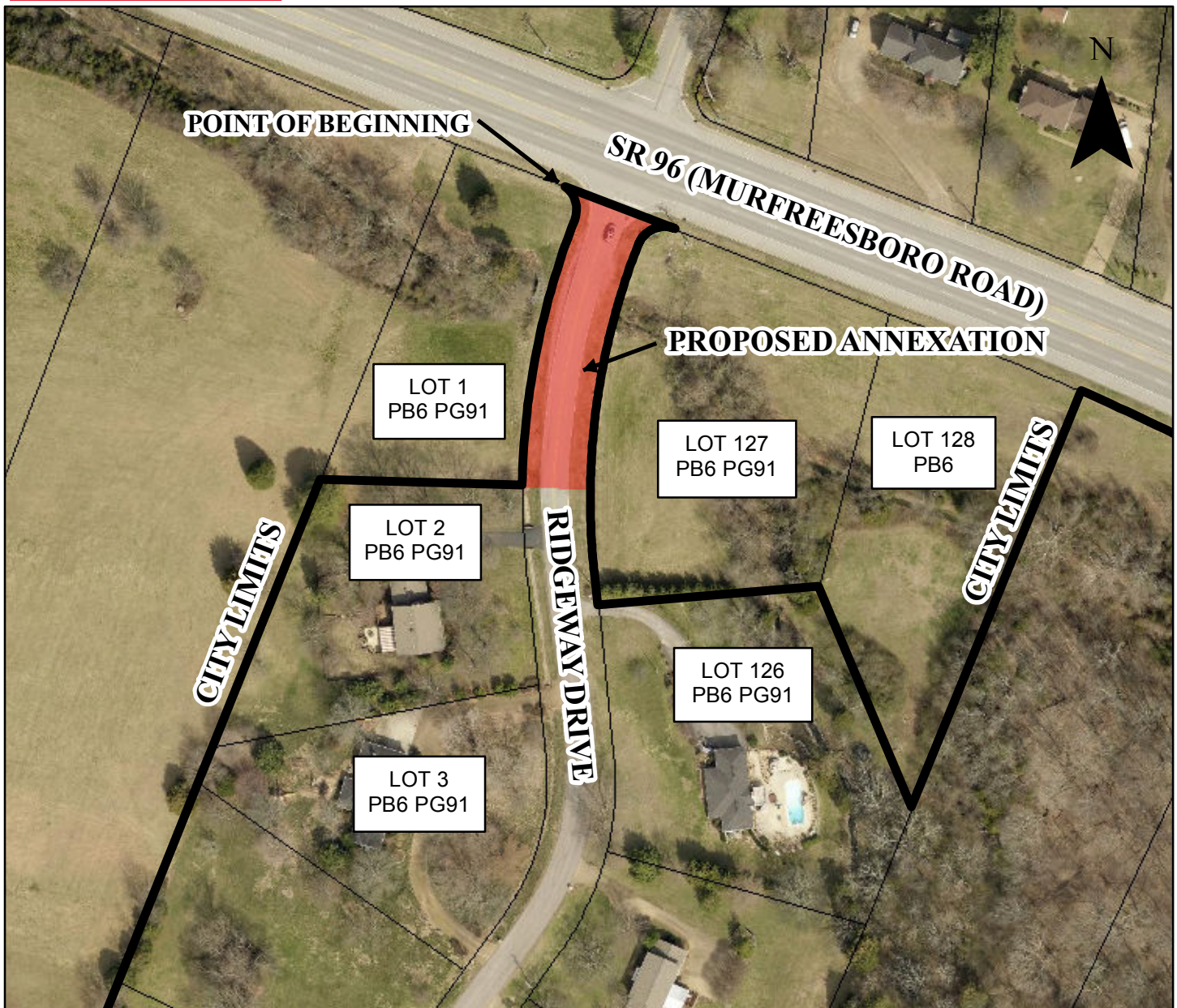
RIDGEWAY DRIVE ANNEXATION (OCTOBER PARK)
 RESOLUTION 2017-56
 ORDINANCE 2017- 39
 PLAN OF SERVICE RESOLUTION 2017-55
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/24/2017



- | | |
|--|-------------------------------------|
| 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 | |



This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2016. All rights reserved.



Annexation Legal Description

Beginning at the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and the northeast property corner of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91);

Thence leaving the southwestern right-of-way line of Murfreesboro Road in a southern direction along the eastern property line of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91) and the western right-of-way of Ridgeway Drive approximately 280.31 feet to a point, said point being the southeast corner of Lot 1 and the northeast corner to Lot 2, Franklin East Subdivision (Plat Book 6, Page 91);

Thence east perpendicular to the right-of-way line of Ridgeway Drive approximately 60 feet to a point, said point being located on the eastern right-of-way line of Ridgeway Drive and western property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91);

Thence north along the eastern right-of-way of Ridgeway Drive and the west property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91) approximately 257.87 feet to a point located on the southwestern right-of-way line of Murfreesboro Road (S.R.96);

Thence northwest along the existing right-of-way of Murfreesboro Road (S.R. 96) back to the Point of Beginning.

Containing 16,241.72 square feet, more or less.

ENGINEERING DEPARTMENT

Paul Holzen
Director/City Engineer



Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

January 28, 2017

**HISTORIC
FRANKLIN
TENNESSEE**

Mr. Eddie Hood
Highway Superintendent
Williamson County Highway Department
302 Beasley Drive
Franklin, TN 37064

Dear Mr. Hood,

City of Franklin staff is requesting approval to annex a portion of Ridgeway Drive located in the City's Urban Growth Boundary. Attached is an exhibit and legal description for your review. Please provide us with written consent to move forward with this annexation. Final annexation shall be contingent upon approval from the City of Franklin Board of Mayor and Aldermen.

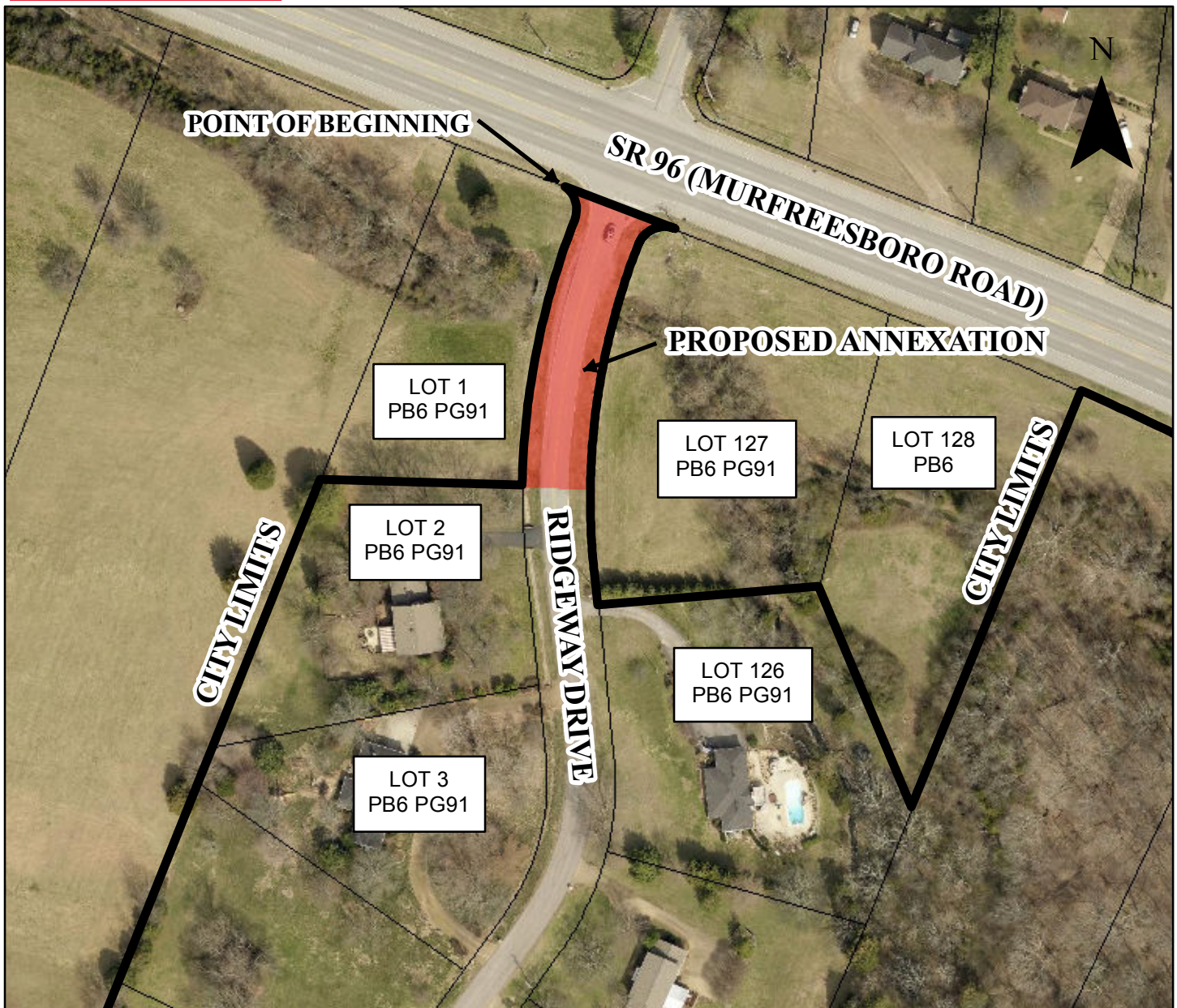
As you know the October Park Development is proposing to install an 8" sanitary sewer main down the centerline of Ridgeway Drive. We would request that the County require the developer to rebuild the entire street as shown on attached Exhibit B. Assuming you are in agreement, the City and County will work together to inspect this section of Ridgeway Drive until the annexation is finalized.

Please call me if you have any questions.

Very sincerely,

A handwritten signature in black ink, appearing to read 'Paul Holzen', is written over a horizontal line.

Paul Holzen
Director of Engineering
615-550-6679



Annexation Legal Description

Beginning at the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and the northeast property corner of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91);

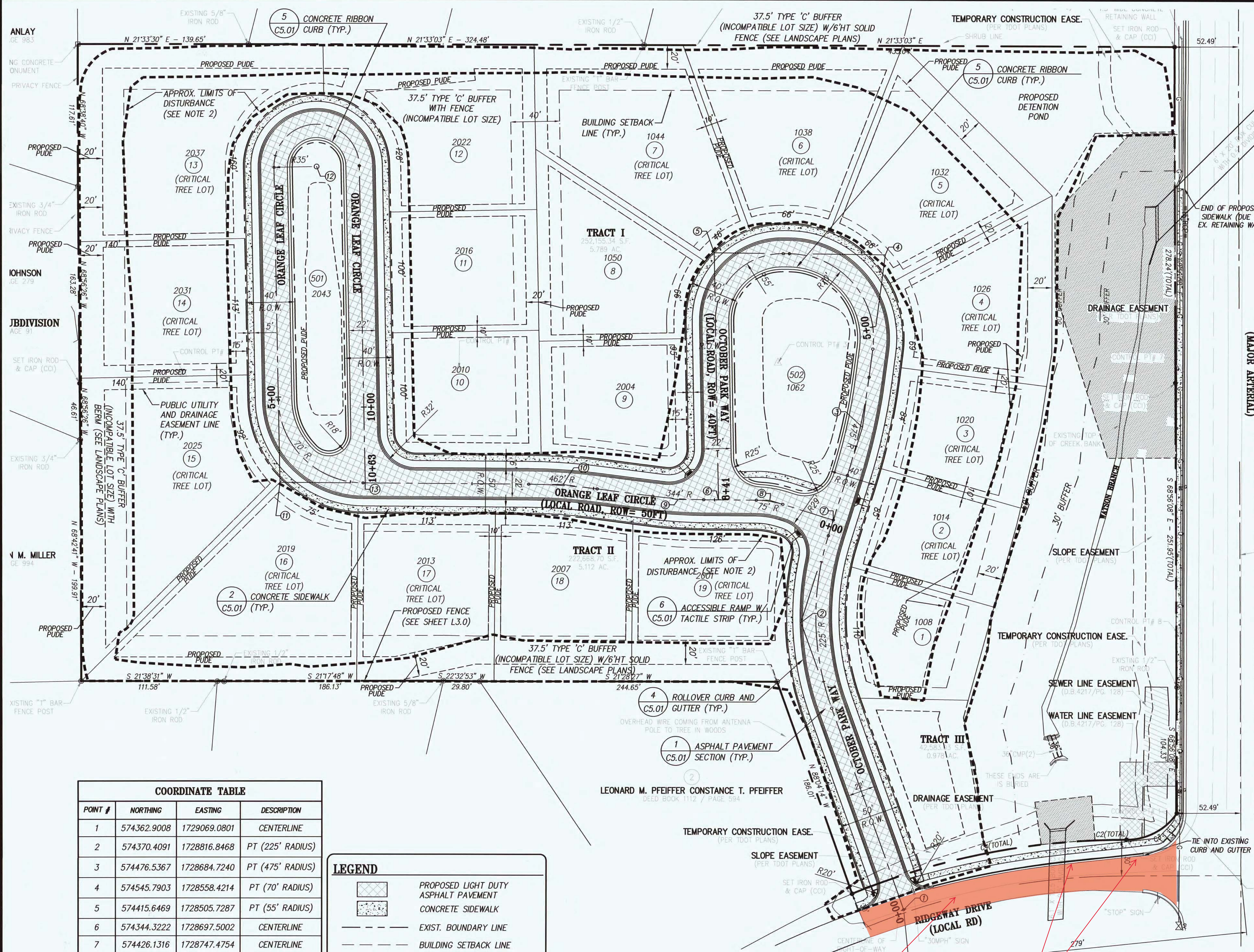
Thence leaving the southwestern right-of-way line of Murfreesboro Road in a southern direction along the eastern property line of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91) and the western right-of-way of Ridgeway Drive approximately 280.31 feet to a point, said point being the southeast corner of Lot 1 and the northeast corner to Lot 2, Franklin East Subdivision (Plat Book 6, Page 91);

Thence east perpendicular to the right-of-way line of Ridgeway Drive approximately 60 feet to a point, said point being located on the eastern right-of-way line of Ridgeway Drive and western property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91);

Thence north along the eastern right-of-way of Ridgeway Drive and the west property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91) approximately 257.87 feet to a point located on the southwestern right-of-way line of Murfreesboro Road (S.R.96);

Thence northwest along the existing right-of-way of Murfreesboro Road (S.R. 96) back to the Point of Beginning.

Containing 16,241.72 square feet, more or less.



COORDINATE TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
1	574362.9008	1729069.0801	CENTERLINE
2	574370.4091	1728816.8468	PT (225' RADIUS)
3	574476.5367	1728684.7240	PT (475' RADIUS)
4	574545.7903	1728558.4214	PT (70' RADIUS)
5	574415.6469	1728505.7287	PT (55' RADIUS)
6	574344.3222	1728697.5002	CENTERLINE
7	574426.1316	1728747.4754	CENTERLINE
8	574383.5014	1728713.2327	PT (75' RADIUS)
9	574313.5195	1728685.1313	PT (344' RADIUS)
10	574230.0253	1728639.0706	PT (462' RADIUS)
11	574014.1946	1728552.4031	PT (70' RADIUS)
12	574137.9242	1728320.1326	CENTER RADIUS
13	574079.1747	1728578.4961	CENTERLINE

LEGEND

PROPOSED LIGHT DUTY ASPHALT PAVEMENT

CONCRETE SIDEWALK

EXIST. BOUNDARY LINE

BUILDING SETBACK LINE

EXIST. EASEMENT LINE

PROP. PUDE

APPROX. LIMITS OF DISTURBANCE

DETAIL REFERENCE (DETAIL NO./SHEET NO.)

PROPOSED LOT NUMBERS

- NOTES:
1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY PROVIDED BY CANNON & CANNON, INC. DATED APRIL 26, 2014. THE SURVEY WAS SUPPLEMENTED WITH DATA FROM CITY OF FRANKLIN GIS.

2. TOTAL PROPERTY AREA = 11.88± AC
TOTAL DISTURBED AREA = 5.5± AC
IMPERVIOUS AREA = 1.3± AC (ROADWAY/SIDEWALK)
IMPERVIOUS AREA = 2.0± AC (FULL BUILD-OUT OF EACH LOT AT 4500 SF PER LOT)
TOTAL SITE IMPERVIOUS AREA = 3.3± AC.

3. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.

4. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF FRANKLIN STANDARD SPECIFICATIONS.

5. FOR TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SEE SHEET C1.02

6. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN ZONING ORDINANCE.

7. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.

8. PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF FRANKLIN TREE PROTECTION ORDINANCE.

9. SUBJECT PROPERTY IS OUTSIDE THE 100-YEAR AND 500-YEAR FLOODPLAINS PER FEMA FLOOD INSURANCE RATE MAP #47187C0220F DATED SEPTEMBER 29, 2006.

SITE DATA CHART	
PROJECT NAME:	OCTOBER PARK SUBDIVISION
PROJECT #:	COF #5803
SUBDIVISION:	OCTOBER PARK
LOT NUMBER:	LOTS 1-19
ADDRESS:	1100 RIDGEWAY DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	14th
EXISTING ZONING AND CHARACTER OVERLAY:	SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT (SD-R 1.6)
CHARACTER AREA OVERLAY:	SWCO-3
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	11.88 ACRES
SQUARE FOOTAGE OF SITE:	517,412 S.F.
MINIMUM REQUIRED SETBACK LINES:	
SECTION 1:	
DETACHED SINGLE FAMILY	15'
FRONT YARD	5'
CORNER	5'
SIDE YARD	5'
REAR YARD	VARIES WITH BUFFER TREATMENT
OWNER:	R. GLENN ADAMS
ADDRESS:	1100 RIDGEWAY DRIVE FRANKLIN, TN 37067
PHONE NO.:	865.719.8644
E-MAIL ADDRESS:	seamon.scott7@gmail.com
CONTACT NAME:	SCOTT SEAMAN
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2-STORY
LANDSCAPE SURFACE RATIO:	0.84
MINIMUM LANDSCAPE SURFACE RATIO:	0.40
MINIMUM PARKING REQUIRED:	2 PER UNIT
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
PARKING PROVIDED:	SINGLE FAMILY DETACHED 2 PER UNIT
RESIDENTIAL DENSITY:	1.60 DU/A (19 UNITS)
EXISTING TREE CANOPY:	1.66 AC
PARKLAND:	0.52 AC
OPEN SPACE:	2.76 AC PROVIDED (23.22%) TOTAL REQUIRED: 1.79 AC (15% OF ACREAGE) TOTAL PROVIDED: 2.76 AC (23.22%) FORMAL: .70 AC (39.1% OF REQUIRED) REQUIRED: .59 AC (33%) PROVIDED: .70 AC (39.1%) INFORMAL PROVIDED: 2.06 AC

Revisions:

REV 1 PER COF 4-01-2015

REV 2 PER COF 5-07-2015

REV 3 PER COF 6-26-2015

REV 4 CHART 8-12-2015

REV 5 PUDE 8-21-2015

REV 6 ADDRESS 8-26-2015

Drawing Notes:

COF# 5803

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: MARCH 9, 2015

OCTOBER PARK
Parcels 60.07, 60.01 on Map 79 and
1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

W. HAROLD CANNON, JR.
REGISTERED ENGINEER
No. 17,999
STATE OF TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

SITE LAYOUT
PLAN

Gibi Soil Mapping, LLC
John Gibi, LPSS
2103 Donna Kaye Court
Mount Juliet, TN 37122
615-351-4512

April 7, 2015

Mr. Steve Bethel
Vertex Development, LLC
Sbethel.bethel@gmail.com

Re: Soils report for two bio-pond sites on the October Park PUD Subdivision

Dear Mr. Bethel,

On April 3, 2015, I evaluated the soil in two bio-pond sites for the proposed October Park Subdivision. The area to the back is approximately 2,000 square feet and the area toward Hwy 96 is approximately 5,000 square feet. I marked the boundary of the area tested with orange pin flags.

The geology is the Hermitage formation and the soil type is Stiversville. Stiversville is a loamy soil with depth to a soft weathered rock between 40 and 60 inches. These areas were tested to 48 inches without encountering weathered rock. The soil textures are silt loam, silty clay loam and loam. The soil is friable and has moderate, medium sub angular blocky structure.

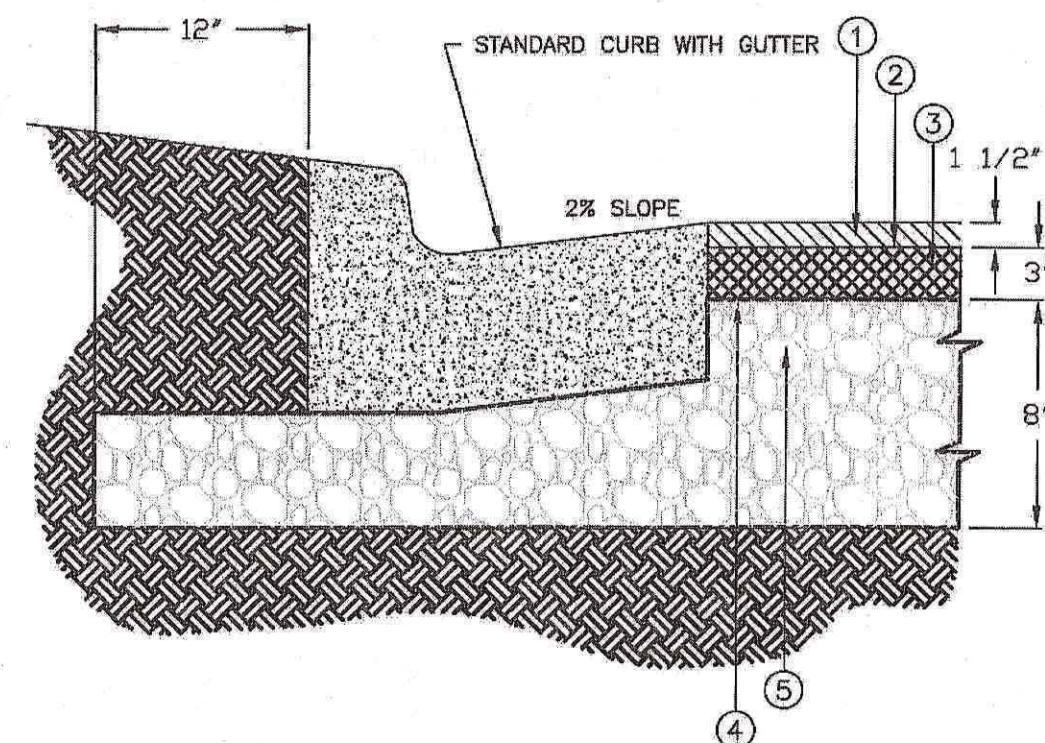
This soil would receive a 45 minute per inch rating if mapped for a conventional septic system.

I did not encounter restrictive clay, rock or a perched water table in these areas.

Sincerely,

John Gibi
Soil consultant

0 SOILS REPORT
N.T.S.

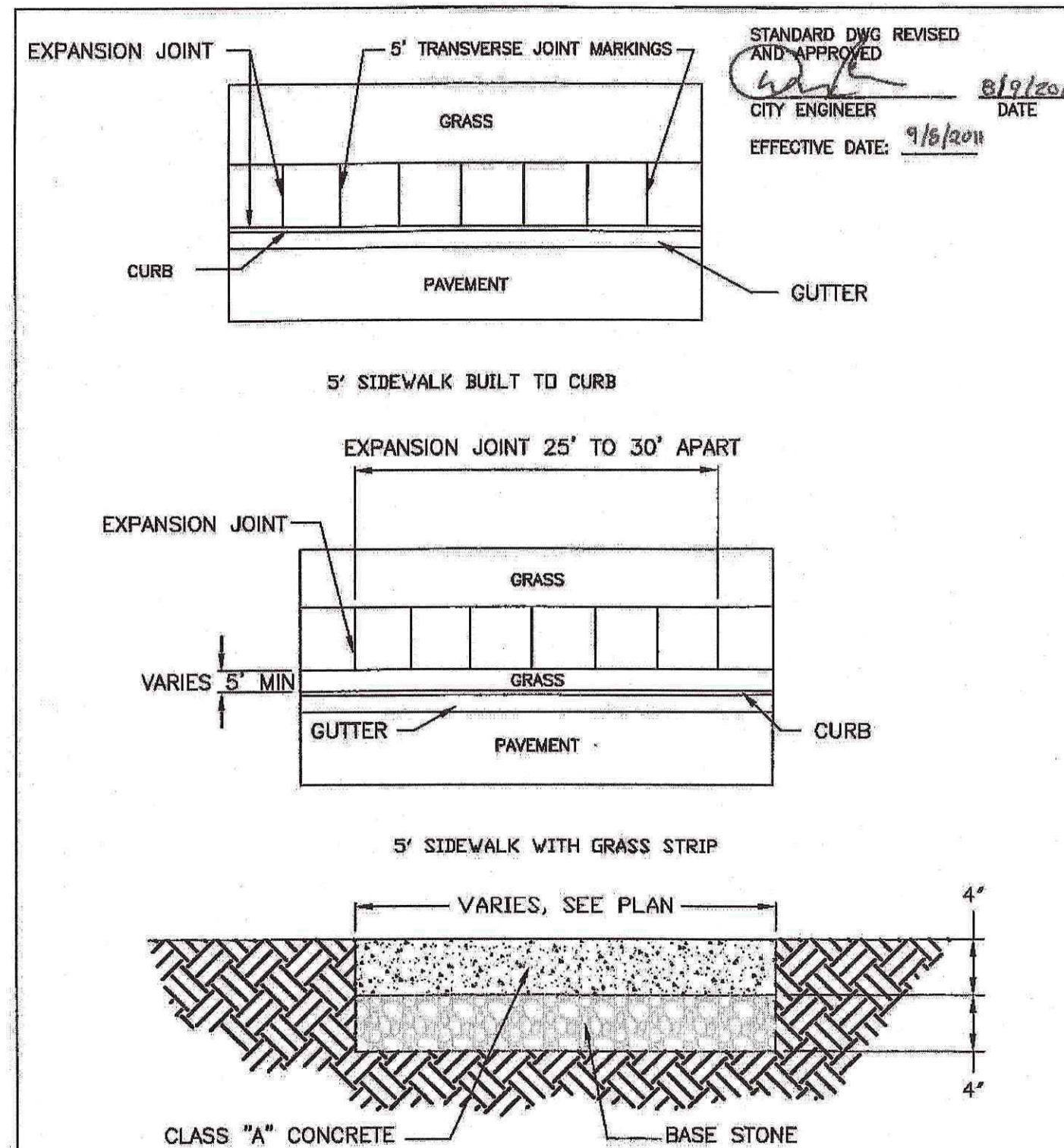


- 1.5" - BITUMINOUS SURFACE COURSE
411-01.11 ACS MIX(PG64-22) GRADING E RDWY
- TACK COAT
403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.02 GAL/SY
- 3" - BITUMINOUS AGGREGATE BASE
307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPMB-HM) GRADING B-M2
- PRIME COAT
402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LBS/SY
- 8" MINERAL AGGREGATE BASE 303-01 MINERAL
303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D"

- GENERAL NOTES
1. MAXIMUM SIDESLOPE WHETHER IN CUT OR FILL IS TO BE 3:1.
 2. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY GEOTECHNICAL DESIGN.
 3. REFERENCE TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

N.T.S.

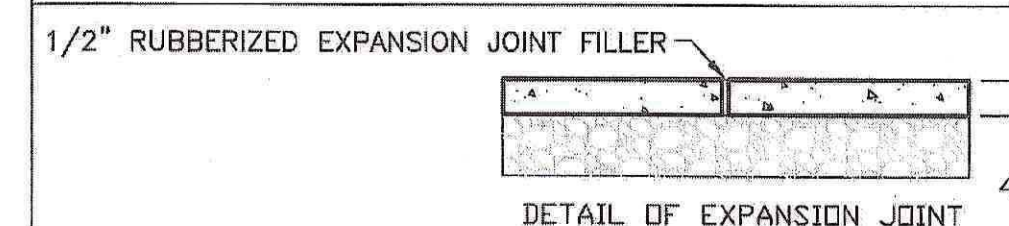
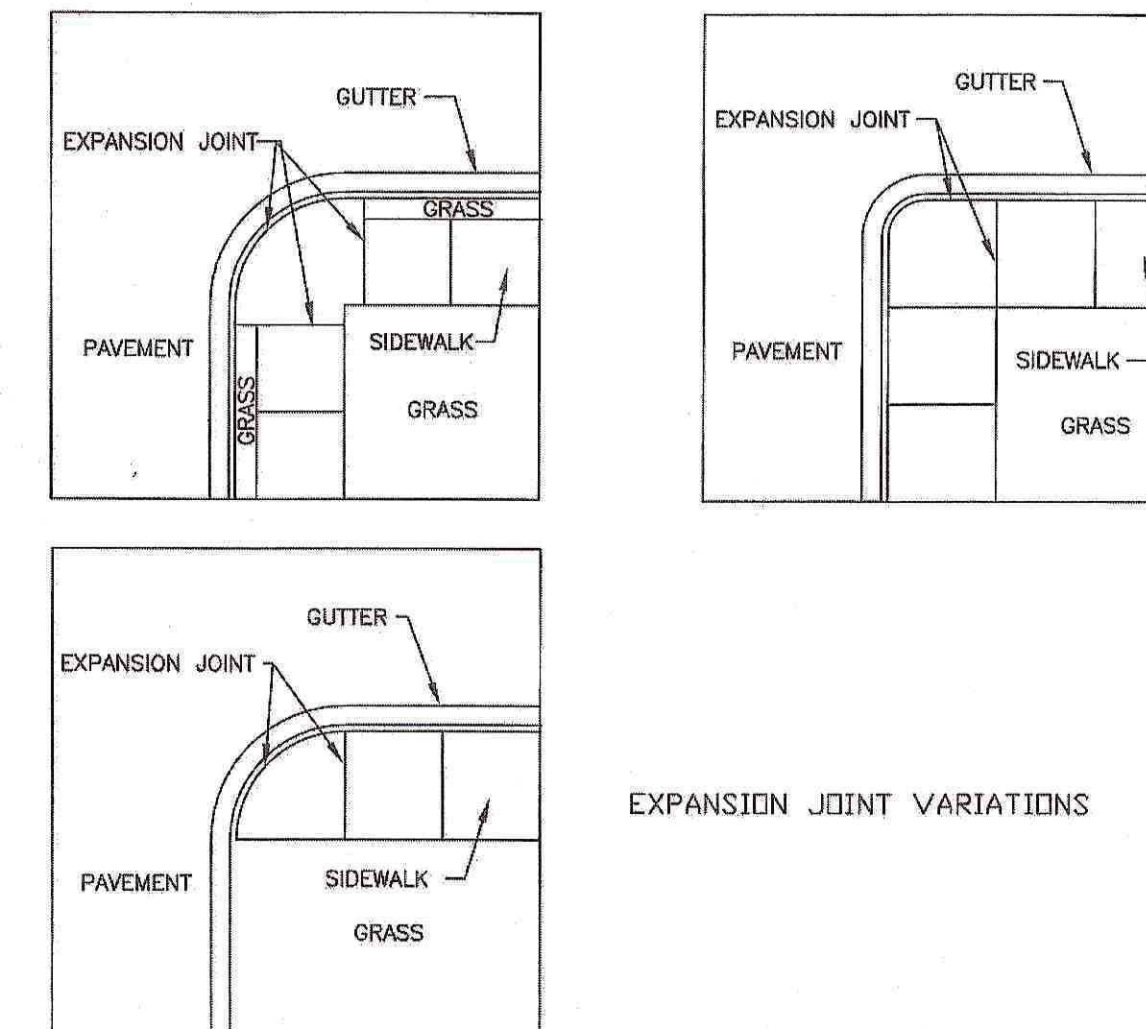
CITY OF FRANKLIN
LOCAL AND ALLEY PAVEMENT SECTION
DWG. NO. SD-18
DATE: 02/17/2011
DIRECTOR OF ENGINEERING



- GENERAL NOTES
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
 2. ALSO SEE EXPANSION JOINT DETAIL.
 3. ROOT BARRIERS REQUIRED ON BOTH SIDES OF GRASS STRIP AROUND TREES.

N.T.S.

CITY OF FRANKLIN
TYPICAL SIDEWALK
DWG. NO. SD-11A
DATE: 07/21/2011
DIRECTOR OF ENGINEERING

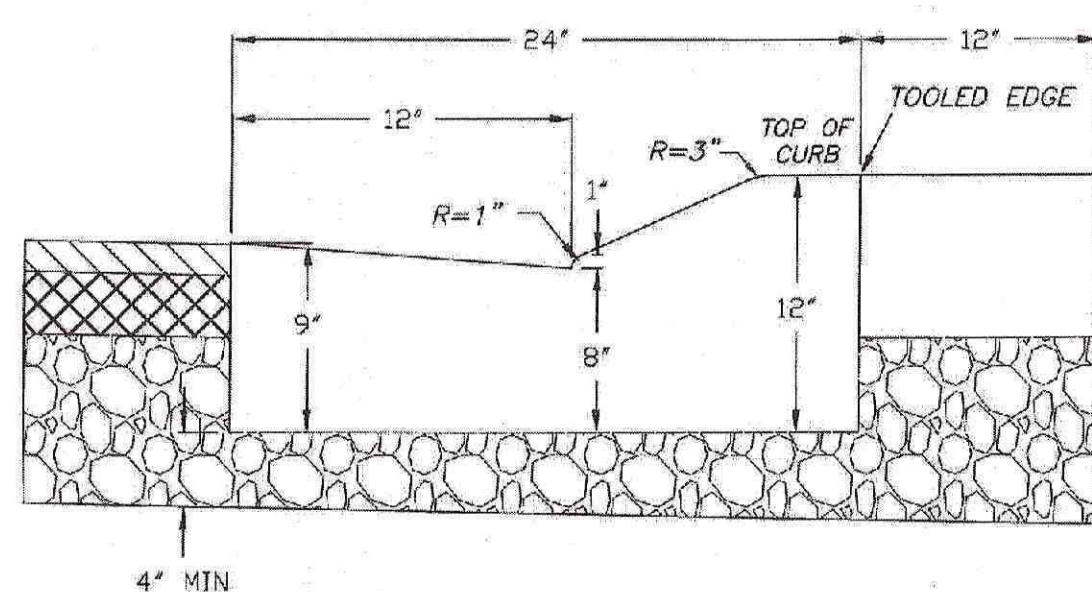


- GENERAL NOTES
1. ALSO SEE SIDEWALK DETAILS.
 2. 1" JOINTS TO BE PLACED WHERE THE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB, BUILDINGS AND RETAINING WALLS. 1/2" JOINTS TO BE USED AT OTHER LOCATIONS.
 3. ONE LONGITUDINAL JOINT MARKING REQUIRED ON SIDEWALK OVER 5' IN WIDTH TO LESS THAN 8'. TWO LONGITUDINAL JOINTS FOR SIDEWALK 10' TO 12'.

N.T.S.

CITY OF FRANKLIN
TYPICAL SIDEWALK EXPANSION JOINT
DWG. NO. SD-11B
DATE: 02/17/2011
DIRECTOR OF ENGINEERING

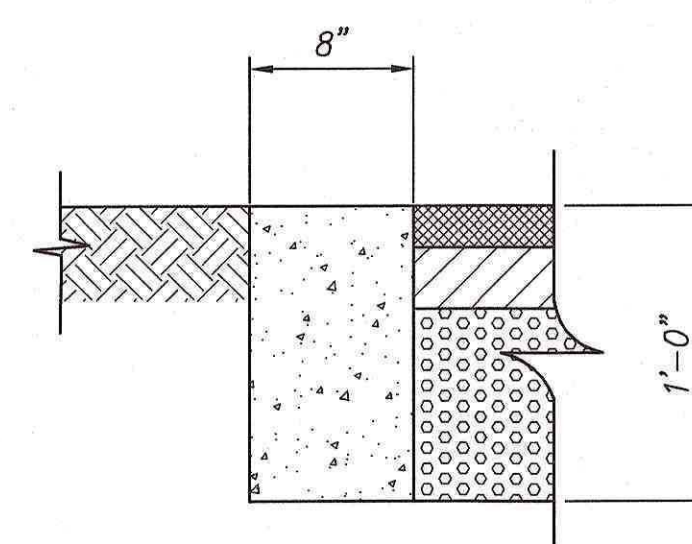
1 ASPHALT PAVEMENT SECTION
C1.01 N.T.S.



CROSS SECTIONAL VIEW

- GENERAL NOTES
1. USE OF ROLLOVER CURB & GUTTER SHALL BE USED WITH A NENA R-3501-TR, R-3501-TL OR APPROVED EQUAL. TYPE "L" GRATE WITH ENVIRONOTICE PLATES R-3000C SURFACE MOUNT.
 2. CONCRETE TO BE 3000 PSI (MIN).

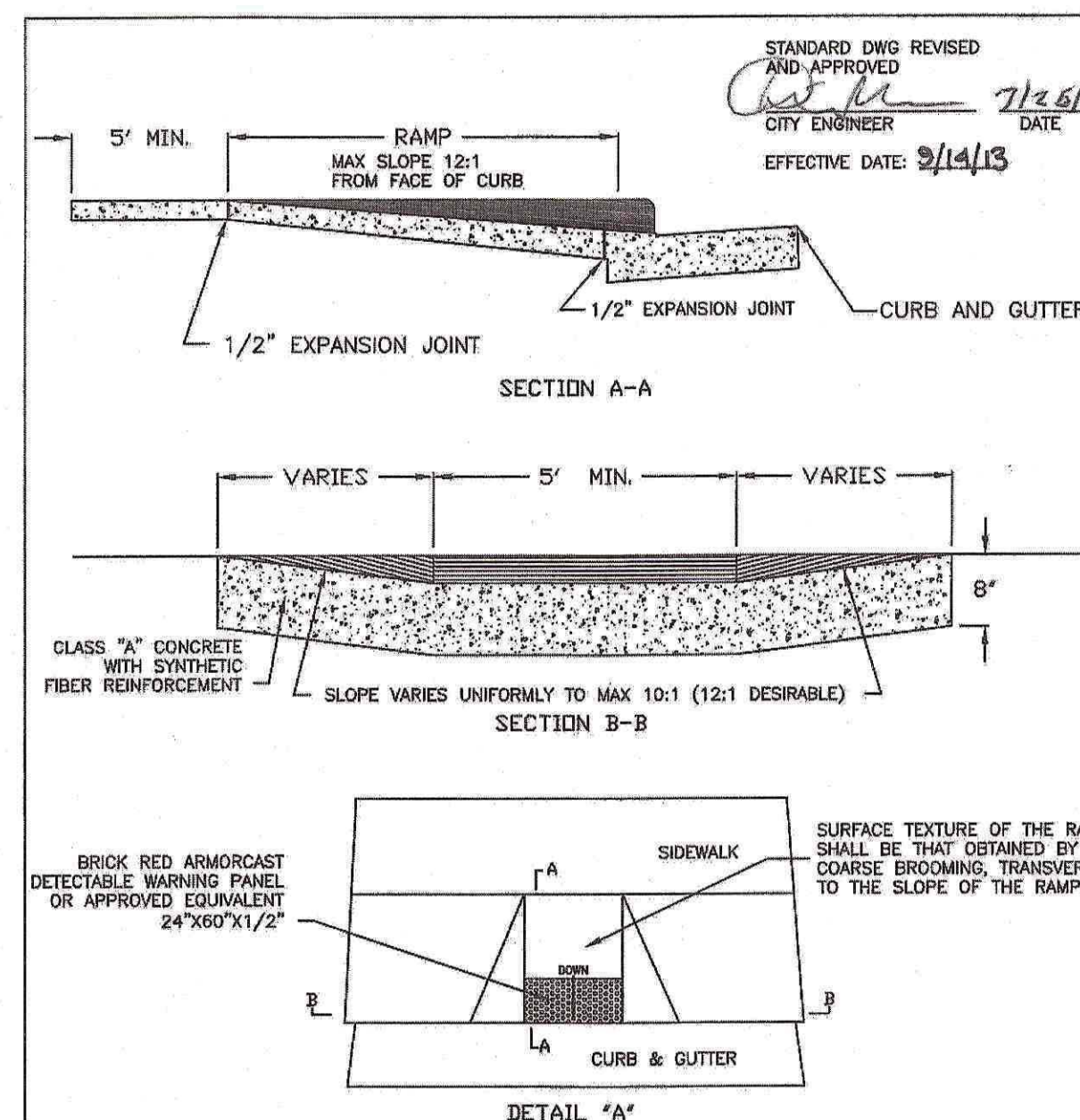
CITY OF FRANKLIN
ROLLOVER CURB & GUTTER (LOCAL STREETS ONLY)
DWG. NO. RP-3
EFFECTIVE DATE: 01/09/2015
DIRECTOR OF ENGINEERING



NOTES:

1. PREFORMED 1/2" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 30' MAX. CENTERS, WITH 1/4" CONTRACTION JOINTS. EQUALLY SPACED AT 10' MAX. CENTERS BETWEEN EXPANSION JOINTS.
2. EXPANSION JOINT MATERIAL REQUIRED FOR GRASS MEDIANS.
3. EXACT CURB DIMENSIONS MAY BE ALTERED SLIGHTLY TO FIT STANDARD EXTRUDED CURB MACHINES, BUT SUCH VARIANCES MUST BE APPROVED BY THE ENGINEER.

5 CONCRETE RIBBON CURB
N.T.S.

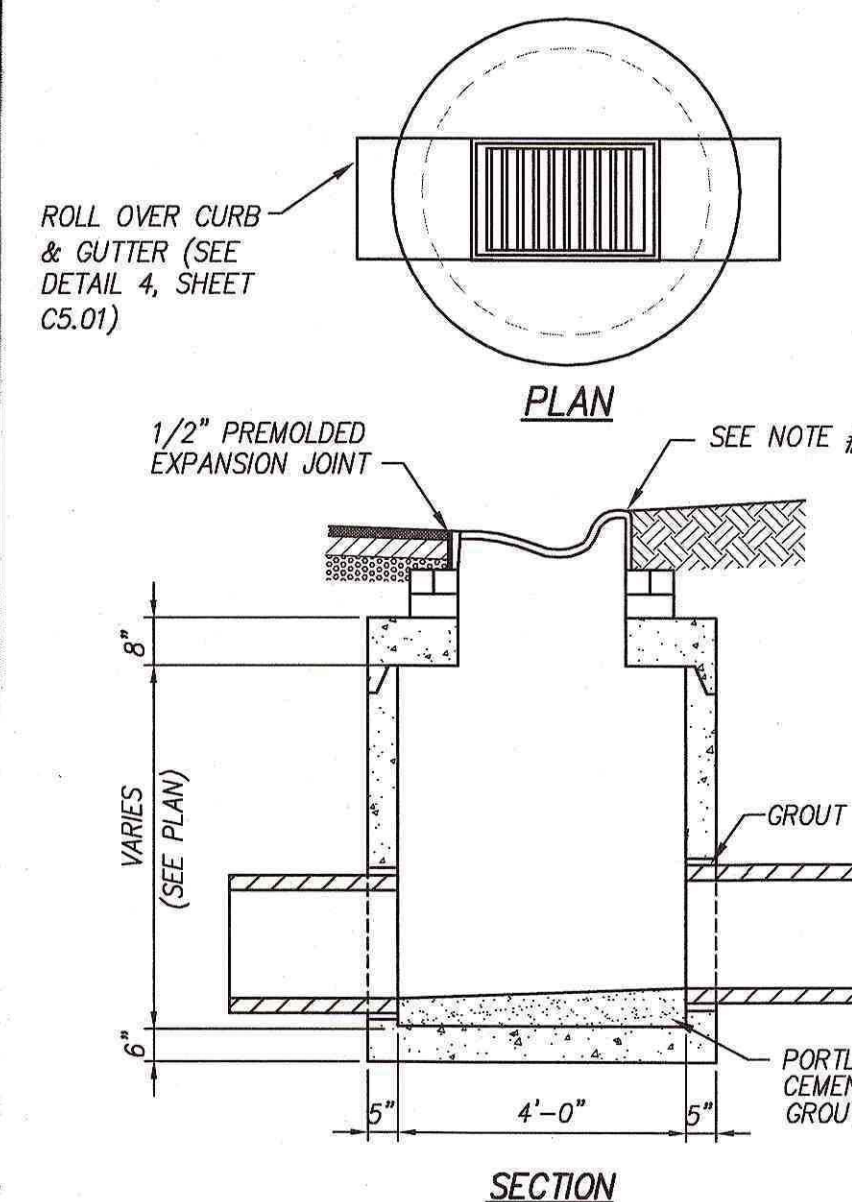


- GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH APPLICABLE ACCESSIBILITY CODE REQUIREMENTS.
 2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
 3. MINIMUM LANDING AT TOP OF RAMP IS 5'.
 4. RAMP SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
 5. RAMP SHALL BE 8" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT.

N.T.S.

CITY OF FRANKLIN
HANDICAP RAMP AND DETECTABLE WARNING
DWG. NO. SD-12A
DATE: 07/21/2011
DIRECTOR OF ENGINEERING

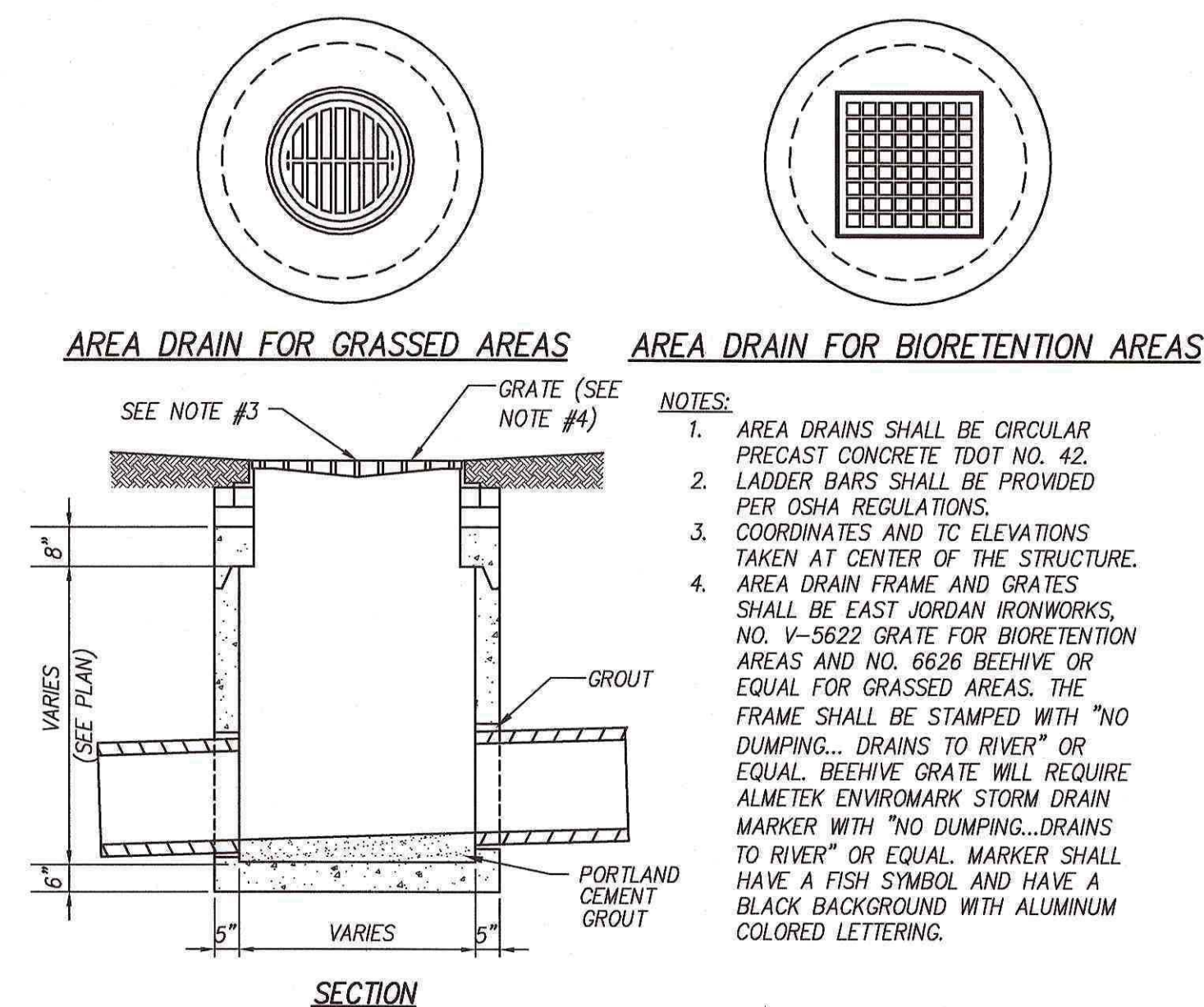
2 TYPICAL SIDEWALK
C1.01 N.T.S.



- NOTES:
1. CATCH BASINS SHALL BE CIRCULAR PRECAST CONCRETE TDOT NO. 12.
 2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
 3. COORDINATES AND TO ELEVATIONS TAKEN ALONG CENTERLINE OF STRUCTURE AT BACK OF CURB.
 4. CATCH BASIN FRAME AND GRATE SHALL BE NENAH R-3501-TR, R-3501-TL OR APPROVED EQUAL.
 5. TYPE "L" GRATE WITH ENVIRONOTICE PLATES R-3000C SURFACE MOUNT.

