



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, June 13, 2017

5:00 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [17-0498](#) Presentation on Pet Friendly Cities Event

Sponsors: Eric Stuckey, Milissa Reiersen and Monique McCullough
2. [17-0478](#) Consideration of Event Permit for Franklin on the Fourth sponsored by the Franklin Lions Club in Downtown Franklin. (06/13/17 WS)

Sponsors: Deb Faulkner

Attachments: [FOT4 2017 REVISED App](#)
3. [17-0479](#) Consideration of Event Permit Application for St. Paul's BBQ on July 22, 2017 in Downtown Franklin Sponsored by St. Paul's Episcopal Church. (06/13/17 WS)

Sponsors: Deb Faulkner

Attachments: [St Pauls REVISED App 2017](#)
4. [17-0424](#) Consideration of Liquor License Renewal for The Bottle Shop at McEwen, (Lisa Quillman and Nancy Jones Quillman, Managing Agents) 1556 W. McEwen Drive, Suite 102, Franklin, TN 37067. (06/13/17 WS)

Sponsors: Lanaii Benne

Attachments: [2017 CERT Quillman.pdf](#)
5. [17-0425](#) Consideration of Liquor License Renewal for Cool Springs Wine and Spirits, (James W. Woodard, Jr., Managing Agent) 1935 Mallory Lane, Franklin, TN, 37067. (06/13/17 WS)

Sponsors: Lanaii Benne

Attachments: [2017 Certificate James Woodard.pdf](#)

6. [17-0503](#) Consideration of Liquor License for Case Select Wines and Liquors, (Thomas Michael Klaritch, and John Matthew Klaritch, Managing Agents) 3046 Columbia Avenue, Franklin, TN 37064. (06/13/17 WS)
- Sponsors:** Lanaii Benne
- Attachments:** [2017 CERT Case Wine and Spirits 06-2017.pdf](#)
7. [17-0495](#) Consideration of Ordinance 2017-26, an Ordinance to Amend Title 1, Chapter 3 of the Franklin Municipal Code Relative to the Duties of the City Recorder (6/13/17 BOMA 8-0 1st Reading) SECOND AND FINAL READING
- Sponsors:** Eric Stuckey, Kristen Corn and Lanaii Benne
- Attachments:** [Ord 2017-26 - City Recorder.Law Approved](#)
8. [17-0494](#) Consideration of Ordinance 2017-22, an Ordinance to Rescind Ordinance 2014-33 and to Adopt a Revised Policy for Public Records Requests (6/13/17 1st Reading BOMA 8-0) SECOND AND FINAL READING
- Sponsors:** Eric Stuckey, Kristen Corn and Lanaii Benne
- Attachments:** [Ord 2017-22 Revised policy for public records request.Law Approved](#)
9. [17-0497](#) *Consideration of Resolution 2017-45 to Award the Construction Contract (COF Contract No. 2017-0006) for the SR-96 East Sidewalk Project to Civil Constructors, LLC in the Amount of \$1,511,299.81 and to Establish a Project Contingency in the Amount of \$75,000.00
- Sponsors:** Engineering
- Attachments:** [Resolution2017-45 SR96ESidewalk ContractAward 1.Law Approved.pdf](#)
[SR96ESidewalk CONST TabulatedBidResults FINAL](#)
10. [17-0470](#) *Consideration of a Utility Relocation Agreement (COF 2017-0073) with Atmos Energy Corporation for the SR96 East Sidewalk Project.
- Sponsors:** Paul Holzen
- Attachments:** [COF 2017-0073 Atmos Relcoation Agreement.PDF](#)
11. [17-0471](#) *Consideration of a Professional Services Agreement (COF Contract No. 2017-0125) with Civil & Environmental Consultants, Inc. for the Preliminary Engineering - National Environmental Policy Act Phase of the East McEwen Drive Phase 4 Improvements Project (TDOT PIN 125418.00) in an Amount Not-to-Exceed \$125,071.96
- Sponsors:** Engineering
- Attachments:** [COF 2017-0125 PSA EMcEwen4 NEPA with Scope.Law Approved.pdf](#)