7 SINGLE CATCH BASIN
C3.02 N.T.S.

3 TYPICAL SIDEWALK EXPANSION JOINT
C1.01 N.T.S.



- NOTES:
1. AREA DRAINS SHALL BE CIRCULAR PRECAST CONCRETE TDOT NO. 42.
 2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
 3. COORDINATES AND TO ELEVATIONS TAKEN AT CENTER OF THE STRUCTURE.
 4. AREA DRAIN FRAME AND GRATES SHALL BE EAST JORDAN IRONWORKS, NO. V-5622 GRATE FOR BIORETENTION AREAS AND NO. 6626 BEEHIVE OR EQUAL FOR GRASSED AREAS. THE FRAME SHALL BE STAMPED WITH "NO DUMPING... DRAINS TO RIVER" OR EQUAL. BEEHIVE GRATE WILL REQUIRE ALMETEK ENVIRONMENTAL STORM DRAIN MARKER WITH "NO DUMPING... DRAINS TO RIVER" OR EQUAL. MARKER SHALL HAVE A FISH SYMBOL AND HAVE A BLACK BACKGROUND WITH ALUMINUM COLORED LETTERING.

8 AREA DRAIN
C3.02 N.T.S.

CITY OF FRANKLIN
ENGINEERING DEPT
08/16/16
This sheet is part of the
APPROVED Site Plan Set.

4 ROLLOVER CURB AND GUTTER
C1.01 N.T.S.

6 ACCESSIBLE RAMP
C1.01 N.T.S.

Exhibit B PG 2 of 3

CCI PROJECT #01119-0000
CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 615.770.0010
WWW.CANNON-CANNON.COM
1 Vantage Way, Ste C-210
Nashville, TN 37228

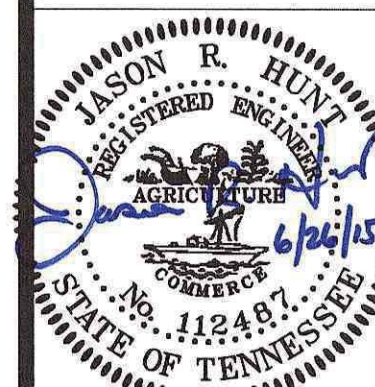
C5.01

Revisions:
REV 1 PER COF 5-07-2015
REV 2 PER COF 6-26-2015

Drawing Notes:
COF# 5803

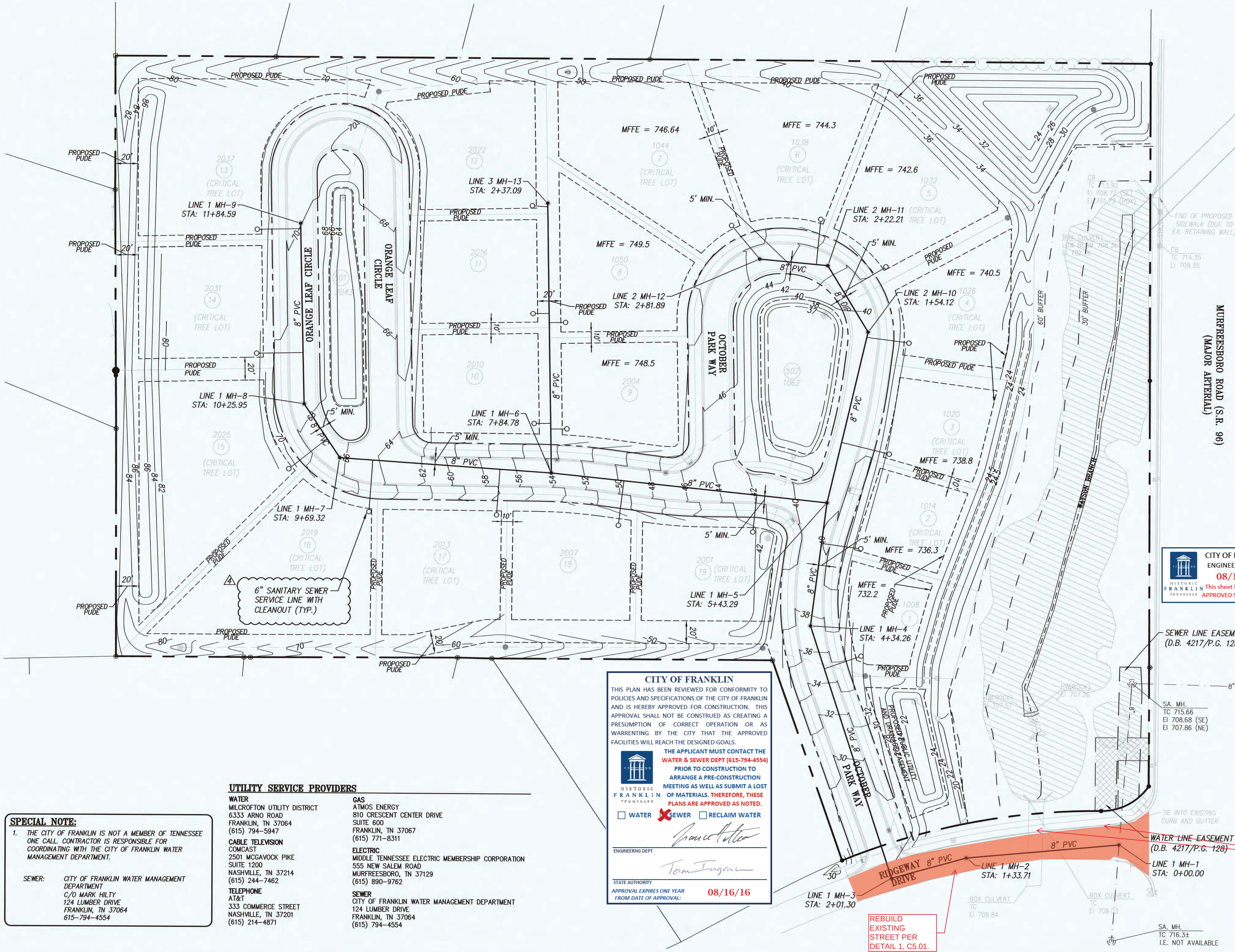
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: MARCH 9, 2015

OCTOBER PARK
Parcels 60.07, 60.01 on Map 79 and
1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
ggamble@gcdc.com
615.975.5765

SITE
DETAILS



- GENERAL UTILITIES NOTES:**
1. THE ANTICIPATED IMPACT TO WATER AND SEWER IS 19 SFU THROUGH 19 SINGLE FAMILY TAPS, OR APPROXIMATELY 6,650 GPD. NO IMPACT TO RECLAIMED WATER IS ANTICIPATED.
 2. FIRE HYDRANT PRESSURES PER MILCROFTON UTILITY. TESTING PERFORMED OCTOBER 15, 2014 AT 4076 MURFREESBORO PIKE. STATIC PRESSURE = 99± PSI. RESIDUAL PRESSURE = 75± PSI.
 3. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE APPROPRIATE UTILITY COMPANIES INVOLVED.
 4. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
 5. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
 6. THE STONE BEDDING AND BACKFILL SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS.
 7. ALL SANITARY SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE UTILITIES BOARD STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
 8. ALL CONNECTIONS TO EXISTING SANITARY SEWER MAN HOLES SHALL BE CORE-N-SEAL.
 9. SEWER SERVICES ARE REQUIRED TO HAVE A BACKFLOW PREVENTER WHERE THE FINISH FLOOR ELEVATION IS LOWER THAN THE TOP OF CASTING OF THE UPSTREAM MANHOLE.
 10. EVERY HOUSE SHALL BE SERVED BY GRAVITY SEWER.

LEGEND

8" PVC	PROPOSED SANITARY SEWER LINE
○	PROPOSED SANITARY SEWER SERVICE LINE
●	PROPOSED SANITARY SEWER MANHOLE
MFFE	MINIMUM FINISH FLOOR ELEV FOR SANITARY SERVICE CONNECTION (SEE SPECIAL NOTE #4, U1.01)

SPECIAL NOTE:

1. THE CITY OF FRANKLIN IS NOT A MEMBER OF TENNESSEE ONE CALL. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT.

SEWER: CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
C/O MARK HILTY
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

UTILITY SERVICE PROVIDERS

WATER
MILCROFTON UTILITY DISTRICT
6333 ARNO ROAD
FRANKLIN, TN 37064
(615) 794-5947

CABLE TELEVISION
COMCAST
2501 MCGAVOCK PIKE
SUITE 1200
NASHVILLE, TN 37214
(615) 244-7462

TELEPHONE
AT&T
333 COMMERCE STREET
NASHVILLE, TN 37201
(615) 214-4871

GAS
ATMOS ENERGY
810 CRESCENT CENTER DRIVE
SUITE 600
FRANKLIN, TN 37067
(615) 771-8311

ELECTRIC
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
555 NEW SALEM ROAD
MURFREESBORO, TN 37129
(615) 890-9762

SEWER
CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

CITY OF FRANKLIN

THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRANTING BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.

THE APPLICANT MUST CONTACT THE WATER & SEWER DEPT (615-794-4554) PRIOR TO CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING AS WELL AS SUBMIT A LIST OF MATERIALS. THEREFORE, THESE PLANS ARE APPROVED AS NOTED.

☐ WATER ☒ SEWER ☐ RECLAIM WATER

ENGINEERING DEPT
STATE AUTHORITY
APPROVAL EXPIRES ONE YEAR FROM DATE OF APPROVAL: 08/16/16

CITY OF FRANKLIN
ENGINEERING DEPT
08/16/16
APPROVED Site Plan Set.

HISTORIC FRANKLIN TENNESSEE

08/28/15

APPROVAL EXPIRES ONE YEAR AFTER DATE OF APPROVAL

ENSURE POSITIVE DRAINAGE. ADD TDOT APPROVED DRAINAGE STRUCTURES AS NEEDED. COORDINATE WITH COF STREET DEPARTMENT AND ENGINEERING.

CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 615.770.0010
WWW.CANNON-CANNON.COM

1 Vantage Way, Ste C-210
Nashville, TN 37228

Revisions:

REV 1	PER COF	4-01-2015
REV 2	PER COF	5-07-2015
REV 3	PER COF	6-26-2015
REV 4	PER COF	8-04-2015
REV 5	ADDRESS	8-26-2015

Drawing Notes:
COF# 5803

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
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Date: MARCH 9, 2015

OCTOBER PARK
Parcels 60.07, 60.01 on Map 79 and
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GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
ggamble209@gmail.com
615.975.5745

SANITARY SEWER PLAN

U1.02

**RESOLUTION 2017-56
ORDINANCE 2017-39**

TO BE ENTITLED: “A RESOLUTION AND ORDINANCE TO ANNEX 0.37 ACRES OF RIDGEWAY DRIVE, PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND EAST OF CAROTHERS PARKWAY AND ADJOINING THE CITY LIMITS WITHIN THE EASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).”

WHEREAS, a portion of Ridgeway Drive, located South of Murfreesboro Road (“Property”) adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Franklin Municipal Planning Commission (FMPC) has reviewed and recommended approval of the proposed annexation; and

WHEREAS, a public hearing was held following public notice as required by *Tennessee Code Annotated* Title 6, Chapter 51, as amended; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety, and welfare of its inhabitants.

NOW, THEREFORE, BE IT RESOLVED AND 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, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
079M--- 00100/079M-02800	0.37
Total	0.37

Beginning at the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and the northeast property corner of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91);
Thence leaving the southwestern right-of-way line of Murfreesboro Road in a southern direction along the eastern property line of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91) and the western right-of-way of Ridgeway Drive approximately 280.31 feet to a point, said point being the southeast corner of Lot 1 and the northeast corner to Lot 2, Franklin East Subdivision (Plat Book 6, Page 91);
Thence east perpendicular to the right-of-way line of Ridgeway Drive approximately 60 feet to a point, said point being located on the eastern right-of-way line of Ridgeway Drive and western property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91);
Thence north along the eastern right-of-way of Ridgeway Drive and the west property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91) approximately 257.87 feet to a point located on the southwestern right-of-way line of Murfreesboro Road (S.R.96);
Thence northwest along the existing right-of-way of Murfreesboro Road (S.R. 96) back to the Point of Beginning.

Containing 16,241.72 square feet, more or less.

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

SECTION III: That the annexed Property shall become part of Aldermanic Ward 1.

SECTION IV. BE IT FINALLY RESOLVED AND ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution and 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:

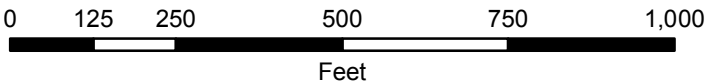
PASSED THIRD READING:

RESOLUTION 2017-56
ORDINANCE 2017-39
RIDGEWAY DRIVE RIGHT OF WAY ANNEXATION
0.37 ACRES



Legend

-  Ridgeway Drive ROW
-  Existing City Limits



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2017. All rights reserved.

**RESOLUTION 2017-56
ORDINANCE 2017-39**

TO BE ENTITLED, “A RESOLUTION AND ORDINANCE TO ANNEX 0.37 ACRES OF RIDGEWAY DRIVE, PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND EAST OF CAROTHERS PARKWAY AND ADJOINING THE CITY LIMITS WITHIN THE EASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).”

WHEREAS, a portion of Ridgeway Drive, located South of Murfreesboro Road (“Property”) adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Franklin Municipal Planning Commission (FMPC) has reviewed and recommended approval of the proposed annexation; and

WHEREAS, a public hearing was held following public notice as required by *Tennessee Code Annotated* Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

**NOW THEREFORE BE IT RESOLVED AND ORDAINED BY THE BOARD OF
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Thence leaving the southwestern right-of-way line of Murfreesboro Road in a southern direction along the eastern property line of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91) and the western right-of-way of Ridgeway Drive approximately 280.31 feet to a point, said point being the southeast corner of Lot 1 and the northeast corner to Lot 2, Franklin East Subdivision (Plat Book 6, Page 91);
Thence east perpendicular to the right-of-way line of Ridgeway Drive approximately 60 feet to a point, said point being located on the eastern right-of-way line of Ridgeway Drive and western property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91);
Thence north along the eastern right-of-way of Ridgeway Drive and the west property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91) approximately 257.87 feet to a point located on the southwestern right-of-way line of Murfreesboro Road (S.R.96);
Thence northwest along the existing right-of-way of Murfreesboro Road (S.R. 96) back to the Point of Beginning.

Containing 16,241.72 square feet, more or less.

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

SECTION III: That the annexed Property shall become part of Aldermanic Ward 1.

SECTION IV. BE IT FINALLY RESOLVED AND ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution and 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:

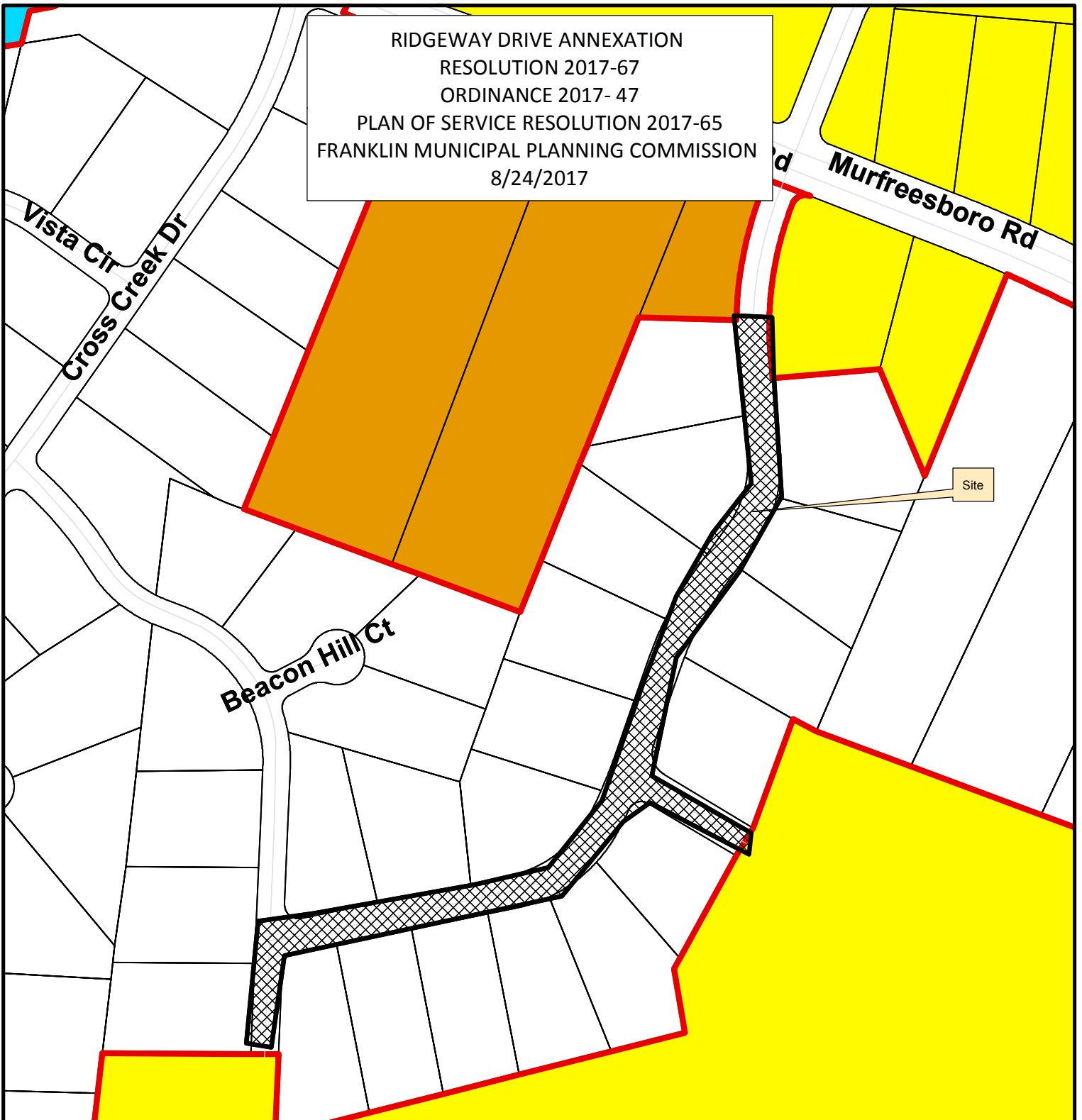
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

RIDGEWAY DRIVE ANNEXATION
 RESOLUTION 2017-67
 ORDINANCE 2017- 47
 PLAN OF SERVICE RESOLUTION 2017-65
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/24/2017

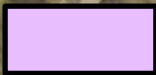


- | | |
|--|-------------------------------------|
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 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 | |



0 125 250 500
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PROPOSED ANNEXATION



RESOLUTION 2017-65

TO BE ENTITLED: "A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF THE REMAINDER OF RIDGEWAY DRIVE, ALL OF STANFORD DRIVE, AND A PORTION OF BEACON HILL DRIVE RIGHT-OF-WAY, BY THE CITY OF FRANKLIN, TENNESSEE"

WHEREAS, *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, a portion of unannexed Ridgeway Drive, a portion of Beacon Hill Drive, and all of Stanford Drive are located South of Murfreesboro Road ("Property") adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and (BOMA) of the City of Franklin, Tennessee ("City"), to annex 2.72 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located South of Murfreesboro Road and East of Carothers Parkway, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
	2.72
Total	2.72

Beginning at a point (POB) located in the western right-of-way line of Ridgeway Drive, said point being the southeast corner of Lot 1 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence following the right-of-way line of Ridgeway Drive in a southwesterly direction approximately 1583.04± feet to a point, said point being the located on the western property line of Lot 9 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the east right-of-way line of Beacon Hill Drive;

Thence crossing Beacon Hill Drive approximately 50± feet in a westerly direction to a point, said point being located on the eastern property line of Lot 16 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the western right-of-way line of Beacon Hill Drive;

Thence following the right-of-way line of Beacon Hill Drive in a southern direction approximately 270.86± feet to a point, said point being the southeast property corner of Lot 17 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence crossing Beacon Hill Drive approximately 50± feet in a easterly direction to a point, said point being located on the western property line of Lot 136 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence following the right-of-way line of Beacon Hill Drive in a northerly direction approximately 165.92± feet to a point, said point being the located on the western property line of Lot 136 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point being located on the right-of-way line of Ridgeway Drive;

Thence following the right-of-way line of Ridgeway Drive in an easterly direction approximately 720.37± feet to a point, said point being located on the northwestern property line of Lot 131 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the right-of-way line of Stanford Drive;

Thence following the right-of-way line of Stanford Drive in a southeasterly direction approximately 229.25± feet to a point, said point being the northeast property corner of Lot 131 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence following the right-of-way line of Stanford Drive in a northeasterly direction approximately 50± feet to a point, said point the south property corner of Lot 123 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence following the right-of-way line of Stanford Drive in a northwesterly direction approximately 236.31± feet to a point, said point being the located on the western property line of Lot 123 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the east right-of-way line of Ridgeway Drive;

Thence following the right-of-way line of Ridgeway Drive in a northeasterly direction approximately 832.27± feet to a point, said point being located on the western property line of Lot 127 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence crossing the right-of-way line of Ridgeway Drive in a western direction approximately 60± feet to the Point of Beginning (POB).

Containing 118,630.39 square feet, more or less.

The Property adjoins the City limits within the Franklin Urban Growth Boundary (UGB) and comprises a total of 2.72 acres of Ridgeway Drive, a portion of Beacon Hill Drive, and all of Stanford Drive Right-Of-Way.

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Franklin Municipal Planning Commission has reviewed and recommended approval of the Plan of Services for the annexation area; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

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

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

PLAN OF SERVICE

A. Water

1. The Property is located within the Watson Branch service area.
2. The area to be annexed is Right-of-Way and will not require additional capacity or service connections.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. The area to be annexed is Right-of-Way and will not require additional capacity or service connections.

- C. Wastewater
1. The Property lies within the Watson Branch Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
 2. The area to be annexed is Right-of-Way and will not require additional capacity or service connections.
- D. Stormwater
1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
 2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.
- E. Streets
1. Emergency maintenance of streets will begin on the effective date of annexation.
 2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
 3. Access to the Property shall be provided from Murfreesboro Road and the annexed portions of Ridgeway Drive.
- F. Traffic Control
1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
- G. Street Lighting
1. No off-site street lighting is proposed at this time.
- H. Street Name Signs
1. No additional street name signs in the area have been deemed necessary.
- I. Fire Protection
1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
 2. No additional manpower or equipment will be necessary to serve the annexation area at this time.
- J. Planning and Zoning
1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
 2. The property to be annexed is Right-of-Way and does not require zoning.
- K. Parks and Recreation
1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
 - 2.
- L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building permitting and inspection services, property maintenance, and zoning enforcement will begin in the annexed area on and after the effective date of the annexation.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall take effect from and after its adoption.

ADOPTED THIS _____.

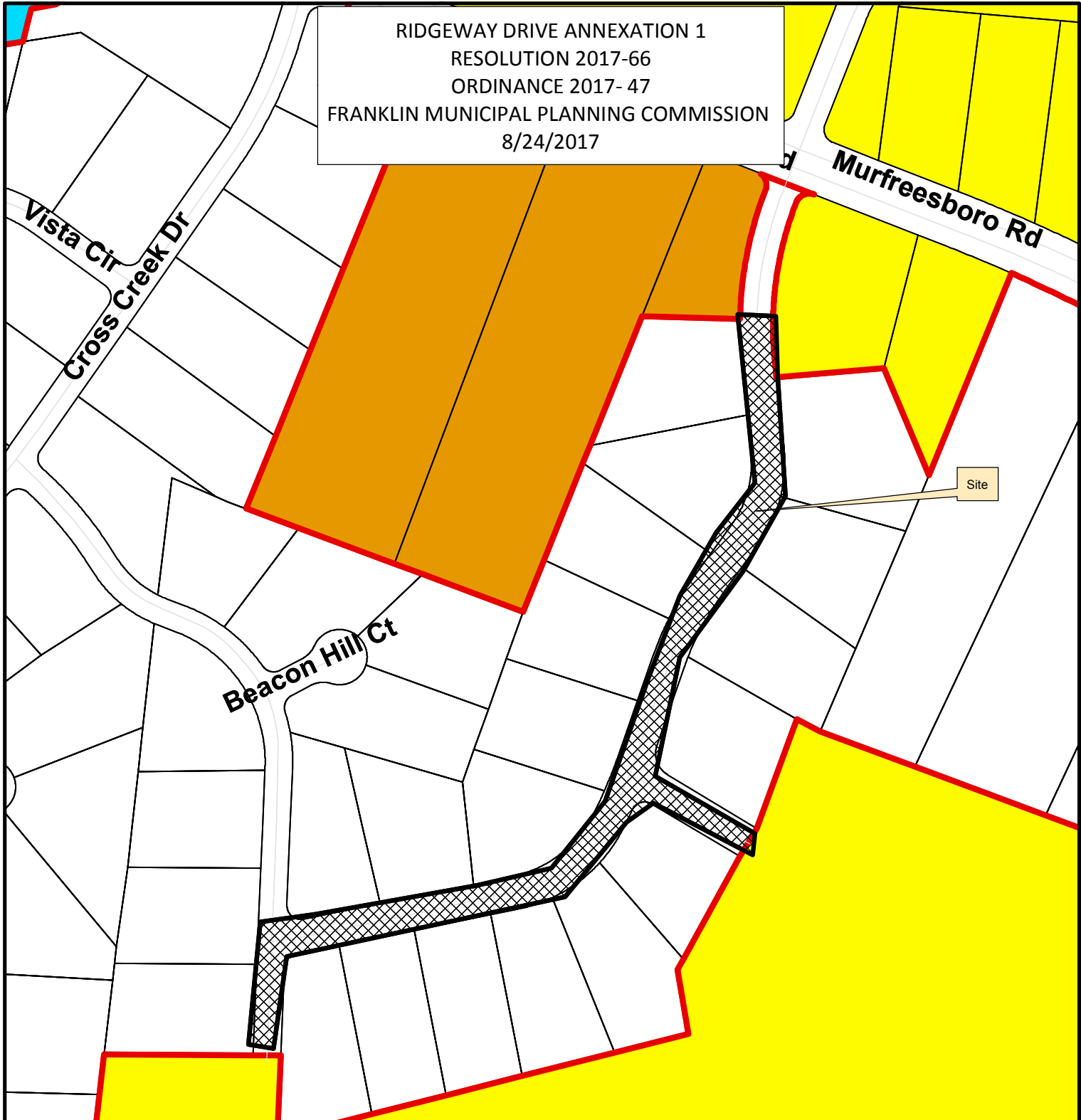
ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

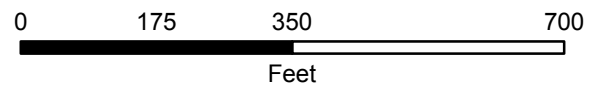
Approved as to form by:

Shauna R. Billingsley
City Attorney

RIDGEWAY DRIVE ANNEXATION 1
 RESOLUTION 2017-66
 ORDINANCE 2017- 47
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/24/2017

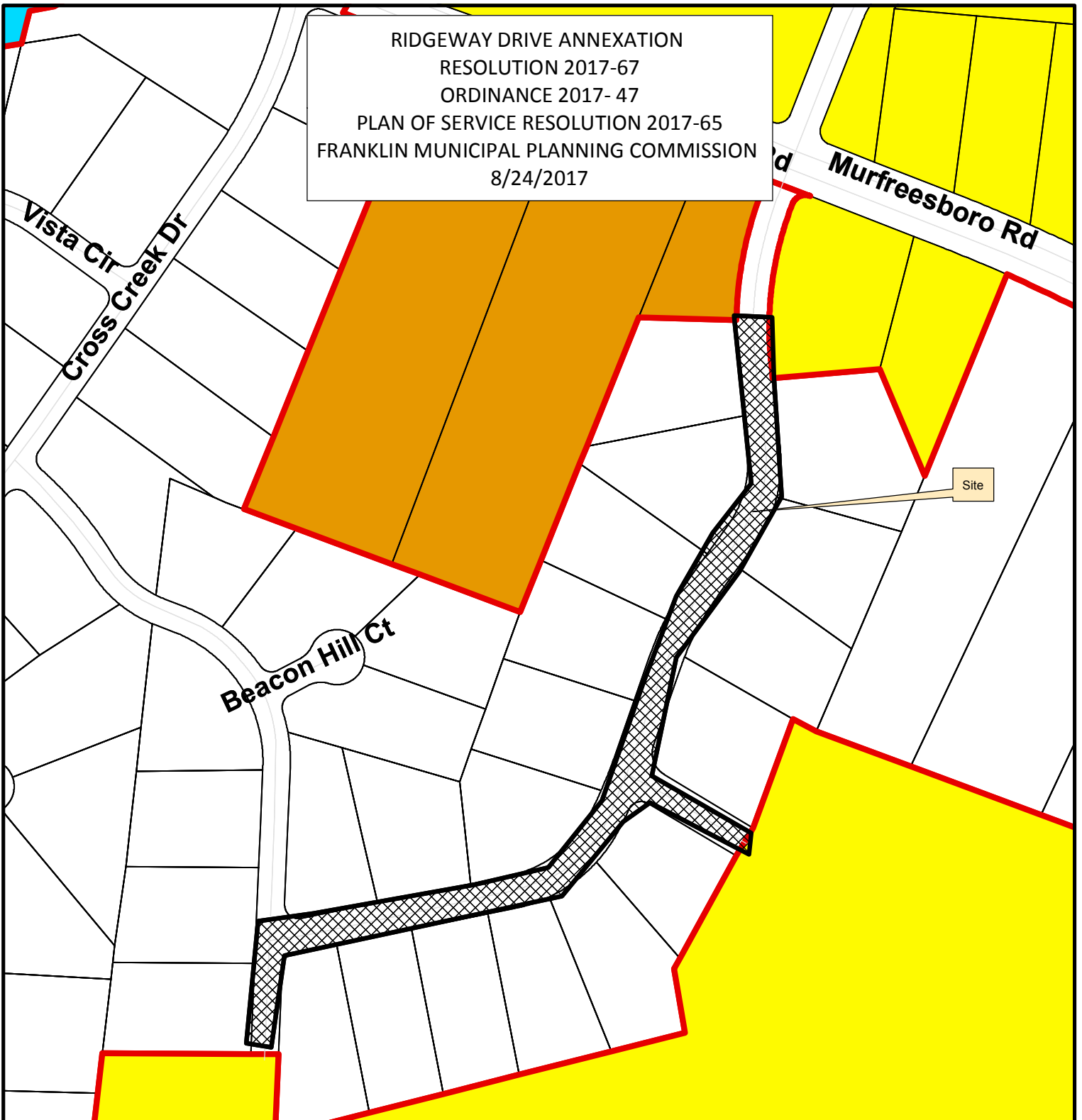


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| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
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| 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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RIDGEWAY DRIVE ANNEXATION
 RESOLUTION 2017-67
 ORDINANCE 2017- 47
 PLAN OF SERVICE RESOLUTION 2017-65
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/24/2017

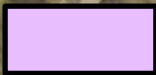


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| SD-R Specific Development-Residential | |



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PROPOSED ANNEXATION



**RESOLUTION 2017-67
ORDINANCE 2017-47**

TO BE ENTITLED: “A RESOLUTION AND ORDINANCE TO ANNEX 2.72 ACRES OF A PORTION OF RIDGEWAY DRIVE, ALL OF STANFORD DRIVE, AND A PORTION OF BEACON HILL DRIVE, PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND EAST OF CAROTHERS PARKWAY AND ADJOINING THE CITY LIMITS WITHIN THE EASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).”

WHEREAS, a portion of Ridgeway Drive, all of Stanford Drive, and a portion of Beacon Hill Drive, are located South of Murfreesboro Road (“Property”) adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Franklin Municipal Planning Commission (FMPC) has reviewed and recommended approval of the proposed annexation; and

WHEREAS, a public hearing was held following public notice as required by *Tennessee Code Annotated* Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

NOW THEREFORE, BE IT RESOLVED AND 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, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
	2.72
Total	2.72

Beginning at a point (POB) located in the western right-of-way line of Ridgeway Drive, said point being the southeast corner of Lot 1 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence following the right-of-way line of Ridgeway Drive in a southwesterly direction approximately 1583.04± feet to a point, said point being the located on the western property line of Lot 9 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the east right-of-way line of Beacon Hill Drive;

Thence crossing Beacon Hill Drive approximately 50± feet in a westerly direction to a point, said point being located on the eastern property line of Lot 16 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the western right-of-way line of Beacon Hill Drive;

Thence following the right-of-way line of Beacon Hill Drive in a southern direction approximately 270.86± feet to a point, said point being the southeast property corner of Lot 17 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence crossing Beacon Hill Drive approximately 50± feet in a easterly direction to a point, said point being located on the western property line of Lot 136 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence following the right-of-way line of Beacon Hill Drive in a northerly direction approximately 165.92± feet to a point, said point being the located on the western property line of Lot 136 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point being located on the right-of-way line of Ridgeway Drive; Thence following the right-of-way line of Ridgeway Drive in an easterly direction approximately 720.37± feet to a point, said point being located on the northwestern property line of Lot 131 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the right-of-way line of Stanford Drive; Thence following the right-of-way line of Stanford Drive in a southeasterly direction approximately 229.25± feet to a point, said point being the northeast property corner of Lot 131 as shown in Franklin East Subdivision (Plat Book 6, Page 91); Thence following the right-of-way line of Stanford Drive in a northeasterly direction approximately 50± feet to a point, said point the south property corner of Lot 123 as shown in Franklin East Subdivision (Plat Book 6, Page 91); Thence following the right-of-way line of Stanford Drive in a northwesterly direction approximately 236.31± feet to a point, said point being the located on the western property line of Lot 123 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the east right-of-way line of Ridgeway Drive; Thence following the right-of-way line of Ridgeway Drive in a northeasterly direction approximately 832.27± feet to a point, said point being located on the western property line of Lot 127 as shown in Franklin East Subdivision (Plat Book 6, Page 91); Thence crossing the right-of-way line of Ridgeway Drive in a western direction approximately 60± feet to the Point of Beginning (POB).

Containing 118,630.39 square feet, more or less.

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

SECTION III: That the annexed Property shall become part of Aldermanic Ward 1.

SECTION IV. BE IT FINALLY RESOLVED AND ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution and 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

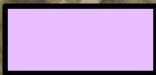
PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

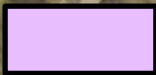
PASSED SECOND READING:

PASSED THIRD READING:



PROPOSED ANNEXATION





PROPOSED ANNEXATION



Annexation Legal Description

Beginning at a point (POB) located in the western right-of-way line of Ridgeway Drive, said point being the southeast corner of Lot 1 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence following the right-of-way line of Ridgeway Drive in a southwesterly direction approximately 1583.04± feet to a point, said point being the located on the western property line of Lot 9 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the east right-of-way line of Beacon Hill Drive;

Thence crossing Beacon Hill Drive approximately 50± feet in a westerly direction to a point, said point being located on the eastern property line of Lot 16 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the western right-of-way line of Beacon Hill Drive;

Thence following the right-of-way line of Beacon Hill Drive in a southern direction approximately 270.86± feet to a point, said point being the southeast property corner of Lot 17 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence crossing Beacon Hill Drive approximately 50± feet in a easterly direction to a point, said point being located on the western property line of Lot 136 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence following the right-of-way line of Beacon Hill Drive in a northerly direction approximately 165.92± feet to a point, said point being the located on the western property line of Lot 136 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point being located on the right-of-way line of Ridgeway Drive;

Thence following the right-of-way line of Ridgeway Drive in an easterly direction approximately 720.37± feet to a point, said point being located on the northwestern property line of Lot 131 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the right-of-way line of Stanford Drive;

Thence following the right-of-way line of Stanford Drive in a southeasterly direction approximately 229.25± feet to a point, said point being the northeast property corner of Lot 131 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence following the right-of-way line of Stanford Drive in a northeasterly direction approximately 50± feet to a point, said point the south property corner of Lot 123 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence following the right-of-way line of Stanford Drive in a northwesterly direction approximately 236.31± feet to a point, said point being the located on the western property line of Lot 123 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the east right-of-way line of Ridgeway Drive;

Thence following the right-of-way line of Ridgeway Drive in a northeasterly direction approximately 832.27± feet to a point, said point being located on the western property line of Lot 127 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence crossing the right-of-way line of Ridgeway Drive in a western direction approximately 60± feet to the Point of Beginning (POB).

Containing 118,630.39 square feet, more or less.

September 22	Pre-application Plan Submittal
Week of October 2	Pre-application Meeting Initial Comments to revised Development Plan
October 9	Initial and Formal Submittal of Development Plan for review by our entire Departmental Review Team
October 26	Joint FMPC/BOMA Conceptual Workshop
Oct 30 or Nov 1	Neighborhood Meeting – City Hall
Nov 2	Re-Submittal of Final Development Plan
Nov 16	Planning Commission Meeting – Recommendation of Development Plan
Nov 28	BOMA Worksession
December 12	BOMA Public Hearing of Colletta Park Development Plan – One Reading Only

Colletta Park Timeline



COLLETTA PARK PUD SUBDIVISION
 RESOLUTION 2017-62
 ORDINANCE 2017- 46
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/24/2017

Project Information

Existing Zoning: Residential - 1 (R-1)
 Proposed Zoning: SD-R 1.31
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: SWCO-3/MECO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 199 acres
 Proposed Number of Dwelling Units: 261
 Proposed Building Height: 2 stories

- | | |
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| Colletta Park | 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 |
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 Feet

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ORDINANCE 2017-46

TO BE ENTITLED: "AN ORDINANCE TO REZONE 199 ACRES FROM RESIDENTIAL -1 (R-1) DISTRICT TO SPECIFIC DEVELOPMENT RESIDENTIAL 1.31 (SD-R 1.31) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND EAST OF CAROTHERS PARKWAY, (COLLETTA PARK PUD SUBDIVISION)."

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

WHEREAS, the SD-R 1.31 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 2017-62, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Residential-1** District to Specific Development Residential – 1.31 District:

Map-Parcel	Acres
079M---B02800	1.5
079M-B02900	1.2
089---05500	167.2
089---04304	22.5
089---04303	6.6
Total	199

Legal Description for Parcels 079M-B02800 and 079M-B02900. Land lying in the Fourteenth Civil District of Williamson County, being lots 127 and 128 on the Final Plat for Section 1 of Franklin East, of record in Plat Book 6, Page 91, Register's Office of Williamson County, Tennessee, and containing 2.7 acres more or less.

And

The following legal description is for land in the Fourteenth Civil District of Williamson County, located on the lands of James E. Adams, Jr., of record in Deed Book 2008, Page 702, R.O.W.C., TN, Patti Sue Watkins, of record in Deed Book 6074, Page 249, R.O.W.C., TN, and George V. Durnin, of record in Deed Book 1607, Page 1006, R.O.W.C., TN, and more particularly described in as follow:

Beginning at a Point in the north margin of South Carothers Road, approximately 1650 feet southeast of the intersection of Falcon Creek Drive and said South Carothers Road; Thence, leaving the north margin of said South Carothers Road, North 44 Degrees 04 Minutes 29 Seconds East, a distance of 621.82 feet to a point; Thence North 08 Degrees 24 Minutes 25 Seconds East, a distance of 222.13 feet to a point; Thence South 82 Degrees 57 Minutes 01 Seconds East, a distance of 297.62 feet to a point; Thence South 81 Degrees 57 Minutes 51 Seconds East, a distance of 10.49 feet to a point; Thence North 15 Degrees 32 Minutes 59 Seconds East, a distance of 2,025.58 feet to a point; Thence North 06 Degrees 33 Minutes 34 Seconds East, a distance of 861.42 feet to a point; Thence South 89 Degrees 39 Minutes 10 Seconds East, a distance of 319.84 feet to a point; Thence South 02 Degrees 23 Minutes 32 Seconds West, a distance of 149.73 feet to a point; Thence North 75 Degrees 48 Minutes 17 Seconds East, a distance of 768.48 feet to a point; Thence North 09 Degrees 39 Minutes 11 Seconds West, a distance of 117.87 feet to a point; Thence North 29 Degrees 14 Minutes 05 Seconds East, a distance of 293.60 feet to a point; Thence North 20 Degrees 05 Minutes 58 Seconds East, a distance of 210.10 feet to a point; Thence South 62 Degrees 38 Minutes 15 Seconds East, a distance of 48.00 feet to a point; Thence South 69 Degrees 38 Minutes 11 Seconds East, a distance of 509.70 feet to a point; Thence South 76 Degrees 09 Minutes 25 Seconds East, a distance of 277.18 feet to a point; Thence South 26 Degrees 11 Minutes 34 Seconds West, a distance of 520.34 feet to a point; Thence South 59 Degrees 49 Minutes 41 Seconds East, a distance of 862.61 feet to a point; Thence South 26 Degrees 16 Minutes 06 Seconds West, a distance of 444.04 feet to a point; Thence North 70 Degrees 59 Minutes 36 Seconds West, a distance of 28.01 feet to a point; Thence South 06 Degrees 10 Minutes 51 Seconds West, a distance of 403.96 feet to a point; Thence South 20 Degrees 12 Minutes 18 Seconds West, a distance of 14.56 feet to a point; Thence North 78 Degrees 25 Minutes 28 Seconds West, a distance of 356.81 feet to a point; Thence North 09 Degrees 56 Minutes 19 Seconds East, a distance of 100.04 feet to a point; Thence North 78 Degrees 25 Minutes 28 Seconds West, a distance of 110.05 feet to a point; Thence North 09 Degrees 56 Minutes 27 Seconds East, a distance of 25.01 feet to a point; Thence North 78 Degrees 25 Minutes 30 Seconds West, a distance of 125.05 feet to a point; Thence South 09 Degrees 56 Minutes 17 Seconds West, a distance of 125.05 feet to a point; Thence North 78 Degrees 25 Minutes 29 Seconds West, a distance of 734.65 feet to a point; Thence South 12 Degrees 44 Minutes 58 Seconds West, a distance of 784.89 feet to a point; Thence South 79 Degrees 24 Minutes 14 Seconds East, a distance of 830.08 feet to a point; Thence North 62 Degrees 28 Minutes 37 Seconds East, a distance of 119.56 feet to a point; Thence South 00 Degrees 37 Minutes 45 Seconds West, a distance of 1,031.05 feet to a point; Thence South 76 Degrees 31 Minutes 22 Seconds East, a distance of 81.00 feet to a point; Thence South 09 Degrees 52 Minutes 41 Seconds West, a distance of 206.49 feet to a point; Thence South 57 Degrees 04 Minutes 46 Seconds West, a distance of 151.05 feet to a point; Thence South 49 Degrees 16 Minutes 17 Seconds West, a distance of 170.39 feet to a point; Thence South 41 Degrees 39 Minutes 12 Seconds West, a distance of 123.05 feet to a point; Thence North 83 Degrees 17 Minutes 12 Seconds West, a distance of 441.91 feet to a point; Thence North 75 Degrees 19 Minutes 30 Seconds

West, a distance of 540.96 feet to a point; Thence South 15 Degrees 23 Minutes 08 Seconds West, a distance of 951.14 feet to a point; Thence North 82 Degrees 39 Minutes 38 Seconds West, a distance of 60.79 feet to a point; Thence South 28 Degrees 07 Minutes 56 Seconds West, a distance of 646.53 feet to a point; Thence North 75 Degrees 15 Minutes 25 Seconds West, a distance of 215.00 feet to a point; Thence North 05 Degrees 42 Minutes 26 Seconds East, a distance of 1,148.85 feet to a point; Thence North 83 Degrees 26 Minutes 21 Seconds West, a distance of 1,067.76 feet to a point, said point being in the north margin of said South Carothers Road; Thence, with the north margin of said South Carothers Road, North 71 Degrees 12 Minutes 54 Seconds West, a distance of 37.65 feet to a point; Thence North 73 Degrees 31 Minutes 47Seconds West, a distance of 77.67 feet to the point of beginning, and containing 8,552,236.49 square feet or 196.33 acres more or less.

SECTION II. That the attached Location Map 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:

COLLETTA PARK PUD SUBDIVISION
 RESOLUTION 2017-62
 ORDINANCE 2017- 46
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/24/2017

Project Information

Existing Zoning: Residential - 1 (R-1)
 Proposed Zoning: SD-R 1.31
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: SWCO-3/MECO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 199 acres
 Proposed Number of Dwelling Units: 261
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| Colletta Park | 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 |



0 750 1,500 3,000
 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 hereon.
 All data and materials (c) copyright 2016. All rights reserved.

REZONING REQUEST

COLLETTA PARK PUD SUBDIVISION

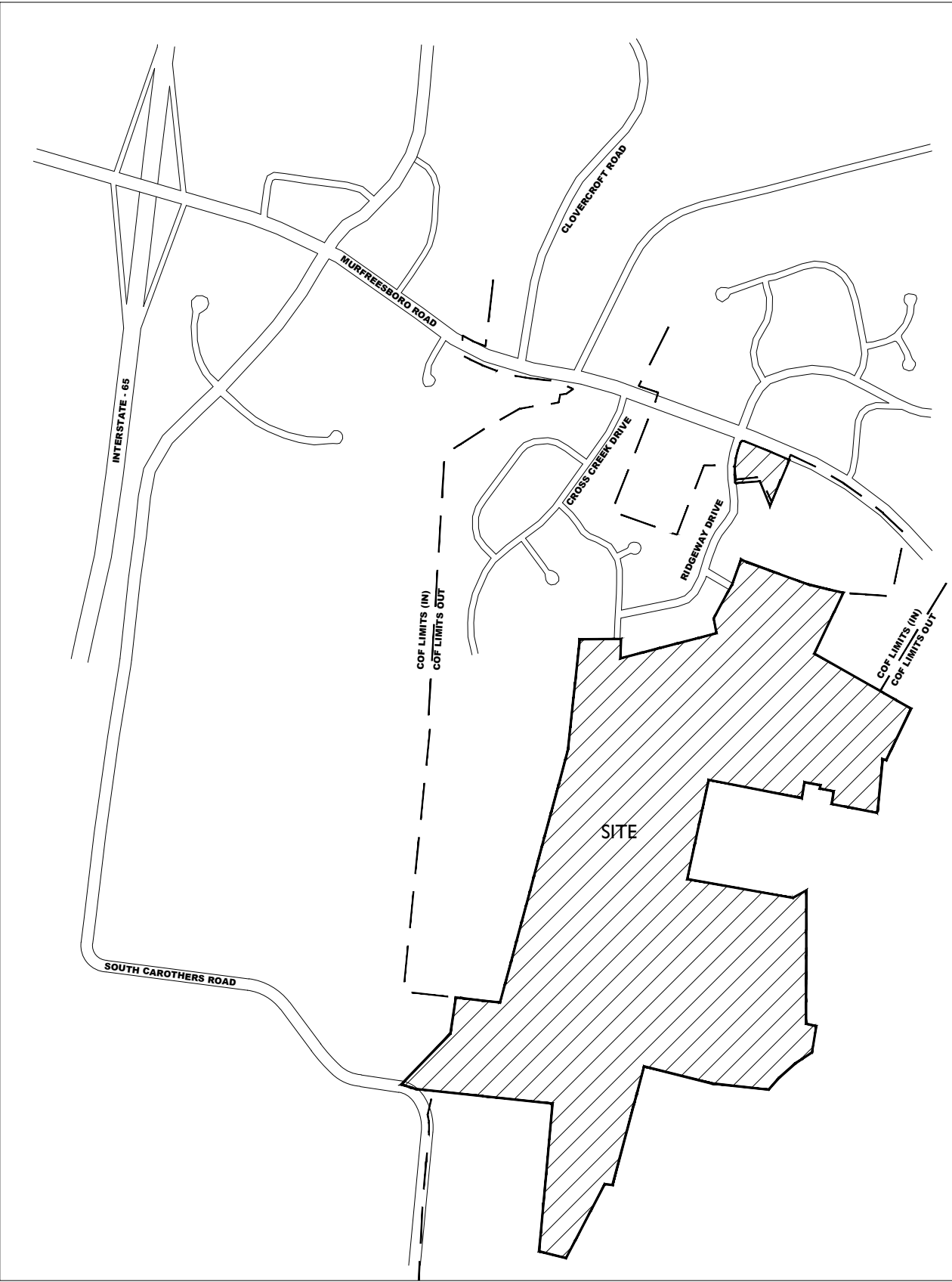
COF 6490

MAP 89, PARCEL 55.00
MAP 79M B, PARCEL 28.00
MAP 79M B, PARCEL 29.00

MAP 089, PARCEL 43.03
MAP 089, PARCEL 43.04
FRANKLIN, TENNESSEE
CIVIL DISTRICT 14

SHEET INDEX

- C 0.0 COVER SHEET
- C 1.0 NEIGHBORHOOD CONTEXT PLAN
- C 1.1 NEIGHBORHOOD CONTEXT PLAN
- C 1.2 OVERALL EXISTING CONDITIONS PLAN
- C 1.3 OVERALL EXISTING CONDITIONS PLAN
- C 2.0 DEVELOPMENT DEVELOPMENT PLAN
- C 2.1 DEVELOPMENT DEVELOPMENT PLAN
- C 2.3 TYPICAL ARCHITECTURE
- C 3.0 NORTH GRADING AND DRAINAGE PLAN
- C 3.1 SOUTH GRADING AND DRAINAGE PLAN
- C 4.0 NORTH ROW AND ACCESS PLAN
- C 4.1 SOUTH ROW AND ACCESS PLAN
- C 4.2 NORTH AUTOTURN PLAN
- C 4.3 SOUTH AUTOTURN PLAN
- C 5.0 NORTH UTILITY PLAN
- C 5.1 SOUTH UTILITY PLAN



MODIFICATION OF DESIGN STANDARDS REQUEST

THE APPLICANT REQUESTS A REDUCED CONNECTIVITY INDEX AS A RESULT OF THE ENVIRONMENTAL AND TOPOGRAPHICAL CONSTRAINTS OF THE NEIGHBORING PROPERTIES, AS WELL AS A LACK OF CONNECTION LOCATIONS TO EXISTING NEIGHBORHOODS ON THE REMAINING NEIGHBORING PROPERTIES.

REQUESTED MODIFICATIONS OF STANDARDS
COLLETTA PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards
The applicant requests a Modification of Standards as it relates to the following item for the Seward Hill, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.
The proposed Colletta Park PUD Development Plan is comprised of parcels in both the Seward Hill Special Area 3 Character Area and the McEwen Special Area 6 Character Area. These two character areas support very different development patterns. The SWCO-3 contains several existing county subdivisions and has a suburban character. The MECCO-6 area encompasses neighborhoods such as Lockwood Glen and promotes higher density development and the construction of both detached and attached homes. The previous Land Use Plan, in conjunction with this section of the Zoning Ordinance, attempted to define the neighborhood character and provide direction for future development. While language between these two documents was similar, it was not always exactly the same. For example, the previous Land Use Plan did not contain reference to the one acre minimum lot size item which is the subject of this MOS. The current Envision Franklin Design Concepts Map shows the portion of Colletta Park in the SWCO-3 as *Single-Family Residential* and the portion in MECCO-6 as *Mixed Residential*. Both of these Design Concepts support the transition of lot size and development pattern between existing and proposed development. The design for the Colletta Park neighborhood relies heavily on providing transitions to existing, adjacent developments. Additionally, this same section of the ZO states that smaller lots "may be allowed if an applicant can demonstrate that a sufficient buffer will be provided between the two developments, or another method of mitigating potential conflicts will be provided." The northern portion of the development (furthest from MECCO-6 boundary) is comprised of lots that are one acre or greater in size. And it should be noted that the density of the entire SWCO-3 portion of Colletta Park was held to 1 DUA. However, in order to meet the intent of the ZO requirement that "new development shall reflect lot area, setbacks, and scale of the surrounding developments," a transition zone was needed. As the development pattern extends south towards the MECCO-6 area, the lot sizes also transition to smaller lots and a road network that more closely resembles a grid network. Large landscape buffers are provided on the perimeter of the new development as it transitions to lots less than one acre in size.

MOS 2

#2. Modification of Standards Request for Zoning Ordinance Section 5.10.4(2)(a) External Street Connectivity
The applicant requests a Modification of Standards in order to exclude a roadway connection to Beacon Hill Drive, a County road that stubs to the proposed Colletta Park on a northern boundary. Approval of this MOS will allow the Colletta Park plan to be approved as designed, providing a cul-de-sac and open space adjacent to this stub road. If, at a time in the future, this roadway connection is desired, the road could be extended from the proposed cul-de-sac to the Beacon Hill Drive stub.
During previous development proposals for the subject property, adjacent neighbors expressed concerns regarding connections to County roads.

OWNER: 089 05500
ESTATE OF MARY ETTA ADAMS
32 COLONEL WINSTEAD DRIVE
BRENTWOOD, TN 37027
JOHN E. ADAMS, JR EXECUTOR
(615) 377-3219

OWNER: 079 MB 02800
GLENN R. ADAMS
PO BOX 680098
FRANKLIN, TN 37067

OWNER: 079 MB 02900
ROB G. ADAMS
PO BOX 680098
FRANKLIN, TN 37067

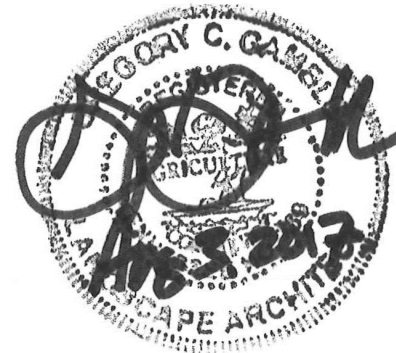
OWNER: 089 04303
WATKINS PATTIE SUE
4344 S CAROTHERS RD
FRANKLIN, TN 37064

OWNER: 089 04304
DURNIN GEORGE V
4350 S CAROTHERS RD
FRANKLIN, TN 37064

APPLICANT:
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggambles209@gmail.com
GREG GAMBLE

ENGINEER:
LAND SOLUTIONS COMPANY, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
615.300.8496
kevin@landsolutionsco.net
KEVIN ESTES

NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION
PROVIDED BY CITY OF FRANKLIN G.I.S.



LANDSCAPE ARCHITECT/PLANNER

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY SUITE 200
FRANKLIN TN 37064
GREG GAMBLE, RLA (615) 975-5765
EMAIL ADDRESS: greggambles209@gmail.com



REZONING REQUEST

COLLETTA PARK PUD SUBDIVISION

COF # 6490

FRANKLIN, TENNESSEE

SITE DATA:

PROJECT NAME:	COLLETTA PARK PUD SUBDIVISION
PROJECT NUMBER:	6490
SUBDIVISION:	NA
LOT NUMBER:	
ADDRESS:	1101 RIDGEWAY DRIVE, MURFREESBORO ROAD FRANKLIN TENNESSEE 14TH CIVIL DISTRICT
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	079 MB 002800 079 MB 002900 089 05500 089 04303 089 04304 R-1 SD-R (1.31)
EXISTING ZONING:	MECCO-6, SWCO-3
PROPOSED ZONING:	NONE
CHARACTER AREA OVERLAY:	CONVENTIONAL
OTHER APPLICABLE OVERLAYS:	
APPLICABLE DEVELOPMENT STANDARD:	2.7 AC
PARCELS 28.00 AND 29.00 ACREAGE:	196.3 AC
PARCELS 55.00, 43.03, AND 43.04 ACREAGE:	199 AC
TOTAL ACREAGE:	8,670.225
TOTAL SQUARE FOOTAGE:	

PRE-APPLICATION SUBMITTAL
INITIAL SUBMITTAL
RESUBMITTAL
RESUBMITTAL
REVISION

JUNE 2, 2017
JULY 10, 2017
AUGUST 3, 2017



LEGAL DESCRIPTION FOR PARCELS 079M-B02800 AND 079M-B02900

LAND LYING IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, BEING LOTS 127 AND 128 ON THE FINAL PLAT FOR SECTION 1 OF FRANKLIN EAST, OF RECORD IN PLAT BOOK 6, PAGE 91, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, AND CONTAINING 2.7 ACRES MORE OR LESS.

LEGAL DESCRIPTION FOR PARCELS 089-04303, 089-04304, & 089-05500

THE FOLLOWING LEGAL DESCRIPTION IS FOR LAND IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, LOCATED ON THE LANDS OF JAMES E. ADAMS, JR., OF RECORD IN DEED BOOK 2008, PAGE 702, R.O.W.C., TN, PATTI SUE WATKINS, OF RECORD IN DEED BOOK 6074, PAGE 249, R.O.W.C., TN, AND GEORGE V. DURNIN, OF RECORD IN DEED BOOK 1607, PAGE 1006, R.O.W.C., TN, AND MORE PARTICULARLY DESCRIBED IN AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF SOUTH CAROTHERS ROAD, APPROXIMATELY 1650 FEET SOUTHEAST OF THE INTERSECTION OF FALCON CREEK DRIVE AND SAID SOUTH CAROTHERS ROAD.

THENCE, LEAVING THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 44 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 621.82 FEET TO A POINT;

THENCE NORTH 08 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 222.13 FEET TO A POINT;

THENCE SOUTH 82 DEGREES 57 MINUTES 01 SECONDS EAST, A DISTANCE OF 297.62 FEET TO A POINT;

THENCE SOUTH 81 DEGREES 57 MINUTES 51 SECONDS EAST, A DISTANCE OF 10.49 FEET TO A POINT;

THENCE NORTH 15 DEGREES 32 MINUTES 59 SECONDS EAST, A DISTANCE OF 2,025.58 FEET TO A POINT;

THENCE NORTH 06 DEGREES 33 MINUTES 34 SECONDS EAST, A DISTANCE OF 861.42 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 319.84 FEET TO A POINT;

THENCE SOUTH 03 DEGREES 23 MINUTES 32 SECONDS WEST, A DISTANCE OF 149.73 FEET TO A POINT;

THENCE NORTH 75 DEGREES 48 MINUTES 17 SECONDS EAST, A DISTANCE OF 768.48 FEET TO A POINT;

THENCE NORTH 09 DEGREES 39 MINUTES 11 SECONDS WEST, A DISTANCE OF 117.87 FEET TO A POINT;

THENCE NORTH 29 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 293.60 FEET TO A POINT;

THENCE NORTH 20 DEGREES 05 MINUTES 58 SECONDS EAST, A DISTANCE OF 210.10 FEET TO A POINT;

THENCE SOUTH 62 DEGREES 38 MINUTES 15 SECONDS EAST, A DISTANCE OF 48.00 FEET TO A POINT;

THENCE SOUTH 69 DEGREES 38 MINUTES 11 SECONDS EAST, A DISTANCE OF 509.70 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 09 MINUTES 25 SECONDS EAST, A DISTANCE OF 277.18 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 520.34 FEET TO A POINT;

THENCE SOUTH 59 DEGREES 49 MINUTES 41 SECONDS EAST, A DISTANCE OF 862.61 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF 444.04 FEET TO A POINT;

THENCE NORTH 70 DEGREES 59 MINUTES 36 SECONDS WEST, A DISTANCE OF 28.01 FEET TO A POINT;

THENCE SOUTH 06 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 403.96 FEET TO A POINT;

THENCE SOUTH 20 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 14.56 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 356.81 FEET TO A POINT;

THENCE NORTH 09 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF 100.04 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 11.005 FEET TO A POINT;

THENCE NORTH 09 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 25.01 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 30 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;

THENCE SOUTH 09 DEGREES 56 MINUTES 17 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 29 SECONDS WEST, A DISTANCE OF 734.65 FEET TO A POINT;

THENCE SOUTH 12 DEGREES 44 MINUTES 58 SECONDS WEST, A DISTANCE OF 119.56 FEET TO A POINT;

THENCE SOUTH 79 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 830.08 FEET TO A POINT;

THENCE NORTH 62 DEGREES 28 MINUTES 37 SECONDS EAST, A DISTANCE OF 119.56 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 37 MINUTES 45 SECONDS WEST, A DISTANCE OF 1,031.05 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 31 MINUTES 22 SECONDS EAST, A DISTANCE OF 81.00 FEET TO A POINT;

THENCE SOUTH 09 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 206.49 FEET TO A POINT;

THENCE SOUTH 57 DEGREES 04 MINUTES 46 SECONDS EAST, A DISTANCE OF 151.05 FEET TO A POINT;

THENCE SOUTH 49 DEGREES 16 MINUTES 17 SECONDS WEST, A DISTANCE OF 170.39 FEET TO A POINT;

THENCE SOUTH 41 DEGREES 39 MINUTES 12 SECONDS WEST, A DISTANCE OF 123.05 FEET TO A POINT;

THENCE NORTH 83 DEGREES 17 MINUTES 12 SECONDS WEST, A DISTANCE OF 441.91 FEET TO A POINT;

THENCE NORTH 75 DEGREES 19 MINUTES 30 SECONDS WEST, A DISTANCE OF 540.96 FEET TO A POINT;

THENCE SOUTH 15 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 951.14 FEET TO A POINT;

THENCE NORTH 82 DEGREES 39 MINUTES 38 SECONDS WEST, A DISTANCE OF 60.79 FEET TO A POINT;

THENCE SOUTH 28 DEGREES 07 MINUTES 56 SECONDS WEST, A DISTANCE OF 646.53 FEET TO A POINT;

THENCE NORTH 75 DEGREES 15 MINUTES 25 SECONDS WEST, A DISTANCE OF 215.00 FEET TO A POINT;

THENCE NORTH 05 DEGREES 42 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,148.85 FEET TO A POINT;

THENCE NORTH 83 DEGREES 26 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,067.76 FEET TO A POINT, SAID POINT BEING IN THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD;

THENCE, WITH THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 71 DEGREES 12 MINUTES 54 SECONDS WEST, A DISTANCE OF 37.65 FEET TO A POINT;

THENCE NORTH 73 DEGREES 31 MINUTES 47 SECONDS WEST, A DISTANCE OF 77.67 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8,552,236.49 SQUARE FEET OR 196.33 ACRES MORE OR LESS.

500' NEIGHBORS LIST:

PARCEL ID	OWNER ADDRESS	OWNER	CITY	STATE	ZIP	ZONE	CHARACTER AREA	LAND-USE	DEV STANDARD
1 088-05500	MURFREESBORO RD	ADAMS JAMES E JR	Brentwood	TN	37027	MGA-1	SWCO-3	Vacant	Conventional
2 079-06003	MURFREESBORO RD	FRENZEL G CHARLES	Franklin	TN	37067	MGA-1	SWCO-3	Vacant	Conventional
3 079-06004	4091 MURFREESBORO RD	FRENZEL GERALD CHARLES JR	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
4 079-06005	4095 MURFREESBORO RD	DODD WALTER EARLE SR	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
5 079M-A0090	109 HOLLOW CT	HALSBROOKS TRESA L	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
6 079M-A01000	113 HOLLOW CT	KEENAN COLM	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
7 079M-A01100	115 HOLLOW CT	LUNA JONES W	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
8 079M-B00200	1104 RIDGEWAY DR	PEFFEYER LEONARD M	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
9 079M-B00300	1108 RIDGEWAY DR	BROADSHAW ANTHONY	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
10 079M-B00500	1112 RIDGEWAY DR	FERGUSON MATTHEW ALLEN	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
11 079M-B00600	1114 RIDGEWAY DR	LAMBERT OLIVER J	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
12 079M-B00700	1200 RIDGEWAY DR	O'CONNELL PHILLIP	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
13 079M-B00800	1206 RIDGEWAY DR	RHEA KATHRYN L	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
14 079M-B00900	1210 RIDGEWAY DR	HANNIGAN PAUL D	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
15 079M-B01500	2001 BEACON HILL DR	WILLIS WADE A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
16 079M-B01600	1995 BEACON HILL DR	PRUITT JAY R	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
17 079M-B01700	1991 BEACON HILL DR	CAPLEN BRIAN GEORGE	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
18 079M-B01800	1211 RIDGEWAY DR	SLINGERLAND RUTH	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
19 079M-B01900	1209 RIDGEWAY DR	BRITTAIN THOMAS DAVID	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
20 079M-B02000	1207 RIDGEWAY DR	SHOEMAKE JULIUS S	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
21 079M-B02100	1205 RIDGEWAY DR	PACKARD DONALD A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
22 079M-B02200	1203 RIDGEWAY DR	OWENS MICHAEL A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
23 079M-B02300	1101 STANFORD DR	BURNS WILLIAM C JR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
24 079M-B02400	1115 RIDGEWAY DR	MOEHLE MARK A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
25 079M-B02500	1111 RIDGEWAY DR	RICH DALE	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
26 079M-B02600	1109 RIDGEWAY DR	BUSEMEIER NORMAN T III	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
27 079M-B02700	1105 RIDGEWAY DR	GOERZEN LAURIE	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
28 088-04900	4115 MURFREESBORO RD	WRIGHT GLEN EFFERSON	Franklin	TN	37067	MGA-1	SWCO-2	Residential	Either
29 088-05000	1980 CEDARMONT DR	MIZELL TROY A	Franklin	TN	37179	MGA-1	SWCO-3	Est. Residential	Conventional
30 088-05001	4119 MURFREESBORO RD	CHURCH ST DUNSTANS EPISCOPAL	Franklin	TN	37213	MGA-1	SWCO-2	Residential	Either
31 088-05002	1972 CEDARMONT DR	MIZELL TROY A	Franklin	TN	37067	MGA-1	SWCO-2	Residential	Either
32 088-05006	1982 CEDARMONT DR	SLAUGHTER JAMES C	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
33 088-05007	MURFREESBORO RD	CEMETERY HOLY CROSS-MARSHALL	Franklin	TN	37067	MGA-1	SWCO-3	Civic	Conventional
34 088-05008	MURFREESBORO RD	CEMETERY MARSHALL	Franklin	TN	37067	MGA-1	SWCO-3	Civic	Conventional
35 088A-A00500	4209 WARREN RD	POMEROY DAVE GLENN JR	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
36 088A-A00600	4211 WARREN RD	DOSUNMU BASIL OLUWAJIDE	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
37 088A-A00700	4213 WARREN RD	PORTER ERRI L	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
38 088A-A00800	4215 WARREN RD	ROBERTS HALL M	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
39 089-03000	4340 S CAROTHERS RD	GLASS JEAN MARIE GILES	Franklin	TN	37067	R-1 (COF)	MECO-6	Agriculture	Conventional
40 089-03001	4338 S CAROTHERS RD	GLASS HARRY GREGORY	Franklin	TN	37067	R-1 (COF)	MECO-6	Residential	Conventional
41 089-03100	4113 MURFREESBORO RD	MIZELL TROY A	Franklin	TN	37179	MGA-1	SWCO-3	Est. Residential	Conventional
42 089-03200	4217 WARREN RD	HICKERSON LOU WILLIE	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
43 089-03300	4221 WARREN RD	HICKERSON ROBERT JR	Franklin	TN	37064	MGA-1	SWCO-3	Est. Residential	Conventional
44 089-03301	4223 WARREN RD	HICKERSON LOU WILLIE	Franklin	TN	37067	MGA-1	SWCO-3	Vacant	Conventional
45 089-03500	4269 WARREN RD	KINGS WILLIAM ROBERT	Franklin	TN	37067	MGA-1	SWCO-3	Agriculture	Conventional
46 089-03501	4240 WARREN RD	HUMPHREY ROALD	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
47 089-03502	4244 WARREN RD	OFMAN LEE	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
48 089-03503	4248 WARREN RD	LASTER KELLY D	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
49 089-03504	4252 WARREN RD	SKAGGS FRANK P IV	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
50 089-03505	4256 WARREN RD	KANDEL MARY E REVOCABLE TRUST	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
51 089-03506	4260 WARREN RD	DESANTIS DEREK T	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
52 089-03507	4264 WARREN RD	HOOD JONATHAN S	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
53 089-03508	4268 WARREN RD	MCGRATH ROBERT PAUL	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
54 089-03509	4272 WARREN RD	GREGUS JOSEPH A	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
55 089-03600	4279 WARREN RD	HOOD JAMES ROBERT	Franklin	TN	37067	MGA-1	SWCO-3	Agriculture	Conventional
56 089-03602	4281 WARREN RD	PEREZ ANDRES	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
57 089-03607	4287 WARREN RD	HOOD JAMES ROBERT JR	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
58 089-03608	4293 WARREN RD	MOORE JERRY ADDISON JR	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
59 089-03700	4408 S CAROTHERS RD	SIMMONS RIDGE JOINT VENTURE	Franklin	TN	37067	R-2 (COF)	MECO-6	Agriculture	Conventional
60 089-03800	4378 S CAROTHERS RD	SMITH STERLING C	Franklin	TN	37067	MGA-1	SWCO-3	Open Space	Conventional
61 089-03801	S CAROTHERS RD	SMITH STERLING C	Franklin	TN	37064	MGA-1	SWCO-3	Vacant	Conventional
62 089-03800	4372 S CAROTHERS RD	RIEDEL BERNHARD	Franklin	TN	37064	MGA-1	SWCO-3	Residential	Conventional
63 089-04000	4364 S CAROTHERS RD	HEITHCOCK JAMES G	Franklin	TN	37064	MGA-1	SWCO-3	Mixed-Use	Conventional
64 089-04200	4352 S CAROTHERS RD	ANDERSON WILMA JUNE TRUST	Franklin	TN	37064	MGA-1	SWCO-3	Est. Residential	Conventional
65 089-04301	S CAROTHERS RD	LOCKWOOD DEXTER	Franklin	TN	37067	R-2 (COF)	MECO-6	Agriculture	Conventional
66 089-04302	4348 S CAROTHERS RD	PEDEN RALPH H JR	Franklin	TN	37064	MGA-1	SWCO-3	Est. Residential	Conventional
67 089-04303	4344 S CAROTHERS RD	WATKINS PATTI SUE	Franklin	TN	37064	MGA-1	SWCO-3	Est. Residential	Conventional
68 089-04304	4350 S CAROTHERS RD	DURNIN GEORGE V	Franklin	TN	37064	MGA-1	SWCO-3	Agriculture	Conventional
69 089-04400	4341 S CAROTHERS RD	RUSSELL ROBERT	Franklin	TN	37067	ER	MECO-6	Agriculture	Conventional
70 089-05501	WARREN RD	MILCROFTON UTILITY DIST	Franklin	TN	37064	MGA-1	SWCO-3	Utilities	Conventional
71 089-05502	MURFREESBORO RD	MILCROFTON UTILITY DIST	Franklin	TN	37064	MGA-1	SWCO-3	Utilities	Conventional

CONTINUED ON PAGE C1.1

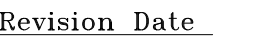


Revision Date
08.03.2017

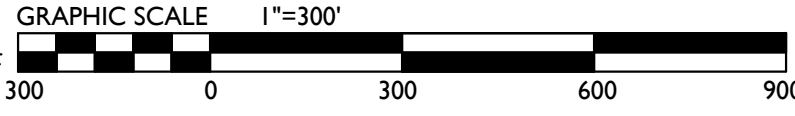
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Franklin, Williamson County, Tennessee

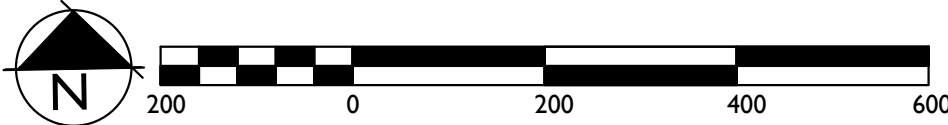


C1.1
COF 6490



NOTES:

1. PARCEL LINES PROVIDED BY CITY OF FRANKLIN G.I.S.
2. SITE BOUNDARY PROVIDED BY LAND SOLUTIONS COMPANY



NOTES:

- 1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.
- 3. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
- 4. SITE BOUNDARY CALLS PROVIDED BY LAND SOLUTIONS COMPANY.
- 5. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 138 ACRES WHICH IS 69.4% OF THE TOTAL SITE

TREE CANOPY DATA

TREE AREA	EXISTING
TREE A	20,501 SF
TREE B	184,595 SF
TREE C	5,661,025 SF
TREE D	152,235 SF
TOTAL SF	6,018,356 SF

EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF / 6,070,225 SF = .694 (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

LEGEND

- SLOPES 14%-20%
- SLOPES >20%
- EXISTING TREE CANOPY
- STREAM BUFFER

EXISTING STORMWATER MANAGEMENT SUMMARY

TOTAL PROPERTY AREA = 199 ACRES
TOTAL PROPOSED DISTURBED AREA = 143.51 ACRES

SOIL TYPES: 54.6% TYPE A SOIL
25.8% TYPE B SOIL
17.2% TYPE C SOIL
0.0% TYPE D SOIL
2.4% NON-SOIL AREAS

STORMWATER NARRATIVES

BASIN A:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE NORTHEAST CORNER OF THE SITE, WHERE IT FLOWS INTO A BLUE-LINE STREAM OFFSITE.
BASIN AREA: 33.2 AC.
OUTFALL ELEVATION: 737'

BASIN B:
STORMWATER IS CURRENTLY COLLECTED IN A POND ON THE WEST SIDE OF THE SITE WHERE IT IS CARRIED OFF SITE BY A BLUE-LINE STREAM.
BASIN AREA: 32.7 AC.
OUTFALL ELEVATION: 740'

BASIN C:
STORMWATER IS CURRENTLY ROUTED BY WAY OF A BLUE-LINE STREAM TO THE FAR WEST PROPERTY LINE. THIS BASIN IS AN EXTENSION OF THE PREVIOUS, BASIN B.
BASIN AREA: 80.8 AC.
OUTFALL ELEVATION: 694'

BASIN D:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE SOUTH OF THE SITE ALONG S CAROTHERS ROAD, WHERE IT EVENTUALLY FLOWS INTO THE SAME STREAM AS THE FOLLOWING, BASIN E.
BASIN AREA: 15.2 AC.
OUTFALL ELEVATION: 726'

BASIN E:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE SOUTH SIDE OF THE SITE AND EVENTUALLY FLOWS INTO THE SAME STREAM AS THE PREVIOUS, BASIN D. A BLUE-LINE STREAM COMES ONTO THIS BASIN FROM THE NORTHEAST BUT ENDS IN AN EXISTING SINKHOLE AND DRY POND, WHICH LIES TO THE NORTHEAST OF WHERE LOTS ARE TO BE DEVELOPED.
BASIN AREA: 167.0 AC.
OUTFALL ELEVATION: 673'

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
261 X 350 GPD = 91,350 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE PORTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED SOUTH OF HIGHWAY 96 EAST WHICH IS CLASSIFIED AS A MAJOR ARTERIAL. ACCESS TO THE NORTHERN PORTION OF COLLETTA PARK IS PROVIDED BY LOCAL STREETS VIA RIDGEWAY DRIVE AND STANFORD ROAD.

THE SOUTHERN PORTION OF COLLETTA PARK WILL HAVE CONNECTIONS TO SOUTH CAROTHERS ROAD.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING, PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

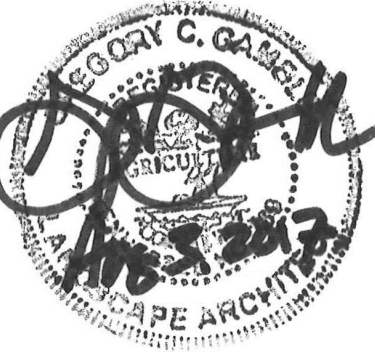
PROJECTED STUDENT POPULATION:
261 HOMES X .64 STUDENTS = 168 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

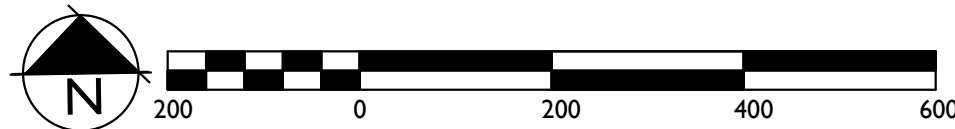
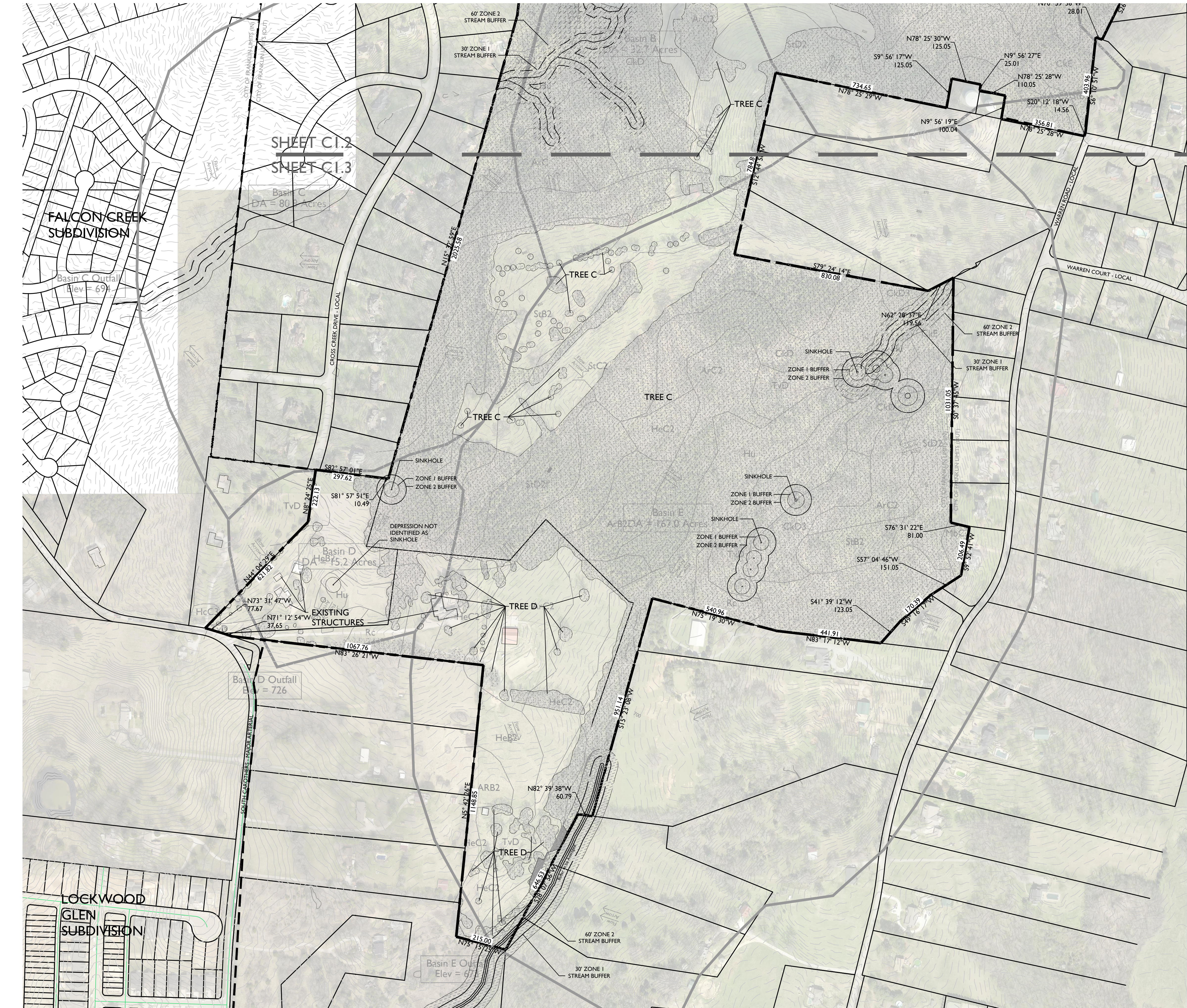
RESTRICTIVE COVENANTS:
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED

Map Unit Symbol	Map Unit Name
ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
ArC	Armour silt loam, 5 to 12 percent slopes
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded
BrB2	Braxton cherty silt loam, 2 to 5 percent slopes, eroded
BrC2	Braxton cherty silt loam, 5 to 12 percent slopes, eroded
BsC3	Braxton cherty silty clay loam, 5 to 12 percent slopes, severely eroded
BsD3	Braxton cherty silty clay loam, 12 to 20 percent slopes, severely eroded
CkC	Culleoka silt loam, 5 to 12 percent slopes
CkD	Culleoka silt loam, 12 to 20 percent slopes
CkD3	Culleoka silt loam, 12 to 20 percent slopes, severely eroded
CkE	Culleoka silt loam, 20 to 35 percent slopes
CkE3	Culleoka silt loam, 20 to 35 percent slopes, severely eroded
Eg	Egam silt loam, phosphatic
Gu	Gullied land
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded
HeB2	Hampshire-colbert silt loams, 2 to 5 percent slopes, eroded
HeC2	Hampshire-colbert silt loams, 5 to 12 percent lopes, eroded
HhC3	Hampshire-colbert silty clay loams, 5 to 12 percent slopes, severely eroded
Hu	Huntington silt loam, phosphatic
InD3	Inman silty clay loam, 12 to 20 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MbC2	Maury silt loam, 5 to 12 percent slopes, eroded
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
SrC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded
StB2	Stiversville silt loam, 2 to 5 percent slopes, eroded
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
TvD	Talbott very rocky soils, 2 to 15 percent slopes



Revision Date
△ .08.03.2017
△
△
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NOTES:

- 1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C020F & 47187C0214F.
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TREE CANOPY DATA

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6,018,356 SF / 8,670,225 SF = .694 (69.4%) OF TOTAL SITE

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36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

LEGEND

- SLOPES 14%-20%
- SLOPES >20%
- EXISTING TREE CANOPY
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TvD	Talbott very rocky soils, 2 to 15 percent slopes

COLLETTA PARK PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee



Revision	Date
△	08.03.2017
△	
△	
△	

OVERALL
EXISTING
CONDITIONS
C1.3
COF 6490

COLLETTA PARK PUD SUBDIVISION
 RESOLUTION 2017-62
 ORDINANCE 2017- 46
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/24/2017

Project Information

Existing Zoning: Residential - 1 (R-1)
 Proposed Zoning: SD-R 1.31
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: SWCO-3/MECO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 199 acres
 Proposed Number of Dwelling Units: 261
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| Colletta Park | 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 |



0 750 1,500 3,000
 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 hereon.
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RESOLUTION 2017-62

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR COLLETTA PARK PUD SUBDIVISION WITH 2 MODIFICATIONS OF DEVELOPMENT STANDARDS (LOTS LESS THAN ONE ACRE, EXTERNAL STREET CONNECTIVITY), FOR THE PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND EAST 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 2017-46; 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
079M---B02800	1.5
079M---B02900	1.2
089---05500	167.2
089---04304	22.5
089---04303	6.6

Total	199
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Legal Description for Parcels 079M-B02800 and 079M-B02900. Land lying in the Fourteenth Civil District of Williamson County, being lots 127 and 128 on the Final Plat for Section 1 of Franklin East, of record in Plat Book 6, Page 91, Register's Office of Williamson County, Tennessee, and containing 2.7 acres more or less.

And

Legal Description for Parcels 089-04303, 089-04304, & 089-05500. The following legal description is for land in the Fourteenth Civil District of Williamson County, located on the lands of James E. Adams, Jr., of record in Deed Book 2008, Page 702, R.O.W.C., TN, Patti Sue Watkins, of record in Deed Book 6074, Page 249, R.O.W.C., TN, and George V. Durnin, of record in Deed Book 1607, Page 1006, R.O.W.C., TN, and more particularly described in as follow:

Beginning at a Point in the north margin of South Carothers Road, approximately 1650 feet southeast of the intersection of Falcon Creek Drive and said South Carothers Road;

Thence, leaving the north margin of said South Carothers Road, North 44 Degrees 04 Minutes 29 Seconds East, a distance of 621.82 feet to a point;

Thence North 08 Degrees 24 Minutes 25 Seconds East, a distance of 222.13 feet to a point; Thence South 82 Degrees 57 Minutes 01 Seconds East, a distance of 297.62 feet to a point;

Thence South 81 Degrees 57 Minutes 51 Seconds East, a distance of 10.49 feet to a point; Thence North 15 Degrees 32 Minutes 59 Seconds East, a distance of 2,025.58 feet to a point;

Thence North 06 Degrees 33 Minutes 34 Seconds East, a distance of 861.42 feet to a point; Thence South 89 Degrees 39 Minutes 10 Seconds East, a distance of 319.84 feet to a point;

Thence South 02 Degrees 23 Minutes 32 Seconds West, a distance of 149.73 feet to a point; Thence North 75 Degrees 48 Minutes 17 Seconds East, a distance of 768.48 feet to a point;

Thence North 09 Degrees 39 Minutes 11 Seconds West, a distance of 117.87 feet to a point; Thence North 29 Degrees 14 Minutes 05 Seconds East, a distance of 293.60 feet to a point;

Thence North 20 Degrees 05 Minutes 58 Seconds East, a distance of 210.10 feet to a point; Thence South 62 Degrees 38 Minutes 15 Seconds East, a distance of 48.00 feet to a point;

Thence South 69 Degrees 38 Minutes 11 Seconds East, a distance of 509.70 feet to a point; Thence South 76 Degrees 09 Minutes 25 Seconds East, a distance of 277.18 feet to a point;

Thence South 26 Degrees 11 Minutes 34 Seconds West, a distance of 520.34 feet to a point; Thence South 59 Degrees 49 Minutes 41 Seconds East, a distance of 862.61 feet to a point;

Thence South 26 Degrees 16 Minutes 06 Seconds West, a distance of 444.04 feet to a point; Thence North 70 Degrees 59 Minutes 36 Seconds West, a distance of 28.01 feet to a point;

Thence South 06 Degrees 10 Minutes 51 Seconds West, a distance of 403.96 feet to a point; Thence South 20 Degrees 12 Minutes 18 Seconds West, a distance of 14.56 feet to a point;

Thence North 78 Degrees 25 Minutes 28 Seconds West, a distance of 356.81 feet to a point; Thence North 09 Degrees 56 Minutes 19 Seconds East, a distance of 100.04 feet to a point;

Thence North 78 Degrees 25 Minutes 28 Seconds West, a distance of 110.05 feet to a point; Thence North 09 Degrees 56 Minutes 27 Seconds East, a distance of 25.01 feet to a point;

Thence North 78 Degrees 25 Minutes 30 Seconds West, a distance of 125.05 feet to a point; Thence South 09 Degrees 56

Minutes 17 Seconds West, a distance of 125.05 feet to a point; Thence North 78 Degrees 25 Minutes 29 Seconds West, a distance of 734.65 feet to a point;

Thence South 12 Degrees 44 Minutes 58 Seconds West, a distance of 784.89 feet to a point; Thence South 79 Degrees 24 Minutes 14 Seconds East, a distance of 830.08 feet to a point; Thence North 62 Degrees 28 Minutes 37 Seconds East, a distance of 119.56 feet to a point; Thence South 00 Degrees 37 Minutes 45 Seconds West, a distance of 1,031.05 feet to a point; Thence South 76 Degrees 31 Minutes 22 Seconds East, a distance of 81.00 feet to a point; Thence South 09 Degrees 52 Minutes 41 Seconds West, a distance of 206.49 feet to a point; Thence South 57 Degrees 04 Minutes 46 Seconds West, a distance of 151.05 feet to a point; Thence South 49 Degrees 16 Minutes 17 Seconds West, a distance of 170.39 feet to a point; Thence South 41 Degrees 39 Minutes 12 Seconds West, a distance of 123.05 feet to a point; Thence North 83 Degrees 17 Minutes 12 Seconds West, a distance of 441.91 feet to a point; Thence North 75 Degrees 19 Minutes 30 Seconds West, a distance of 540.96 feet to a point; Thence South 15 Degrees 23 Minutes 08 Seconds West, a distance of 951.14 feet to a point; Thence North 82 Degrees 39 Minutes 38 Seconds West, a distance of 60.79 feet to a point; Thence South 28 Degrees 07 Minutes 56 Seconds West, a distance of 646.53 feet to a point; Thence North 75 Degrees 15 Minutes 25 Seconds West, a distance of 215.00 feet to a point; Thence North 05 Degrees 42 Minutes 26 Seconds East, a distance of 1,148.85 feet to a point; Thence North 83 Degrees 26 Minutes 21 Seconds West, a distance of 1,067.76 feet to a point, said point being in the north margin of said South Carothers Road; Thence, with the north margin of said South Carothers Road, North 71 Degrees 12 Minutes 54 Seconds West, a distance of 37.65 feet to a point; Thence North 73 Degrees 31 Minutes 47 Seconds West, a distance of 77.67 feet to the point of beginning, and containing 8,552,236.49 square feet or 196.33 acres more or less.

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

SECTION III. That the overall entitlements for the Colletta Park are as follows:

Entitlements	Colletta Park PUD Subdivision
Base Zone District	Specific Development Residential – 1.31 (SD-R 1.31)
Character Area Overlay	SWCO-3/MECO-6
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	261
Connectivity Index	1.31
Open Space Requirements	65.44 acres
Number of Phases in Development	7

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

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Lots less than 1 Acre Approved: _____ Denied: _____	Lots required to be between one to five acres. Section 3.5.10(2)(d)(iii) <i>Staff recommended <u>Approval</u>.</i>
MOS 2: External Street Connectivity- Approved: _____ Denied: _____	Not connect Beacon Hill Drive at the property line. Section 5.10.4(2)(b). <i>Staff recommended <u>Denial</u>.</i>

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2017-46, 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

6/14/2017

6/22/2017

6/21/2017

COLLETTA PARK PUD SUBDIVISION
 RESOLUTION 2017-62
 ORDINANCE 2017- 46
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/24/2017

Project Information

Existing Zoning: Residential - 1 (R-1)
 Proposed Zoning: SD-R 1.31
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: SWCO-3/MECO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 199 acres
 Proposed Number of Dwelling Units: 261
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| Colletta Park | 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 |



0 750 1,500 3,000
 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.
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CONDITIONS OF APPROVAL:

Open Issues: 18 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

3. F. Development Plan

kevin.long@franklintn.gov Applicant shall design cul-de-sacs to meet minimum standards as set forth by City of Franklin street standards, specifically (but not limited to) standard drawing SD-1. Cul-de-sacs shall not exceed 5% slope in any direction.

7. F. Development Plan

jimmy.wiseman@franklintn.gov The applicant shall be required to make improvements along South Carothers Road as recommended by the traffic impact analysis and as deemed necessary to bring South Carothers Road up to the necessary standards for public safety, including but not limited to the addition of curb and gutter along with a multi-use trail. The required improvements are to be identified on the development plan, with full design to be addressed at the site plan stage.

The applicant may apply for a Roadway Impact Fee Offset Agreement for improvements to South Carothers Road that improve the capacity of the roadway. Any agreement must be approved by the Board of Mayor and Alderman prior to the approval of the site plan. Additional discussions with the applicant on specific roadway improvements shall occur based on the Board of Mayor and Alderman's decision on the connectivity to Highway 96.

[Edited By Jimmy Wiseman]

10. F. Development Plan

kevin.long@franklintn.gov The comment to remain open as a reminder to staff but **DOES NOT HINDER APPROVAL OF THIS PUD.**

COF comment: "Without roadway profiles and more detailed grading it's difficult to ascertain exactly how the road network will be built, however, be aware that due to the existing and proposed topography several of the roads will be at or beyond the maximum vertical grades allowed by the street standards. Also be aware the standards for fire access are more restrictive than street standards and limit maximum grade to 10%."

Applicant response: "All alleys restricted to maximum centerline grade of 8% and all local roads restricted to maximum centerline grade of 10%."

TABLE 3.3B STREET STANDARDS – TECHNICAL DESIGN CRITERIA _{a,b}								
Design Element	Arterial		Collector		Local			Alley
	Major	Minor	Major	Minor	High Volume	Intermediate Volume	Low Volume	
Overall Design Parameters								
Design Speed/Posted Speed	50 / 40-45	45 / 35-40	40 / 30-35	35 / 25-30	30 / 25	25 / 25	20 / 20	15 / 15
Stopping Sight Distance	425	360	305	250	200	155	115	80
Passing Sight Distance	1,835	1,625	1,470	1,280	n/a	n/a	n/a	n/a
Horizontal Alignment _a								
Minimum centerline radius: with no super-elevation	1,039	1,039	762	510	300	150	70 _f	55
with 0.02 super-elevation	794	794	593	n/a	n/a	n/a	n/a	n/a
with 0.04 super-elevation	711	711	533	n/a	n/a	n/a	n/a	n/a
Maximum super-elevation	0.04 ft/ft	0.04 ft/ft	0.04 ft/ft	n/a	n/a	n/a	n/a	n/a
Minimum tangent between curves or at intersections	200	150	150	100	100	0	0	0
Vertical Alignment								
Maximum Centerline Grade %	6	7	8 _c	10	8	14 _d	14 _d	8
Minimum Gutter Flow-line Grade %	0.5	0.5	0.5	0.5	0.5	0.5-1.0	0.5-1.0	1.0
Minimum K-values for	Crest	84	61	44	29	19	12	7
Vertical Curves		Sag	96	79	64	49	37	26

58. D. Statement of Impacts

carlb@franklintn.gov Per the TIA and 3rd party review as uploaded, off-site improvements are recommended as follows:

1. At South Carothers Pkwy & South Carothers Road, add an NBR lane. (Signalization of this intersection is to be a City of Franklin project based on overall development in this area of Franklin.)
2. On South Carothers Road west of and through the curve at the Colletta Park access, construct a 3-lane section as a safety improvement through this restricted sight distance area.
3. At Ridgeway Drive & SR96, add an EBR lane and widen Ridgeway Drive to provide separate NBL and NBR lanes.

For the first two improvements, the applicant may apply for a roadway impact fee offset, to be approved by BOMA prior to the approval of the site plan. Bonds for all improvements will be established at site plan stage. All off-site improvement plans are to be prepared and approved prior to the issuance of the first grading permit; all off-site construction of the improvements is to be completed and accepted prior to the issuance of the first certificate of occupancy.

be completed and accepted prior to the issuance of the first certificate of occupancy.

On-site improvements on Ridgeway Drive consist of Speed Limit revision, adding speed humps, adding street lighting, and adding striping for lane width modifications. Bonds for all improvements will be established at site plan stage; all on-site construction of the improvements is to be completed and accepted prior to the issuance of the first certificate of occupancy. Applicant shall hold up on striping the proposed pedestrian crossing across Ridgeway Drive at Stanford Drive until demonstrating that vehicle and pedestrian criteria for striping are satisfied based on field data.

This issue will remain open as a reminder to staff, but will not hinder development plan approval.

[Edited By Carl Baughman]

59. Work in Gas Easement

joe.marlo@franklin.tn.gov *The following is an Advisory Warning and **does not hinder the approval of the Development Plan.***

Prior to Site Plan Approval, the Applicant shall provide documentation from the gas company indicating that they have no exceptions to the work proposed in the gas easement. The Applicant shall be aware that, in the event that the gas company will not allow the work shown in their easement, the resulting change to the street network and external connectivity is a trigger that will require resubmittal of the Development Plan.

[Edited By Lance Fittro]

61. B. General Information

kevin.long@franklin.tn.gov The comment to remain open as a reminder to staff but **DOES NOT HINDER APPROVAL OF THIS PUD.**

At resubmittal, please include a CAD file (DWG, DGN, or DXF) showing

- any proposed public or private streets (include sidewalks/trails if possible)
- the outermost boundary of the proposed development (property limits)

The City of Franklin Engineering Department maintains a GIS layer of future public roadway improvements. The provided CAD file will assist Engineering staff in preparing these functional layouts and help ensure that street connections for proposed developments are accommodated.

[Edited By Kevin Long]

64. B. General Information

lance.fittro@franklin.tn.gov Due to the potential of the requested Modifications of Standards to have significant impacts to the layout of the development if not granted by the BOMA, applicant shall provide City staff with any resulting revisions to the Development Plan in advance of submitting for One Stop to allow sufficient time for review.

66. F. Development Plan

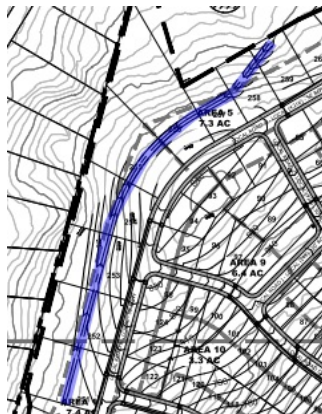
jimmy.wiseman@franklin.tn.gov Applicant shall ensure the right of way for Highway 96 is 52.5' minimum from the centerline of the roadway per the approved TDOT typical section. Additional dedication may be required along site frontage.

[Edited By Jimmy Wiseman]

70. G. Grading Plan

joe.marlo@franklin.tn.gov *The following is a newcomment based on newinformation on the drawings.*

Applicant shall designate the drainage area highlighted below as in a Drainage Easement.



74. Steep Slopes

joe.marlo@franklin.tn.gov *This following is a newcomment.*

Applicant to indicate slopes 14%-19% and 20% and greater on the Existing Conditions Plans C1.2 and C1.3. Lots in steep slopes (exceeding 14%) are to be designated as Critical Lots on the Development Plan.

With the building permit submittal, these lots will require submittal of a Critical Lot Site Plan. The Critical Lot Site Plan is to be sealed, signed and dated by a professionally licensed engineer in the State of Tennessee in accordance with state law and City of Franklin requirements. All information listed on the Critical Lot Site Plan Checklist shall be included on the plan sheet(s). The checklist and additional required documentation for the Critical Lot Site Plan submittal can be found on the Engineering Development Services website at:

<http://www.franklin-gov.com/government/engineering/development>

75. Steep Slopes

joe.marlo@franklintn.gov The following is an Advisory Warning and **does not hinder the approval of the Development Plan**.

The field-run topographical survey required at Site Plan stage will better define existing site grades, however based on the GIS data indicated on the Development Plan, there appear to be several lots that will likely have steep slopes exceeding 14%.

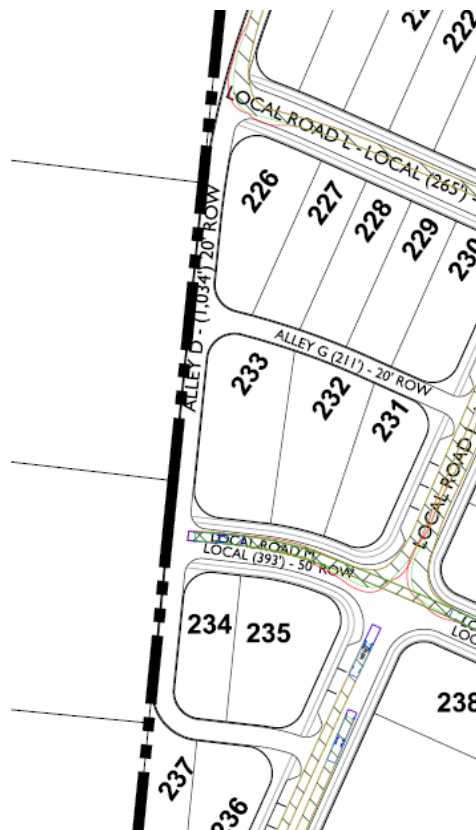
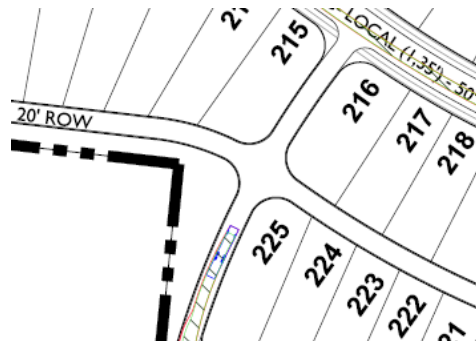
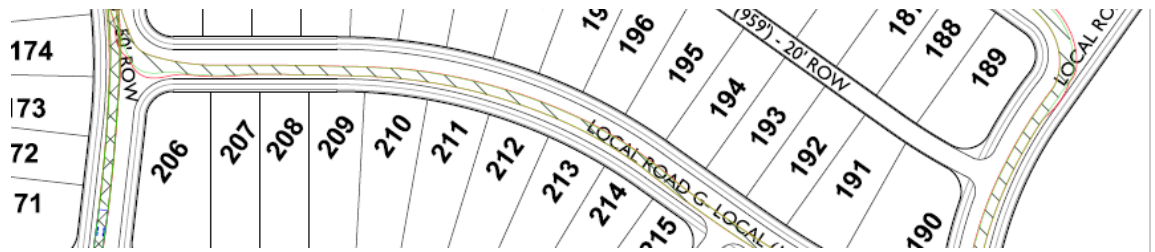
The Applicant is to be aware that in the review of Critical Lot plans, the City of Franklin will not waive any City requirements for construction proposed on steep slope lots, including requirements limiting maximum driveway grades to 8%, maximum site slopes to 3H:1V, maximum retaining wall heights to 6 feet, etc.