12. [17-0401](#) *Consideration of Contract 2016-0098, Proposed Terms For Parkland Acquisition Between The City Of Franklin And Crescent Lockwood, LLC. (05/09/17 WS, Deferred from 5/23/17)

Sponsors: Lisa Clayton

Attachments: [Final Master Plan11.01.16](#)
[2016-0098 Development and Parkland Agreement Crescent Lockwood_060117](#)

Legislative History

5/9/17	Work Session	referred to the Work Session
5/23/17	Work Session	referred to the Work Session
5/23/17	Board of Mayor & Aldermen	referred to the Board of Mayor & Aldermen

13. [17-0442](#) Consideration of Ordinance 2017-12, To Be Entitled: "An Ordinance To Amend Chapters 2 And 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Modify The Height Overlay District (HTO) Standards and Location." (05/25/17 FMPC 7-0; 6/13/17 BOMA 1st READING 8-0, 7/11/17 BOMA 2nd Reading 8-0) THIRD AND FINAL READING

Sponsors: Andrew Orr, Kelly Dannenfelser and Emily Hunter

Attachments: [ORD 2017-12 Amend HTO.Law Approved](#)
[Proposed HTO Map](#)
[HTO Presentation](#)
[Ragan Smith Combined Files](#)

Legislative History

5/25/17	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
---------	--	--

14. [17-0352](#) Consideration of Ordinance 2017-16, To Be Entitled: “An Ordinance To Rezone 0.6 Acres From Residential -2 (R-2) District To Office Residential (OR) District For The Property Located North Of Murfreesboro Road And South Of London Lane, 199 North Royal Oaks Boulevard.”; (05/25/17 FMPC 6-1, 06/13/17 WS, 06/27/17 1st BOMA Reading 5-1; 08/08/17 2ND BOMA Reading 5-2, 3RD BOMA Reading deferred to 9/12/17 BOMA) THIRD AND FINAL READING

Sponsors:

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

Attachments:

[199 Royal Oaks rezoning defer.pdf](#)

[MAP_Rezone_Ord.pdf](#)

[2017-16 ORD 199 N Royal Oaks Rezoning with Map.Law Approved.pdf](#)

[199 N Royal Oaks Zoning Map.pdf](#)

[ORZone.pdf](#)

[ORZoneMap.pdf](#)

[ORZoneMapwithPics.pdf](#)

[OR Envision Franklin](#)

Legislative History

5/25/17	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
---------	--	--

15. [17-0410](#) PUBLIC HEARING: Consideration Of Ordinance 2017-17, To Be Entitled: “An Ordinance To Rezone 19.11 Acres From Specific Development Variety SD-X (2.5, 40,536) District To Specific Development Variety SD-X (2.9, 40,536) District For The Property Located South Of Moores Lane And East Of Franklin Road, 574 Franklin Road & 580 Franklin Road (Branch Creek Crossing PUD Subdivision).” (05/25/17 FMPC 7-0, 6/13/17 WS & 1st BOMA Reading 8-0) SECOND OF THREE READINGS

Sponsors:

Brad Baumgartner, Amy Diaz-Barriga and Emily Hunter

Attachments:

[Ord 2017-17 Branch Creek Crossing PUD Subd, Rezoning Map](#)

[Ord 2017-17 Branch Creek Crossing Rezoning Rev 2 with Map.Law Approved](#)

[Branch Creek Rezoning Request Revision 2 - 5.4.2017](#)

Legislative History

5/25/17	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
---------	--	--

16. [17-0409](#) PUBLIC HEARING: Consideration Of Resolution 2017-30, To Be Entitled: "A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision For The Property Located South Of Moores Lane And East Of Franklin Road, 574 Franklin Road & 580 Franklin Road." 6/13/17 WS