76. F. Development Plan

lance.fittro@franklintn.gov This is a new comment due to the provided autoturn exhibit not addressing turning movements in the tee-alleys.

Wherever tee-alley intersections are proposed, applicant shall provide a layout that satisfactorily accommodates fire apparatus and/or sanitation vehicle turning movements. Provide autoturn exhibit demonstrating maneuverability for fire, sanitation, or any other service vehicles expected to utilize the alleys, including the full out-to-out vehicle-swept path in addition to the wheel tracks.



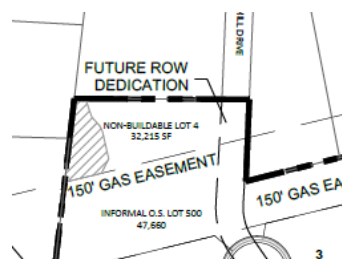


[Edited By Lance Fittro]

77. B. General Information

lance.fittro@franklin.tn.gov This is a new comment that was overlooked on the previous submittal:

Remove the word "Future" from the ROW dedication note for the connection to Beacon Hill Drive.



Fire-Planning

General Issues

71. Fire Protection

geoffw@franklintn.gov The applicant shall continue working with Milcrofton Utility and City Staff to provide water modeling and applicable details for off-site and on-site water system improvements no later than site plan review.

At present, full information is not available to determine future fire protection (water supply) needs.

Parks

General Issues

69. Parkland information

kevinl@franklintn.gov Parks-The parkland dedication information does not match from the last submittal.

Density at 269 units
35u x 1200sf=42,000sf
234u x 600sf=140,400sf
42,000sf + 140,400sf=182,400sf

Please correct to show correct info for Parkland information.

[Edited By Kevin Lindsey]

Sanitation and Environmental Services

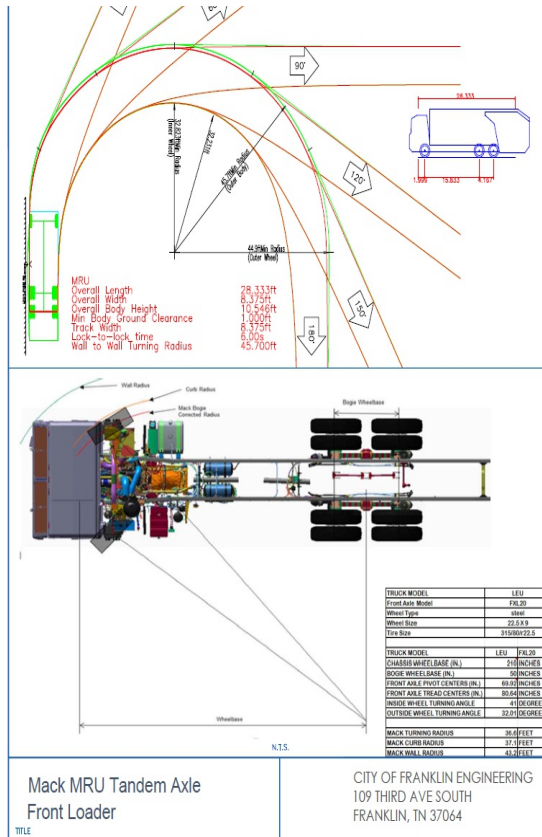
Colletta Park Development Plan Resubmittal Set 8.3.2017.pdf

67. Solid Waste Service

bryan.brown@franklintn.gov Please provide a side-loader auto-turn to service the refuse collection points in the plan. The collection points are most likely going to be in the alleys. The refuse truck will need to be shown entering and exiting all alleys.

Below are the standard specifications for this type collection truck.





Stormwater

General Issues

72. Stream Buffer

jeff.willoughby@franklintn.gov Include approved buffer management plan with next submittal

Water/Sewer

General Issues

60. Sanitary sewer

jimmy.wiseman@franklintn.gov This is an advisory comment and does not hinder Development Plan approval.

The sewer routing is schematically shown. The final design and layout is subject to change based on field run survey information. The applicant shall work with Staff at Site Plan to establish the most efficient path in order to serve the basin and reduce the need for parallel infrastructure.

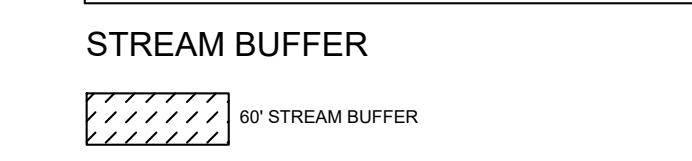
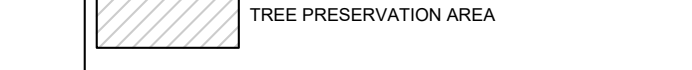


Revision Date
1. 08.03.2017
2.
3.
4.

SITE DATA:	
PROJECT NAME:	COLLETTA PARK PUD SUBDIVISION
PROJECT NUMBER:	6491
SUBDIVISION:	NA
LOT NUMBER:	
ADDRESS:	1101 RIDGEWAY DRIVE, MURFREESBORO ROAD FRANKLIN WILLIAMSON TENNESSEE 14TH CIVIL DISTRICT 079 MB 02800 079 MB 02900 089 05500 089 04303 089 04304 R-1
CITY:	
COUNTY:	
STATE:	
CIVIL DISTRICT:	
MAP, GROUP, PARCEL NUMBERS:	
EXISTING ZONING:	
PROPOSED ZONING:	SD-R (1.31)
CHARACTER AREA OVERLAY:	MECO-6, SWCO-3
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	199 AC
TOTAL SQUARE FOOTAGE:	8,670,225 SF
MINIMUM REQUIRED SETBACKS:	SEE LOT DIAGRAMS - SHEET C2.3
FRONT YARD:	MINIMUM SETBACKS
REAR YARD:	ARE ESTABLISHED
SIDE YARD:	AS PART OF THE P.U.D.
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615-975-5765 greggamb@200@gmail.com GREG GAMBLE
OFFICE PHONE:	N/A
EMAIL ADDRESS:	2 STORY
CONTACT:	0.40
BUILDING SQUARE FOOTAGE:	MINIMUM LANDSCAPE SURFACE RATIO:
BUILDING HEIGHT:	MINIMUM LANDSCAPE SURFACE RATIO:
LANDSCAPE SURFACE RATIO:	0.30
MINIMUM LANDSCAPE SURFACE RATIO:	2 SPACES PER SINGLE FAMILY HOME
MINIMUM PARKING REQUIREMENT:	N/A
MAXIMUM PARKING LIMIT:	1.31 DIA
EXISTING PARKING:	138.1 AC, 69.4 % OF EXISTING SITE
RESIDENTIAL DENSITY:	FEE IN LIEU (179,400 SF)
TREE CANOPY:	35 @ 1200 SFI/HOME = 42,000 SF
PARKLAND DEDICATION:	226 @ 600 SF/HOME = 135,600 SF
OPEN SPACE:	29.85 AC (15%) TOTAL REQUIRED 10.15 AC FORMAL REQ. 19.70 AC INFORMAL REQ.
OVERALL DENSITY:	1.31 UNITS/AC
NET DENSITY (MINUS ROW):	1.49 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS):	1.59 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	261 SINGLE FAMILY HOMES
	407 LOTS:
	507 LOTS:
	60-70' LOTS:
	90 LOTS:
	ESTATE:
	93.05 AC
NONRESIDENTIAL SQUARE FOOTAGE:	105.95 AC RESIDENTIAL
TOTAL ACREAGE BY USE, ENTIRE SITE:	65.07 AC OPEN SPACE
	4.99 AC NON-BUILDABLE LOTS
TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1 33.7 AC RESIDENTIAL (25 UNITS) 9.9 AC OPEN SPACE SECTION 2 14.75 AC RESIDENTIAL (15 UNITS) 9.9 AC OPEN SPACE SECTION 3 9.9 AC RESIDENTIAL (25 UNITS) 35.3 AC OPEN SPACE SECTION 4 18.98 AC RESIDENTIAL (65 UNITS) 3.3 AC OPEN SPACE SECTION 5 12.63 AC RESIDENTIAL (49 UNITS) 0.95 AC OPEN SPACE SECTION 6 9.81 AC RESIDENTIAL (59 UNITS) 4.35 AC OPEN SPACE SECTION 7 6.18 AC RESIDENTIAL (33 UNITS) 3.55 AC OPEN SPACE

TREE CANOPY RETENTION:			
TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	20,501 SF	0 SF	20,501 SF
TREE B	184,580 SF	136,759 SF	57,820 SF
TREE C	5,661,025 SF	3,591,124 SF	2,069,901 SF
TREE D	162,235 SF	115,430 SF	36,805 SF
TOTAL	6,018,356 SF	3,833,313 SF	2,185,043 SF

TREE CANOPY DATA	
EXISTING TREE CANOPY: 6,018,356 SF	
6,018,356 SF / 8,670,225 SF = 69.4% (69.4% OF TOTAL SITE)	
REQUIRED CANOPY PRESERVATION = 36% OF TOTAL CANOPY	
6,018,356 SF * 36% = 2,166,608 SF	
PROVIDED CANOPY PRESERVED = 2,185,043 SF (36.3% OF TOTAL EXISTING CANOPY)	



STATEMENT OF IMPACTS:
WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
261 X 350 GPD = 91,350 GPD
SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAY'S CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE PORTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE
STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED SOUTH OF HIGHWAY 98 EAST WHICH IS CLASSIFIED AS A MAJOR ARTERIAL. ACCESS TO THE NORTHERN PORTION OF COLLETTA PARK IS PROVIDED BY LOCAL STREETS VIA RIDGEWAY DRIVE AND STANFORD ROAD.

THE SOUTHERN PORTION OF COLLETTA PARK WILL HAVE CONNECTIONS TO SOUTH CAROTHERS ROAD.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING, PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
261 HOMES X .64 STUDENTS = 168 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS:
A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED

REQUESTED MODIFICATIONS OF STANDARDS COLLETTA PUD SUBDIVISION

MOS 1
#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards
The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.
The proposed Colletta Park PUD Development Plan is comprised of parcels in both the Seward Hall Special Area 3 Character Area and the McEwen Special Area 6 Character Area. These two character areas support very different development patterns. The SWCO-3 contains several existing county subdivisions and has a suburban character. The MECO-6 area encompasses neighborhoods such as Lockwood Glen and promotes higher density development and the construction of both detached and attached homes. The previous Land Use Plan, in conjunction with this section of the Zoning Ordinance, attempted to define the neighborhood character and provide direction for future development. While language between these two documents was similar, it was not always exactly the same. For example, the previous Land Use Plan did not contain reference to the one acre minimum lot size item which is the subject of this MOS. The current Envision Franklin Design Concepts Map shows the portion of Colletta Park in the SWCO-3 as Single-Family Residential and the portion in MECO-6 as Mixed Residential. Both of these design Concepts support the transition of lot size and development pattern between existing and proposed development. The design for the Colletta Park neighborhood relies heavily on providing transitions to existing, adjacent developments. Additionally, this same section of the ZO states that smaller lots "may be allowed if an applicant can demonstrate that a sufficient buffer will be provided between the two developments, or another method of mitigating potential conflicts will be provided." The northern portion of the development (furthest from MECO-6 boundary) is comprised of lots that are one acre or greater in size. And it should be noted that the density of the entire SWCO-3 portion of Colletta Park was held to 1 DU/A. However, in order to meet the intent of the ZO requirement that "new development shall reflect lot area, setbacks, and scale of the surrounding developments," a transition zone was needed. As the development pattern extends south towards the MECO-6 area, the lot sizes also transition to smaller lots and a road network that more closely resembles a grid network. Large landscape buffers are provided on the perimeter of the new development as it transitions to lots less than one acre in size.

MOS 2
#2. Modification of Standards Request for Zoning Ordinance Section 5.10.4(2)(a) External Street Connectivity
The applicant requests a Modification of Standards in order to evaluate a roadway connection to Beacon Hill Drive, a County road that stubs to the proposed Colletta Park on a northern boundary. Approval of this MOS will allow the Colletta Park plan to be approved as designed: providing a cul-de-sac and open space adjacent to this stub road. If, at a time in the future, this roadway connection is desired, the road could be extended from the proposed cul-de-sac to the Beacon Hill Drive stub.
During previous development proposals for the subject property, adjacent neighbors expressed concerns regarding connections to County roads.

OPEN SPACE REQUIREMENT CHART:
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 199 AC
OPEN SPACE ACREAGE REQUIRED: 29.85 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.15 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (19.70 AC)

OPEN SPACE PROVIDED:		
KEY CLASSIFICATION	TYPE	AREA OF OPEN SPACE
500	INFORMAL GREEN BELT	47,660 SF (1.09 AC)
501	INFORMAL GREEN BELT	193,924 SF (4.45 AC)
502	INFORMAL GREEN BELT	101,543 SF (2.33 AC)
503	INFORMAL GREEN BELT	593,134 SF (13.62 AC)
504	INFORMAL GREEN BELT	1,213,037 SF (27.85 AC)
505	INFORMAL GREEN BELT	41,619 SF (0.96 AC)
506	INFORMAL GREEN BELT	7,668 SF (0.18 AC)
507	INFORMAL GREEN BELT	14,801 SF (0.34 AC)
508	INFORMAL GREEN BELT	57,175 SF (1.31 AC)
509	INFORMAL GREEN BELT	81,580 SF (1.87 AC)
601	FORMAL PARK	117,887 SF (2.71 AC)
602	FORMAL PARK	27,049 SF (0.62 AC)
603	FORMAL PARK	30,408 SF (0.70 AC)
604	FORMAL ALIENITY	117,082 SF (2.68 AC)
605	FORMAL PARK	48,935 SF (1.12 AC)
606	FORMAL PARK	33,678 SF (0.89 AC)
607	FORMAL PARK	5,594 SF (0.77 AC)
608	FORMAL PARK	76,341 SF (1.77 AC)

NON-BUILDABLE LOTS:	
KEY	AREA
1	42,564 SF (0.98 AC)
2	46,074 SF (1.06 AC)
3	36,115 SF (0.82 AC)
4	32,215 SF (0.74 AC)
TOTAL NON-BUILDABLE LOT AREA: 4.99 AC	
TOTAL FORMAL OPEN SPACE PROVIDED: 11.07 AC	
TOTAL INFORMAL OPEN SPACE PROVIDED: 54.00 AC	
TOTAL OPEN SPACE PROVIDED: 65.07 AC (32.6%)	

LOCAL COMPATIBILITY:
COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY CHARACTER AREA OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY HOMES.

CHARACTER AREA: SINGLE FAMILY
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

- THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD IN FRANKLIN EAST, CROSS CREEK, AND ON WARREN ROAD ARE SINGLE FAMILY DETACHED HOMES ON LARGE LOTS. THE EXISTING NEIGHBORHOODS ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.
- THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.
- THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WHERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION.
- THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS ON LOTS COMPARABLE IN SIZE TO ADJOINING USES AND ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS IN PROXIMITY TO THE CAROTHERS ROAD CORRIDOR.
- THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.
- PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.
- THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

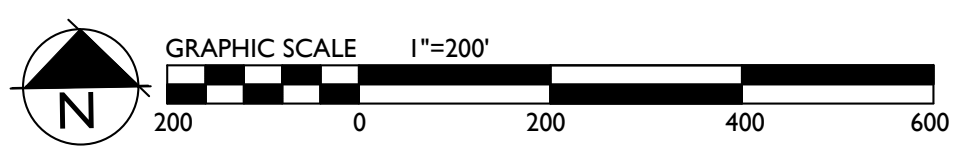
LANDUSE PLAN COMPLIANCE/ DESIGN CONCEPTS AND STANDARDS:

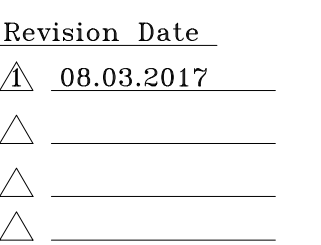
COLLETTA PARK IS A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESSSED FROM STANFORD DRIVE AT THE NORTH AND CAROTHERS ROAD AT THE SOUTH.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THIS CHARACTER AREA AS SINGLE FAMILY. WITHIN THIS CHARACTER AREA, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

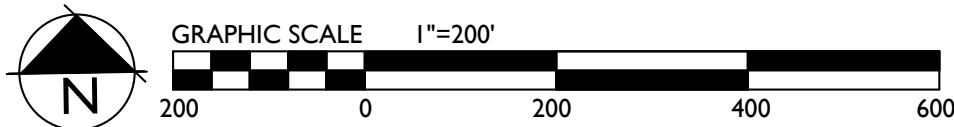
THE PROPOSED PLAN INCLUDES TRAFFIC CALMING SOLUTIONS ON STANFORD DRIVE AND RIDGEWAY DRIVE. THESE TRAFFIC CALMING CONCEPTS REQUIRE APPROVAL BY WILLIAMSON COUNTY. THESE INCLUDE REDUCING TRAFFIC SPEED, NARROWING THE TRAVEL LANES, PROVIDING PEDESTRIAN PATHS, AND INSTALLING SPEED HUMPS.

SMALLER LOTS ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN.





C2.1
COF 6491



A



TYPICAL HOME ELEVATION 'A'

- HOME STYLE WITH GARAGE LOCATED AT THE REAR OF THE LOT THAT IS ACCESSED FROM AN ALLEY, OR FROM THE FRONT STREET WITH AN EXTENDED DRIVEWAY.
- ONE TO TWO STORIES IN HEIGHT.
- MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
- THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.
- ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS; SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.
- BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHALL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.
- SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 1500 SF TO 2200 SF
- THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.

C



TYPICAL HOME ELEVATION 'C'

- HOME STYLE WITH GARAGE ACCESSED FROM THE FRONT FACING STREET. GARAGE IS RECESSED A MINIMUM OF 10 FEET FROM THE FRONT ELEVATION AND DRIVEWAYS ARE A MINIMUM OF 22' FROM THE SIDEWALK.
- ONE TO TWO STORIES IN HEIGHT.
- MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
- THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.
- ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS; SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.
- BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHALL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.
- SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2200 SF TO 4500 SF
- THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.
- FRONT FACING GARAGES ARE REQUIRED TO HAVE GARAGE DOORS NO LARGER THAN 9' IN WIDTH WITH A 2' SEPARATION BETWEEN THE DOORS.

B

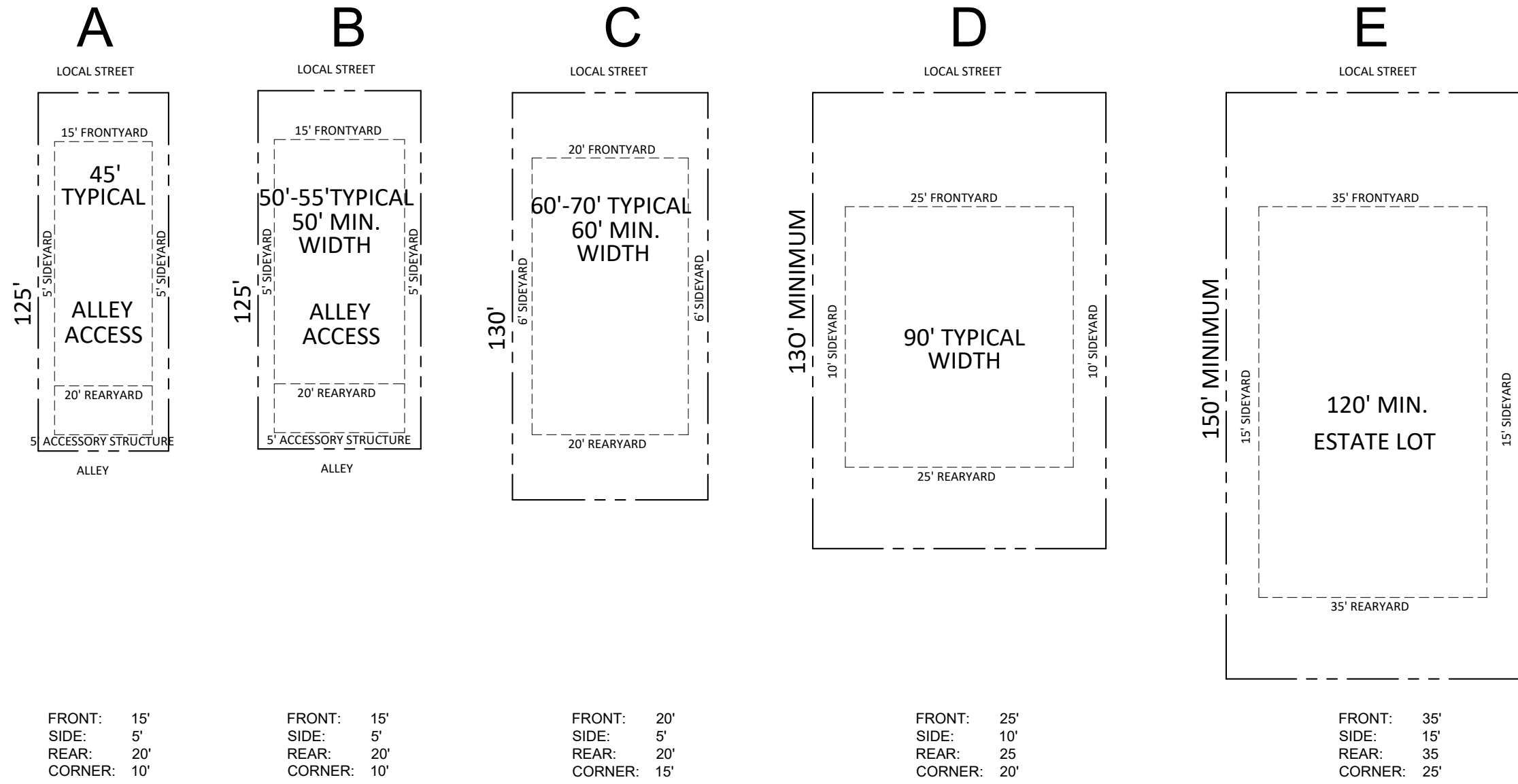


TYPICAL HOME ELEVATION 'B'

- HOME STYLE WITH GARAGE LOCATED AT THE REAR OF THE LOT THAT IS ACCESSED FROM AN ALLEY, OR FROM THE FRONT STREET WITH AN EXTENDED DRIVEWAY.
- ONE TO TWO STORIES IN HEIGHT.
- MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
- THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.
- ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS; SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.
- BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHALL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.
- SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 1700 SF TO 3600 SF
- THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.



TYPICAL LOT DIAGRAMS AND SETBACKS



D

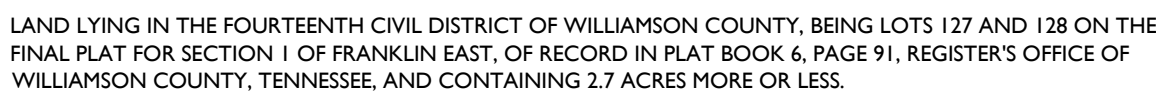


TYPICAL HOME ELEVATION 'D'

- HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH SIDE LOADED GARAGE.
- ONE TO TWO STORIES IN HEIGHT.
- MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
- GARAGE IS SETBACK 10 FEET FROM THE FRONT FACADE.
- DRIVEWAY IS A MINIMUM OF 22' FROM THE SIDEWALK TO THE GARAGE DOORS.
- ALL TWO CAR GARAGES SHALL HAVE TWO GARAGE DOORS WITH A MAXIMUM WIDTH OF 9' WIDE WITH A 2 FOOT MINIMUM SEPARATION BETWEEN.
- THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.
- ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS; SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.
- BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHAL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.
- SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2800 SF TO 5000 SF
- THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.

The home elevations shown here are representative of the homes planned for Colletta Park. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.



THE FOLLOWING LEGAL DESCRIPTION IS FOR LAND IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, LOCATED ON THE LANDS OF JAMES E. ADAMS, JR., OF RECORD IN DEED BOOK 2008, PAGE 702, R.O.W.C., TN, PATTI SUE WATKINS, OF RECORD IN DEED BOOK 6074, PAGE 249, R.O.W.C., TN, AND GEORGE V. DURNIN, OF RECORD IN DEED BOOK 1607, PAGE 1006, R.O.W.C., TN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF SOUTH CARROTHERS ROAD, APPROXIMATELY 1650 FEET SOUTHEAST OF THE INTERSECTION OF FALCON CREEK DRIVE AND SAID SOUTH CARROTHERS ROAD;

THENCE LEAVING THE NORTH MARGIN OF SAID SOUTH CARROTHERS ROAD, NORTH 44 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 621.82 FEET TO A POINT;

THENCE NORTH 08 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 222.13 FEET TO A POINT;

THENCE SOUTH 82 DEGREES 57 MINUTES 01 SECONDS EAST, A DISTANCE OF 297.62 FEET TO A POINT;

THENCE SOUTH 81 DEGREES 57 MINUTES 51 SECONDS EAST, A DISTANCE OF 10.49 FEET TO A POINT;

THENCE NORTH 15 DEGREES 32 MINUTES 59 SECONDS EAST, A DISTANCE OF 1202.58 FEET TO A POINT;

THENCE NORTH 06 DEGREES 33 MINUTES 34 SECONDS EAST, A DISTANCE OF 861.42 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 319.84 FEET TO A POINT;

THENCE SOUTH 02 DEGREES 23 MINUTES 32 SECONDS WEST, A DISTANCE OF 149.73 FEET TO A POINT;

THENCE NORTH 75 DEGREES 48 MINUTES 17 SECONDS EAST, A DISTANCE OF 768.48 FEET TO A POINT;

THENCE NORTH 09 DEGREES 39 MINUTES 11 SECONDS WEST, A DISTANCE OF 117.87 FEET TO A POINT;

THENCE NORTH 29 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 293.60 FEET TO A POINT;

THENCE NORTH 20 DEGREES 05 MINUTES 58 SECONDS EAST, A DISTANCE OF 210.10 FEET TO A POINT;

THENCE SOUTH 62 DEGREES 38 MINUTES 15 SECONDS EAST, A DISTANCE OF 48.00 FEET TO A POINT;

THENCE SOUTH 69 DEGREES 38 MINUTES 11 SECONDS EAST, A DISTANCE OF 50.70 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 09 MINUTES 25 SECONDS EAST, A DISTANCE OF 277.18 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 520.34 FEET TO A POINT;

THENCE SOUTH 59 DEGREES 49 MINUTES 41 SECONDS EAST, A DISTANCE OF 862.61 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF 444.04 FEET TO A POINT;

THENCE NORTH 70 DEGREES 59 MINUTES 36 SECONDS WEST, A DISTANCE OF 28.01 FEET TO A POINT;

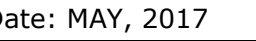
THENCE SOUTH 06 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 403.96 FEET TO A POINT;

THENCE SOUTH 20 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 143.6 FEET TO A POINT;

T HENCE NORTH 78 DEGREES 56 MINUTES 28 SECONDS WEST, A DISTANCE OF 356.91 FEET TO A POINT;
T HENCE NORTH 09 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF 100.04 FEET TO A POINT;
T HENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 110.05 FEET TO A POINT;
T HENCE NORTH 09 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 25.01 FEET TO A POINT;
T HENCE NORTH 78 DEGREES 25 MINUTES 30 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;
T HENCE SOUTH 09 DEGREES 56 MINUTES 17 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;
T HENCE NORTH 78 DEGREES 25 MINUTES 29 SECONDS WEST, A DISTANCE OF 73.65 FEET TO A POINT;
T HENCE SOUTH 12 DEGREES 44 MINUTES 58 SECONDS WEST, A DISTANCE OF 78.89 FEET TO A POINT;
T HENCE SOUTH 79 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 830.08 FEET TO A POINT;
T HENCE NORTH 62 DEGREES 28 MINUTES 37 SECONDS EAST, A DISTANCE OF 119.56 FEET TO A POINT;
T HENCE SOUTH 60 DEGREES 37 MINUTES 45 SECONDS WEST, A DISTANCE OF 1,031.05 FEET TO A POINT;
T HENCE SOUTH 76 DEGREES 31 MINUTES 22 SECONDS EAST, A DISTANCE OF 81.00 FEET TO A POINT;
T HENCE SOUTH 09 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 206.49 FEET TO A POINT;
T HENCE SOUTH 57 DEGREES 04 MINUTES 46 SECONDS WEST, A DISTANCE OF 151.05 FEET TO A POINT;
T HENCE SOUTH 49 DEGREES 16 MINUTES 17 SECONDS WEST, A DISTANCE OF 170.39 FEET TO A POINT;
T HENCE SOUTH 41 DEGREES 39 MINUTES 12 SECONDS WEST, A DISTANCE OF 123.05 FEET TO A POINT;
T HENCE NORTH 83 DEGREES 17 MINUTES 12 SECONDS WEST, A DISTANCE OF 441.91 FEET TO A POINT;
T HENCE NORTH 75 DEGREES 19 MINUTES 30 SECONDS WEST, A DISTANCE OF 540.96 FEET TO A POINT;
T HENCE SOUTH 15 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 951.14 FEET TO A POINT;
T HENCE NORTH 82 DEGREES 39 MINUTES 38 SECONDS WEST, A DISTANCE OF 60.79 FEET TO A POINT;
T HENCE SOUTH 28 DEGREES 07 MINUTES 54 SECONDS WEST, A DISTANCE OF 446.53 FEET TO A POINT;
T HENCE NORTH 75 DEGREES 15 MINUTES 25 SECONDS WEST, A DISTANCE OF 215.00 FEET TO A POINT;
T HENCE NORTH 05 DEGREES 42 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,148.75 FEET TO A POINT;
T HENCE NORTH 83 DEGREES 26 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,067.76 FEET TO A POINT, SAID POINT BEING IN THE CORNER OF THE SOLE OF THE LOT OF SAID TRACT.
T HENCE, WITH THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 71 DEGREES 12 MINUTES 54 SECONDS WEST, A DISTANCE OF 37.65 FEET TO A POINT;
T HENCE NORTH 73 DEGREES 31 MINUTES 47 SECONDS WEST, A DISTANCE OF 77.67 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8,552,236.49 SQUARE FEET OR 196.33 ACRES MORE OR LESS.

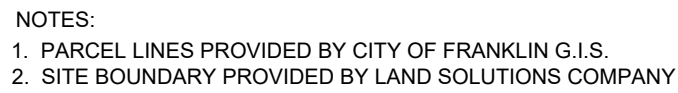
	PARCEL ID	OWNER ADDRESS	OWNER	CITY	STATE	ZIP	ZONE	CHARACTER AREA	LAND-USE	DEV STANDARD
1	089--0500	MURFREESBORO RD	ADAMS JAMES E JR	Brentwood	TN	37027/MSA-1	SWCVO-3		Vacant	Conventional
2	079--0603	MURFREESBORO RD	FRENZEL G CHARLES	Franklin	TN	37067/MSA-1	SWCVO-3		Vacant	Conventional
3	079--0604	MURFREESBORO RD	FRENZEL G CHARLES JR	Franklin	TN	37067/MSA-1	SWCVO-3		Vacant	Conventional
4	079--0605	4095 MURFREESBORO RD	DODD WALTER EARLE SR	Franklin	TN	37067/MSA-1	SWCVO-3		Residential	Conventional
5	079A-00900	109 HOLLOTT CT	HANKINSON TRESA L	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
6	079A-01000	113 HOLLOTT CT	KEENAN COLM	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
7	079A-01100	115 HOLLOTT CT	LUNA JONES W	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
8	079A-00200	1104 RIDGEWAY DR	PEEFER LEONARD M	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
9	079A-00300	1108 RIDGEWAY DR	BRADSHAW ANTHONY	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
10	079A-00500	1112 RIDGEWAY DR	FERGUSON MATTHEW ALLEN	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
11	079A-00700	1114 RIDGEWAY DR	LAMBERT OLIVER J	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
12	079A-00700	1206 RIDGEWAY DR	O'CONNELL PHILIP	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
13	079A-00800	1206 RIDGEWAY DR	RHEA KATHRYN L	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
14	079A-00900	1210 RIDGEWAY DR	HANNIGAN PAUL D	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
15	079A-01500	2001 BEACON HILL DR	WILLIS WALTER A	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
16	079A-01600	1995 BEACON HILL DR	PRUITT JAY R	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
17	079A-00700	1991 BEACON HILL DR	CAPLEN BRIAN GEORGE	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
18	079A-00100	1211 RIDGEWAY DR	SLINGERLAND JULIUS	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
19	079A-00100	1209 RIDGEWAY DR	BRITTAIN THOMAS DAVID	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
20	079A-00200	1207 RIDGEWAY DR	SHOEMAKE RUTH S	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
21	079A-00200	1205 RIDGEWAY DR	PACKARD DONALD A	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
22	079A-00200	1203 RIDGEWAY DR	OWENS MICHAEL A	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
23	079A-00200	1101 RIDGEWAY DR	BURNS WILLIAM JR	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
24	079A-00200	1115 RIDGEWAY DR	MCHELE MARK A	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
25	079A-00200	1111 RIDGEWAY DR	RICH DALE	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
26	079A-00200	1109 RIDGEWAY DR	BUSHELMEIER NORMAN F III	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
27	079A-00200	1105 RIDGEWAY DR	CORZENZ LARLIE	Franklin	TN	37067/NC	SWCVO-3		Residential	Conventional
28	088--04900	4115 MURFREESBORO RD	WRIGHT GLEN EFFERSON	Franklin	TN	37067/MSA-1	SWCVO-2		Residential	Either
29	088--05000	1980 CEDARHART DR	MUELL TROY S	Thompson Station	TN	37178/MSA-1	SWCVO-3		Est. Residential	Conventional
30	088--05001	4115 MURFREESBORO RD	CHURCH ST CUNSTANS EPISCOPAL	Franklin	TN	37125/MSA-1	SWCVO-2		Residential	Either
31	088--05002	1977 CEDARHART DR	MUELL TROY S	Thompson Station	TN	37125/MSA-1	SWCVO-2		Residential	Either
32	088--05006	1982 CEDARHART DR	SLAUGHTER JAMES C	Franklin	TN	37067/MSA-1	SWCVO-3		Residential	Conventional
33	088--05007	MURFREESBORO RD	CEMETERY HILL CROSS-MARSHALL	Franklin	TN	37067/MSA-1	SWCVO-3		Civic	Conventional
34	088--05008	MURFREESBORO RD	CEMETERY MARSHALL	Franklin	TN	37067/MSA-1	SWCVO-3		Civic	Conventional
35	088A-00000	4209 WARREN RD	POMEROY DAVE GLEN JR	Franklin	TN	37067/MSA-1	SWCVO-3		Residential	Conventional
36	088A-00600	4211 WARREN RD	DO-SUNMI BALEI OLUWAJOIE	Franklin	TN	37067/MSA-1	SWCVO-3		Residential	Conventional
37	088A-00700	4213 WARREN RD	PORTER JERRI L	Franklin	TN	37067/MSA-1	SWCVO-3		Residential	Conventional
38	088A-00800	4215 WARREN RD	ROBERTS HAL M	Franklin	TN	37067/MSA-1	SWCVO-3		Residential	Conventional
39	088--05000	4340 S CAROTHERS RD	GLASS JEAN MARIE GILES	Franklin	TN	37067/R-1(COF) MECO-6			Agriculture	Conventional
40	088--03001	4338 S CAROTHERS RD	GLASS HARRY GREGORY	Franklin	TN	37067/R-1(COF) MECO-6			Residential	Conventional
41	089--03100	4113 MURFREESBORO RD	MUELL TROY A	Thompson Station	TN	37178/MSA-1	SWCVO-3		Est. Residential	Conventional
42	089--03200	4211 WARREN RD	HICKERSON LOU WILLIE	Franklin	TN	37067/MSA-1	SWCVO-3		Residential	Conventional
43	089--03300	4217 WARREN RD	HICKERSON ROBERT JR	Franklin	TN	37067/MSA-1	SWCVO-3		Est. Residential	Conventional
44	089--03301	4223 WARREN RD	HICKERSON LOU WILLIE	Franklin	TN	37067/MSA-1	SWCVO-3		Vacant	Conventional
45	089--03500	4269 WARREN RD	KIM WILLIAM ROBERT	Franklin	TN	37067/MSA-1	SWCVO-3		Agriculture	Conventional
46	089--03501	4269 WARREN RD	HUMPHREY FOALD	Franklin	TN	37067/MSA-1	SWCVO-3		Est. Residential	Conventional
47	089--03502	4269 WARREN RD	OSMAN LEE	Franklin	TN	37067/MSA-1	SWCVO-3		Est. Residential	Conventional
48	089--03503	4248 WARREN RD	LASTER KELLY D	Franklin	TN	37067/MSA-1	SWCVO-3		Est. Residential	Conventional
49	089--03504	4252 WARREN RD	SKAGGS FRANK P IV	Franklin	TN	37067/MSA-1	SWCVO-3		Residential	Conventional
50	089--03505	4256 WARREN RD	KANDEL MARY E REVOCABLE TRUST	Franklin	TN	37067/MSA-1	SWCVO-3		Est. Residential	Conventional
51	089--03506	4260 WARREN RD	JE-SANITS DEBERT T	Franklin	TN	37067/MSA-1	SWCVO-3		Est. Residential	Conventional
52	089--03507	4264 WARREN RD	MCGRONATHAN S	Franklin	TN	37067/MSA-1	SWCVO-3		Est. Residential	Conventional
53	089--03508	4268 WARREN RD	MCGRATH ROBERT PAUL	Franklin	TN	37067/MSA-1	SWCVO-3		Est. Residential	Conventional
54	089--03509	4272 WARREN RD	GREGUS JOSEPH A	Franklin	TN	37067/MSA-1	SWCVO-3		Residential	Conventional
55	089--03510	4278 WARREN RD	MCJO JAMES ROBERT	Franklin	TN	37067/MSA-1	SWCVO-3		Residential	Conventional
56	089--03602	4281 WARREN RD	PEREZ ANDRES	Franklin	TN	37067/MSA-1	SWCVO-3		Est. Residential	Conventional
57	089--03607	4287 WARREN RD	MCJO JAMES ROBERT JR	Franklin	TN	37067/MSA-1	SWCVO-3		Est. Residential	Conventional
58	089--03608	4288 WARREN RD	MCORE JERRY ADDISON JR	Franklin	TN	37067/MSA-1	SWCVO-3		Est. Residential	Conventional
59	089--03609	4405 S CAROTHERS RD	SAMMONS ROBERT JON VENTURE	Franklin	TN	37067/R-1(COF) MECO-6			Agriculture	Conventional
60	089--03800	4365 S CAROTHERS RD	SMITH STERLING C	Franklin	TN	37067/MSA-1	SWCVO-3		Open Space	Conventional
61	089--03801	S CAROTHERS RD	SMITH STERLING C	Franklin	TN	37064/MSA-1	SWCVO-3		Vacant	Conventional
62	089--03900	4372 S CAROTHERS RD	RICED BERNARD	Franklin	TN	37064/MSA-1	SWCVO-3		Residential	Conventional
63	089--04000	4394 S CAROTHERS RD	WILTHOPE JAMES G	Franklin	TN	37064/MSA-1	SWCVO-3		Residential	Conventional
64	089--04200	4352 S CAROTHERS RD	ANDERSON WILMA JUNE TRUST	Franklin	TN	37064/MSA-1	SWCVO-3		Est. Residential	Conventional
65	089--04301	S CAROTHERS RD	LOCKWOOD DEJERE	Franklin	TN	37067/R-2(COF) MECO-6			Agriculture	Conventional
66	089--04302	S CAROTHERS RD	PERCE RAYMOND JR	Franklin	TN	37064/MSA-1	SWCVO-3		Est. Residential	Conventional
67	089--04303	4344 S CAROTHERS RD	WATKINS PATTI SUE	Franklin	TN	37064/MSA-1	SWCVO-3		Est. Residential	Conventional
68	089--04304	4350 S CAROTHERS RD	DUNING GEORGE V	Franklin	TN	37064/MSA-1	SWCVO-3		Agriculture	Conventional
69	089--04400	4341 S CAROTHERS RD	RUSSELL ROBERT	Franklin	TN	37067/ER	MECO-6		Agriculture	Conventional
70	089--05000	MURFREESBORO RD	MICROFLOUT UTILITY DIST	Franklin	TN	37067/MSA-1	SWCVO-3		Utilities	Conventional
71	089--05002	MURFREESBORO RD	MICROFLOUT UTILITY DIST	Franklin	TN	37067/MSA-1	SWCVO-3		Utilities	Conventional

CONTINUED ON PAGE C1.1



Franklin, Williamson County, Tennessee

C1.1
COF 6491



72	089D-000010	1149 CROSS CREEK DR	CRANSTON WALTER KEITH	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
73	089D-000010	213 VANTAGE WAY	CHRISTOFFERSEN B MICHA	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
74	089D-000010	209 VANTAGE WAY	MURPHY JOHN L	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
75	089D-000010	205 VANTAGE WAY	WEL MICHAEL	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
76	089D-000060	201 VANTAGE WAY	RAMOS TIFANY A	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
77	089D-000060	200 VANTAGE WAY	JORDAN MARGARET	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
78	089D-000060	204 VANTAGE WAY	JOHNSON VAIL	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
79	089D-000060	208 VANTAGE WAY	BEASLEY EVERETT L JR	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
80	089D-000010	1173 CROSS CREEK DR	HASSLER MICHAEL C	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
81	089D-001100	1133 CROSS CREEK DR	OKERSON C ALBERT	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
82	089D-002000	301 RIDGE C P CT	HILL SARAH	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
83	089D-001000	1153 CROSS CREEK DR	BRASER MIKE T	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
84	089D-002000	1157 CROSS CREEK DR	GLEASON ALAN R	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
85	089D-003000	1159 CROSS CREEK DR	YOUNG CLAYTON S	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
86	089D-003000	1193 CROSS CREEK DR	MINCHEY ALAN B	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
87	089D-006000	1162 CROSS CREEK DR	PRUITT TIMOTHY A	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
88	089D-006000	405 CROSS CREEK CT	CASE STEVEN H	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
89	089D-007000	489 CROSS CREEK CT	EVANS MICHAEL D	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
90	089D-007000	400 CROSS CREEK CT	WOOD CHARLES A JR	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
91	089D-003000	404 CROSS CREEK CT	JOHNSON DAVID E	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
92	089D-001400	400 CROSS CREEK CT	DONAHOE JOHN R	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
93	089D-000000	4228 WARREN RD	HENSON HEATHER	Franklin	TN	37067-MGA-1	SWC0-3	Residential	Conventional
94	089E-A00000	4233 WARREN RD	HENFORD DANA	Franklin	TN	37067-MGA-1	SWC0-3	Residential	Conventional
95	089E-A00000	4237 WARREN RD	GILMORE JOE H	Franklin	TN	37068-MGA-1	SWC0-3	Residential	Conventional
96	089E-A00000	4241 WARREN RD	EEB DANIEL C	Franklin	TN	37067-MGA-1	SWC0-3	Residential	Conventional
97	089E-A00000	4245 WARREN RD	KLEBER MICHAEL	Franklin	TN	37067-MGA-1	SWC0-3	Residential	Conventional
98	089E-A00000	4249 WARREN RD	ALLISON JOHN E	Franklin	TN	37067-MGA-1	SWC0-3	Residential	Conventional
99	089E-A00000	4253 WARREN RD	THOMPSON TIMOTHY W	Franklin	TN	37067-MGA-1	SWC0-3	Residential	Conventional
100	089E-A00000	4257 WARREN RD	ROMEO CLAUDIO	Franklin	TN	37067-MGA-1	SWC0-3	Residential	Conventional
101	089E-A00000	4259 WARREN RD	VALLEY VIEW DR INC	Franklin	TN	37068-MGA-1	SWC0-3	Residential	Conventional
102	089E-A00000	4259 WARREN RD	COHLAN PATRICK W	Franklin	TN	37067-MGA-1	SWC0-3	Residential	Conventional
103	089E-B00100	4201 WARREN CT	KRENGL NORMAN K	Franklin	TN	37067-MGA-1	SWC0-3	Residential	Conventional
104	089E-B00000	4210 WARREN CT	LEE SAMUEL S	Franklin	TN	37067-MGA-1	SWC0-3	Residential	Conventional
105	089E-B00000	4208 WARREN CT	BROWN ROGER LEE	Franklin	TN	37067-MGA-1	SWC0-3	Residential	Conventional
106	089E-B00000	4202 WARREN CT	REEVES TOMMY L	Franklin	TN	37067-MGA-1	SWC0-3	Residential	Conventional
107	089E-B00000	4242 WARREN RD	CARLAND ROBERT MORGAN	Franklin	TN	37067-MGA-1	SWC0-3	Residential	Conventional
108	089E-B00000	4176 WARREN RD	CAMERON JAMES	Franklin	TN	37067-MGA-1	SWC0-3	Residential	Conventional
109	089E-B01100	4216 WARREN RD	SEWMAN ANDREW J	Franklin	TN	37067-MGA-1	SWC0-3	Residential	Conventional
110	089F-000010	1176 CROSS CREEK DR	SYBERT JAMES G	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
111	089F-002000	1178 CROSS CREEK DR	MONTEATH DAVID B	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
112	089F-000000	1180 CROSS CREEK DR	HELTON MICHAEL GLENN	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
113	089F-004000	504 BLT MORE CT	EBEL SHARON L	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
114	089F-005000	505 BLT MORE CT	HORECKA DANIEL P	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
115	089F-006000	501 BLT MORE CT	JOSLIN LAWRENCE P	Franklin	TN	37064-NC	SWC0-3	Residential	Conventional
116	089F-000000	1190 CROSS CREEK DR	JAMISON ZACHARY	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
117	089F-000000	1191 CROSS CREEK DR	SYLVS RABECCA G	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
118	089F-000000	1191 CROSS CREEK DR	BYRNE DANIEL W	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
119	089F-001000	1183 CROSS CREEK DR	BARNE'S PHILIP H JR	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
120	089F-001000	1181 CROSS CREEK DR	WARDEN MICHAEL ALAN	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
121	089F-001000	1177 CROSS CREEK DR	DARNELL JUDY M	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
122	089F-001000	1175 CROSS CREEK DR	HODGES D BROOKS III	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
123	089F-001000	1173 CROSS CREEK DR	COOTS EDWARD B	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
124	089F-001000	1169 CROSS CREEK DR	LARIMORE MICHAEL S TR	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
125	089F-001000	1167 CROSS CREEK DR	CAULLI MAX T	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
126	089F-001000	1165 CROSS CREEK DR	MCGRAW DEREK S	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
127	079A-06002	MURFREESBORO RD	KRANTZ ANNE J FREEMAN	Franklin	TN	37067-MGA-1	SWC0-3	Vacant	Conventional
128	089E-S-000000	955 S CAROTHERS RD	HAGG BILLY E	Franklin	TN	37064-MGA-1	SWC0-3	Conventional	Conventional
129	079MA-B00400	1110 RIDGEWAY DR	PINK SKYE ENTERTAINMENT LLC	Franklin	TN	37067-NC	SWC0-3	Residential	Conventional
130	089B-00400	4225 WARREN RD	CAROTHERS DANIEL T JR	Franklin	TN	37067-MGA-1	SWC0-3	Est. Residential	Conventional
131	079A-B00000	1110 RIDGEWAY DR	OCTOBER PARK PARTNERS LLC	Franklin	TN	37067-SDR	SWC0-3	Residential	Conventional
132	079B-06001	MURFREESBORO RD	OCTOBER PARK PARTNERS LLC	Franklin	TN	37067-SDR	SWC0-3	Residential	Conventional
133	079B-06007	MURFREESBORO RD	OCTOBER PARK PARTNERS LLC	Franklin	TN	37067-SDR	SWC0-3	Residential	Conventional
134	079B-06900	400 MURFREESBORO RD	FOUNTAINS OF FRANKLIN LLC	Franklin	TN	37064-SDR	SWC0-3	Multi-Family	Conventional
135	079MS-B00000	4078 MURFREESBORO RD	BETTS CHRISTOPHER	Franklin	TN	37067-SDR-1	SWC0-3	Residential	Conventional
136	079MA-D00000	4002 MURFREESBORO RD	SALAZAR MARY ELLEN	Franklin	TN	37067-R-1	(COF) SWC0-3	Residential	Either
137	079MA-D00000	4076 MURFREESBORO RD	BOZEMAN H ANDREW	Franklin	TN	37067-R-1	(COF) SWC0-3	Residential	Either
138	079MA-D00400	107 CHESTER STEPHENS CT	CAVENDER DAVID O	Franklin	TN	37067-R-1	(COF) SWC0-3	Residential	Either
139	079MA-D00000	111 CHESTER STEPHENS CT	MCCLURE W CATHY L AND JANE M REV TRUST	Franklin	TN	37067-R-1	(COF) SWC0-3	Residential	Either
140	079MA-D00000	115 CHESTER STEPHENS CT	TAYLOR ROBERT P AND JAN I TAYLOR REV	Franklin	TN	37067-R-1	(COF) SWC0-3	Residential	Either
141	079MA-E00101	209 SPRINGHOUSE CR	AWAD GEORGE	Franklin	TN	37067-R-1	(COF) SWC0-3	Residential	Either
142	079ME-E00100	CHESTER STEPHENS RD	CALDWELL EST HOMEOWNERS ASSOC INC	Nashville	TN	37022-R-1	(COF) SWC0-3	Open Space	Either
143	079MA-E00000	102 CHESTER STEPHENS RD	BERREY THOMAS	Nashville	TN	37022-R-1	(COF) SWC0-3	Open Space	Either
144	079MA-F00100	CHESTER STEPHENS RD	CALDWELL EST HOMEOWNERS ASSOC INC	Nashville	TN	37022-R-1	(COF) SWC0-2	Open Space	Either



NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY LAND SOLUTIONS COMPANY.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 138 ACRES WHICH IS 69.4% OF THE TOTAL SITE

TREE CANOPY DATA

TREE AREA	EXISTING
TREE A	20,501 SF
TREE B	184,595 SF
TREE C	5,661,025 SF
TREE D	152,235 SF
TOTAL SF	6,018,356 SF

EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF / 8,670,225 SF = .694 (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

LEGEND

	SLOPES 14%-20%
	SLOPES >20%
	EXISTING TREE CANOPY
	STREAM BUFFER

Map Unit Symbol	Map Unit Name
ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
ArC	Armour silt loam, 5 to 12 percent slopes
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded
BrB2	Braxton cherty silt loam, 2 to 5 percent slopes, eroded
BrC2	Braxton cherty silt loam, 5 to 12 percent slopes, eroded
BsC3	Braxton cherty silty clay loam, 5 to 12 percent slopes, severely eroded
BsD3	Braxton cherty silty clay loam, 12 to 20 percent slopes, severely eroded
CkC	Culleoka silt loam, 5 to 12 percent slopes
CkD	Culleoka silt loam, 12 to 20 percent slopes
CkD3	Culleoka silt loam, 12 to 20 percent slopes, severely eroded
CkE	Culleoka silt loam, 20 to 35 percent slopes
CkE3	Culleoka silt loam, 20 to 35 percent slopes, severely eroded
Eq	Egum silt loam, phosphatic
Gu	Gullied land
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded
HeB2	Hampshire-colbert silt loams, 2 to 5 percent slopes, eroded
HeC2	Hampshire-colbert silt loams, 5 to 12 percent slopes, eroded
HhC3	Hampshire-colbert silty clay loams, 5 to 12 percent slopes, severely eroded
Hu	Huntington silt loam, phosphatic
InD3	Inman silty clay loam, 12 to 20 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MbC2	Maury silt loam, 5 to 12 percent slopes, eroded
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
SrC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded
StB2	Stiversville silt loam, 2 to 5 percent slopes, eroded
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
TvD	Talbott very rocky soils, 2 to 15 percent slopes

EXISTING STORMWATER MANAGEMENT SUMMARY

TOTAL PROPERTY AREA = 199 ACRES
TOTAL PROPOSED DISTURBED AREA = 143.51 ACRES

SOIL TYPES: 54.6% TYPE A SOIL
25.8% TYPE B SOIL
17.2% TYPE C SOIL
0.0% TYPE D SOIL
2.4% NON-SOIL AREAS

STORMWATER NARRATIVES

BASIN A:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE NORTHEAST CORNER OF THE SITE, WHERE IT FLOWS INTO A BLUE-LINE STREAM OFFSITE.
BASIN AREA: 53.2 AC.
OUTFALL ELEVATION: 737'

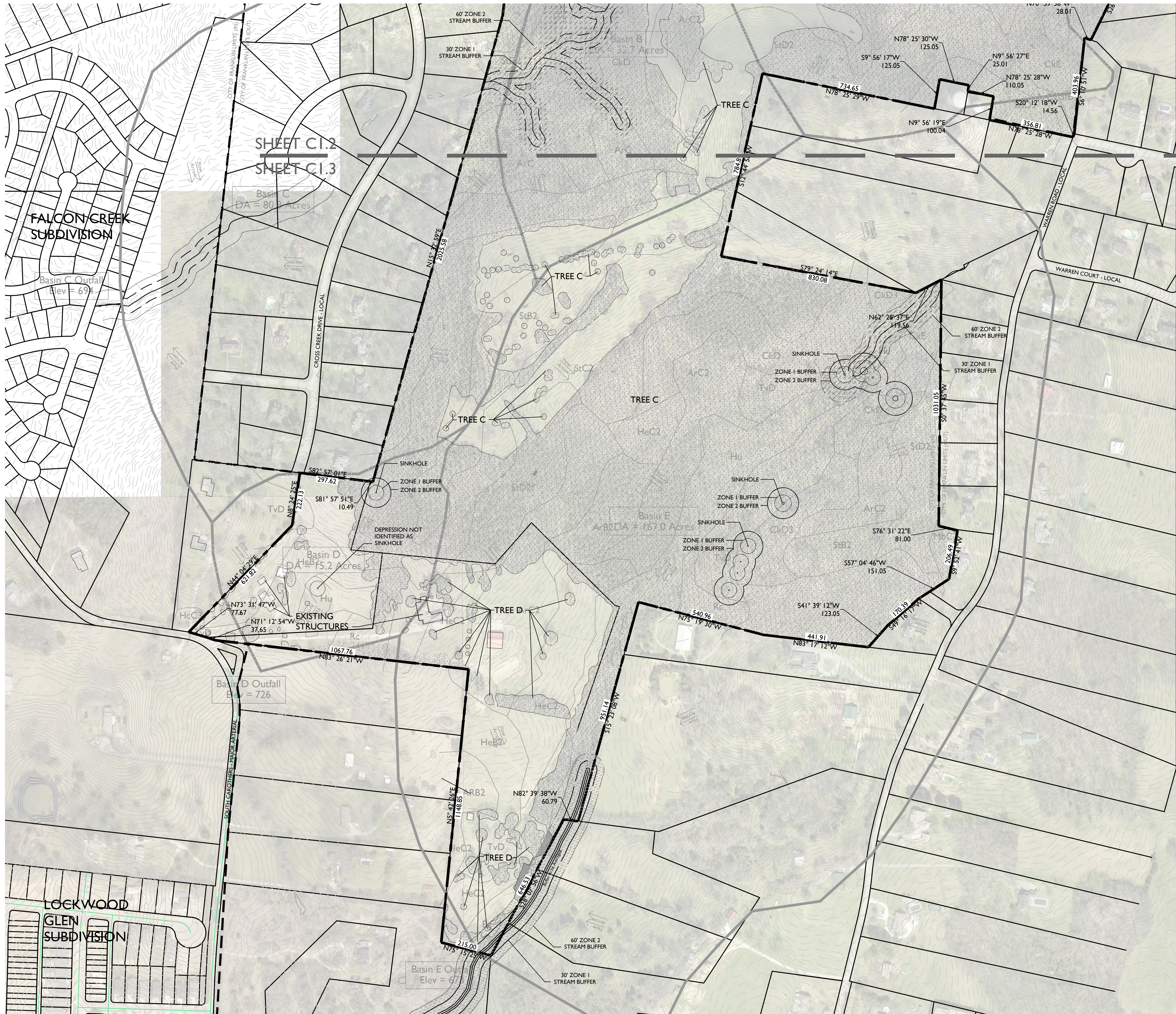
BASIN B:
STORMWATER IS CURRENTLY COLLECTED IN A POND ON THE WEST SIDE OF THE SITE WHERE IT IS CARRIED OFF SITE BY A BLUE-LINE STREAM.
BASIN AREA: 32.7 AC.
OUTFALL ELEVATION: 740'

BASIN C:
STORMWATER IS CURRENTLY ROUTED BY WAY OF A BLUE-LINE STREAM TO THE FAR WEST PROPERTY LINE. THIS BASIN IS AN EXTENSION OF THE PREVIOUS, BASIN B.
BASIN AREA: 80.9 AC.
OUTFALL ELEVATION: 694'

BASIN D:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE SOUTH OF THE SITE ALONG S CAROTHERS ROAD, WHERE IT EVENTUALLY FLOWS INTO THE SAME STREAM AS THE FOLLOWING, BASIN E.
BASIN AREA: 15.2 AC.
OUTFALL ELEVATION: 726'

BASIN E:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE SOUTH SIDE OF THE SITE AND EVENTUALLY FLOWS INTO THE SAME STREAM AS THE PREVIOUS, BASIN D. A BLUE-LINE STREAM COMES ONTO THIS BASIN FROM THE NORTHEAST BUT ENDS IN AN EXISTING SINK-HOLE AND DRY POND, WHICH LIES TO THE NORTHEAST OF WHERE LOTS ARE TO BE DEVELOPED.
BASIN AREA: 167.0 AC.
OUTFALL ELEVATION: 673'





NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
4. SITE BOUNDARY CALLS PROVIDED BY LAND SOLUTIONS COMPANY.
5. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 138 ACRES WHICH IS 69.4% OF THE TOTAL SITE

TREE CANOPY DATA

TREE AREA	EXISTING
TREE A	20,501 SF
TREE B	184,595 SF
TREE C	5,661,025 SF
TREE D	152,235 SF
TOTAL SF	6,018,356 SF

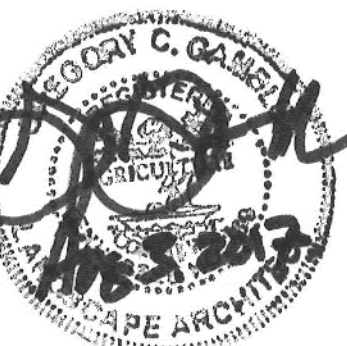
EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF / 8,670,225 SF = .694 (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

LEGEND

- SLOPES 14%-20%
- SLOPES >20%
- EXISTING TREE CANOPY
- STREAM BUFFER

Map Unit Symbol	Map Unit Name
ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
ArC	Armour silt loam, 5 to 12 percent slopes
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded
BrB2	Braxton cherty silt loam, 2 to 5 percent slopes, eroded
BrC2	Braxton cherty silt loam, 5 to 12 percent slopes, eroded
BsC3	Braxton cherty silty clay loam, 5 to 12 percent slopes, severely eroded
BsD3	Braxton cherty silty clay loam, 12 to 20 percent slopes, severely eroded
CkC	Culleoka silt loam, 5 to 12 percent slopes
CkD	Culleoka silt loam, 12 to 20 percent slopes
CkD3	Culleoka silt loam, 12 to 20 percent slopes, severely eroded
CkE	Culleoka silt loam, 20 to 35 percent slopes
CkE3	Culleoka silt loam, 20 to 35 percent slopes, severely eroded
Eg	Egmont silt loam, phosphatic
Gu	Gullied land
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded
HeB2	Hampshire-colbert silt loams, 2 to 5 percent slopes, eroded
HeC2	Hampshire-colbert silt loams, 5 to 12 percent slopes, eroded
HhC3	Hampshire-colbert silty clay loams, 5 to 12 percent slopes, severely eroded
Hu	Huntington silt loam, phosphatic
Ind3	Inman silty clay loam, 12 to 20 percent slopes, severely eroded
Lp	Lundell silt loam, 0 to 2 percent slopes, occasionally flooded
MbC2	Maury silt loam, 5 to 12 percent slopes, eroded
MNE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
SrC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded
SrB2	Stiversville silt loam, 2 to 5 percent slopes, eroded
SrC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
SrD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
TvD	Talbott very rocky soils, 2 to 15 percent slopes



Revision	Date
1	08.03.2017
2	
3	
4	



Revision Date
08.03.2017

REQUESTED MODIFICATIONS OF STANDARDS
COLLETTA PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards
The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.
The proposed Colletta Park PUD Development Plan is comprised of parcels in both the Seward Hall Special Area 3 Character Area and the McEwen Special Area 6 Character Area. These two character areas support very different development patterns. The SWCO-3 contains several existing county subdivisions and has a suburban character. The MECD-6 area encompasses neighborhoods such as Lockwood Glen and promotes higher density development and the construction of both detached and attached homes. The previous Land Use Plan, in conjunction with this section of the Zoning Ordinance, attempted to define the neighborhood character and provide direction for future development. While language between these two documents was similar, it was not always exactly the same. For example, the previous Land Use Plan did not contain reference to the one acre minimum lot size item which is the subject of this MOS. The current Envision Franklin Design Concepts Map shows the portion of Colletta Park in the SWCO-3 as Single-Family Residential and the portion in MECD-6 as Mixed Residential. Both of these design Concepts support the transition of lot size and development pattern between existing and proposed development. The design for the Colletta Park neighborhood relies heavily on providing transitions to existing, adjacent developments. Additionally, this same section of the ZO states that smaller lots "may be allowed if an applicant can demonstrate that a sufficient buffer will be provided between the two developments, or another method of mitigating potential conflicts will be provided." The northern portion of the development (furthest from MECD-6 boundary) is comprised of lots that are one acre or greater in size. And it should be noted that the density of the entire SWCO-3 portion of Colletta Park was held to 1 DU/A. However, in order to meet the intent of the ZO requirement that "new development shall reflect lot area, setbacks, and scale of the surrounding developments," a transition zone was needed. As the development pattern extends south towards the MECD-6 area, the lot sizes also transition to smaller lots and a road network that more closely resembles a grid network. Large landscape buffers are provided on the perimeter of the new development as it transitions to lots less than one acre in size.

MOS 2

#2. Modification of Standards Request for Zoning Ordinance Section 5.10.4(2)(a) External Street Connectivity
The applicant requests a Modification of Standards in order to evaluate a roadway connection to Beacon Hill Drive, a County road that stubs to the proposed Colletta Park on a northern boundary. Approval of this MOS will allow the Colletta Park plan to be approved as designed: providing a cul-de-sac and open space adjacent to this stub road. If, at a time in the future, this roadway connection is desired, the road could be extended from the proposed cul-de-sac to the Beacon Hill Drive stub.
During previous development proposals for the subject property, adjacent neighbors expressed concerns regarding connections to County roads.

OPEN SPACE REQUIREMENT CHART:

MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 199 AC
OPEN SPACE ACREAGE REQUIRED: 29.85 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.15 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (19.70 AC)

KEY CLASSIFICATION	TYPE	AREA OF OPEN SPACE
500	INFORMAL GREEN BELT	47,660 SF (1.09 AC)
501	INFORMAL GREEN BELT	193,924 SF (4.45 AC)
502	INFORMAL GREEN BELT	101,543 SF (2.33 AC)
503	INFORMAL GREEN BELT	593,134 SF (13.62 AC)
504	INFORMAL GREEN BELT	1,213,037 SF (27.85 AC)
505	INFORMAL GREEN BELT	41,619 SF (0.96 AC)
506	INFORMAL GREEN BELT	7,668 SF (0.18 AC)
507	INFORMAL GREEN BELT	14,801 SF (0.34 AC)
508	INFORMAL GREEN BELT	57,175 SF (1.31 AC)
509	INFORMAL GREEN BELT	81,580 SF (1.87 AC)
601	FORMAL PARK	117,887 SF (2.71 AC)
602	FORMAL PARK	27,049 SF (0.62 AC)
603	FORMAL PARK	30,408 SF (0.70 AC)
604	FORMAL ALIENITY	117,082 SF (2.68 AC)
605	FORMAL PARK	48,935 SF (1.12 AC)
606	FORMAL PARK	33,678 SF (0.88 AC)
607	FORMAL PARK	5,594 SF (0.13 AC)
608	FORMAL PARK	76,341 SF (1.77 AC)

NON-BUILDABLE LOTS:

KEY AREA	AREA
1	42,564 SF (0.98 AC)
2	46,074 SF (1.06 AC)
3	36,115 SF (0.83 AC)
4	32,215 SF (0.74 AC)

TOTAL NON-BUILDABLE LOT AREA: 4.99 AC
TOTAL FORMAL OPEN SPACE PROVIDED: 11.07 AC
TOTAL INFORMAL OPEN SPACE PROVIDED: 54.00 AC
TOTAL OPEN SPACE PROVIDED: 65.07 AC (32.6%)

LOCAL COMPATIBILITY:

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY CHARACTER AREA OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY HOMES.

CHARACTER AREA: SINGLE FAMILY

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

- THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD IN FRANKLIN EAST, CROSS CREEK, AND ON WARREN ROAD ARE SINGLE FAMILY DETACHED HOMES ON LARGE LOTS. THE EXISTING NEIGHBORHOODS ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.
- THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.
- THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WHERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION.
- THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS ON LOTS COMPARABLE IN SIZE TO ADJOINING USES AND ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS IN PROXIMITY TO THE CAROTHERS ROAD CORRIDOR.
- THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.
- PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.
- THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

LANDUSE PLAN COMPLIANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESSED FROM STANFORD DRIVE AT THE NORTH AND CAROTHERS ROAD AT THE SOUTH.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THIS CHARACTER AREA AS SINGLE FAMILY. WITHIN THIS CHARACTER AREA, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

THE PROPOSED PLAN INCLUDES TRAFFIC CALMING SOLUTIONS ON STANFORD DRIVE AND RIDGEWAY DRIVE. THESE TRAFFIC CALMING CONCEPTS REQUIRE APPROVAL BY WILLIAMSON COUNTY. THESE INCLUDE REDUCING TRAFFIC SPEED, NARROWING THE TRAVEL LANES, PROVIDING PEDESTRIAN PATHS, AND INSTALLING SPEED HUMPS.

SMALLER LOTS ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN.

SITE DATA:

PROJECT NAME:	COLLETTA PARK PUD SUBDIVISION
PROJECT NUMBER:	6491
SUBDIVISION:	NA
LOT NUMBER:	
ADDRESS:	1101 RIDGEWAY DRIVE, MURFREESBORO ROAD, FRANKLIN, WILLIAMSON, TENNESSEE
CITY:	14TH CIVIL DISTRICT
STATE:	079 MB 02900
CIVIL DISTRICT:	079 MB 02900
MAP, GROUP, PARCEL NUMBERS:	089 05500
	089 04303
	089 04304
	R-1
EXISTING ZONING:	
PROPOSED ZONING:	SD-R (1.31)
CHARACTER AREA OVERLAY:	MECO-6, SWCO-3
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	199 AC
TOTAL SQUARE FOOTAGE:	8,670,225 SF
MINIMUM REQUIRED SETBACKS:	SEE LOT DIAGRAMS - SHEET C2.3
FRONT YARD:	MINIMUM SETBACKS
REAR YARD:	ARE ESTABLISHED
SIDE YARD:	AS PART OF THE P.U.D.
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 200, FRANKLIN, TN 37064
OFFICE PHONE:	615-975-5765
EMAIL ADDRESS:	greggamb@200@gmail.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
MINIMUM PARKING REQUIREMENT:	2 SPACES PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
RESIDENTIAL DENSITY:	1.31 DUA
TREE CANOPY:	138.1 AC, 69.4 % OF EXISTING SITE
PARKLAND DEDICATION:	FEE IN LIEU (179,400 SF)
	35 @ 1200 SF/HOME = 42,000 SF
	226 @ 600 SF/HOME = 135,600 SF
OPEN SPACE:	29.85 AC (15%) TOTAL REQUIRED
	10.15 AC FORMAL REQ.
	19.70 AC INFORMAL REQ.
OVERALL DENSITY:	1.31 UNITS/AC
NET DENSITY (MINUS ROW):	1.49 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS):	1.59 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	261 SINGLE FAMILY HOMES
	407 LOTS: 81
	507 LOTS: 23
	60-70' LOTS: 66
	90' LOTS: 32
	ESTATE: 55
	93.05 AC
NONRESIDENTIAL SQUARE FOOTAGE:	105.95 AC RESIDENTIAL
TOTAL ACREAGE BY USE, ENTIRE SITE:	65.07 AC OPEN SPACE
	4.99 AC NON-BUILDABLE LOTS
TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1
	33.7 AC RESIDENTIAL (25 UNITS)
	9.9 AC OPEN SPACE
	SECTION 2
	14.75 AC RESIDENTIAL (15 UNITS)
	9.9 AC OPEN SPACE
	SECTION 3
	9.9 AC RESIDENTIAL (25 UNITS)
	35.3 AC OPEN SPACE
	SECTION 4
	18.98 AC RESIDENTIAL (65 UNITS)
	3.3 AC OPEN SPACE
	SECTION 5
	12.63 AC RESIDENTIAL (49 UNITS)
	0.95 AC OPEN SPACE
	SECTION 6
	9.81 AC RESIDENTIAL (59 UNITS)
	4.35 AC OPEN SPACE
	SECTION 7
	6.18 AC RESIDENTIAL (33 UNITS)
	3.55 AC OPEN SPACE

TREE CANOPY RETENTION:

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	20,501 SF	0 SF	20,501 SF
TREE B	184,580 SF	106,759 SF	57,820 SF
TREE C	5,661,025 SF	3,591,124 SF	2,069,901 SF
TREE D	162,235 SF	115,430 SF	36,805 SF

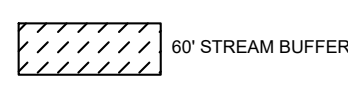
TOTAL 6,018,356 SF 3,833,313 SF 2,185,043 SF

TREE CANOPY DATA

EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF / 8,670,225 SF = 69.4% (69.4% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF
PROVIDED CANOPY PRESERVED = 2,185,043 SF (36.3% OF TOTAL EXISTING CANOPY)



STREAM BUFFER



STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. 261 X 350 GPD = 91,350 GPD
SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE PORTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED SOUTH OF HIGHWAY 96 EAST WHICH IS CLASSIFIED AS A MAJOR ARTERIAL. ACCESS TO THE NORTHERN PORTION OF COLLETTA PARK IS PROVIDED BY LOCAL STREETS VIA RIDGEWAY DRIVE AND STANFORD ROAD.

THE SOUTHERN PORTION OF COLLETTA PARK WILL HAVE CONNECTIONS TO SOUTH CAROTHERS ROAD.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING, PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

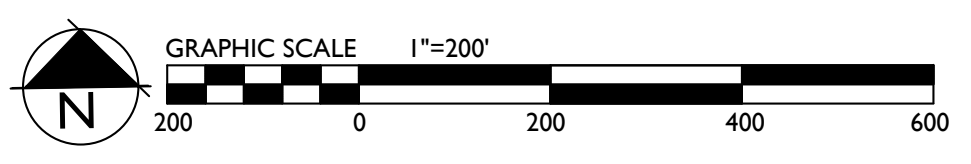
RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

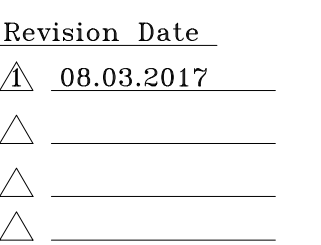
PROJECTED STUDENT POPULATION:
261 HOMES X 64 STUDENTS = 168 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

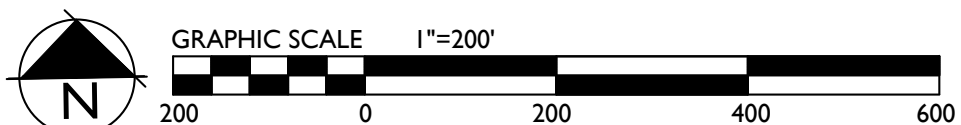
RESTRICTIVE COVENANTS:
A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED





C2.1
COF 6491



A



TYPICAL HOME ELEVATION 'A'

- HOME STYLE WITH GARAGE LOCATED AT THE REAR OF THE LOT THAT IS ACCESSED FROM AN ALLEY, OR FROM THE FRONT STREET WITH AN EXTENDED DRIVEWAY.
- ONE TO TWO STORIES IN HEIGHT.
- MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
- THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.
- ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS; SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.
- BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHALL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.
- SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 1500 SF TO 2200 SF
- THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.

C



TYPICAL HOME ELEVATION 'C'

- HOME STYLE WITH GARAGE ACCESSED FROM THE FRONT FACING STREET. GARAGE IS RECESSED A MINIMUM OF 10 FEET FROM THE FRONT ELEVATION AND DRIVEWAYS ARE A MINIMUM OF 22' FROM THE SIDEWALK.
- ONE TO TWO STORIES IN HEIGHT.
- MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
- THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.
- ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS; SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.
- BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHALL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.
- SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2200 SF TO 4500 SF
- THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.
- FRONT FACING GARAGES ARE REQUIRED TO HAVE GARAGE DOORS NO LARGER THAN 9' IN WIDTH WITH A 2' SEPARATION BETWEEN THE DOORS.

B

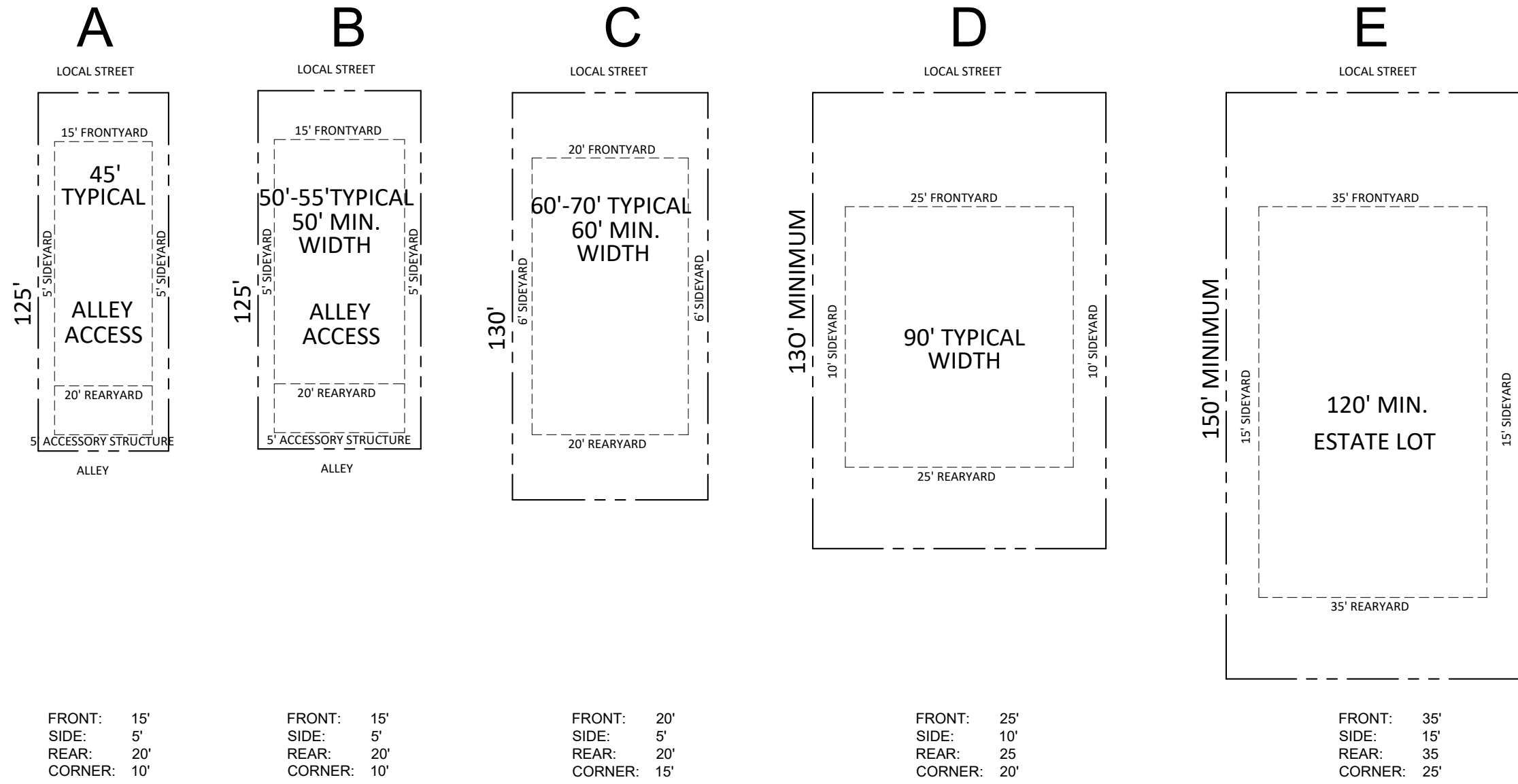


TYPICAL HOME ELEVATION 'B'

- HOME STYLE WITH GARAGE LOCATED AT THE REAR OF THE LOT THAT IS ACCESSED FROM AN ALLEY, OR FROM THE FRONT STREET WITH AN EXTENDED DRIVEWAY.
- ONE TO TWO STORIES IN HEIGHT.
- MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
- THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.
- ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS; SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.
- BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHALL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.
- SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 1700 SF TO 3600 SF
- THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.



TYPICAL LOT DIAGRAMS AND SETBACKS



D



TYPICAL HOME ELEVATION 'D'

- HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH SIDE LOADED GARAGE.
- ONE TO TWO STORIES IN HEIGHT.
- MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
- GARAGE IS SETBACK 10 FEET FROM THE FRONT FACADE.
- DRIVEWAY IS A MINIMUM OF 22' FROM THE SIDEWALK TO THE GARAGE DOORS.
- ALL TWO CAR GARAGES SHALL HAVE TWO GARAGE DOORS WITH A MAXIMUM WIDTH OF 9' WIDE WITH A 2 FOOT MINIMUM SEPARATION BETWEEN.
- THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.
- ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS; SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.
- BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHAL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.
- SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2800 SF TO 5000 SF
- THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.

The home elevations shown here are representative of the homes planned for Colletta Park. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

PRELIMINARY STORMWATER MANAGEMENT SUMMARY

Total Property Area = 196.33 Acres
Total Disturbed Area = 135.80 Acres

Soil Types: 54.6% Type A Soil
25.8% Type B Soil
17.2% Type C Soil
0.0% Type D Soil
0.4% Non-Soil Areas

AREA NO.	TOTAL (AC)	EST. IMP. (AC)	TREATMENT TYPE	PRELIM. SF	DETENTION
1	7.6	0.0	BYPASS	---	BYPASS
2	13.6	2.0	BIO 2	14,000	POND 1
3	26.2	2.0	BIO 3	8,500	POND 1
4	12.6	1.9	BIO 4	8,500	BYPASS
5	7.3	1.5	BIO 5	5,600	BYPASS
6	10.7	1.7	BIO 6	7,500	BYPASS



Grading & Drainage General Notes

- 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.
- 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.
- 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.
- 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.
- 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.

Post-Treatment Stormwater Narrative
Stormwater to be treated via a combination of Bioretention, and Detention Ponds and then released into a Stream or Wet Weather Conveyance.

Statement of Impact
Post-Construction Stormwater will have no additional impact on the surrounding drainage basins. Stormwater BMPs will be used to maintain or decrease existing stormwater flows.

Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee.

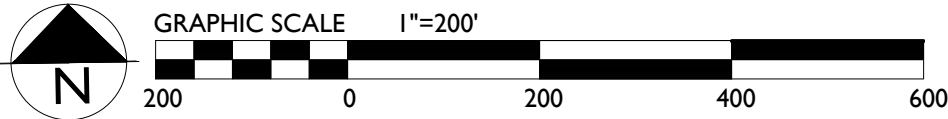
Grading & Drainage Data Chart
Site Area: 196.33 AC
Impervious Area: 43.11 AC
Disturbed Area: 135.80 AC

Impervious Area Calculations:
The impervious area assumed for each lot type includes building, patio, & driveway.

90' Lot Type: 55 units x 5000 sq.ft. = 6.31 AC
70' Lot Type: 120 units x 3800 sq.ft. = 10.47 AC
40' Lot Type: 86 units x 2400 sq.ft. = 4.74 AC

ROW Area (includes road & sidewalks) = 21.59 AC.

Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



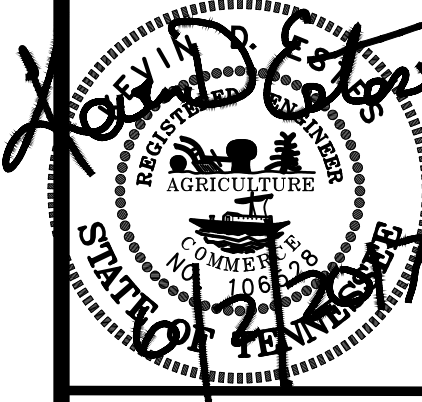
COF XXXX

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

COLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

NORTH
GRADING &
DRAINAGE
PLAN

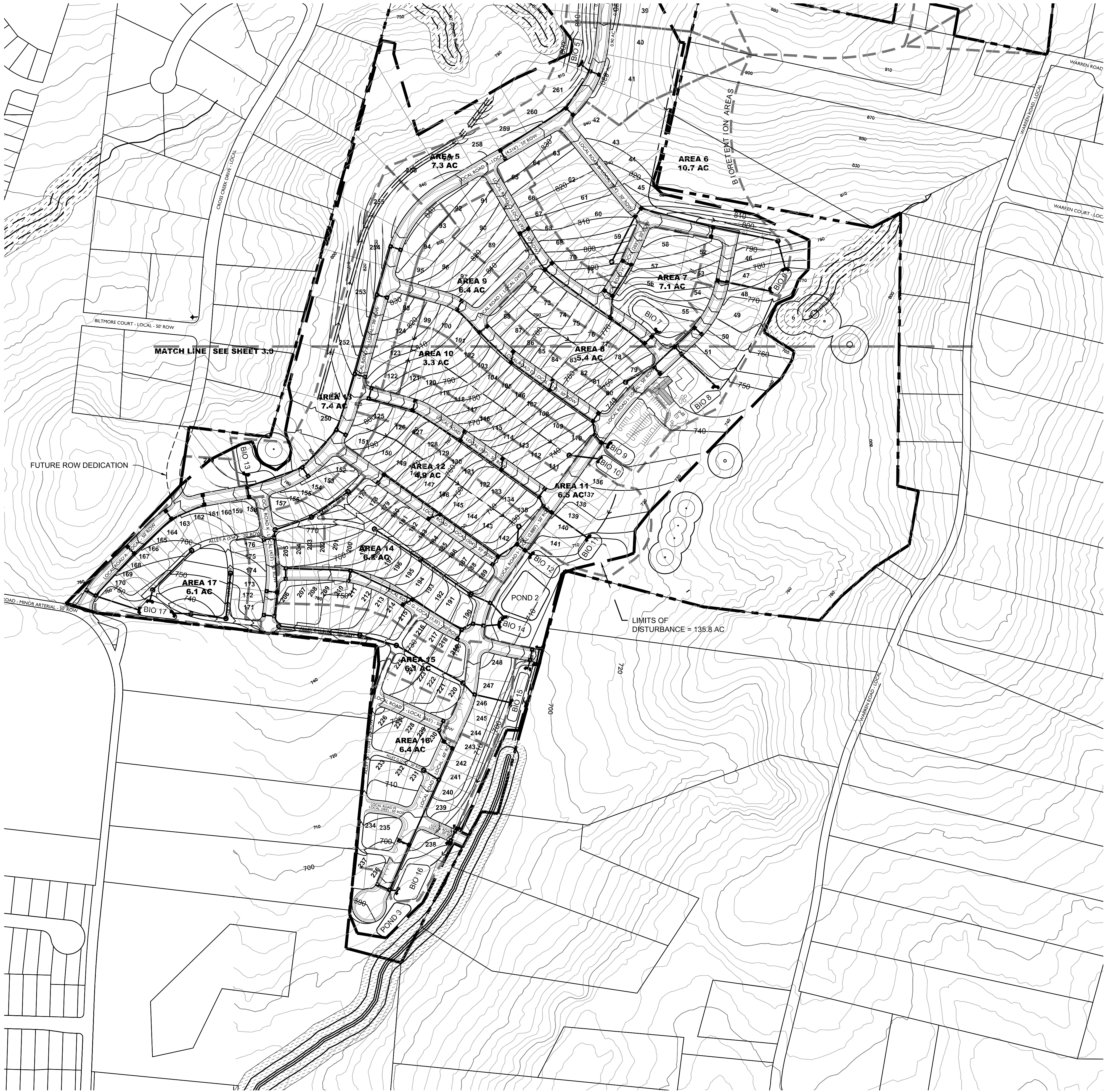
C 3.0

PRELIMINARY STORMWATER MANAGEMENT SUMMARY

Total Property Area = 196.33 Acres
Total Disturbed Area = 135.80 Acres

Soil Types: 54.6% Type A Soil
25.8% Type B Soil
17.2% Type C Soil
0.0% Type D Soil
0.4% Non-Soil Areas

AREA NO.	TOTAL (AC)	EST. IMP. (AC)	TREATMENT TYPE	PRELIM. SF	DETENTION
7	7.1	1.9	BIO 7	6,000	POND 2
8	5.4	1.1	BIO 8	5,500	POND 2
9	6.4	1.7	BIO 9	6,000	POND 2
10	3.3	0.8	BIO 10	2,000	POND 2
11	6.5	1.8	BIO 11	5,500	POND 2
12	4.9	1.9	BIO 12	4,500	POND 2
13	7.4	1.9	BIO 7	6,500	BYPASS
14	6.3	2.3	BIO 8	6,000	POND 3
15	6.1	2.3	BIO 9	6,000	POND 3
16	6.5	2.5	BIO 10	6,000	POND 3
17	6.1	1.9	BIO 11	6,000	POND 3



Grading & Drainage General Notes

- 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.
- 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.
- 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.
- 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.
- 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.

Post-Treatment Stormwater Narrative
Stormwater to be treated via a combination of Bio-retention, and Detention Ponds and then released into a Stream or Wet Weather Conveyance.

Statement of Impact
Post-Construction Stormwater will have no additional impact on the surrounding drainage basins. Stormwater BMPs will be used to maintain or decrease existing stormwater flows.

Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee.

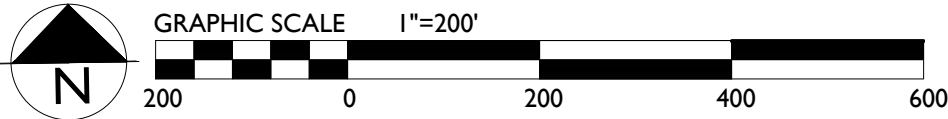
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ROW Area (includes road & sidewalks) = 21.59 Ac.

Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



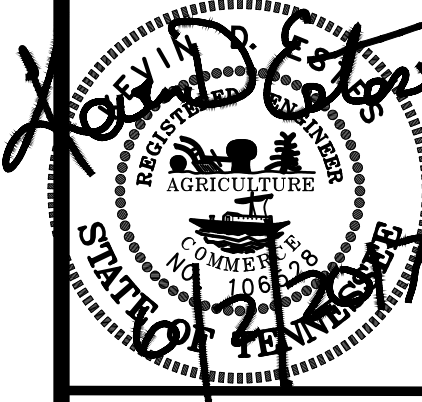
COF XXXX

Revisions:

Drawing Notes:

GDC
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LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

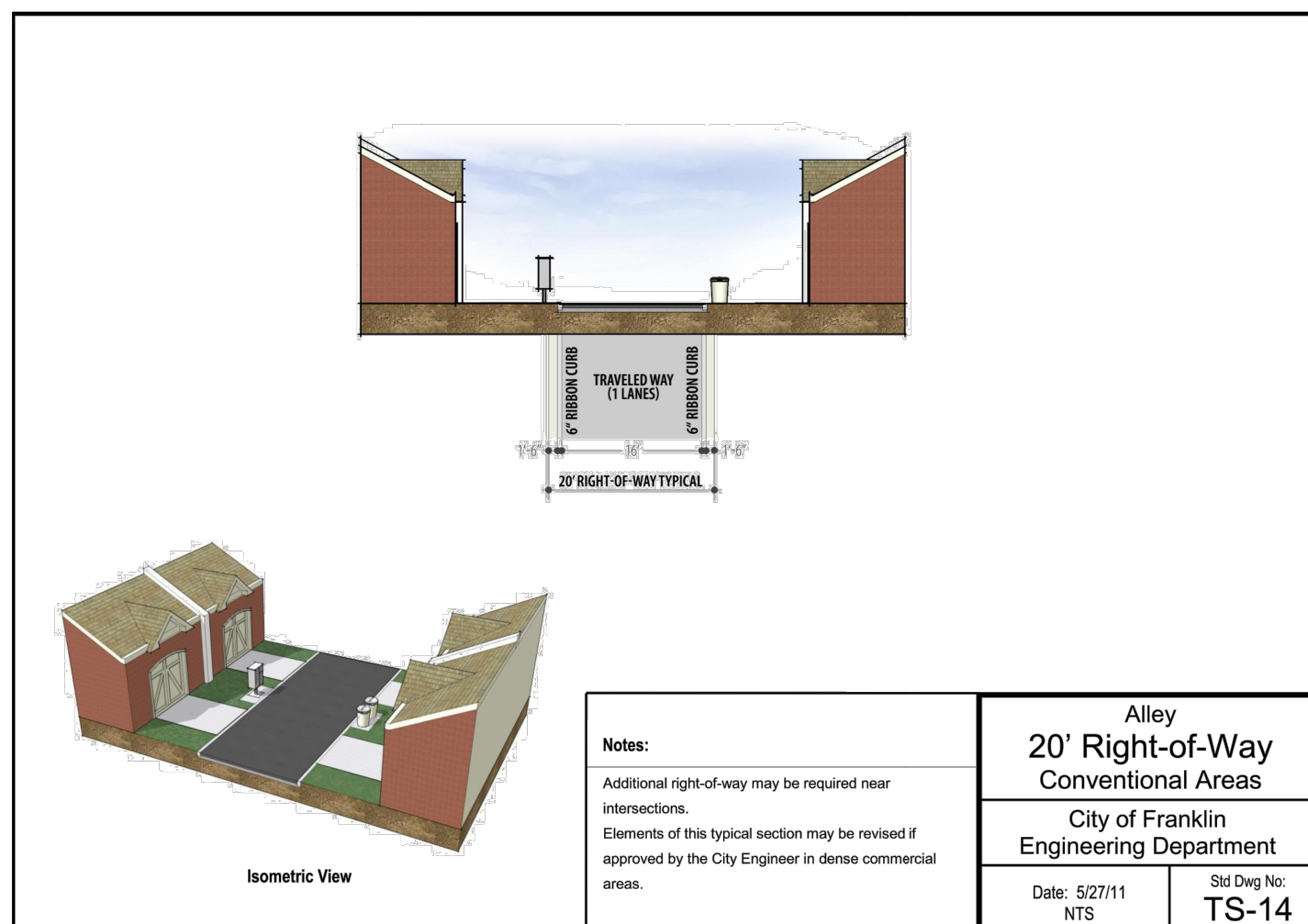
COLETTA PARK PUD SUBDIVISION
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Franklin, Williamson County, Tennessee



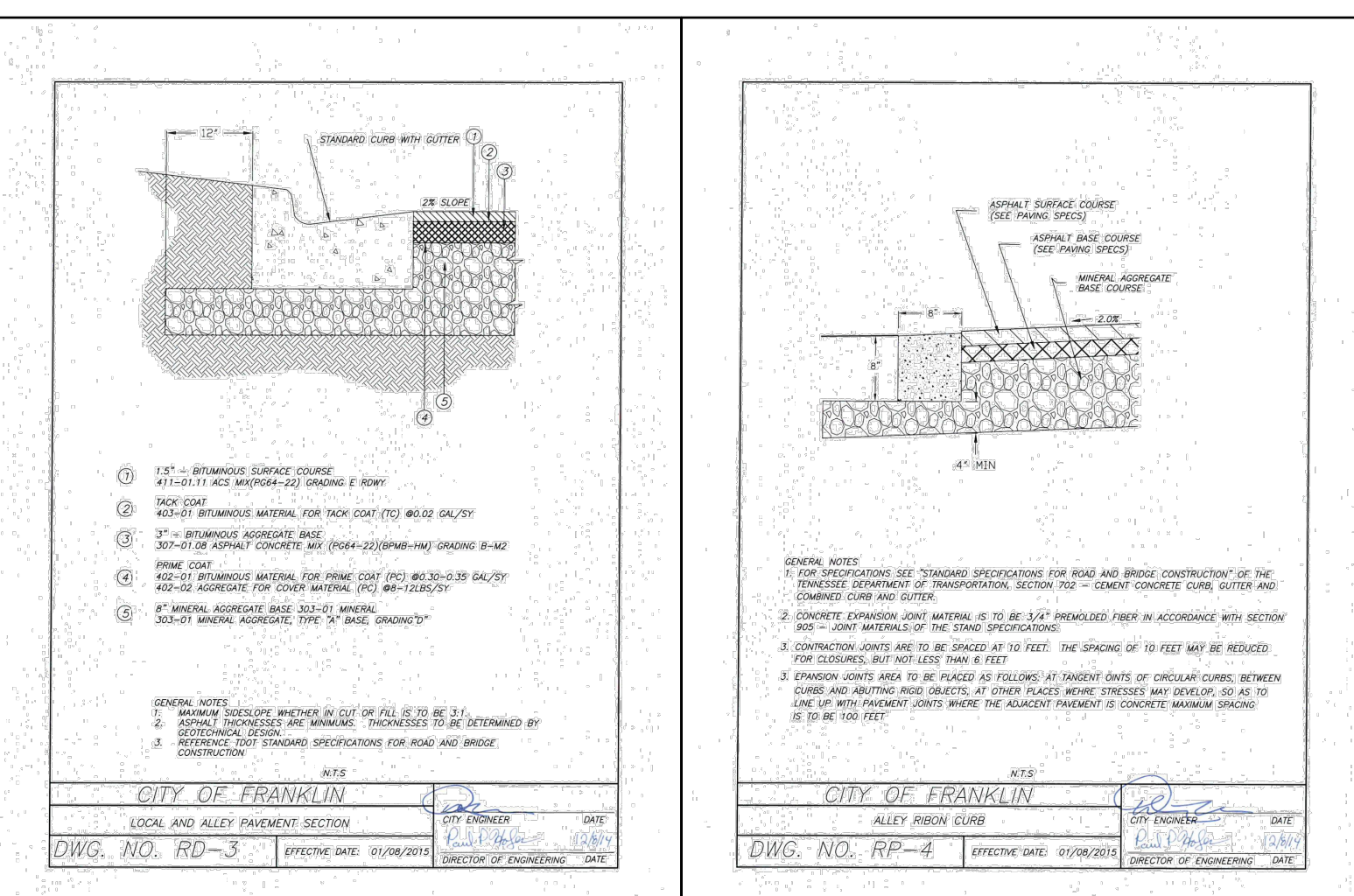
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FRANKLIN, TENNESSEE 37064
GREG GAMBLE
ggamble209@gmail.com
615.975.5765

SOUTH
GRADING &
DRAINAGE
PLAN

C 3.1



MODIFICATION OF DESIGN STANDARDS REQUEST
THE APPLICANT REQUESTS A REDUCED CONNECTIVITY INDEX AS A RESULT OF THE ENVIRONMENTAL AND TOPOGRAPHICAL CONSTRAINTS OF THE NEIGHBORING PROPERTIES, AS WELL AS A LACK OF CONNECTION LOCATIONS TO EXISTING NEIGHBORHOODS ON THE REMAINING NEIGHBORING PROPERTIES.

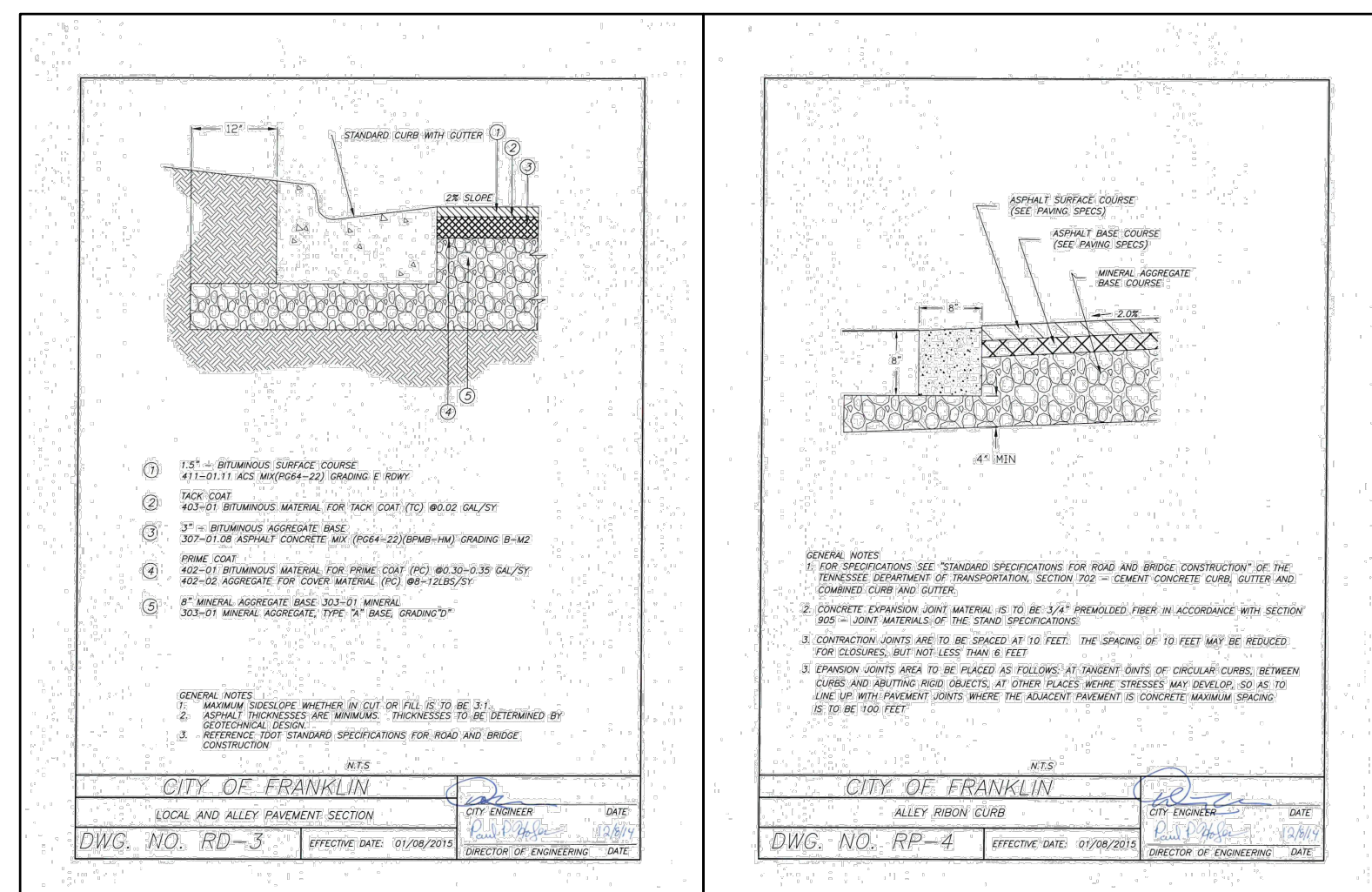
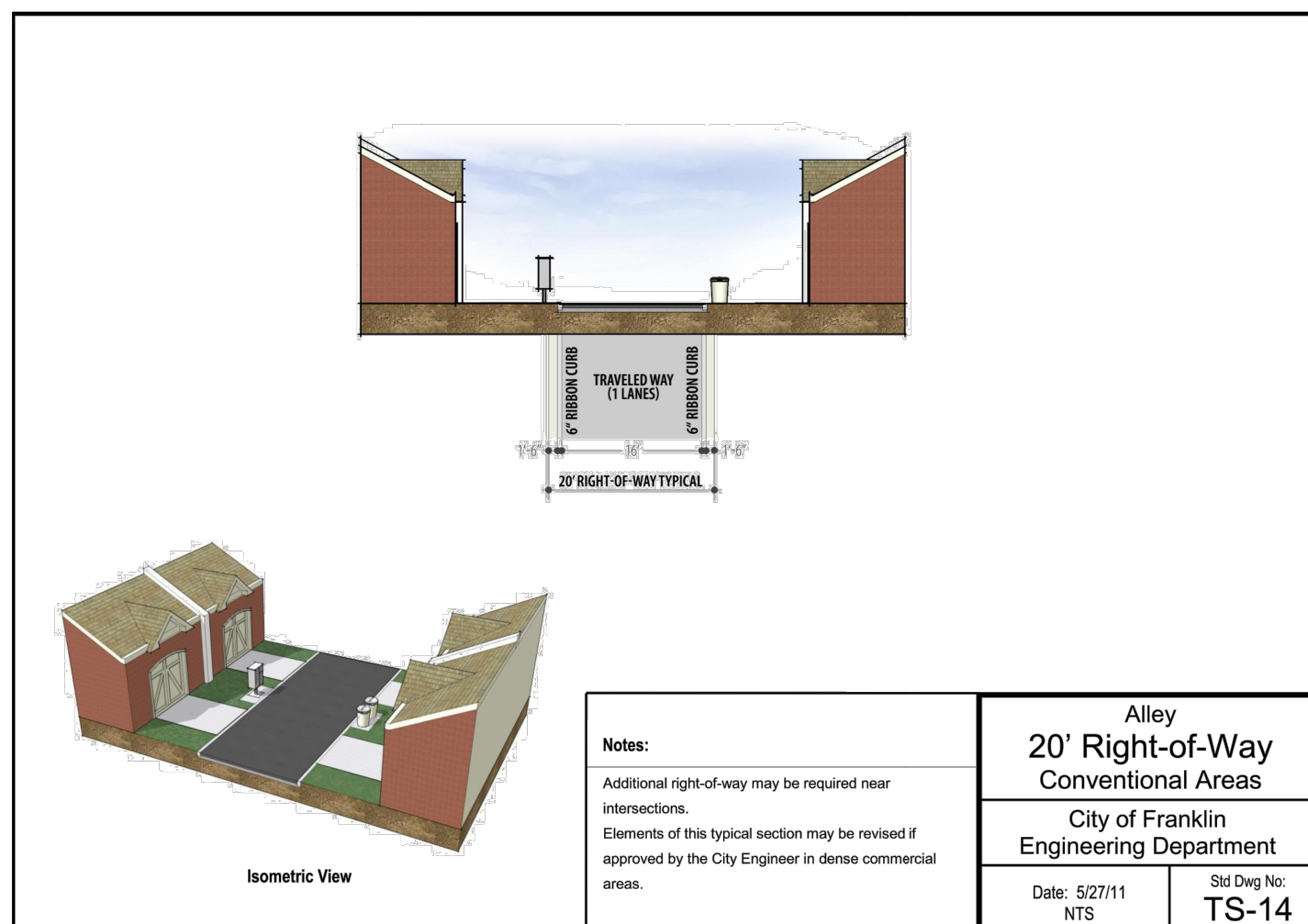


GRAPHIC SCALE 1"=200'

A horizontal graphic scale bar with alternating black and white segments. It is labeled with '200', '0', '200', '400', and '600' at the bottom. Above the bar, the text 'GRAPHIC SCALE' and '1"=200'' are present.

COF XXXX

C 4.0



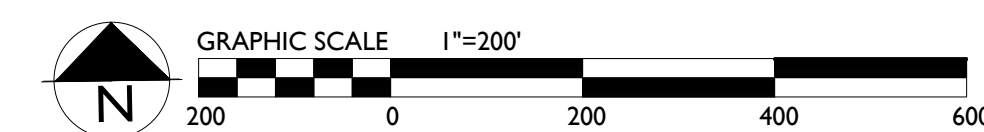
Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee.

***R.O.W. & Access Data Chart:**
Daily Trip Generation: 1, 233 veh per day
Peak Hour Trip Generation: 163 veh per hour
Traffic Impact Study Required: Yes
Circulation Plan Required:

***Traffic study currently being revised by Fischbach Transportation Group, LLC, chart to be updated.**

MODIFICATION OF DESIGN STANDARDS REQUEST
THE APPLICANT REQUESTS A REDUCED CONNECTIVITY INDEX AS A RESULT OF THE ENVIRONMENTAL AND TOPOGRAPHICAL CONSTRAINTS OF THE NEIGHBORING PROPERTIES, AS WELL AS A LACK OF CONNECTION LOCATIONS TO EXISTING NEIGHBORHOODS ON THE REMAINING NEIGHBORING PROPERTIES.

Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum

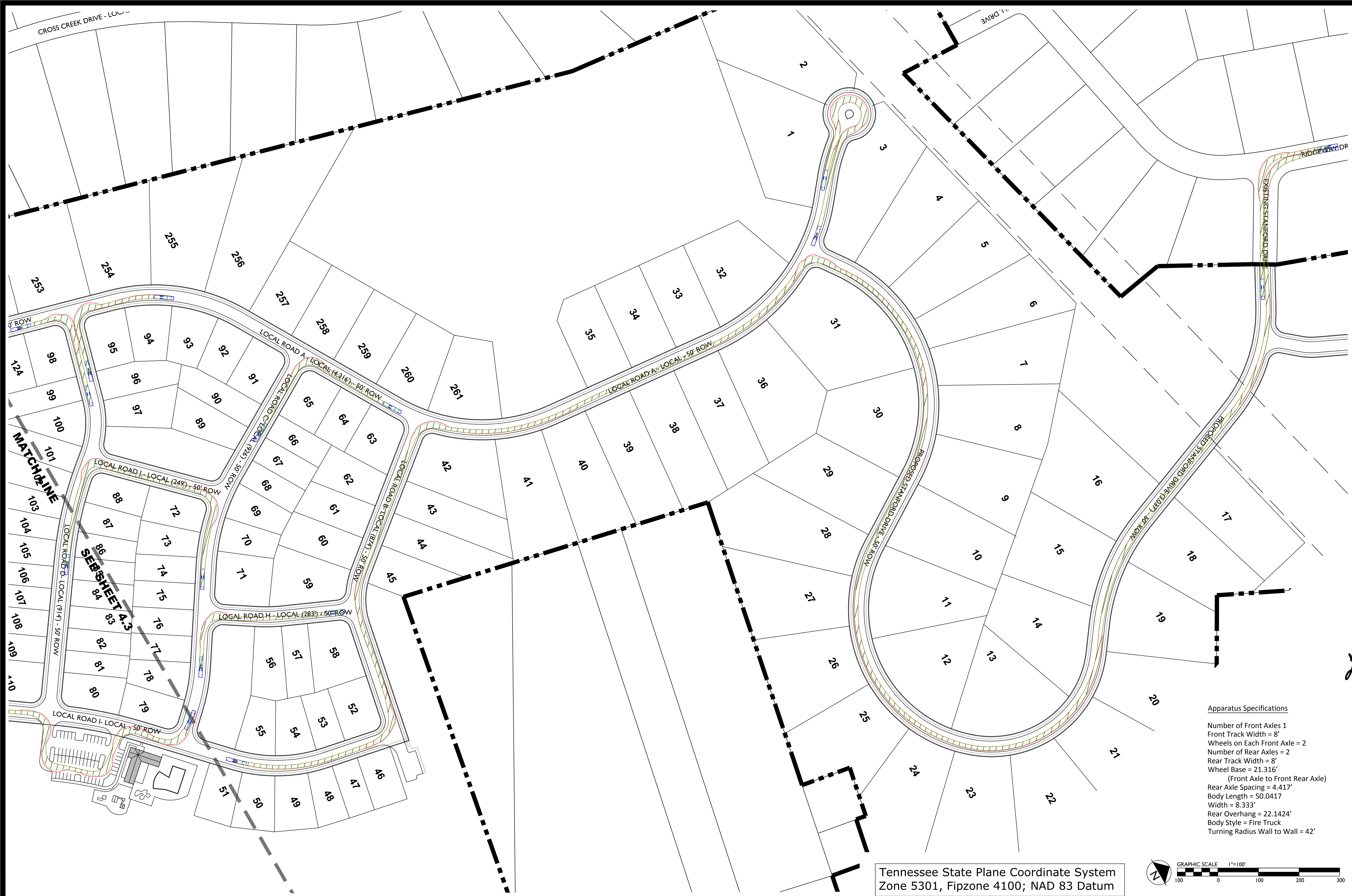


COF XXXX

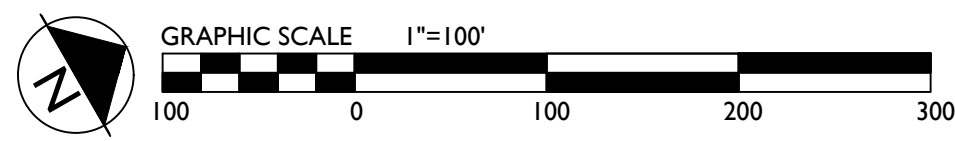
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greggambled209@gmail.com
615.975.5765

SOUTH ROW & ACCESS PLAN

C 4.1



Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



Apparatus Specifications

Number of Front Axles 1
Front Track Width = 8'
Wheels on Each Front Axle = 2
Number of Rear Axles = 2
Rear Track Width = 8'
Wheel Base = 21.316'
(Front Axle to Front Rear Axle)
Rear Axle Spacing = 4.417'
Body Length = 50.0417'
Width = 8.333'
Rear Overhang = 22.1424'
Body Style = Fire Truck
Turning Radius Wall to Wall = 42'

Revisions:

Drawing Notes:

GDC
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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

**COLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

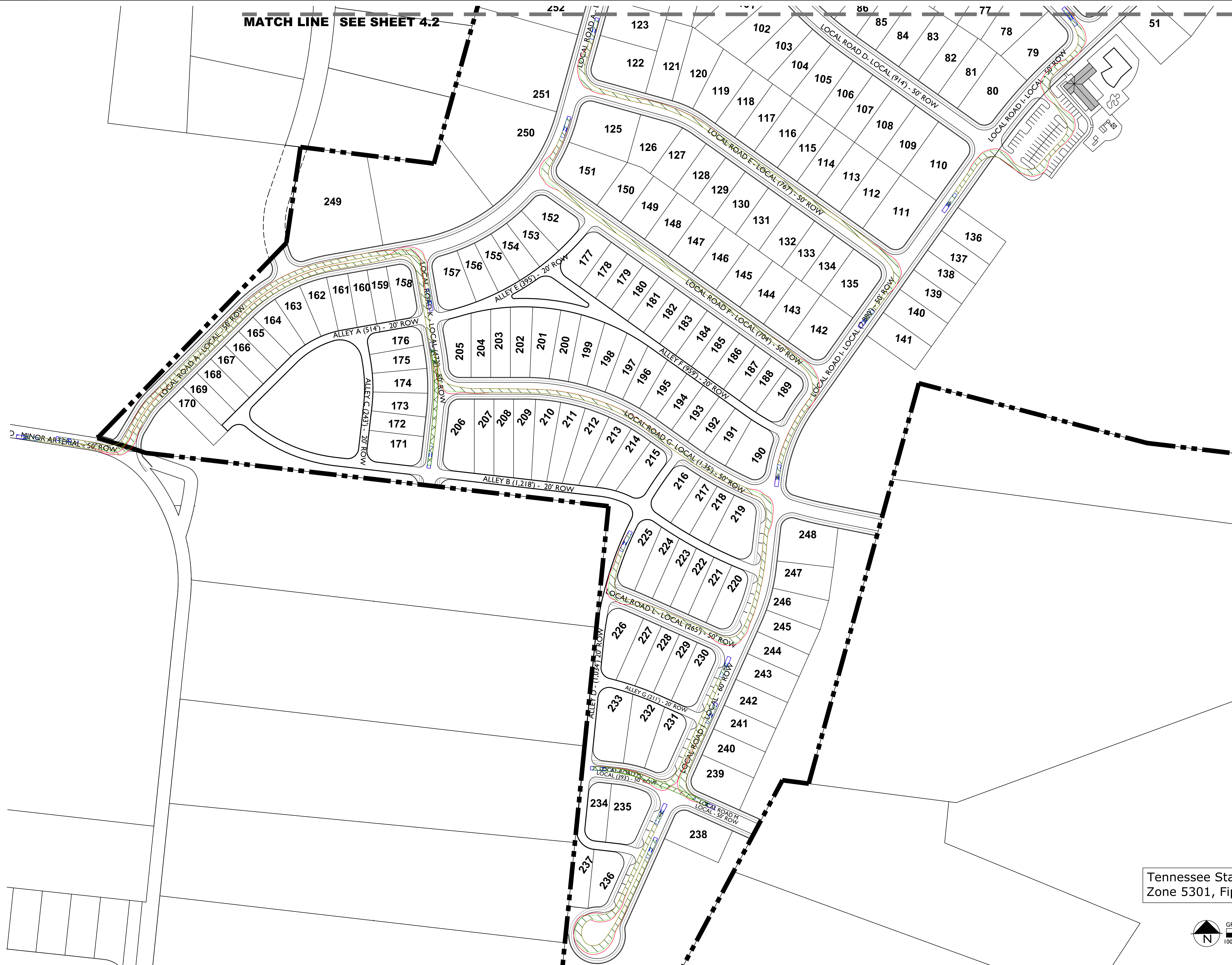


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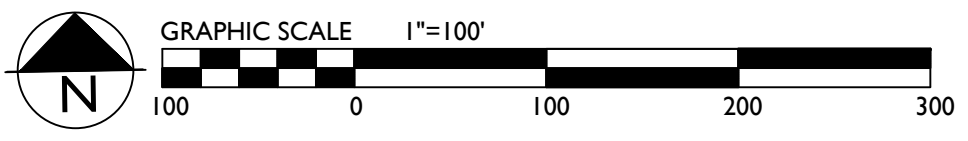
**NORTH
TRAVEL
PATH**

C 4.2

COF XXXX



Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum



Revisions:

Drawing Notes:

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 Date: JUNE 2, 2017

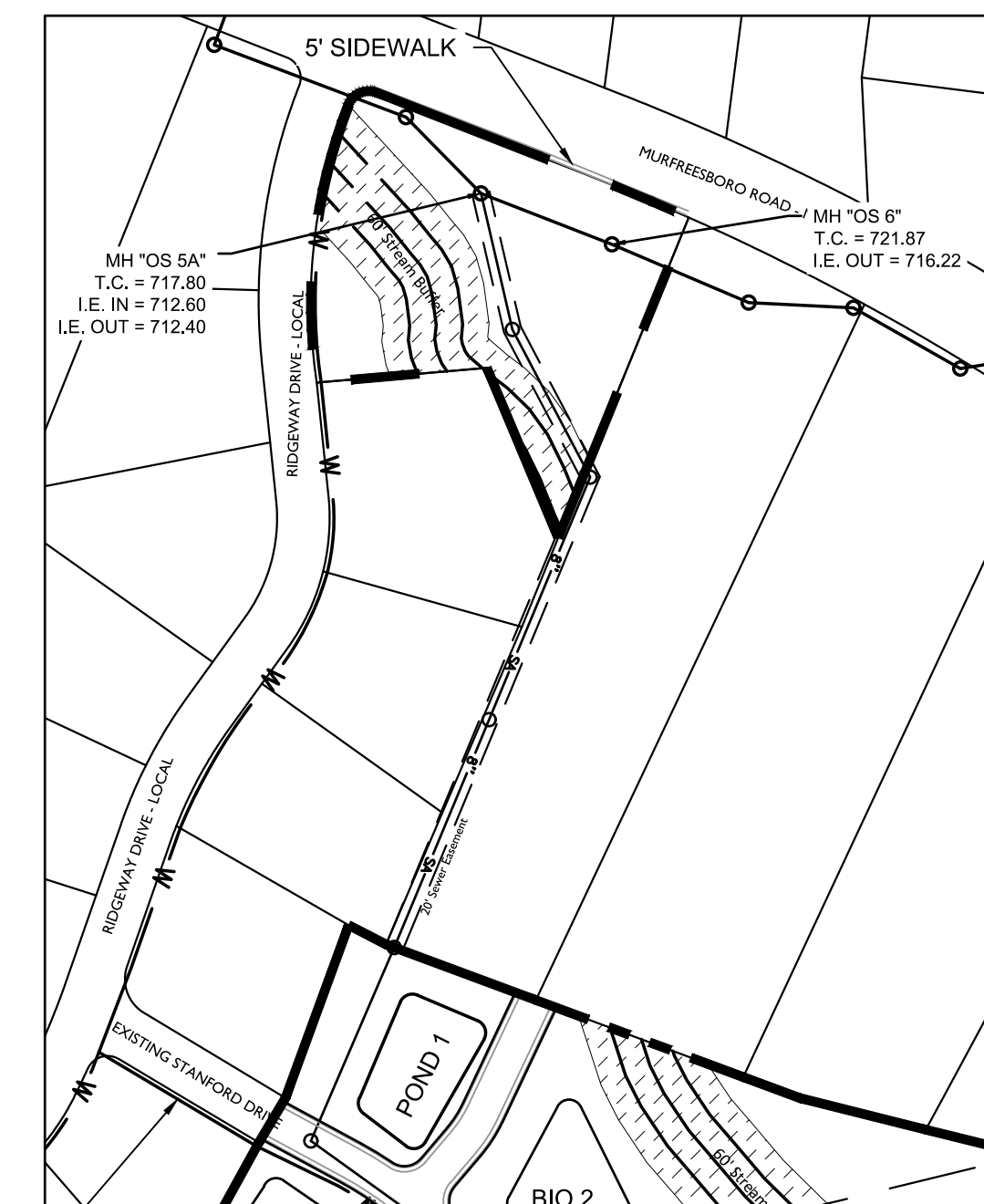
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 Franklin, Williamson County, Tennessee

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**SOUTH
 TRAVEL
 PATH**

C 4.3

COF XXXX



This is a detailed site plan for a residential development, likely a golf course or country club. The plan shows numerous numbered lots (1-174) arranged in a grid-like pattern. Key features include:

- Roads:** Vantage Way - Local, Warren Road - Local, Warren Court - Local, and Belmore Court - Local - 50' ROW.
- Water Features:** Pond 1, Pond 2, and various bioswales labeled BIO 1 through BIO 10.
- Infrastructure:** An existing 6" water line is shown running through the site.
- Topography:** Contour lines and shaded areas indicate elevation and terrain features.
- Match Line:** A horizontal line on the left side of the plan is labeled "MATCH LINE - SEE SHEET S.1".

GRAPHIC SCALE 1"=200'



200 0 200 400 600

Stream Buffer Note:
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C 5.0

COF XXXX



Volkert, Inc.

302 Innovation Drive
Suite 100
Franklin, TN 37067

Office 615.656.1845
Fax 615.656.1870

www.volkert.com

August 14, 2017

Mr. Jimmy Wiseman, PE
Assistant Director of Engineering
109 3rd Avenue South
Franklin, Tennessee 37065

RE: Transportation Impact Analysis Review for Colletta Park

Dear Mr. Wiseman:

This memorandum provides the findings of the independent review of the Colletta Park Residential Development Traffic Impact Study (TIS). The task completed included review of 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 TIS.

General Project Information

The Colletta Park Residential Development TIS, dated June 2017, was completed by Fischbach Transportation Group, LLC (FTG, LLC) for Land Solutions Company. The proposed Colletta Park development is located between Highway 96E and S. Carothers Road in Franklin, Tennessee. There are two proposed access locations for the 259 single-family home project site. The projected buildout is 2020. Access to the north of the development is currently proposed via an extension of Stanford Drive and an additional access is proposed to the south at one location on S. Carothers Road. There is no direct access proposed onto Highway 96 E (Murfreesboro Road) from the development.

Traffic Data and Analyses

In May 2017, traffic volume data were collected at the intersections along Highway 96 E (Murfreesboro Road) from Carothers Parkway to Arno Road, Carothers Parkway and S. Carothers Road, and S. Carothers Road in the vicinity of the project site. This data was used in the development of the traffic projections and in the operational analyses for the intersections within the study area.

Trip Generation and Distribution

The historic average annual traffic growth estimated in the study was shown to be 7.03% for TDOT Station 40 and 6.36% for TDOT Station 41 from 2009 to 2015. Consequently, as stated in the study, to calculate the background traffic volumes, a 10% total growth rate was applied to the existing traffic data to estimate the initial background year (2020) traffic volumes. The background traffic volumes should be representative of the traffic volumes for the analysis year equivalent to the projected buildout year of the entire development. Based on the historic traffic data provided in the study, the average annual growth rate utilized to calculate the background traffic growth could have been as high as 6.7% per year if utilizing the 2009-2015 years of data or 4.0% if utilizing the 2011-2015 years of data. Based on the trends in the data from 2009 to 2015, it is reasonable to assume the 2011 to 2015 traffic data is more representative of the continued growth around the study area. Based on this assumption, the

Office Locations:

Birmingham, Foley, Mobile, Alabama • Gainesville, Orlando, Pensacola, Tampa, Florida • Atlanta, Georgia
Collinsville, Illinois • Baton Rouge, New Orleans, Slidell, Louisiana • Biloxi, Mississippi • Jefferson City, Missouri
Raleigh, North Carolina • Columbia, South Carolina • Chattanooga, Franklin, Tennessee • Alexandria, Virginia • Washington, D.C.



total traffic growth from 2017 to 2020 would have been 12.0%. However, by including the projected peak hour traffic volumes for other development projects (approved and/or under construction) within the study area, utilizing the 10% total growth is acceptable. The peak hour traffic volumes from these developments were added to the study's background traffic volumes to determine the final background traffic volumes.

Future trips generated from the Colletta Park development were calculated using ITE's *Trip Generation*, Ninth Edition based on the future land use. The land use used to determine the project-generated trips was Single-Family Homes (210). The 259 homes are expected to produce 2,466 trips per day with 195 trips in the AM peak hour and 259 trips in the PM peak hour.

	Total Trips Generated
AM Enter	49
AM Exit	146
PM Enter	163
PM Exit	96

Intersection Analyses

The operational analyses for the intersections within the study area were all completed utilizing of Highway Capacity Software version 7 (HCS 2010) and Synchro 9. Each intersection was evaluated for existing, background, and projected conditions along with a revised projected conditions scenario. Based on the capacity analysis for the projected peak hour conditions, all intersections provide an overall acceptable level of service, however, it should be noted that most of the intersections have a few minor turning movements with levels of service E or F.

Traffic Signal Warrant

The *Manual on Uniform Traffic Control Devices* (MUTCD) specifies different warrants for the justification of a traffic control signal at a particular location. As detailed in the MUTCD, reduced (70%) may be used at locations where the major-street speed exceeds 40 miles per hour (mph) or is located in an isolated community with a population of less than 10,000. As noted in the TIS, the posted speed limit for Carothers Parkway and Highway 96E are respectively, 40 mph and 45 mph, therefore, the full traffic signal warrant thresholds were deemed appropriate. Also, the MUTCD provides Guidance for the application of the traffic signal warrant evaluations. This Guidance should be reviewed and, if applicable, utilized in the traffic signal warrant evaluations.

A traffic signal warrant analysis was completed on the intersections of Carothers Parkway and S. Carothers Road and for Highway 96E and Chester Stevens Road / Ridgeway Drive based on the existing traffic conditions. Both of the traffic signal warrant analyses did not yield a traffic signal to be necessary at either intersection based on the existing conditions.

To satisfy the total projected conditions, updated traffic signal warrant analyses were conducted for the intersections of Carothers Parkway and S. Carothers Road, as well as, for the intersection of Highway 96E and Chester Stevens Road / Ridgeway Drive. For the total projected conditions, including the additional approved residential projects in the area, the intersection of Carothers Parkway and S. Carothers Road yields a traffic signal based on Warrant 1 Condition B from the MUTCD. At the intersection of Highway 96E and Chester Stevens Road / Ridgeway Drive, Warrant 1 Condition A and B and Warrant 2 are not satisfied and therefore do not warrant a traffic signal at this intersection in the total projected conditions.

Turn Lane Analysis

The need for the additional turn lanes at the site accesses were evaluated based on Figures 2-5 and 2-6 in the *NCHRP Report 457 – Evaluating Intersection Improvements: An Engineering Study Guide*. Based on the analysis results, a dedicated northbound right turn lane was warranted on Carothers Parkway at S. Carothers Road and a dedicated eastbound right turn lane is warranted on Highway 96E at Ridgeway Drive.

Connectivity

Connectivity is essential to offer multiple routes of access in a community in which congestion continues to be a hindrance to quality of life. The *Franklin Land Use Plan* provides specific guidance for new development within the Seward Hall Special Area 3:

12. New subdivisions should provide street connections in all directions and should be planned to connect with adjacent planned or existing roads. Establishing more local street connections helps disperse traffic thereby reducing the volume on major corridors and easing congestion. Additionally, more local street connections increases accessibility and can reduce vehicle miles traveled and average trip length.

The *Franklin Zoning Ordinance*, through standards in Section 5.10.4, mandate specific requirements that must be satisfied for any development with the City of Franklin.

Connectivity of the Colletta Park development was reviewed according the guidance of the *Land Use Plan* and the requirements of the *Zoning Ordinance*:

Future Connectivity to Carothers Parkway or South Carothers Road

This development will establish a connection between Highway 96 E (Murfreesboro Road) and South Carothers Road/Carothers Parkway. The Colletta Park development proposes connectivity to the existing Franklin East subdivision, but no other existing subdivisions. This does not meet the information contained in #12 above for the Seward Hall Special Area 3. The northern portion of the project will not directly connect to Highway 96 E, however, Stanford Drive off of Ridgeway Drive, will be extended in the Franklin East subdivision. For the southern portion of the project, the major access will involve connecting to S. Carothers at the 90-degree curve just to the east of the intersection of Carothers Parkway and South Carothers.

Recommendations Identified in the TIA

The following are the infrastructure improvements recommended in the study and the reviewer's response to each.

1. At the intersection with Highway 96 E, the northbound approach of Ridgeway Drive should be widened to included two northbound turn lanes. Specifically, the existing northbound lane should be retained as left turn lane, and a separate through/right turn lane with at least 75 feet of storage should be constructed to the east.

Staff Response: *The design shall be completed according to AASHTO, TDOT, and City of Franklin standards.*

2. At the intersection with Ridgeway Drive, an eastbound right turn lane should be provided on Highway 96 E. This turn lane should include at least 150 feet of storage and should be designed and constructed according to AASHTO standards.

Staff Response: *To facilitate improved safety and operations at the intersection, an eastbound right turn lane shall be added along Highway 96 E (Murfreesboro Road) at Ridgeway Drive/Chester Stevens Road. The design shall be completed according to AASHTO, TDOT, and City of Franklin standards.*

3. A northbound right turn lane should be provided on Carothers Parkway at the intersection with S. Carothers Road. This turn lane should include at least 100 feet of storage and should be designed and constructed according to AASHTO standards.

Staff Response: *The design shall be completed according to AASHTO and City of Franklin standards.*

4. A traffic signal will likely be warranted at the intersection of Carothers Parkway and S. Carothers Road as all of the approved residential projects on Carothers Parkway and S. Carothers Road are developed. If constructed, this traffic signal should be designed and constructed to include protected and permissive signal phases for southbound motorists, as well as right turn overlap signal phases for northbound and westbound approaches.

Staff Response: *As traffic volumes and traffic congestion increase at this intersection, the City shall determine when the traffic signal is warranted for installation.*

5. The analyses conducted for the purposes of this study indicate that all of the critical turning movements at the intersection of S. Carothers Road and the project access will operate acceptably even if dedicated turn lanes are not provided at this location.

In conjunction with the preparation of final construction documents for the proposed project, sight triangles should be provided to identify the sight distances which will be available, based on the specific location of the project access and its design parameters. These sight triangles should be developed based on guidelines that are included in A Policy on Geometric Design of Highways and Streets, which is published by the American Association of State Highway and Transportation Officials (AASHTO) and commonly known as The Green Book. Specifically, The Green Book indicates that for a speed of 40 mph, the minimum stopping sight distance is 305 feet. This is the distance that motorists on S. Carothers Road will need to come to a stop if a vehicle turning from the project access creates a conflict. Also, based on The Green Book, the minimum intersection sight distance is 445 feet. This is the distance that motorists on the project access will need to safely complete a turn onto S. Carothers Road.

Staff Response: *At such time as the development plans are prepared, the developer's engineer shall develop intersection design plans according to AASHTO and the City of Franklin standards. The engineer shall show that all approaches to the intersection maintain sufficient stopping sight distance, clear sight triangles for all approaches and satisfy any grade or skew requirements.*

Based on the NCHRP Report 457 criteria, the projected traffic volumes at this intersection are marginal for warranting an eastbound left turn lane at the project access. However, due to roadway geometrics, vehicle speeds and anticipated additional growth in the surrounding area, it

is recommended an eastbound left turn lane be constructed at this location. This turn lane should include a minimum 75 feet of storage plus taper and should be designed and constructed according to AASHTO and City of Franklin standards.

6. In order to limit the impact of the site-generated traffic on the existing roadways on the south side of Highway 96E, the following modifications have been proposed by the developer of the Colletta Park project:
 - Stripe the existing 25 feet of pavement on Ridgeway Drive to include one 10-foot travel lane and a 2.5-foot shoulder in each direction.
 - Provide street lamps on Ridgeway Drive between Highway 96E and Stanford Drive.
 - Consider reducing the speed limit on Ridgeway Drive from 30 mph to 25 mph and providing appropriate signage and painted lettering on the pavement.

Staff Response: *These recommendations shall be coordinated with the City of Franklin, Williamson County and the specific neighborhood homeowners association. If determined by each to be acceptable, the design shall be completed according to AASHTO the City of Franklin and Williamson County standards.*

Additional Staff Recommendations

Based on the review of the information included in the TIS, the following conclusions and recommendations have been developed in addition to the recommendations outlined in the TIS and discussed in the previous section of this letter.

1. The location of the proposed access for the project site on S. Carothers Road shall be coordinated and approved by the City of Franklin Engineering Department prior to development of site layout plans.

Closing

The Colletta Park Residential Development TIS covered the typical required traffic impact study components and identified several feasible and necessary infrastructure improvements. The review of the traffic impact study identified some areas of the Study and Development Plan that need further evaluation and revisions. Also, as noted in the last section of the letter, an additional recommendation was identified to be included in the conditions of approval for the development.

This review was completed by Gerald Bolden, PE, PTOE and Micah Wood, AICP of Volkert, Inc.

RESOLUTION NO. 2017-72

TO BE ENTITLED: "CONSIDERATION OF RESOLUTION 2017-72, A RESOLUTION INITIATING THE DEVELOPMENT OF A LEASE AGREEMENT FOR THE 54-ACRE, CITY-OWNED PROPERTY LOCATED ALONG THE HARPETH RIVER, SOUTH OF MACK HATCHER PKWY AND WEST OF FRANKLIN ROAD."

WHEREAS, in September 2016, Cheekwood Golf Club submitted a request to lease the 54-acre, City-owned property and expand its operations across Mack Hatcher Parkway; and

WHEREAS, the City of Franklin sought Letters of Interest for improvement and/or development of a 54-acre, City-owned property located along the Harpeth River south of Mack Hatcher Parkway and west of Franklin Road; and

WHEREAS, the purpose of this invitation to submit Letters of Interest was to: assist the City in analyzing opportunities available for future improvement and/or development of this Property; enable all interested parties an opportunity to submit Letters of Interest; and allow for public input on all Letters of Interest received; and

WHEREAS, the City advertised that it would maintain ownership of the property but would consider the possibility of a long-term lease with a third party for improvements and operations; and

WHEREAS, much of the Property is located within the 100-year floodplain of the Harpeth River and Spencer Creek and serves as a buffer for the City wastewater treatment facility across the Harpeth River; and

WHEREAS, the City's long-range plan, *Envision Franklin*, recommends the Recreation design concept, which includes active and passive open spaces, as well as City parks, and should be interconnected through bike lanes, multi-use paths, and sidewalks. Institutional facilities, such as the water treatment and wastewater treatment plants, are also assigned to this design concept and fulfill significant municipal functions; and

WHEREAS, the Board of Mayor and Aldermen received letters of interest from three groups: the Cheekwood Golf Course, Discovery Center, and the Franklin Housing Commission; and

WHEREAS, the proposals have been presented and discussed at several meetings, including a Special Mobile BOMA Meeting; and

WHEREAS, it is in the best interest of the citizens of Franklin to pursue a contractual arrangement for a long-term lease of the property for improvements and operations with

- A. Cheekwood Golf Course,
- B. Discovery Center, or
- C. Franklin Housing Commission.

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 gives authority to the City

Administrator, Eric Stuckey, or his designee, to pursue a contractual lease agreement with this third party, _____, for improvements and operations of the City-owned property. A lease will be drafted and presented to the BOMA for consideration.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2017

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
ERIC S. STUCKEY
City Administrator

By: _____
DR. KEN MOORE
Mayor

Approved as to Form

By: _____
Sauna R. Billingsley, City Attorney

Letters of Interest: 12 Point Proposal Comparison

August 8, 2017 BOMA Work Session

Question	Cheekwood Golf Club Expansion	Discovery Center Children’s Museum	Franklin Housing Commission Affordable Housing
Community Vision			
Staff Evaluation: Does the proposal align with Envision Franklin?	Yes	Yes	No
Staff Evaluation: Could the proposal be completed under the current zoning district?	Yes	Yes	No
Development Standards			
1.Would the proposal meet all development standards in the Zoning Ordinance?	Yes	Yes	Not certain at this time
2. Would modification of the floodplain be requested as part of the improvements?	Yes	Floodplain modification will be evaluated	Yes
3. At buildout, what would be the traffic impact to the City?	350 golfers per day/peak season staggered over multiple hours, occasional seasonal tournaments and events, plus TBD future residential development	Peak traffic is off-peak hours and would not contribute additional flow on Mack Hatcher during rush hour and school traffic times.	For 14-50 single family residences, 140 trips were day were calculated based on 14 homes
Community Benefit			
4. What community needs would this project address?	9-hole golf course and club house Driving range lighted for night play Conference/Gathering Space: 50-200 people for corporate meetings, weddings, civic groups, conferences, flex space People: youth mentoring, fitness opportunities, seniors, and charity events Beautification: Manicured open green space, trailhead and parking open to public Environmental: Outdoor recreation space	Children’s Museum National partnerships and participation in networks Community events School readiness and literacy Programs for Intergenerational Learning Volunteer programs Youth development and leadership STEM opportunities Community partnerships: Boys & Girls Club, Columbia State, Franklin Parks, School Systems, Corporations Mobile outreach with rural access Family-centered tourism and community destination	Offer a model of housing options for builders and developers with price points less than \$300,000 Reduce or not add to traffic flows into and out of City Provide public/private partnership example to developers for affordable housing Provide employee housing
5. How many people are anticipated to be served by this proposal?	1,000-1,200 people per day/peak time for driving range, practice facility and conference/gathering space	Year one estimated to reach 100,000 attendance Data from Science Alliance of TN shows science centers and children’s museums well attended across State ranging from 100,000-348,000 annual attendance	70 to 95 people occupying dwellings, based on 14 single family homes or 19 townhomes
6. Are there opportunities for public park access, trails along the Harpeth River, and continued conservation of the 100-year floodplain?	Yes, course designed to offer opportunities for trails and conservation and respect river and stream buffers	Public park access, trails along the Harpeth, floodplain conservation Site plan could be developed to provide potential for future street connection to Franklin High School Outdoor classrooms and observation points for environmental education programming Multi-use path extension from Spencer Creek path to continue to new museum facility. Serve as trailhead for Riverwalk access at initial construction phase.	Proposal encourages other uses of floodplain property, including golf course, trails, right-of-way for pathways to schools, floodplain management, canoe launch, or wildlife conservation areas.
Partnership Impacts			
7. What would be the estimated private investment needed to complete the proposal?	\$8 to \$10 million investment for reshaping, grading, construction of facilities, trailhead, water, sewer, utilities	\$27.5 to \$30 million investment	\$3.66 million based on 14 dwelling units
8. What would be the expectation of the City in terms of partnership?	Long-term lease partnership Tax revenue recipient of for-profit business	Long-term lease partnership Minimal lease cost	Staff assistance in development process Award of real estate at lease terms in this proposal

Letters of Interest: 12 Point Proposal Comparison

August 8, 2017 BOMA Work Session

	Use 120,000 gallons of City reclaimed water/day Expand (triple size) of City water management area Purchase of City fertilizer when available	City to maintain grounds beyond the building as city park, including trail and parking lot maintenance	Reduction or removal or credit of city construction fees Assistance in design and/or construction of required roadway & utilities into development City to maintain all other public real estate on site Orchestrate golf course or other recreational provider
9. What would be the preferred lease terms?	99-year renewable lease \$72,900 annual lease payment to City Anticipate that the lease agreement would render consideration for the private investment improvements to the leased property. Once this consideration has expired, Cheekwood LP would then maintain monthly lease payments to the City.	50-year lease with initial short-term lease until facility completed \$1 annual lease payment to City	Land portion tax, as if there was one, will be paid to City as lease amount Funds will be deposited into housing reserve fund that City manages through Housing Commission Estimated land tax per lot on \$65,000 lot: \$503.20 per year
10. At buildout, what would be the benefit to the City financially?	Potential annual revenues: \$150,000 (sales tax + lease) \$72,900 annual lease payment \$7.2 million over 99 years \$76,000 annual municipal sales tax Indirect economic impact from golf tourism, hotels and restaurants, etc.	Provides bundled tourism opportunities Overall economic impact through tourism, stores and restaurants, increased visitation to other tourist destinations Economic development and business recruitment	Private local developer to handle construction and financing City gains homes at market appraisal and develop new real estate taxes Loans through local lending institutions benefiting businesses Construction materials purchased locally Residents live, work, shop, spend locally=tax dollars Public-private partnership new model for city for housing Emergency workers living in city limits Self-financed work force housing income source growth over time, funding more workforce homes
Logistics			
11. What is the anticipated timeframe for project completion?	Completion in 5 years, 3 phases	2 to 3 years	4.5 years
Supplemental Information			
12. If there is any additional information pertinent to the BOMA review, please provide it:	See proposal	See proposal	See proposal

Engaging
curious minds
to fuel the
future.

Discovery Center at Spencer Creek







Piece together
the mummy's
sarcophagus!

If you need help,
look at this
picture

head

body

feet

Crack the code



Hands-On Environmental Education





Murfreesboro
City Schools



Murfree Spring Partners



Discovery Center at Spencer Creek

- 5 acres used for building and parking lot
- 49 acres conserved as floodplain and outdoor learning spaces
- Access to
 - Harpeth River
 - Harlinsdale Farm
 - First United Methodist Church
- Treehouse Playground
- Outdoor Classrooms





Why Franklin?







Attendance & Impact

- 22,627 students served
- 2,000 field study scholarships for free and reduced lunch students
- 91/95 TN Counties visited
- 43/50 states visited
- 8,000 cultural event attendees
- 1,830 active member families, including 300 free
- 1,664 campers



Meetings & Partners

- Franklin First United Methodist Church
- High Hopes
- Waves
- Columbia State Community College
- Williamson County Schools
- Franklin Special School District
- Williamson Inc.
- Franklin Parks
- City of Franklin, Stormwater & Water Management
- Jackson National Life Insurance
- Nissan
- Franklin Synergy
- Lipscomb University
- Battle Ground Academy







Partners in Education

PEER COLLABORATION!

REMEMBER **ANALYZE**

UNDERSTAND **EVALUATE**

APPLY **CREATE**

Planet Earth's Moon



Build·ing (verb)

Com·mu·ni·ty (noun)

BEHOLD! BY YOURSELF!
DO YOUR BEST!
TELL THE TRUTH!
SHOW KINDNESS!
INSPIRE OTHERS!

Prepositions











Interns & Volunteers

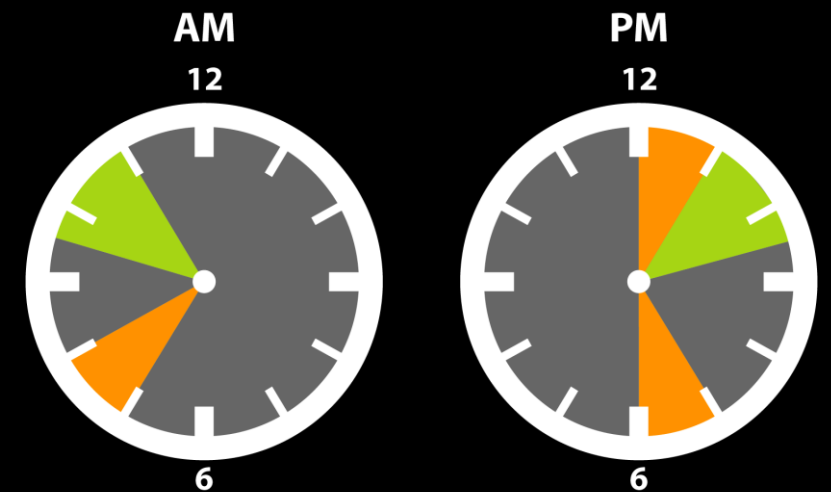




Traffic Impact

“Based on my observation, the traffic generated by the Discovery Center is during non-peak hours and as such has minimal impact on the adjacent roadways in Murfreesboro.”

Ram Balachandran, P.E., PTOE
Assistant Director/City Traffic Engineer
City of Murfreesboro



Williamson County Peak Traffic Times
Discovery Center Peak Traffic Times





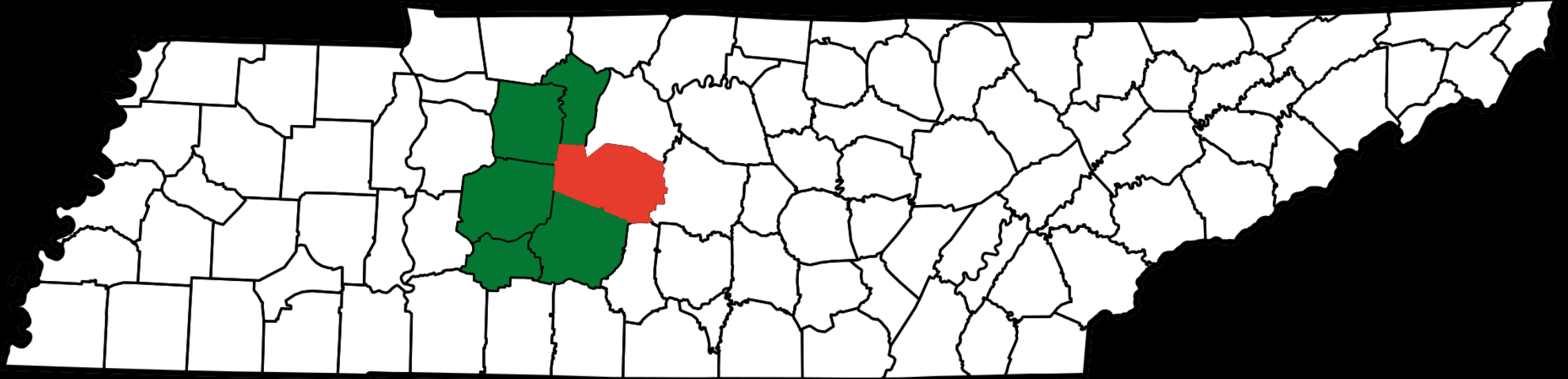


Economic Impact

- Museums contribute **\$21 billion**
- They return **over five times as much** in local, state, and federal tax revenue
- **76% of all US leisure travelers** visit cultural institutions, including museums



Access & Outreach to Rural Counties



Discovery Center at Spencer Creek

- 5 acres used for building and parking lot
- 49 acres conserved as floodplain and outdoor learning spaces
- Access to
 - Harpeth River
 - Harlinsdale Farm
 - First United Methodist Church
- Treehouse Playground
- Outdoor Classrooms





discovery
center 
at spencer creek



Discovery Center
502 SE Broad Street
Murfreesboro, Tennessee 37130
615-890-2300

To: Mayor Ken Moore and The City of Franklin
From: Children's Museum Corporation of Rutherford County
Date: January 30, 2017

Re: Letter of Interest for improvement and/or development of City-owned property

On behalf of the Children's Museum Corporation of Rutherford County dba Discovery Center, I am authorized to submit this Letter of Interest declaring intent to investigate the feasibility of acquiring City-owned property located along the Harpeth River south of Mack Hatcher Parkway and west of Franklin Road. Discovery Center proposes the development of an approximately 45,000 square foot children's museum with outdoor classroom space.

We further understand that this Letter of Interest does not in any way constitute an obligation or commitment on the part of either the Company or the Commission.

Children's Museum Corporation of Rutherford County has over 30 years of a strong and successful operation of a hands-on children's museum in neighboring Rutherford County. The Children's Discovery House was chartered in 1986 as Children's Museum Corporation of Rutherford County. After an extensive grassroots campaign, a building was purchased and renovated at 503 N. Maple Street, exhibits and programs were gradually created, and Children's Discovery House opened on March 3, 1987. The 4,500 square foot facility hosted 11,000 in its first year. After several years, the current site was overflowing with exhibits and visitors, resulting in the need to search for a new home. In the late 1990's, the U.S. Army Corps of Engineers identified Murfree Spring wetlands as the best location for interpretative and educational activities. As a result, in partnership with U.S. Army Corps of Engineers, State of Tennessee, Tennessee Wildlife Resources Agency, City of Murfreesboro, local corporations and numerous civic groups, the Children's Museum Corporation of Rutherford County built the new museum next to Murfree Spring in 2002. The Board of Directors, along with Congressmen Bart Gordon, was able to raise nearly \$3 million to construct the building and exhibits. In 2007, the museum added a 9,000 sq. ft. addition with the generous support of the Christy Houston Foundation. Discovery Center at Murfree Spring is now 30,000 square feet and serves over 120,000 visitors annually.

Discovery Center is currently in discussions with Tuck Hinton Architects to develop museum schematics and site plans for a new campus in Franklin. We would provide said drawings as soon as they are approved by Discovery Center's Board of Directors. Discovery Center acknowledges that the development would be required to meet all city standards, including Zoning Ordinance, International Building Code, Stormwater Ordinance, Subdivision Regulations, and all floodplain requirements and construction standards.

Thank you in advance for your consideration. If you have any questions or need any additional information, please feel free to contact me at tmacdougall@exploredc.org or (615) 890-2300 ext 223. You may also contact Jennifer Neal, Director of Grants, at jneal@exploredc.org or (615) 890-2300 ext 236.

Sincerely,

Tara MacDougall
President & CEO



Engaging curious minds to fuel the future.

Our vision is to build a community with the courage to ask thoughtful questions, the drive to find creative solutions, and the confidence to implement positive changes.



- 45,000 sq. ft. building
- Parking
- Permanent exhibit galleries
- Temporary exhibit gallery
- Program rooms
- Appealing space for group rentals, weddings, birthday parties
- Science theater
- Outdoor classroom in conjunction with Harpeth River
- Community gathering space
- Connection to trails

Quality of Life

Family Centered Exploration



Quality of Life

Learn & Play Together



Quality of Life

Access for Everyone



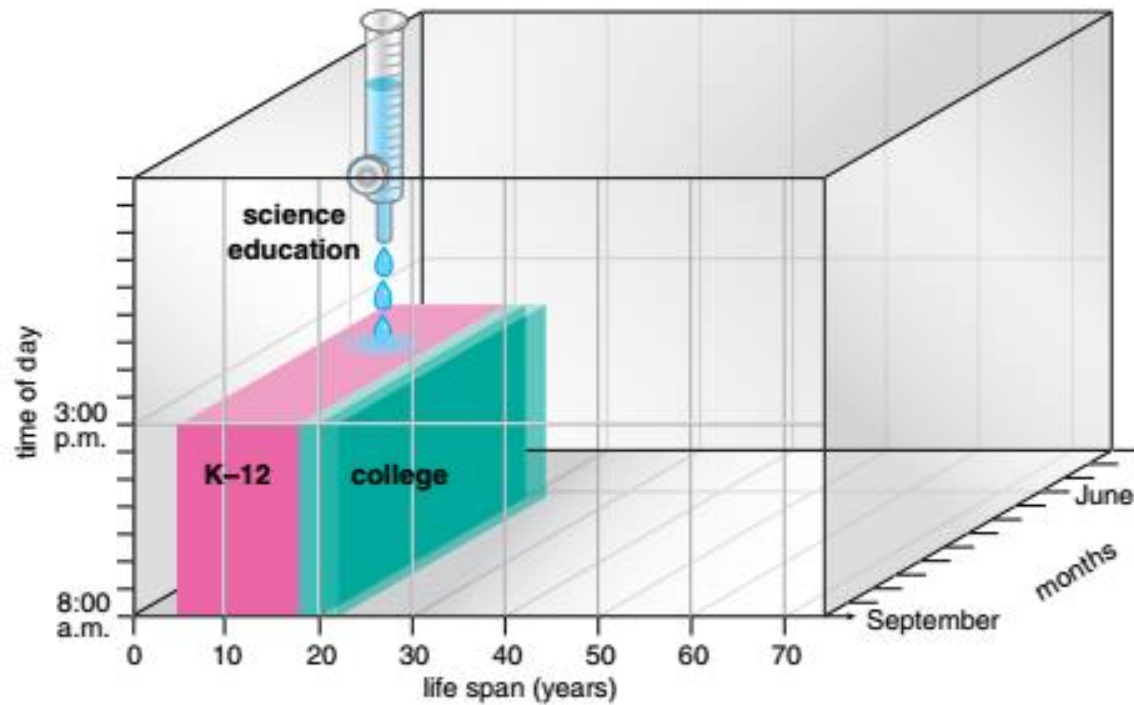
Quality of Life

Meet the Harrington-Span Family



Bridging Formal and Informal Education

95% Solution



Bridging Formal and Informal Education

A Resource for Teachers



Bridging Formal and Informal Education

Youth Development



Economic Impact

Connecting Curiosity to Careers



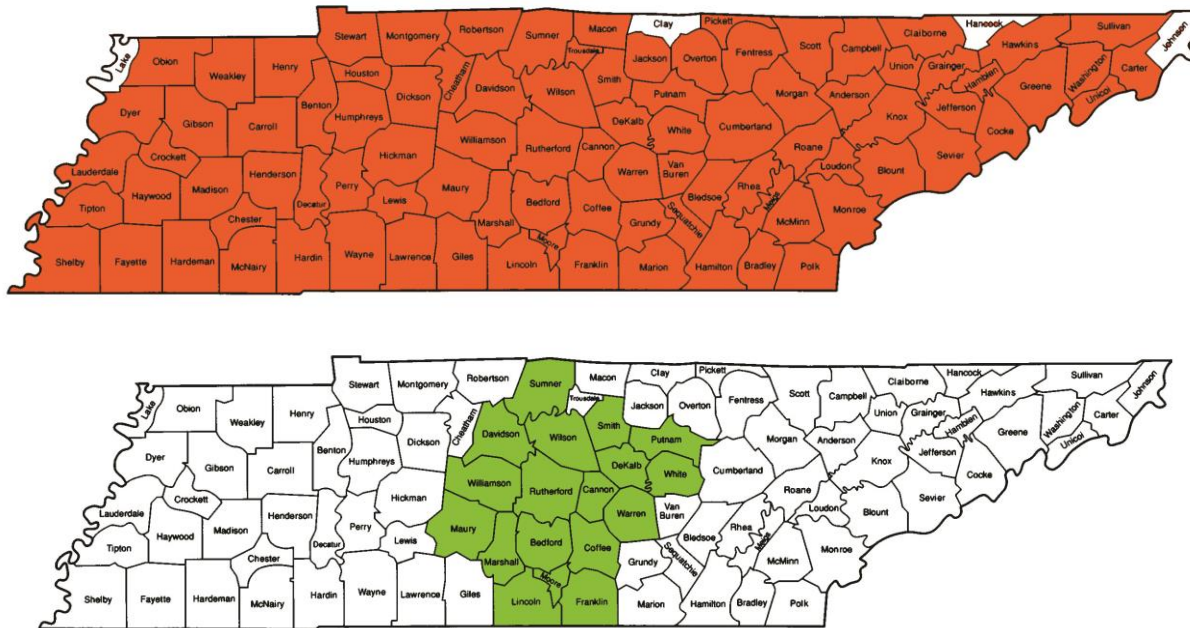
Economic Impact

Tourism Destination



Economic Impact

Reach of Discovery Center



Public & Private Partnerships

Grass Roots Community Building



Public & Private Partnerships

Statewide Partnerships



Public & Private Partnerships

National Partnerships



Public & Private Partnerships

Catalyst for Building Community



Thank you for your time tonight.





CHEEKWOOD GOLF CLUB



POPULATION GROWTH

SOMETHING
FOR
EVERYBODY

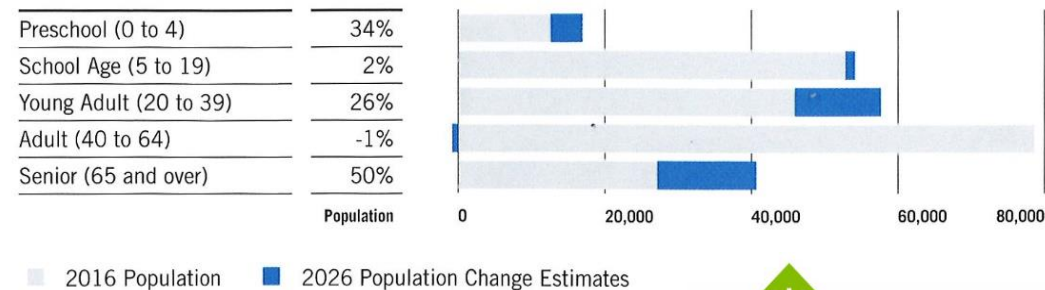


10-Year Population Projections

The chart below shows the projected Williamson County population change from 2016 through 2026. The greatest change is expected

within the senior population, which is expected to increase by 50% followed by preschoolers.

Percentage of Population Change from 2016 to 2026



Source: EMSI 2017.1 Class of Worker

Information provided by:

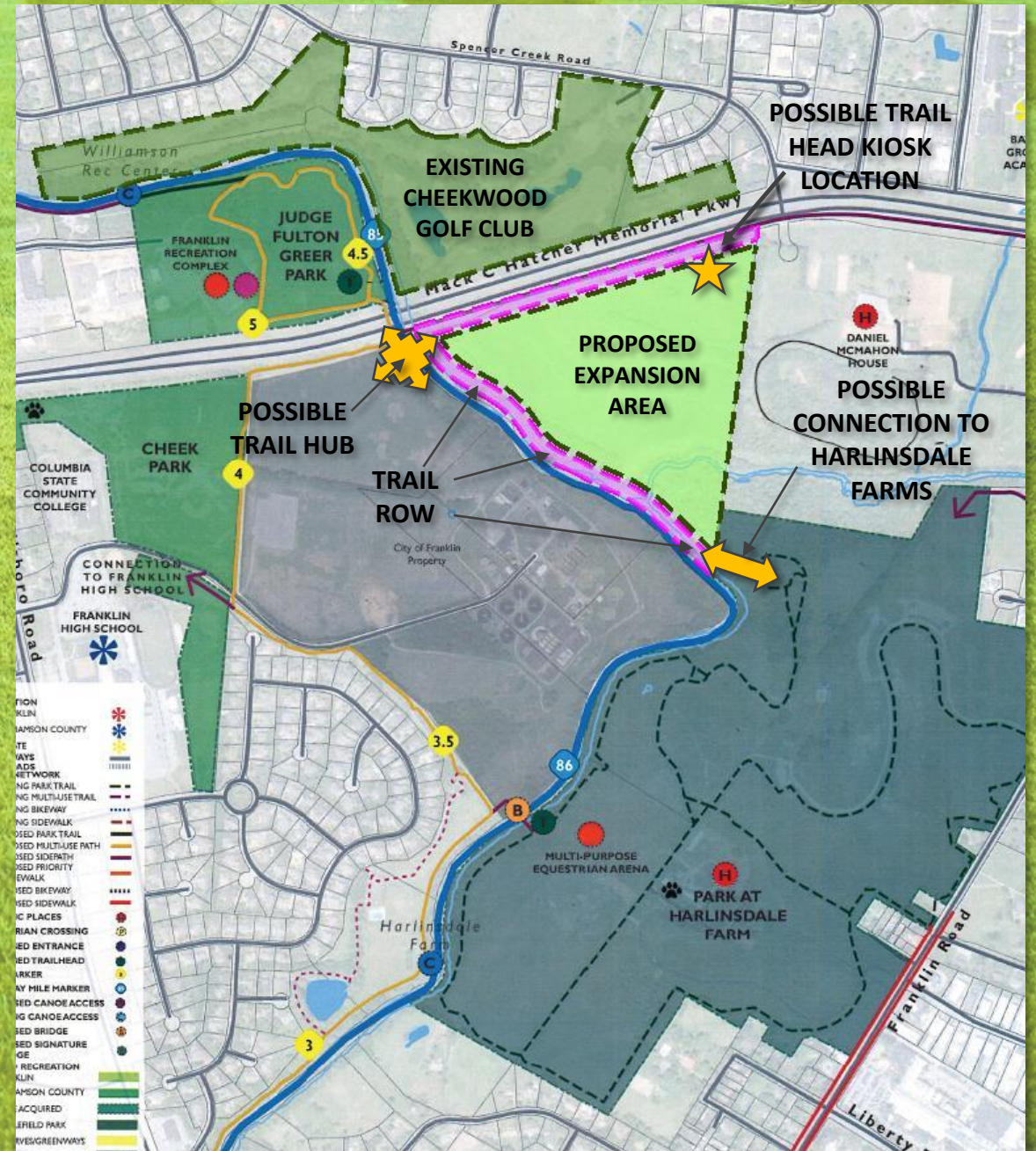
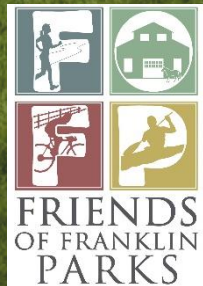


CONNECTIVITY

GREENWAYS

TRAIL HEAD
HUB

TRAIL HEAD
KIOSK



ECONOMIC IMPACT

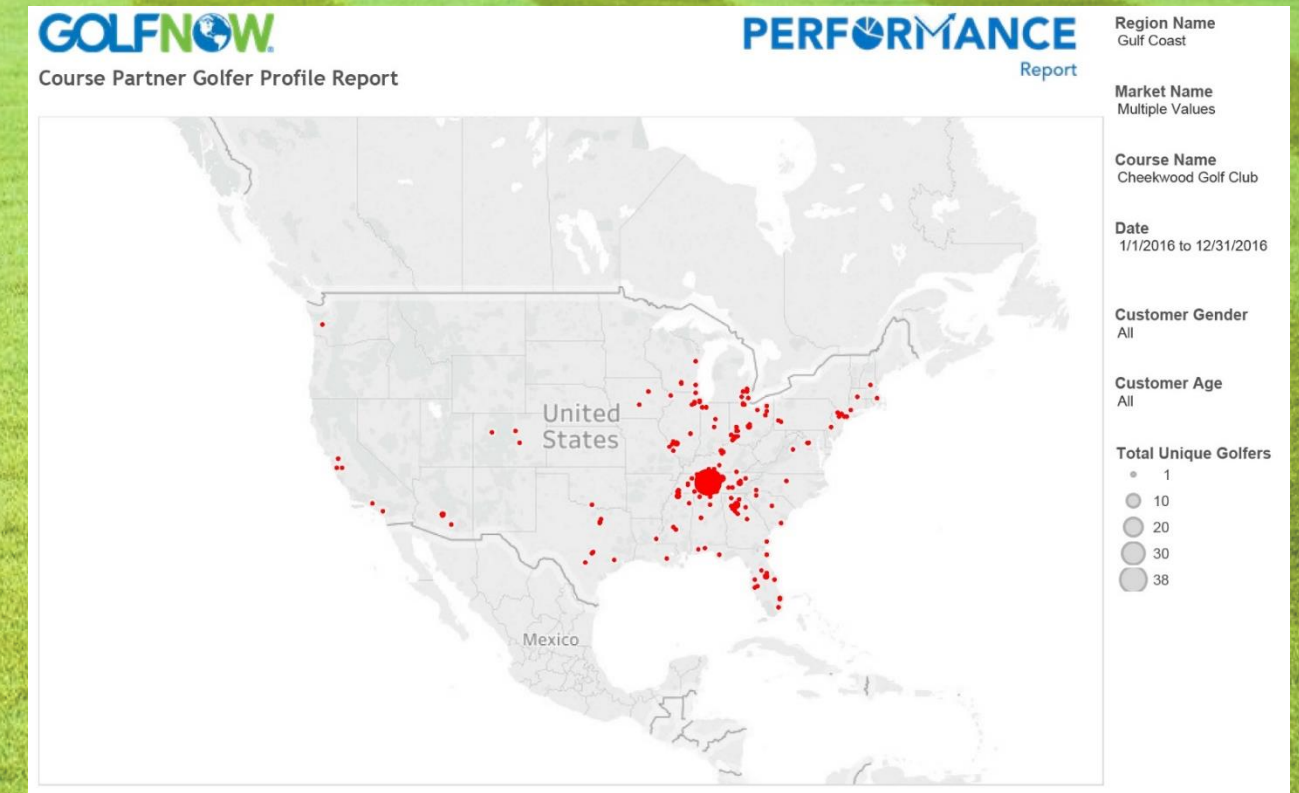
NATIONAL AND
REGIONAL
IMPACT

SPECIAL LIFETIME
EVENTS

CORPORATE
RETREATS

CELEBRITY
TOURNAMENTS

LOCAL CHARATY
EVENTS



FITNESS & WELLNESS

SUCCESSFUL AGING
WELLNESS
AGENDAS

EXERCISE
PROGRAMS

FLEXIBILITY
AND POSTURE
CURRICULUMS

YOUTH
CAMPS AND
CLINICS



ENVIRONMENTAL PARTNER



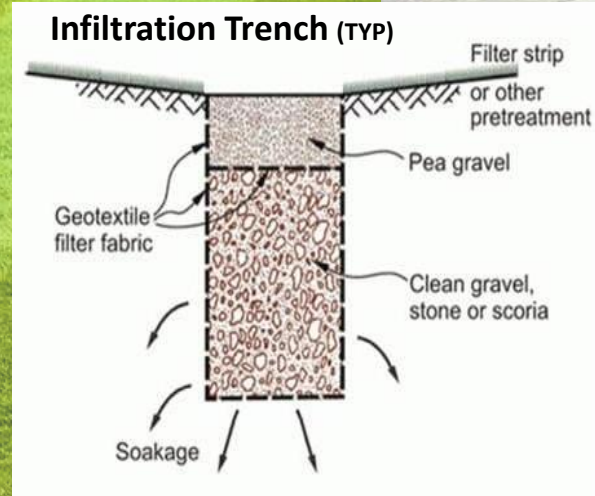
WASTEWATER



SOLID
SLUDGE



WATER
MANAGEMENT
AREA
Proposed to
Increase by
+/-60%





CHEEKWOOD GOLF CLUB

Rooted in Franklin for 22 Years





CHEEKWOOD

—Golf Club—

February 9, 2017
City of Franklin, Tennessee
Office of Planning and Sustainability
Attn: Kelly Dannenfelser
kellyd@franklintn.gov

Dear Ms. Dannenfelser:

Please accept the attached Letter of Interest for the request to lease the 54+/- acre property owned by the City of Franklin located along the Harpeth River south of Mack Hatcher Parkway and west of Franklin Road.

The Cheekwood Golf Club, a recreational sports business, has been operating adjacent to the 54+/- acres for over 23 years. Cheekwood Golf Club (formerly Fairways on Spencer Creek) came under the new ownership of award winning golf course architect and Franklin resident, J. Todd Jester, and Nashville entrepreneurs Tom Pierce and Jo Dee Pritchard in July of 2015.

My partners and I wish to address the growing recreational needs of the community and enhance the underserved youth golf programs in our area schools and increasing retirement population. The expansion of the current facility to the 54+/- acres will help ensure the long-term sustainability and financial viability of CGC. The natural extension of the golf course across Mack Hatcher Parkway is critical to our future success and vision of becoming part of the fabric of the Franklin community.

The ability to lease the city land will help to:

- Expand and secure Cheekwood as a long term sustainable and viable business
- Grow opportunities to meet community recreational demands
- Address high school golf teams and youth sports needs, practice facilities and tournament venue
- Offer new opportunities for a public event space
- Give the City of Franklin new opportunities to be City's primary fertilizer plant customer - meeting both golf course and city needs
- Render an opportunity to reduce and/or eliminate water withdrawal from the Harpeth River for golf irrigation
- Provide an additional effluent water user for the City of Franklin
- Improve quality of life and property integrity around residential homes
- Revitalized city neighborhood character for residents around the golf course and along Spence Creek Rd. and Mack Hatcher.
- Keep the integrity of the existing open-space and enhance the beauty along one of the city's busiest roadway.
- Provide for the highest and finest use of floodplain property

Thank you for the opportunity to submit this Letter of Interest. We look forward to meeting with the Board of Mayor and Aldermen to present our request and answer their questions.

Sincerely,

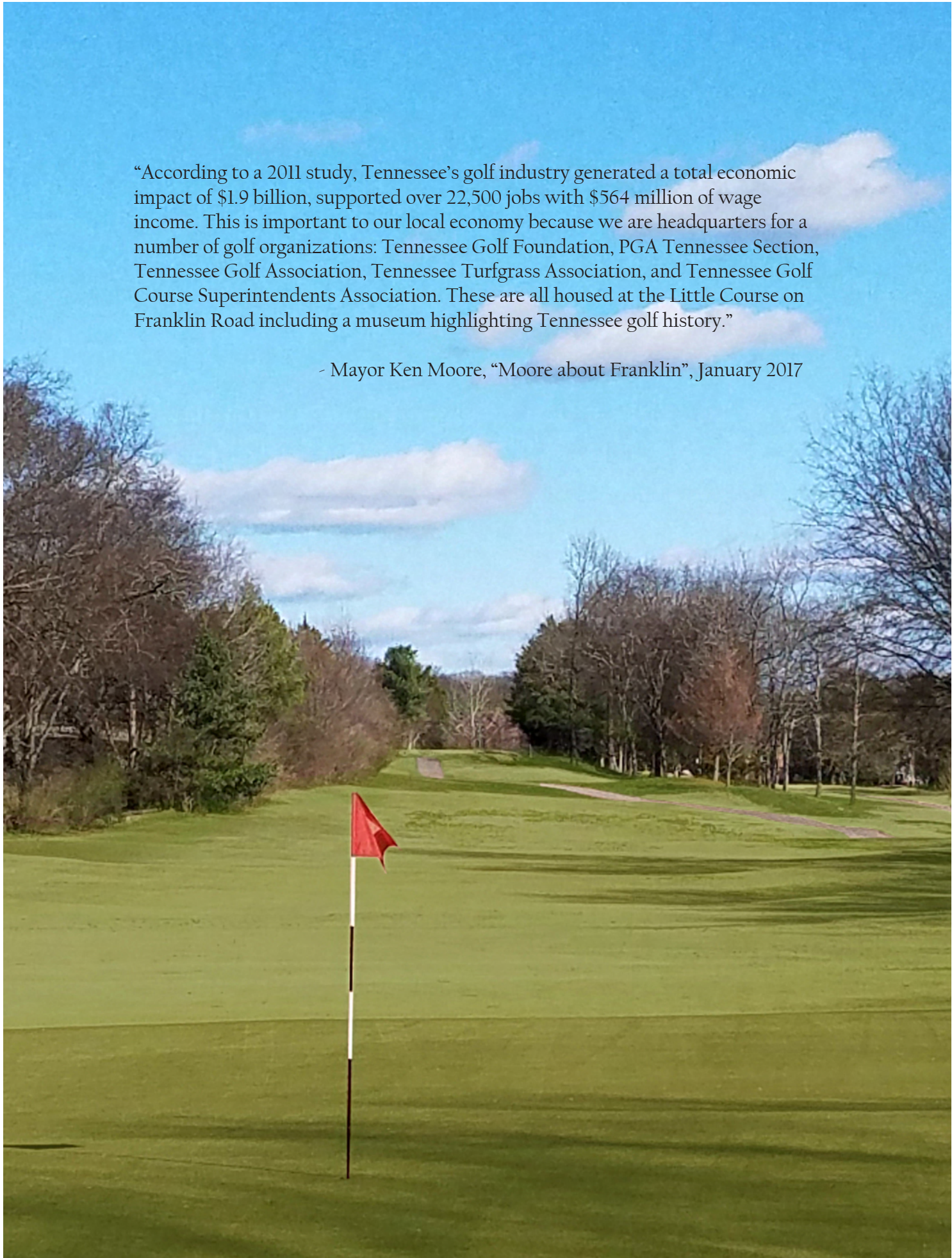
J. Todd Jester
Cheekwood Gold Club Owner and Golf Course Architect



CHEEKWOOD
— Golf Club —

PROPOSED RENOVATION AND LEASE
AGREEMENT MAP 63, PARCEL 21.01
CITY OF FRANKLIN, TN

FEBRUARY 9, 2017



“According to a 2011 study, Tennessee’s golf industry generated a total economic impact of \$1.9 billion, supported over 22,500 jobs with \$564 million of wage income. This is important to our local economy because we are headquarters for a number of golf organizations: Tennessee Golf Foundation, PGA Tennessee Section, Tennessee Golf Association, Tennessee Turfgrass Association, and Tennessee Golf Course Superintendents Association. These are all housed at the Little Course on Franklin Road including a museum highlighting Tennessee golf history.”

- Mayor Ken Moore, “Moore about Franklin”, January 2017

INTRODUCTION

The City of Franklin currently owns a 54-acre property located along the Harpeth River south of Mack Hatcher and west of Franklin Road. The owners of Cheekwood Golf Club (formerly Fairways on Spencer Creek) are interested in securing a long-term lease with the City of Franklin for the above-cited 54-acre property.

This proposed plan will maximize the use of the property (which is predominantly in a floodplain) by allowing needed expansion and upgrade of the current golf course, as well as the facilities adjacent to this site.

HIGHLIGHTS OF PROPOSAL

- Expand community opportunities for public golfing activities
- Create a practice facility for youth and school golf teams
- Offer new event options that are currently lacking in the Franklin community
- Provide water reuse opportunity from city sanitary facility





CHEEKWOOD GOLF CLUB

Cheekwood Golf Club is a 9-hole Course open to the public year around and is set in the heart of Franklin, Tennessee. As of Summer 2015 Cheekwood has undergone new ownership, bringing about many renovations. Since that point membership has doubled and continues to grow.



OWNERSHIP

The Cheekwood owner group includes:

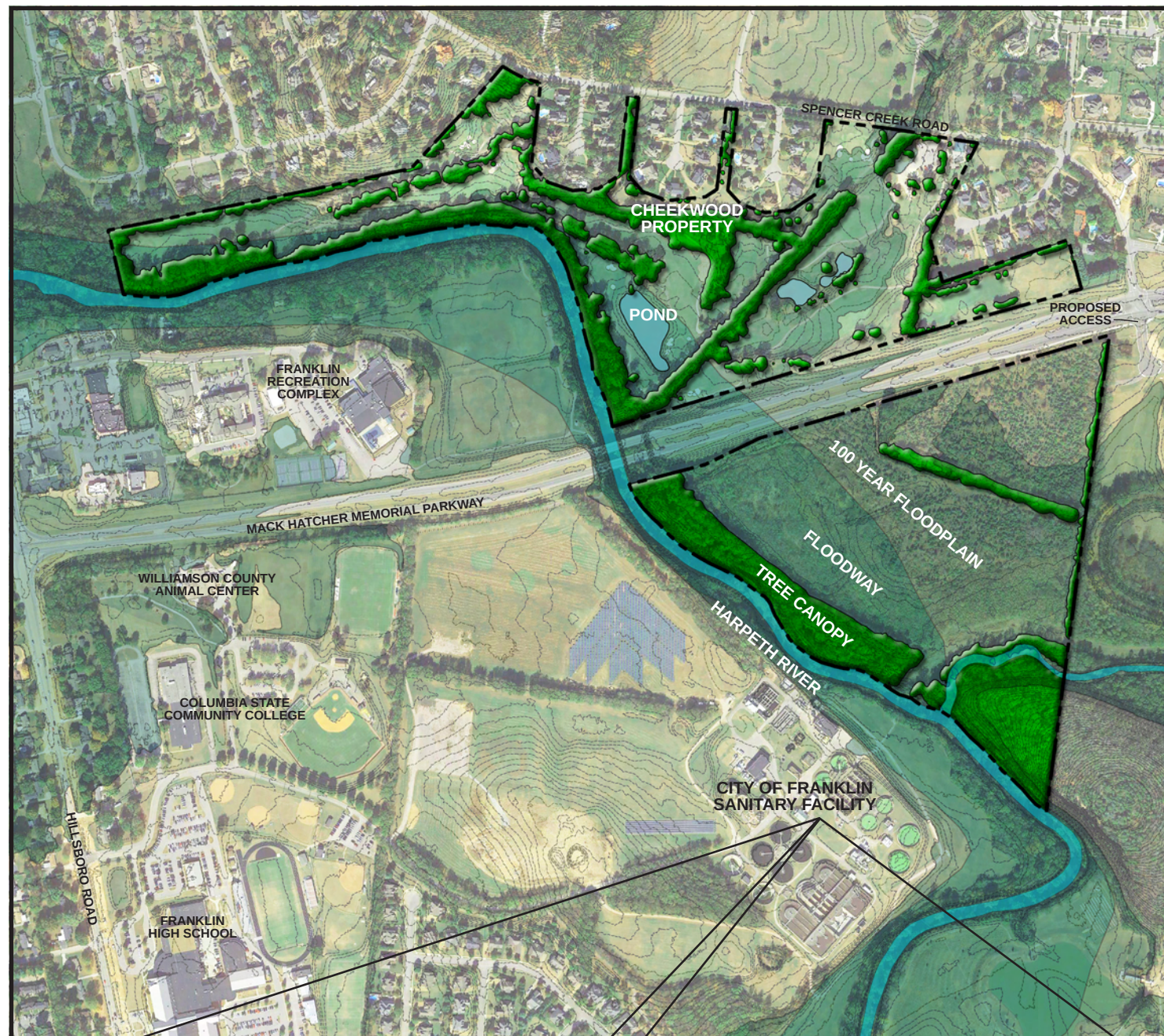
- Jo Dee Prichard and Thomas Pierce, local astute entrepreneurs, financial investors, and class “A” land developers
- J. Todd Jester, golf course architect, designer, and course renovator

APPLICANT CONTACT INFORMATION

J. Todd Jester
615.794.8223
todd@jesterdesign.com

QUALIFICATIONS

Todd has forged a golf course pedigree that has carried him to courses throughout the Americas. His course design experience includes: The Four Seasons Punta Mita of Nay Mexico, the luxurious Trump National Golf Club at Colts Neck, New Jersey, and the five-star rated Flagstaff Golf Club in Flagstaff, Arizona. Todd thrived as a project and design coordinator as well as a design associate for the legendary Jack Nicklaus. Employed by PGA player/broadcaster Jerry Pate to design and build with his company, which included clients such as the Ritz Carlton, Clint Eastwood, and Donald Trump. Todd will be recognized as one of Golf World Magazine’s “2017 Top 100 Golf Consultants in the World” when their list is released later this year.



EXISTING CONDITIONS

Almost 75% of Cheekwood and the proposed lease property are part of the floodplain. The southern parcel sits directly adjacent the City of Franklin's Sanitary Facility, which could provide a great opportunity for the reuse of effluent water for irrigation.

- Existing Cheekwood Acreage: 57.60 AC
Total Floodway / Floodplain Acreage: 38.25 AC (66%)
- Proposed Lease Property Acreage: 53.52 AC
Total Floodway / Floodplain Acreage: 43.64 AC (82%)
- Access from Mack Hatcher at traffic signal

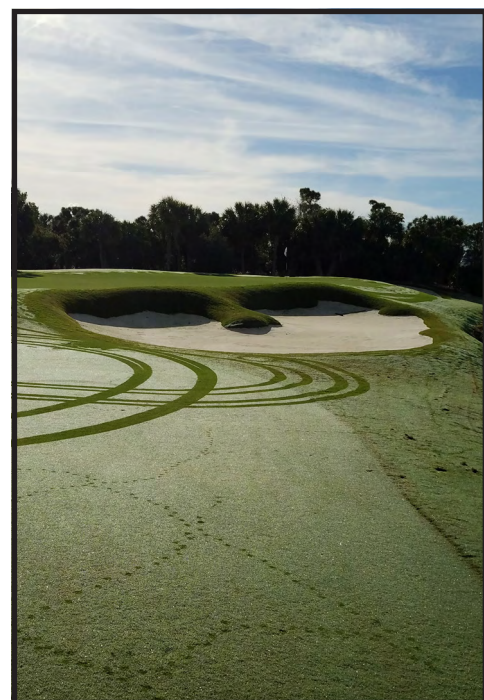


Recently updated city of franklin wastewater facility
GOOGLE MAPS



Recently updated city of franklin wastewater facility
GOOGLE MAPS





PROPOSED CONCEPTUAL MASTER PLAN

The goal of the proposed master plan is to provide a top-of-the-line 9-hole championship course, practice facility, driving range and clubhouse / event space that the City of Franklin can take pride in and utilize as an asset to the community.



- State-of-the-art practice facility
- Driving range
- Three relocated fairways and greens
- New clubhouse / event space
- Relocation of cart parking and maintenance area

Direct access to City of Franklin Sanitary Facility for irrigation by reuse of effluent water

Maintenance area visible from
Neighboring residences and
From Spencer Creek Road



IS THERE A NEED?

Why acquiring the land lease is vitally important to Cheekwood Golf Club and the City of Franklin?

- Expansion will help secure Cheekwood as a long term sustainable and viable business
- Cheekwood will grow opportunities to meet community recreational demands
- Addresses youth sports needs, practice facilities, and tournament venue
- New opportunity for public facility and event space
- Opportunity to be city's first fertilizer plant customer - meeting both golf course and city needs
- Effluent water customer

We believe this is the highest and best use of land and it extends a community asset on property burdened with floodplain adjacent to the Harpeth River.



Dated clubhouse barn currently in
plain view from residential homes



BENEFITS TO FRANKLIN

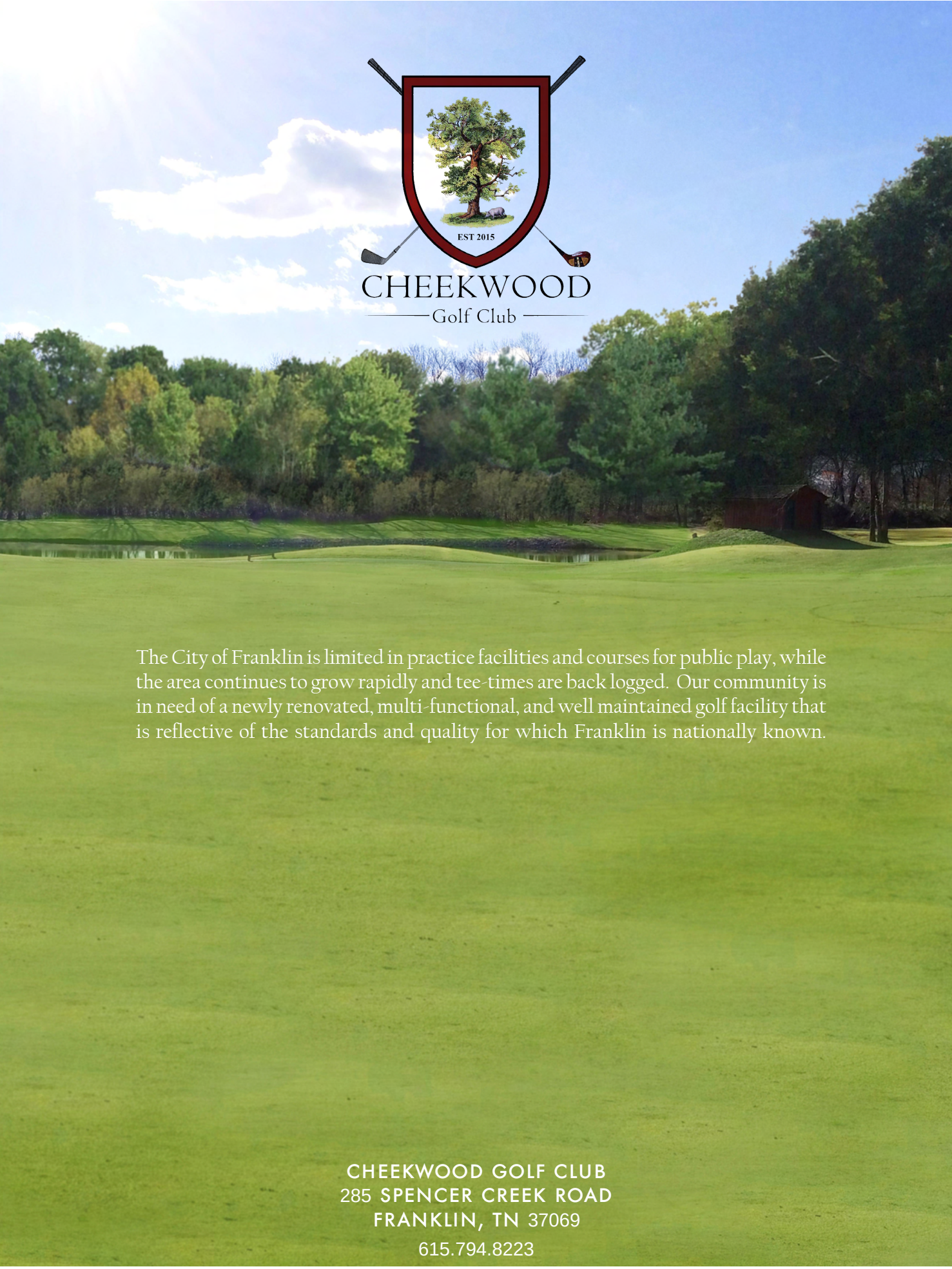
- Revitalized neighborhood character
- New youth golf programs and academies
- Partnerships with local organizations such as the YMCA and Williamson County Rec Center to reach additional families and youth
- New full time and seasonal employment opportunities
- A new venue and opportunity for local vendors to reach and serve the needs of golfers and event attendees
- Irrigation using effluent water from the neighboring sanitary facility could be extremely beneficial to the local environment as it would provide an extra filtration stage before being released back into the Harpeth



**ACKNOWLEDGMENTS AND PROVISIONS AS
REQUIRED BY THE CITY OF FRANKLIN**

All land use improvements will meet city ordinances and all structures/buildings will meet all planning regulations, ordinances, and requirements.

Lessor reserves a right to construct an access road across the subject property for the purpose of serving the Franklin High School property adjacent thereto. This easement shall be sub-servant to any construction, improvements, or use by the golf club, and shall not be constructed in such a way to limit, alter, or change the property usage by the golf club but rather shall be constructed in such a way as to minimize its impact on traffic, use by the golf club, security of both properties, and inconvenience to the golf club, its members/licensees, and guests.



The City of Franklin is limited in practice facilities and courses for public play, while the area continues to grow rapidly and tee-times are back logged. Our community is in need of a newly renovated, multi-functional, and well maintained golf facility that is reflective of the standards and quality for which Franklin is nationally known.

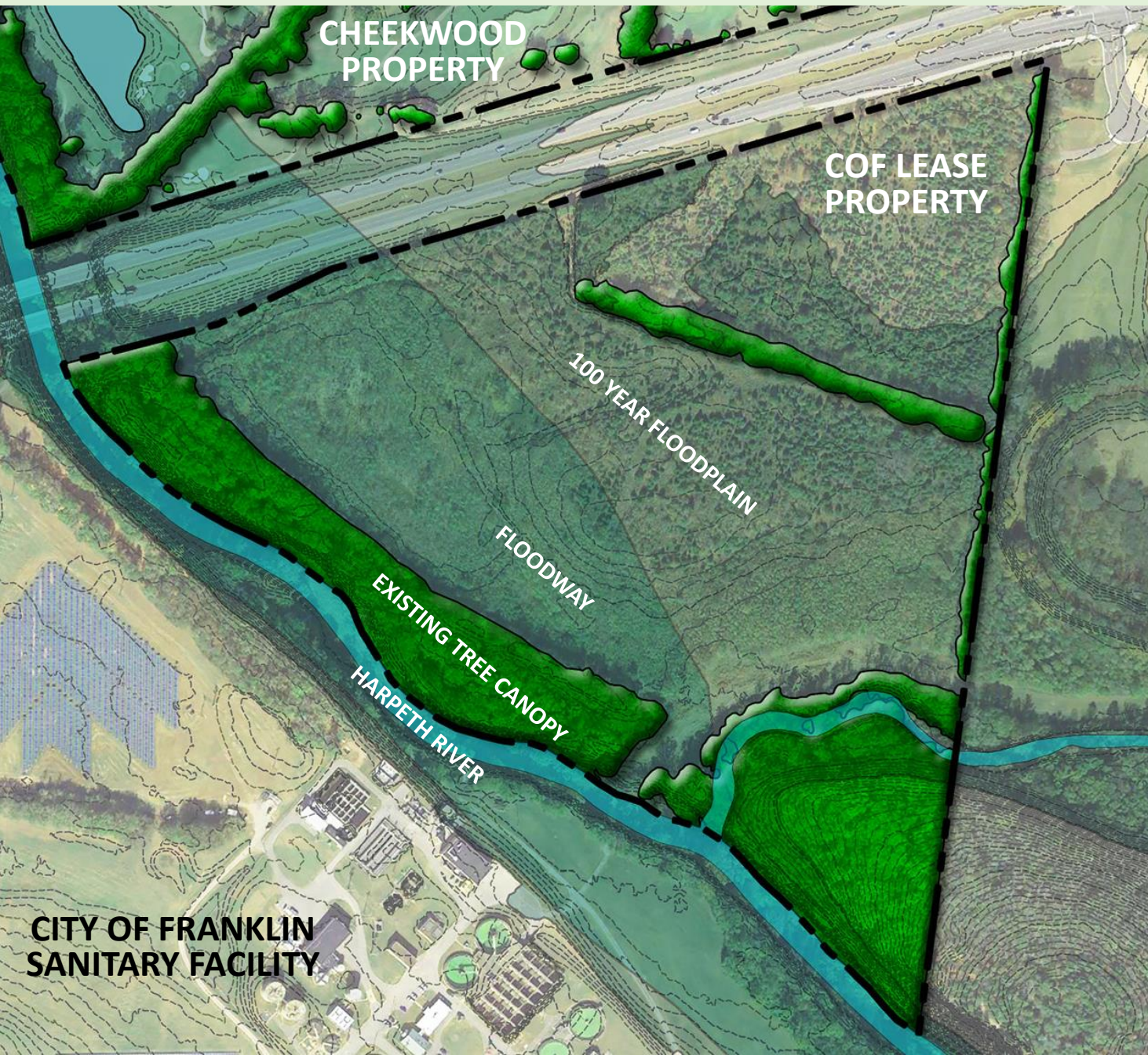
CHEEKWOOD GOLF CLUB
285 SPENCER CREEK ROAD
FRANKLIN, TN 37069
615.794.8223



PROPOSED RENOVATION AND LEASE AGREEMENT
MAP 63, PARCEL 21.01

CITY OF FRANKLIN, TN





**LEASE PROPERTY
TOTAL ACREAGE**
53.52 AC

**TOTAL FLOODWAY /
FLOODPLAIN
ACREAGE**
43.64 AC (82%)

NEIGHBOR OF NOTE
COF Sanitary Facility



PROGRAM ELEMENTS

- Clubhouse and event space
- State of the art practice facility
- Water quality features
- Effluent water reuse
- Driving range
- Three relocated fairways and greens



MEETING LOCAL NEEDS

EDUCATIONAL

- Youth Camps
- Professional instruction
- Partnership with other local organizations

ENVIRONMENTAL

- Partnership with neighboring Franklin Sanitary Facility
- Reuse of effluent water
- Fertilizer

ECONOMICAL

“According to a 2011 study, Tennessee’s golf industry generated a total economic impact of \$1.9 billion, supported over 22,500 jobs with \$564 million of wage income. “

- Mayor Ken Moore, “Moore about Franklin”, January 2017



CHEEKWOOD
— Golf Club —

From: Cindy Kanaday [<mailto:kanadayc@bellsouth.net>]

Sent: Monday, July 03, 2017 11:38 AM

To: Kelly Dannenfelser <kellyd@franklintn.gov>

Subject: 54 Acres For Lease on Mack Hatcher

Hi Kelly,

Hi Dana,

I am a resident of Monticello subdivision and live on Spencer Creek Road. I understand there are 54 acres of land for lease south of Cheekwood Golf Course across Mack Hatcher Parkway.

To keep with the natural beauty of the area and green space, a golf course extension would be my preference rather than an affordable housing development or Discovery Center. Definitely a no on the last two. The existing green space in this area is what makes it so beautiful and attractive to residents and future residents.

Thank you for your time.

Sincerely,

Cindy Kanaday

249 Spencer Creek Rd

Zack Hawayek
206 Cedar Place Row
Nashville, TN 37221
716-713-6564
Zachary.hawayek@golfchannel.com
7/8/17

To Whom It May Concern:

As a resident of the greater Nashville community and an employee of the Golf Channel, I am writing to express my support of the Cheekwood Golf Club expansion project. I understand that a decision is being made for an opportunity to lease the land directly across the street from the course and I feel that Cheekwood Golf Club would be the best fit for the community.

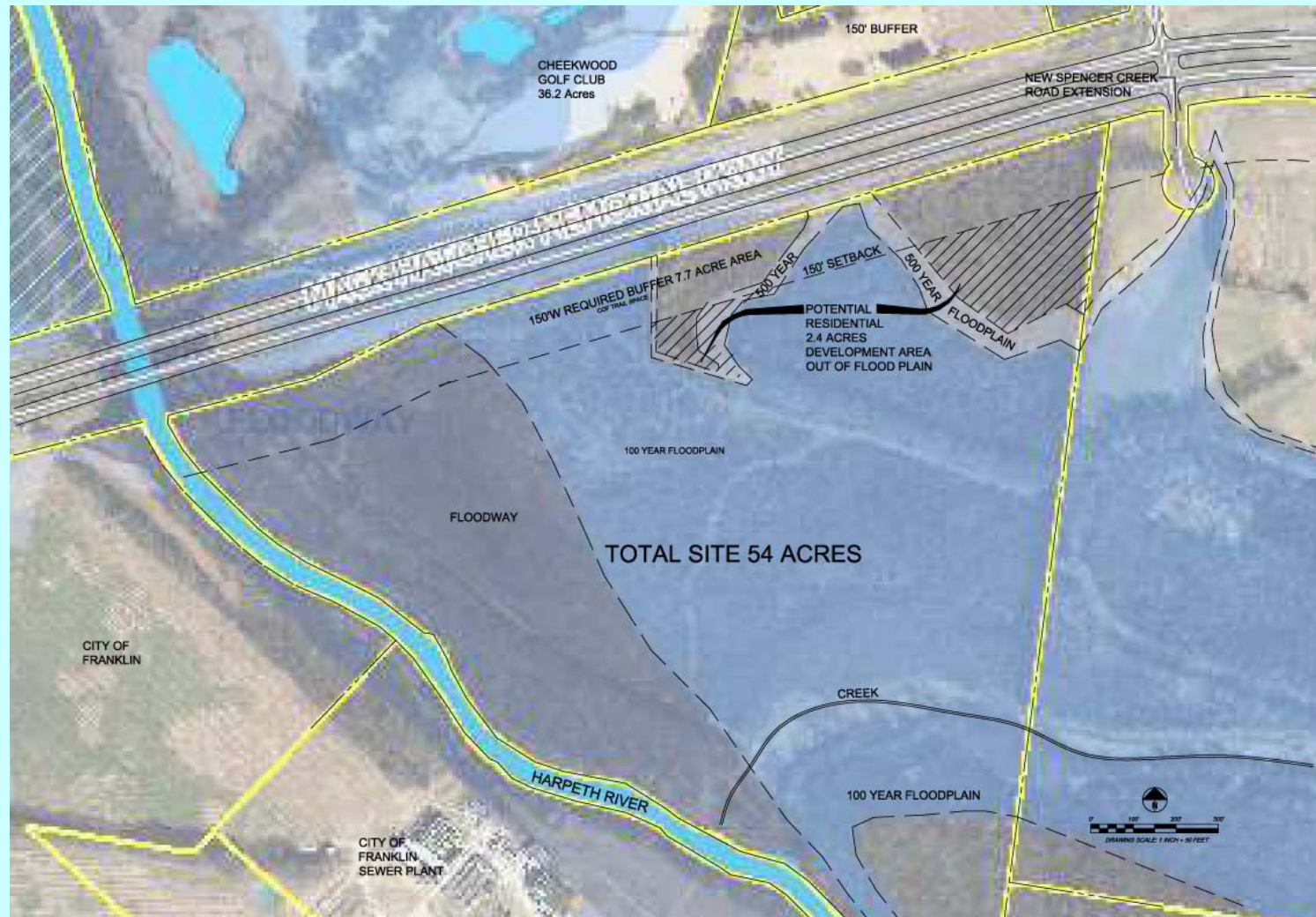
I've worked with Cheekwood Golf Club since new ownership took over the course and their team is first class. Growing the game of golf is something everyone in the golf industry is very passionate about and the new expansion project for the course would definitely be a great way to accomplish this goal. The Cheekwood team has worked incredibly hard to renovate the course making it more player friendly for golfers of all skill levels while also improving overall course conditions. The youth golf programs run at the course have helped to introduce many young players to game while also helping to build core values such as integrity, perseverance, and respect. These are all characteristics that would have a positive impact on the community.

In addition to growing the game through their youth programs, Cheekwood's vision for the expansion project also includes new trail heads and community meeting spots, which would be excellent for non-golfers in the Williamson County community. This project really has something for everyone to enjoy whether you play golf or not! I feel very strongly that the Cheekwood expansion project would be the best fit for the land and would truly make a difference for the local residents.

Sincerely,

Zack Hawayek
GolfNow Sr. Market Sales Manager- TN

Site Analysis

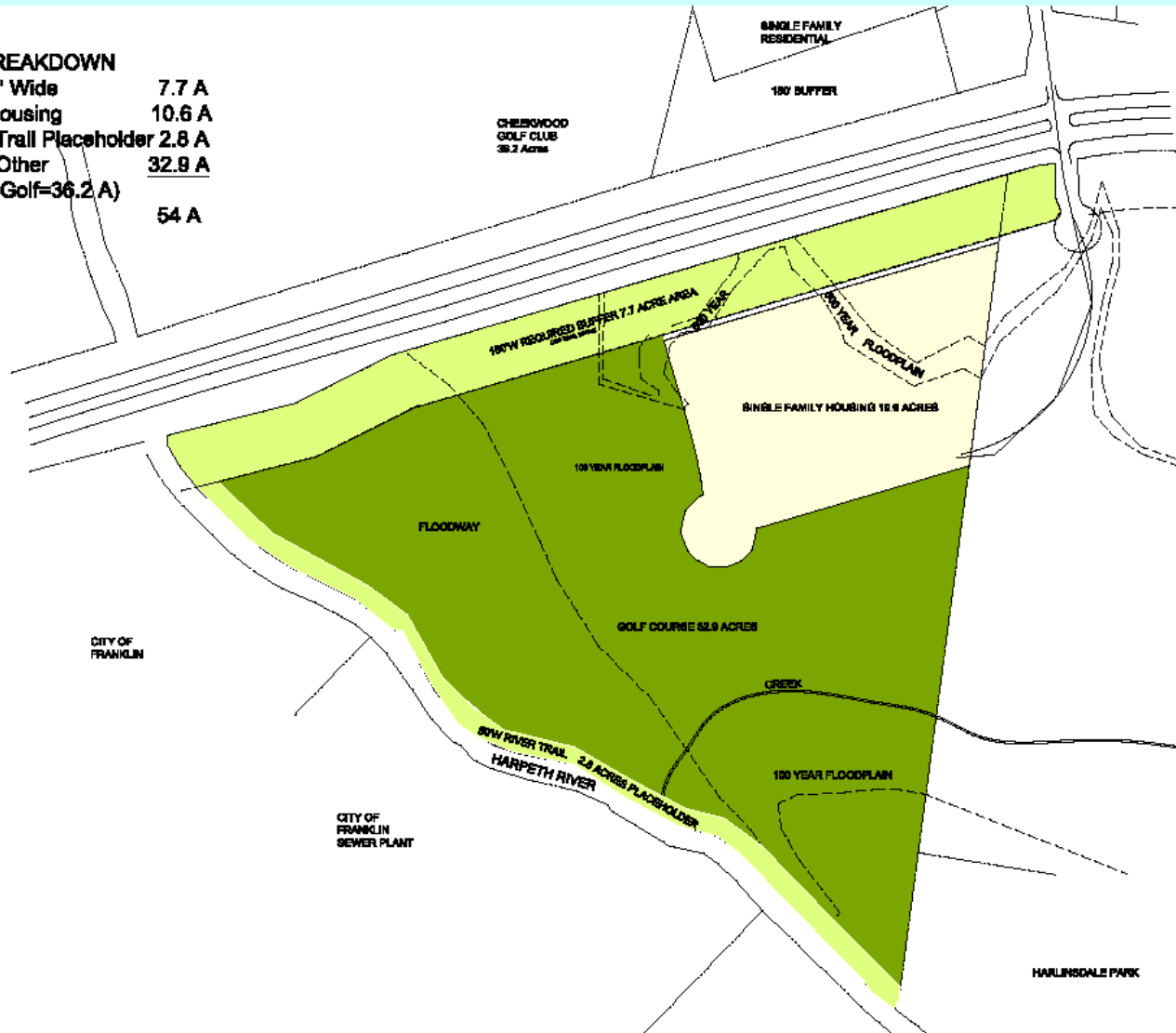


Land Use Plan

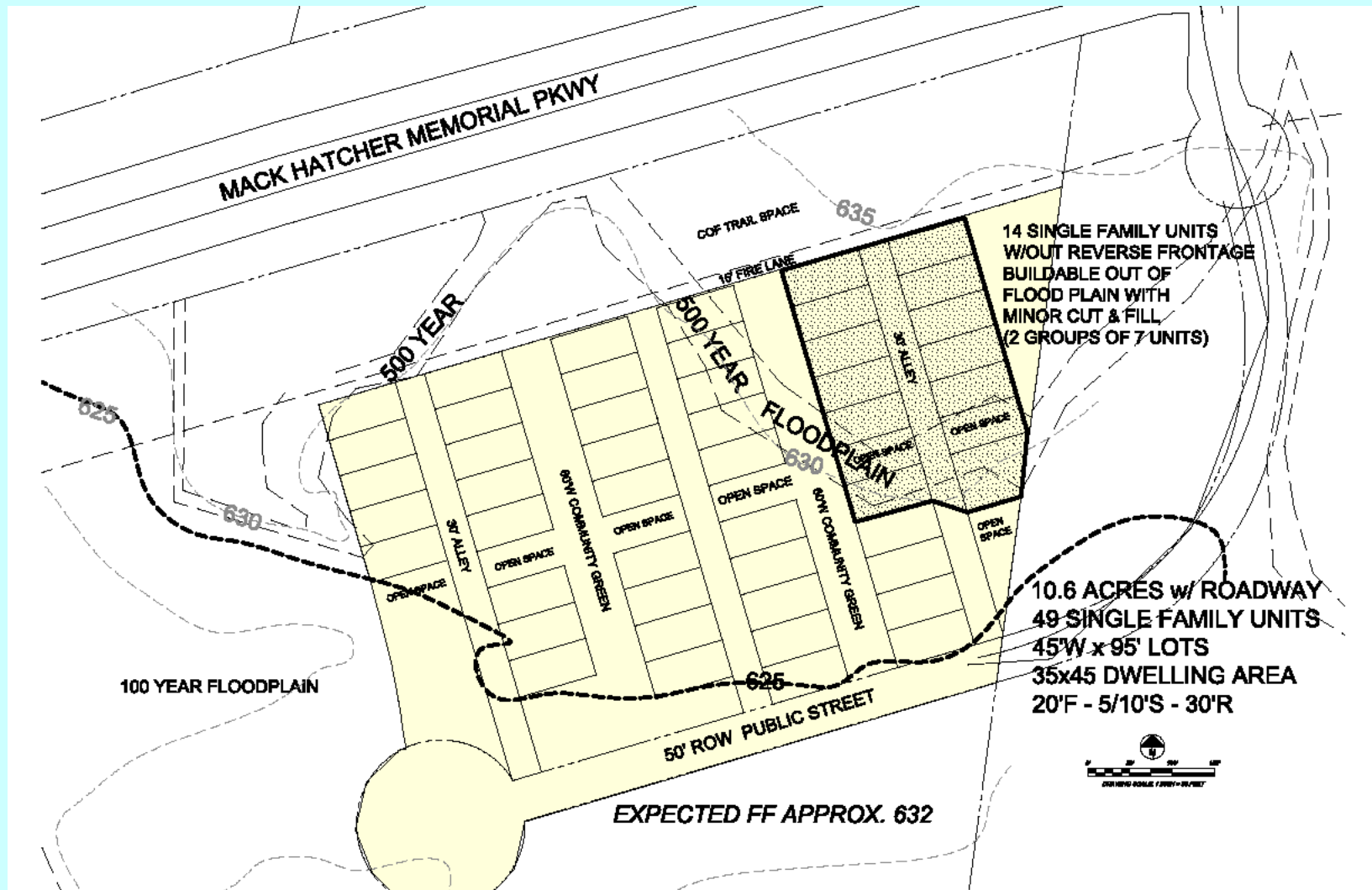
50.34 ACRES BREAKDOWN

COF Buffer 150' Wide	7.7 A
Single Family Housing	10.6 A
50' Wide River Trail Placeholder	2.8 A
Golf Course or Other	32.9 A
(Cheekwood Golf=36.2 A)	
Total	54 A

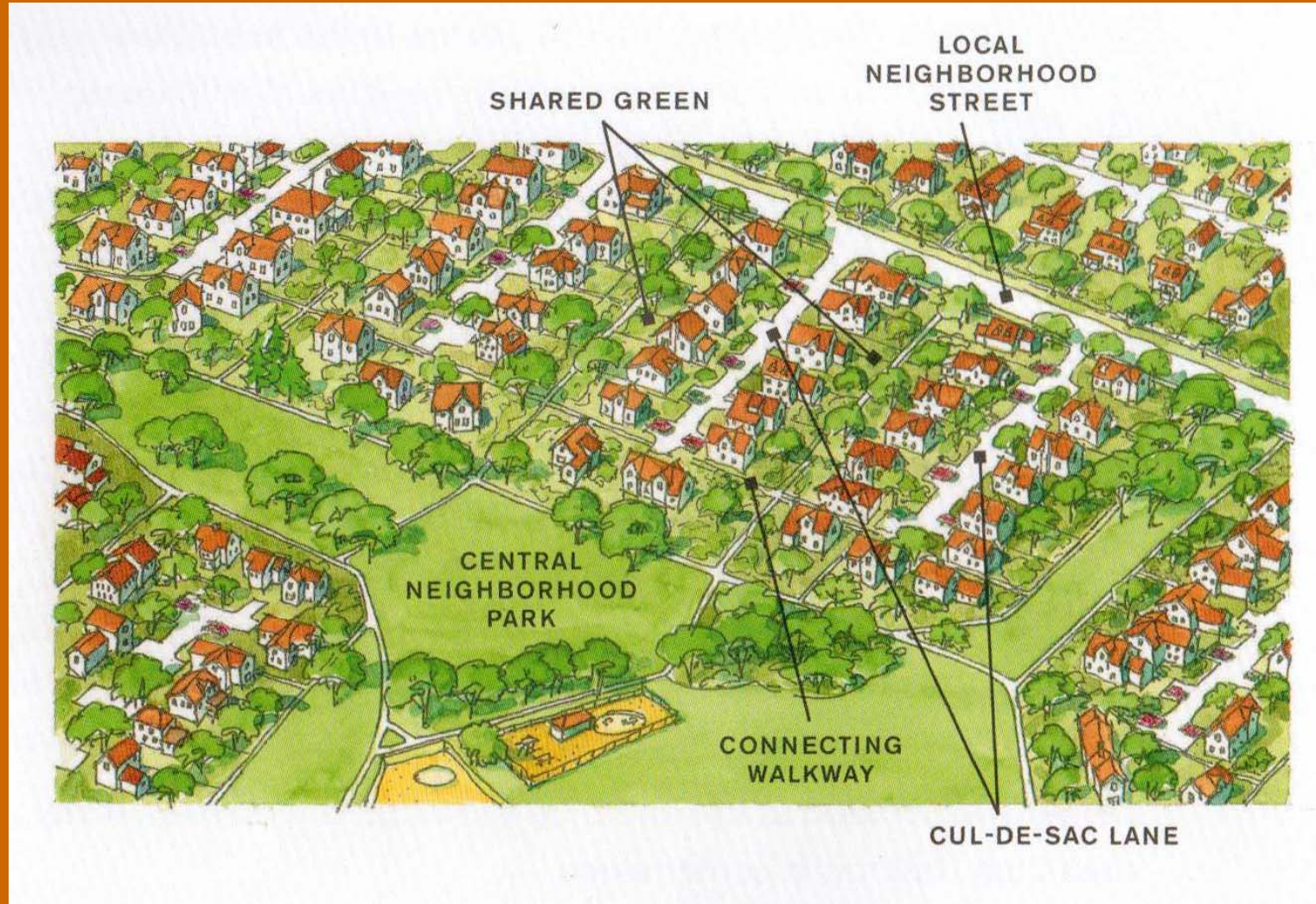
WILLIAMSON
COUNTY
RECREATION
CENTER



Site Plan



The Hamlet at Spencer Creek



A Proposal for the
Development of

The
HAMLET at SPENCER CREEK

May 19, 2017

Sponsored by

The City of Franklin Housing Commission



Proposal Committee Members

John Besser, Chairman
Alma McLemore
Paul Lebovitz
Mary Ann Dotson
Ross Crutcher
Stephen Murray
Kathleen Sauseda, COF

COF HOUSING COMMITTEE PROPOSAL

Mack Hatcher at Spencer Creek

1. How proposal will meet city zoning standards -

a. 150 foot open space setback from Mack Hatcher:

We will have to accept the setback in our small development. We understand that the 150' wide open space will contain a trail that is part of the citywide system.

b. no reverse frontage:

The amount of land out of the flood plain is very limited allowing very little opportunity for different street arrangements to prevent 100% no reverse frontage. We will do our best to provide no reverse frontage as requested. Considering that there is a wooded 150 foot buffer, the view from Mack Hatcher to the units will be well buffered. We can also add architectural details to rear of the units such as shutters to make them look more like the front of a building.

However, if we cannot face all house fronts to Mack Hatcher, we can re-arrange the buildings so that the buildings are arranged in a U-shape with center green space (see attached plan). This will require more cut and fill versus an arrangement where buildings may back up to Mack Hatcher

c. architecture from nearby historic buildings/ Federal or Greek style:

In our development we will be able to provide architectural details and facades in the requested style.

d. maximum height 3 stories:

Our development may include 2 story homes, and we have no plans for 3 story in our preliminary drawings

e. locate structures outside of 100 year floodplain -

Per COF regulations the footprints of each residence will be outside the flood plain. However, this will involve cut and fill movement of soil for several buildings, and more for a larger build out since most of site is flood plain.

2. Is modification of floodplain required -

We prefer to have each lot completely out of the floodplain as having a corner of a lot in a 100-year floodplain has triggered "flood insurance" requirements in the past. Therefore, we believe that when Development Plan is designed, there will be cut and fill insuring each entire lot is out of the 100-year floodplain.

There will be floodplain modification. We will be able to determine how much once we are engaged in Development Plans and the site surveyed. Cut and fill must occur on site according to City guidelines. The more we cut and fill, the more lots we can create. Preliminary plans show minimum 14 lots, and we visualize 50 with additional cut and fill.

3. Traffic impact -

We estimate that due to the limited floodplain and other site restrictions, there will be a maximum of about 50 single family homes. There was no apparent traffic impact when this many Habitat homes were built behind the library on Reddick Street.

The new development will be a hamlet built out over 3-4 years. We believe the traffic impact of our project will be far less than the golf course expansion with entertainment center and the Murfreesboro Children's Museum. We expect that residents will be locally employed with children attending nearby City or County schools. Therefore, our project will not add long term travel trips to crowded highways and interstate. Residents will enjoy short trips in town, local transportation, and walkable Franklin.

TRAFFIC CALCULATION

14 Single Family Residences

<u>Formula</u>	<u>Ln T</u>	<u>T</u>
On a Weekday p269 $\text{Ln}(T) = 0.92 \times \text{Ln}(14) + 2.71$	5.14	140
On a Weekday p270 7 & 9 a.m. $T = (0.70 \times 14) + 9.43$		19.23
On a Weekday 271 4 & 6 p.m. $\text{Ln}(T) = 0.90 \times \text{Ln}(14) + .53$	2.91	14

4. What community needs will be addressed -

- a. Offer a model of housing options for builders and developers to use to provide housing at a lower market price point, particularly less than \$300,000.

- b. Reduce or not add to traffic flows into and out of the city
- c. Provide a public/private partnership example to developers for affordable housing

OPTIONS ARE NEEDED

There is a mismatch between the number of jobs available in Franklin and the number of housing options available. The result is increased in traffic flows both in the morning and afternoon hours, and in both directions. This project would begin to lessen the number of traffic trips by providing housing near work locations.

An informal survey by the Housing Commission in October / November 2017 showed that concerns on the *availability of housing options for entry level employees and first level managers was a concern for 8 of the 10 businesses*. Several companies noted that growth plans for their Franklin offices would be limited if housing issues can not be resolved, or even show an attempted resolution.

According to interviews, existing and potential employees are now opting for work closer to their affordable personal residences in order to provide more family time and reduce travel time and expenses. Smaller companies noted that hiring their entry level employees is more difficult and causing owners to consider relocating startups to other nearby communities where housing options are more plentiful.

Overall the issue of options for employee housing in various lower and mid-level price ranges concerns company leadership. Corporate decision makers are eyeing or placing the relocation of company support services to *other* communities.

This project will demonstrate that options are available, can occur, plus that *City government realizes the 1) importance of having various housing options available in the community and 2) affordable housing options are important to corporate location and growth.*

5. How many people will be served by this proposal -

We believe that the number per unit will be 2 or 3- 5 residents per dwelling. In senior citizen households there may be 2 residents per family. If townhouses are allowed, our number of residents will increase.

Potential Maximum Residence Numbers

19 townhouses	57 - 95
14 single family homes	42 - 70

6. Are their opportunities for Public Access -

A majority of the property will be available for any use the City wishes. We will most likely utilize a minimum of 3 acres, maximum 11 acres, all out of the floodplain.

We encourage the use of the floodplain for golf course, right of way for public pathways to nearby schools, public walking trail, floodplain management, canoe launch, or wild life conservation areas.

7. What is the estimated private investment -

We see this development handled through private development. After attaining correct zoning and approved development plans, the following will occur
based on minimum 14 units:

PROJECT BUDGET BASED ON 14 SINGLE FAMILY HOMES

<u>ITEM</u>	<u>AMOUNT</u>	<u>NO.</u>	<u>UNIT COST</u>	<u>SUBTOTAL</u>
GRADING & SITE PREPARATION				
Grading 3 Acres	LUMP SUM	1	\$ 75,000.00	\$ 75,000.00
Erosion Control	LUMP SUM	1	\$ 5,500.00	\$ 5,500.00
UTILITIES				
Cable	LF	1900	\$ 5.00	\$ 9,500.00
Electric	LF	1900	\$ 25.00	\$ 47,500.00
MTEMC Install Fee	Each	14	\$ 650.00	\$ 9,100.00
Gas	LF	1900	\$ 12.00	\$ 22,800.00
Sewer 8"	LF	1200	\$ 30.00	\$ 36,000.00
Manholes	Each	6	\$ 4,000.00	\$ 24,000.00
Water 8"+ Plugs	LF	1900	\$ 45.00	\$ 85,500.00
Bore Under MHatcher	LS	1	\$ 50,000.00	\$ 50,000.00
ROADWAY & SIDEWALKS				
Asphalt	SY	3500	\$ 35.00	\$ 122,500.00
Sidewalks	SF	1000	\$ 12.00	\$ 12,000.00
Curb	LF	1000	\$ 15.00	\$ 15,000.00
HOME CONSTRUCTION				
Residence	Each	14	\$ 150,000.00	\$ 2,100,000.00
Street Lighting	Each	6	\$ 6,000.00	\$ 36,000.00

FEES

Attorney	Each	1	\$ 15,000.00	\$ 15,000.00
Civil Engineer	Each	1	\$ 22,000.00	\$ 22,000.00
Landscape Architect	Each	1	\$ 7,000.00	\$ 7,000.00
Surveyor	Each	1	\$ 6,000.00	\$ 6,000.00
Building Fees	Each	14	\$ 25,000.00	\$ 350,000.00

			TOTAL	\$ 3,050,400.00
Inflation + Contingency			20%	\$ 610,080.00
			GRAND TOTAL	\$ 3,660,480.00

Underground Utilities Measured to Spencer Creek @ Ernest Rice

Includes water, elect, cable, & gas.

Grading cost per unit will increase as move into floodplain.

HOME CONSTRUCTION

Multiple local builders will be invited to participate providing plans, construction expertise, and diverse home designs. This project will offer an opportunity for a public relations showpiece demonstrating community involvement.

8. What is expectation of city in terms or partnership -

- staff assistance in development process through Land Use Plan Amendment & Rezoning submittal if required,
- award of real estate at lease terms in this proposal,
- reduction or removal or credit of city (and county when possible) for construction fees that can add over \$20,000 to per unit cost
- assistance in design and/or construction of required roadway & utilities into development
- the development will have an HOA; the city will maintain all other public real estate on the site, or others will
- orchestrate golf course or other recreational provider to be partner(s).

9. What are preferred lease terms -

The project committee has brainstormed an idea based on local property taxes to fund a portion of this project and more importantly, future projects. Since the real estate or land is City owned, there will only be property tax on the *value of the house*. This is a PAY IT FORWARD CONCEPT PLAN:

The Housing Commission proposes:

- The land portion tax, as if there was one, will be paid to the City as the lease amount.
- The funds will be deposited into a Housing Reserve Fund that the city manages through the Housing Commission.
- For say \$65,000 lot, "lease on land" would generate \$503.00 per year perpetually. (= \$42 per month lease)
- The amount would escalate when the land value rises per Williamson County Assessor.

Land Value		\$ 65,000.00
Assessment	25.0000%	\$ 16,250.00
County Tax	0.0185	\$ 300.63
FSSD	0.00829	\$ 134.71
COF	0.0042	\$ 67.86

TOTAL LAND TAX per LOT \$ 503.20

10. At build out, what will be benefit to city financially in community investment and long term gains

- A private local developer will handle *construction and construction financing* ; fees and salaries will be developed locally,
- The city will gain homes at market appraisal and develop new real estate taxes,
- Residents will apply for loans through typical local lending institutions benefiting these businesses,
- Construction materials will be purchased locally supporting local businesses and employment,
- Residents will live, work, shop, and spend locally producing tax dollars,
- Development structure with public-private partnership will be a new model for city to follow insuring a spread of future housing options,
- Emergency workers living in city limits and actually available in the community in minutes, not (for example) stuck on Columbia Pike between Franklin and Columbia or similar,
- Self-financed work force housing income source growing over time and funding more workforce homes.



TYPICAL SHARED COURTYARD BETWEEN UNIT ROWS

11. What is anticipated completion time line –

We anticipate this timeline following community award:

<u>ITEM</u>	<u>DAYS</u>	
1. survey site	60	
2. land plan amendment	90	
3. rezone site	90	
4. design site plan	65	
5. site develop. plan approval	75	1 year
6. site prep/construction	265	2 years
7. build first 6 houses	240	
8. build 8 houses	300	
<u>9. build out 36 houses</u>	<u>465</u>	<u>if additional lots are buildable</u>
TOTAL DAYS	1,650	DAYS OR 4.5 YEARS

NOTE: Items may overlap shortening the time line.

12. Additional Information -

Property is in CFCO Central Franklin Character Overlay Area, CFCO-5 Zoning Ordinance pages 3-73 to 3-75.

Property is in *Conservation and Conservation Subdivision Character Areas per Envision Franklin*.

The property project will follow appropriate Guidelines since the project will occur on property deemed CONSERVATION SUBDIVISION in Envision Franklin planning guide for city pp 32-38. If the development must be in Conservation Subdivision to be built, this *quarterly process taking 90 days* will have to occur.

The area where houses will be built will follow the CONSERVATION SUBDIVISION guidelines with plans including:

- nearby transit stop,
- pedestrian connections to nearby employment, church, school, & recreation providers,
- 2 story maximum houses
- cottage form or bungalow court if space allows for this site planning, or possible Farmstead Compound townhouses
- HOA
- street lights,
- street trees, and
- sidewalks.

Envision Franklin Property is in *Conservation and Conservation Subdivision* plan areas

Zoning: Current = Civic and Institutional
Will require rezoning to allow residential density (R or SD-R).

Subdivision: Division of the property will be required so that remainder of property is utilized and available for Parks & Recreation trail as well as private golf course unless we are told differently.

Overlays: Floodway and Flood Fringe

Street lighting – will request voluntary from MTEMC, plus all electric homes triggering as many rebates as possible

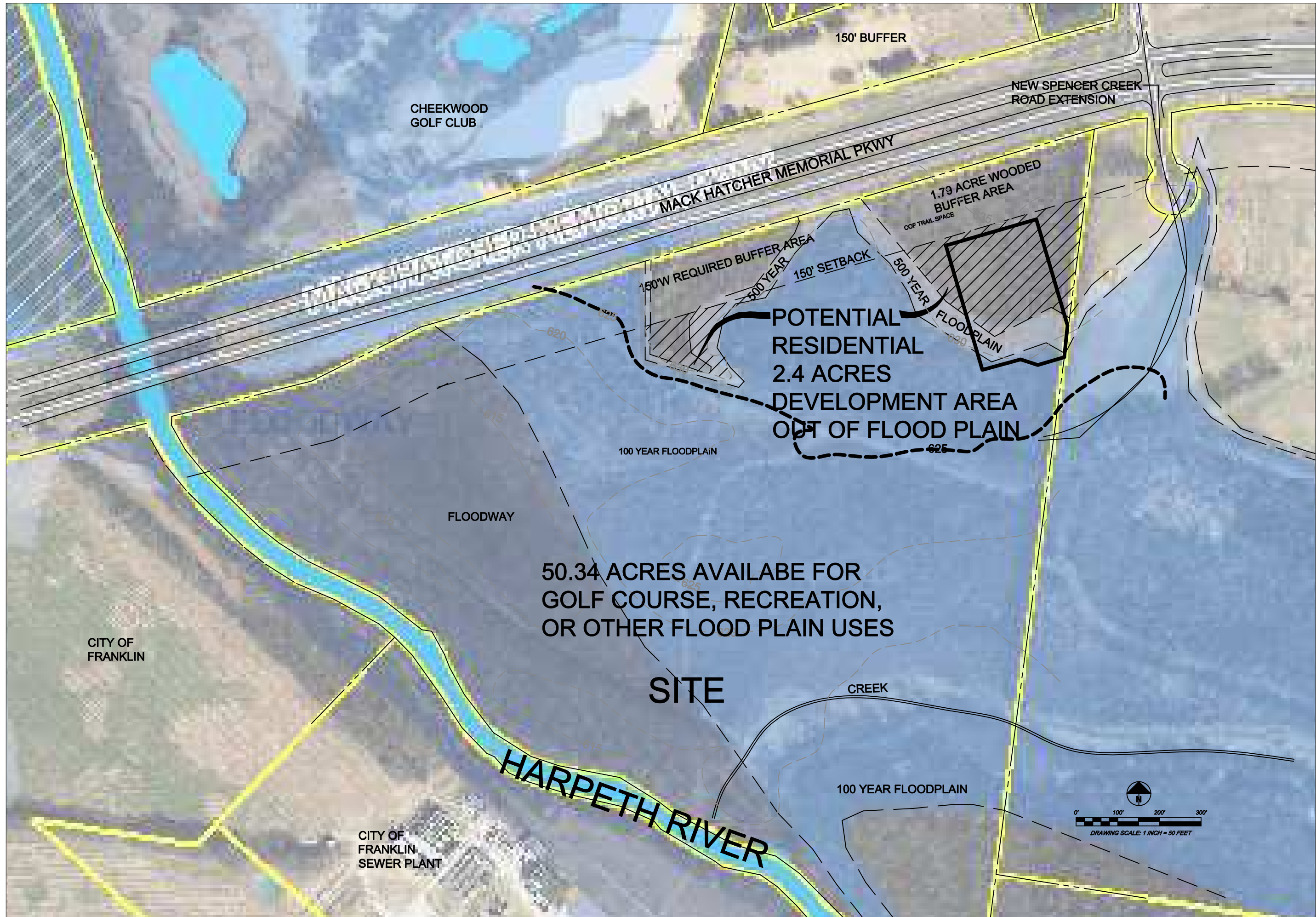
Homes - energy efficient with long lasting building materials for max lifetime and minimal care

COMMUNITY EXAMPLES WITH RESIDENTIAL LAND LEASE

- a. Pensacola Beach; leases land on beach to homeowners. This has been done since approximately the early 1960's and recently issues have arisen on collecting taxes as well as lease payments.
- b. Hopland Road Yard Case Study---attached
Provides a guide for developing and criteria for need for affordable housing options
- c. Marina Del Rey, California
High rise apartments/condos on leased city property. Long term agreement provides taxes and lease payments to the City

Respectfully Submitted,

Paul Lebovitz, Franklin Housing Commission



Paul A. Lebovitz,
Landscape Architect

102 Winslow Road
Franklin, Tennessee 37064
Office: (615) 415-6855
Fax: (615) 712-6050
pleb@bellsouth.net

REVISIONS

△	_____
△	_____
△	_____
△	_____
△	_____

SITE INVENTORY
for the
PROPOSED HOUSING TRACT
FRANKLIN, TENNESSEE

Designed By: pal
Drawn By: pal
Issue Date: 5/19/2017
Job No. 17000
Sheet No.

1.0
Site & Landscape
Plan

MACK HATCHER MEMORIAL PKWY

COF TRAIL SPACE

15' FIRE LANE

500 YEAR

500 YEAR

FLOODPLAIN

14 SINGLE FAMILY UNITS
W/OUT REVERSE FRONTAGE
BUILDABLE OUT OF
FLOOD PLAIN WITH
MINOR CUT & FILL
(2 GROUPS OF 7 UNITS)

625

630

630

625

100 YEAR FLOODPLAIN

30' ALLEY

OPEN SPACE

60'W COMMUNITY GREEN

OPEN SPACE

OPEN SPACE

60'W COMMUNITY GREEN

OPEN SPACE

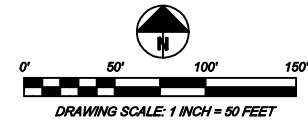
OPEN SPACE

OPEN SPACE

50' ROW PUBLIC STREET

EXPECTED FF APPROX. 632

9.29 ACRES
49 SINGLE FAMILY UNITS
45'W x 95' LOTS
35x45 DWELLING AREA
20'F - 5/10'S - 30'R



Paul A. Lebovitz,
Landscape Architect

102 Winslow Road
Franklin, Tennessee 37064
Office: (615) 415-6855
Fax: (615) 712-6050
pleb@bellsouth.net

REVISIONS	
△	_____
△	_____
△	_____
△	_____
△	_____

SINGLE FAMILY SITE DEVELOPMENT
for the
PROPOSED HOUSING TRACT
FRANKLIN, TENNESSEE

PRELIMINARY
SITE
PLAN
SKETCH

Designed By: pal
Drawn By: pal
Issue Date: 5/19/2017
Job No. 17000
Sheet No.

2.0
Site & Landscape
Plan

CITY OF FRANKLIN HOUSING COMMISSION
109 3rd Avenue South
Franklin, Tennessee 37064

February 9, 2017

Ms. Kelly Dannenfeldser, Long Range Planning Supervisor
City of Franklin,
Franklin, TN
kellyd@franklintn.gov

RE: Request for January 12, 2017 Letters of Interest 54 Acre Tract
Near Spencer Creek per Williamson Herald Newspaper

Dear Ms. Dannenfeldser,

I am responding on behalf of the ***City of Franklin Housing Commission*** to the recent newspaper posting for "letter of interest" concerning 54 acre tract of vacant land near Spencer Creek. A member of the Housing Commission spotted the above newspaper article concerning city property and brought it to our committee's attention

Letter of Interest

Due to the cost of developable land, the construction of affordable housing below \$300,000 has literally disappeared in our community. For example, Habitat for Humanity informed us years ago they no longer look in the city limits at all except for donated land due the cost being too high to achieve affordability. Additionally, per the "Housing Needs Assessment" posted on the COF Planning & Sustainability Department website, the city needs more affordable housing units.

The *Housing Commission* sees the real estate as presented in the newspaper as an opportunity for construction of affordable units in the \$225,000+ range on the 10 or so acres above the flood plain. We have contacted the adjacent golf course to offer as partner on the project but phone calls were not returned initially, and then there was not any discussion as they had already submitted a Letter of Interest.

A joint land use with residential and recreation (golf course) would:

reward the city with new affordable housing with good property tax dollars for the residential (approximately 8-10 acres) while the lower tax golf course (approximately 40+ acres) can use the remainder of the property which occasionally floods.

The Housing Commission needs the City of Franklin to take a leadership role in providing the opportunity for creation and construction of affordable housing.

Should the City of Franklin formally decide to release the Spencer Creek property, please make the *Housing Commission* a part of the development project alternatives discussion.

We have a developer interested in building affordable housing with attractive architectural detail and design that we would present to the city for approval in the development process. If awarded the opportunity to build a limited number of houses on this site, the Housing Commission and its representatives will follow all required City of Franklin, State, and Federal guidelines for construction and development.

Respectfully,

John E. Besser
Chairman, Franklin Housing Commission

From: John Besser
To: [Kelly Dannenfelser](#)
Cc: [Kathleen Sauseda](#); [LA Paul Lebovitz](#)
Subject: Letter of interest addendum
Date: Monday, February 20, 2017 1:05:06 PM

Ms. Dannenfelser,

Thank you for the letter outlining the ongoing dates for the review of Property on Spencer Creek that the City is considering options. The Housing Commission would like to add the additional information in support for the Affordable Housing option we propose;

-----Franklin is expected to see an 85% increase in Seniors living in our community by 2025-----
housing options are needed for this segment that provides affordability across the market price range so these retirees can live in Franklin City proper...

-----It is a trend that young professionals are focusing on Metropolitan areas and surrounding cities for establishing not only their homes but small businesses as well--Franklin has not seen significant growth in young professionals buying homes...options at the lower end of homeownership opportunities is very limited, pushing these young professionals to out lying communities, increasing traffic issues and lowering business growth potential...

-----Employment forecasts indicate a potential need for up to 16,000 workers by 2025---affordable housing opportunities in the city of Franklin will provide options for these workers to live and work

in our city reducing traffic issues and growing the overall economic landscape...

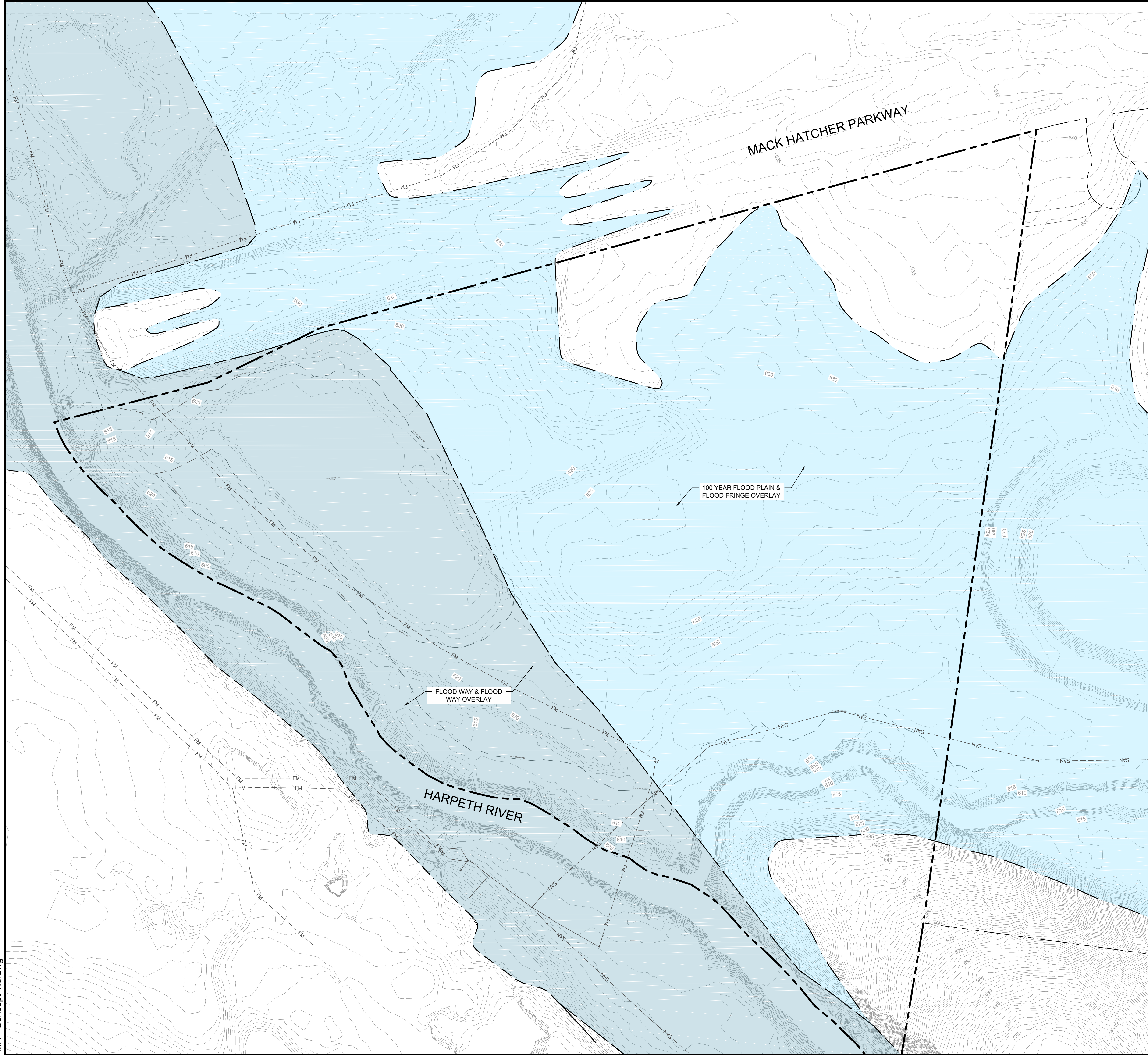
-----Generally homeownership provides the engine for economic growth of businesses in a community and if the trend is for declining homeownership the outlook for community growth is diminished --- housing options across all housing ranges provides not only the household just starting out but for life long opportunities for the household to move up to another market level but to continue to grow the roots established early; businesses continue to grow while traffic issues are reduced for the community.

Affordable housing and lack of options appear to impact more and more of the issues the City is facing and the Commissions' interest is to provide options to help alleviate the issues.

Thank you again for consideration of our interest and we look forward to the opportunity to discuss with the Board of Mayor and Aldermen.

Best regards,
John Besser
Chairman, Franklin Housing Commission

MH- Concept 1.0.dwg



VICINITY MAP
NOT TO SCALE

EXISTING CONDITIONS EXHIBIT

CONCEPTUAL PLANS FOR:
CITY OF FRANKLIN
MACK HATCHER PARKWAY
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37065

DR.	DATE	DESCRIPTION

C1.0

MACK HATCHER



2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 516-8477

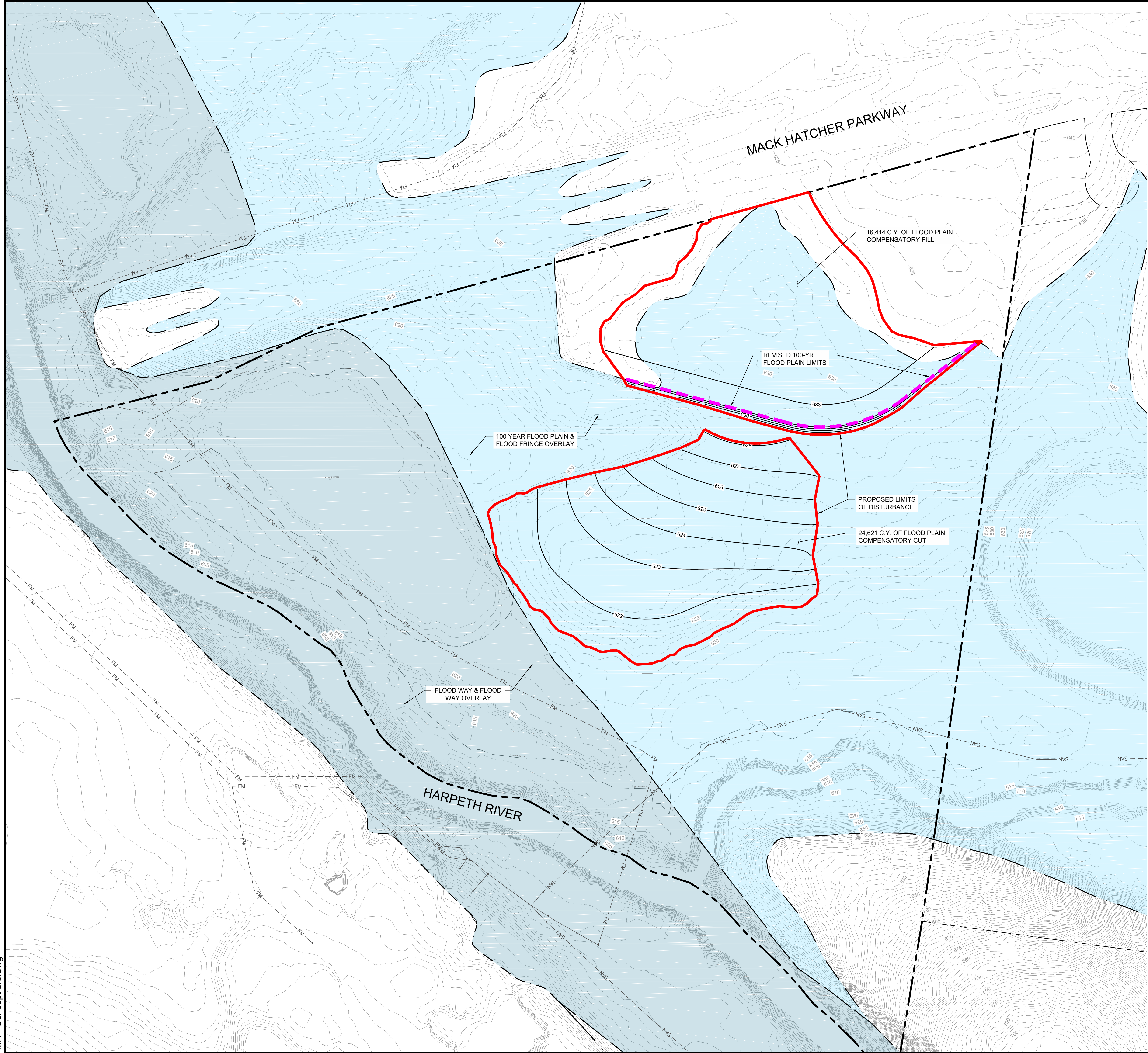


Know what's below.
Call before you dig.

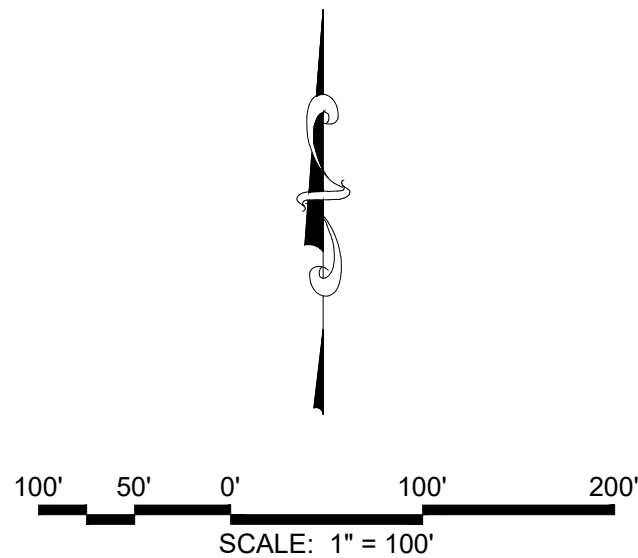


HISTORIC
FRANKLIN
TENNESSEE

MH- Concept 3.0.dwg



VICINITY MAP
NOT TO SCALE



Know what's below.
Call before you dig.



HISTORIC
FRANKLIN
TENNESSEE

PROPOSED FLOOD PLAIN CUT FILL EXHIBIT

CONCEPTUAL PLANS FOR:
CITY OF FRANKLIN
MACK HATCHER PARKWAY
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37065

DR.	DATE	DESCRIPTION

C3.0

MACK HATCHER

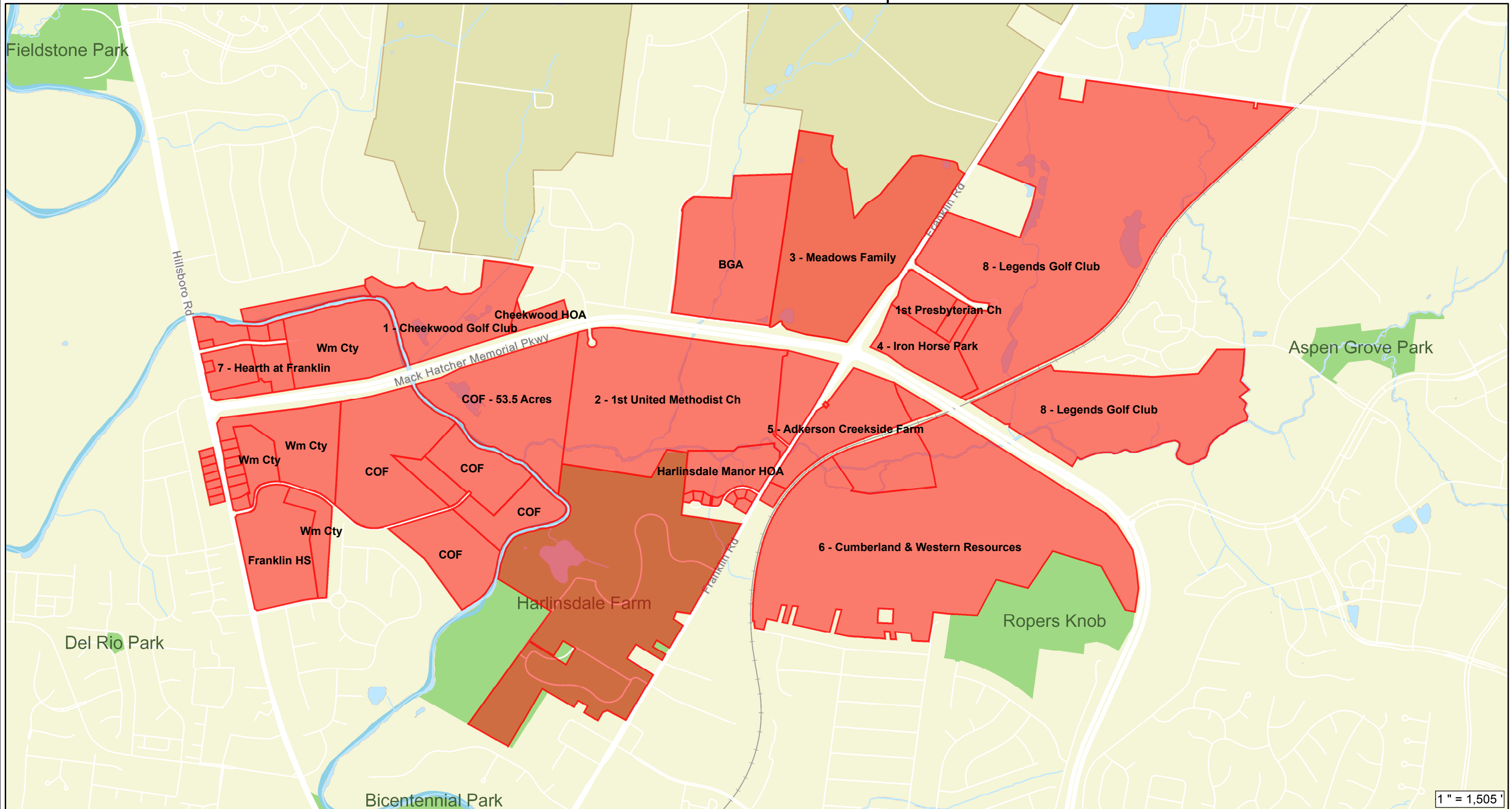


2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 516-8477

Land Valuation Data - Mack Hatcher & Spencer Creek								
Map	Calculated Acres	ADDRESS	Owner	Land Market Value*	Value/ acre	Date of Last Sale	Sales Price	Sales Price/ acre
1	35.36	285 SPENCER CREEK RD	CHEEKWOOD GOLF CLUB LP	\$539,000	\$15,245	7.9.2015	\$1,200,000	\$33,940
2	104.34	111 DANIEL MCMAHON LN	CHURCH FIRST UNITED METHODIST OF FRA	\$4,191,900	\$40,175	2.9.2007	\$5,800,000	\$55,588
3	90.79	FRANKLIN RD	MEADOWS FAMILY L P	\$5,901,400	\$65,001	n/a	n/a	\$0
4	19.94	145 LEGENDS CLUB LN	IRON HORSE PARK LLC	\$5,600,000	\$280,895	9.16.2005	\$2,340,000	\$117,374
5	58.24	370 FRANKLIN RD	ADKERSON CREEKSIDE FARM LP	\$6,069,400	\$104,214	n/a	n/a	\$0
6	202.58	354 FRANKLIN RD	CUMBERLAND & WESTERN RESOURCES LLC	\$7,791,900	\$38,463	10.22.2014	\$18,600,000	\$91,814
7	7.40	MACK HATCHER PKWY	SHP V FRANKLIN LLC (Hearth at Franklin)	\$2,956,600	\$399,613	5.21.2015	\$15,370,000	\$2,077,402
8	304.26	1500 LEGENDS CLUB LN	KITE/CUPP LEGEND GOLF DEV CO	\$8,973,100	\$29,492	n/a	n/a	\$0
	Total			Total	Average/ acre		Total	Average/ acre
	822.90			\$42,023,300	\$51,067		\$43,310,000	\$52,631
*Based on Williamson County Assessment Data - updated 2017								

Land Valuation - Mack Hatcher & Spencer Creek

June 29, 2017



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Mack Hatcher/Spencer Creek Financial Analysis - Finance Department - July 27, 2017
In Progress

	Option 1 Cheekwood	Option 2 Discovery Center	Option 3 FHC/Affordable Housing	Option 4 Disposition / Sale	Option 5 Keep Property/Maintain Natural Buffer
COF Costs					
COF Costs Ongoing	Additional maintenance costs of expanded water management area/processing of reclaimed water (annual maintenance / processing cost \$20,000)	Maintenance of parks & grounds "Public Space" - \$40,000 (includes maintenance of River/creek, landscaping, parking lot, trail, electricity of public areas and irrigation)	Maintenance of parks & grounds "Public Space" - \$20,000 annually	N/A	Minimal maintenance of area
One-Time			Design costs of utilities for development - \$50,000-\$150,000 one-time Infrastructure - water, streets, sewer - \$350,000-\$1,250,000 one-time Removal of construction fees for new development (\$25,000) per unit, minimum of (\$350,000) (14 units x \$25,000) to a maximum of (\$1,225,000) (49 x \$25,000) of lost permit fee revenue to City.	Cut & Fill of developable acreage in Northeastern corner of property - \$500,000	
Total COF Costs Year 1	\$ 20,000	\$ 40,000	\$770,000-\$2,645,000	\$ 500,000	\$ -
Total COF Costs Year 10	\$ 200,000	\$ 400,000	\$950,000-\$2,825,000	\$ 500,000	\$ -
Total COF Costs Year 25	\$ 500,000	\$ 1,000,000	\$1,250,000-\$3,125,000	\$ 500,000	\$ -
Total COF Costs Year 50	\$ 1,000,000	\$ 2,000,000	\$1,750,000-\$3,625,000	\$ 500,000	\$ -
Potential Revenue*					
Ongoing	Annual proposed lease - \$72,900 (to be determine through negotiations)	\$ 1	\$ -	\$ -	\$ -
One-Time	\$ -	\$ -	\$ -	Sale of approx. 10 acres of land (based on creating 10 acres of developable land & inclusive of 150' MH buffer) sold for an average of \$150,000 to \$300,000 per acre	\$ -
Total COF Revenue Year 1	\$ 72,900	\$ 1	\$ -	\$1,500,000-\$3,000,000	\$ -
Total COF Revenue Year 10	\$ 729,000	\$ 10	\$ -	\$1,500,000-\$3,000,000	\$ -
Total COF Revenue Year 25	\$ 1,822,500	\$ 25	\$ -	\$1,500,000-\$3,000,000	\$ -
Total COF Revenue Year 50	\$ 3,645,000	\$ 50	\$ -	\$1,500,000-\$3,000,000	\$ -
*NO economic impact (including estimated taxes generated from for-profit or non-profit activities included in this analysis. The City of Franklin does not engage in development specific economic impact analysis. Although additional taxes maybe generated, it is impossible for the City to validate the estimates provided by applicants.					
Net Surplus (Deficit) Year 1	\$ 52,900	\$ (39,999)	(\$770,000-\$2,645,000)	\$1,000,000-\$2,500,000	\$ -
Net Surplus (Deficit) Year 10	\$ 529,000	\$ (399,990)	(\$950,000-\$2,825,000)	\$1,000,000-\$2,500,000	\$ -
Net Surplus (Deficit) Year 25	\$ 1,322,500	\$ (999,975)	(\$1,250,000-\$3,125,000)	\$1,000,000-\$2,500,000	\$ -
Net Surplus (Deficit) Year 50	\$ 2,645,000	\$ (1,999,950)	(\$1,750,000-\$3,625,000)	\$1,000,000-\$2,500,000	\$ -
City controls asset?	City owned, Land leased	City owned, Land leased	City owned, Land leased	No	Yes