Sponsors: Brad Baumgartner, Amy Diaz-Barriga and Emily Hunter

Attachments: [Res 2017-30 Branch Creek Crossing PUD Subd. DP, Rev 2 Map](#)
[2017-30 Branch Creek Crossing PUD Subdivision_with Map_Rev 2.Law Approv](#)
[Branch Creek DP Rev 2 Conditions of Approval_01](#)
[Branch Creek Crossing Development Plan Revision 2 - 5.4.2017](#)
[Branch Creek Crossing Dev Rev 2 Elevations](#)

Legislative History

5/25/17	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
---------	--	--

17. [17-0493](#) Consideration of Ordinance Number 2017-05 To Be Entitled: "An Ordinance To Amend Title 4 Of The City Of Franklin Municipal Code To Remove The City's Occupational Safety And Health Program Plan From The Municipal Code And Adopt It By Reference" (06/13/17 WS, 1st BOMA Reading 6-0) SECOND AND FINAL READING

Sponsors: Kevin Townsel

Attachments: [2017-05 ORD Title 4 OSHA Program Plan.Law Approved](#)

18. [17-0491](#) Continued Discussion Regarding Columbia Avenue Improvements Project Design Alternatives and Consideration of Resolution 2017-43 to Select the Corridor Design Concept for the Columbia Avenue Widening & Improvements Project (Referred from 06/13/17 and 6/27/17 WS)

Sponsors: Engineering

Attachments: [ColumbiaAveWidening_BOMA_170711](#)
[ColumbiaAveWidening_BOMA_170711](#)
[ColumbiaAveWidening_BOMA_170627](#)
[ColumbiaAveWidening_BOMA_170613](#)
[ColumbiaAveWidening_EstimatedPropertyImpacts_170627](#)
[ColumbiaAveWidening_ExampleRoundaboutCorridors](#)
[ColumbiaAveWidening_Timeline_170526](#)
[ColumbiaAveWidening_TPR_Final_101117](#)

Other Business

Adjournment

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

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
3RD AVE. NORTH & SOUTH

2) Name/purpose of event: 4TH OF JULY CELEBRATION

3) Date or dates of event: JULY 4, 2017

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

5) Time of Street Closure (if applicable): MIDNIGHT, JULY 3RD

Set-Up Date/Time: 4 A.M.

Tear-down Date/Time: START: 8 P.M. FINISH: 11:30 P.M.

*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:

FRANKLIN LIONS CLUB

a) Address: P.O. BOX 521, FRANKLIN, TN, 37065

b) Phone: _____ **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 DULA J

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: MIKE WYATT Cell: 615-260-4563 E-mail address: MIKENTWYATT@COMCAST.NET

Name: ARUL DEYO Cell: 615-898-5562 E-mail address: ARULOD953@TDS.NET

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

JULY 4TH CELEBRATION - 10 A.M. - 8 P.M. 60 CRAFT + FOOD
VENDORS, INCLUDING WILLIAMSON MEDICAL UNIT, 1
STAGE ON SQUARE, KIDS ZONE ON 3RD AVE. SOUTH

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:

3,000

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. VENDOR FEES ONLY - \$150 PER SPACE

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?

LIONS CLUB - 100% AFTER EXPENSES

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 & ENTERTAINMENT
from THE STAGE.
- 22) What type of sound amplification will be provided (DJ, Band, etc.)? Please list all that apply.
BANDS, CHILDREN'S SHOW, ANNOUNCEMENTS
- 23) During what time period is sound amplification requested? 10 A.M. - 8 p.m.
- 24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.). MEDIUM SIZE BANDS,
ALL VOLUME MONITORED BY D.B. METERS
& KEPT BELOW 110 D.B.
- 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.

- 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:
THE SQUARE AT 3RD AVENUE NORTH
THE SQUARE AT 3RD AVENUE SOUTH
- 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: Sgt. J. [Signature] - FRANKLIN LIONS CLUB Date: 5/4/17
(Signature and title – must be officer of organization)

DIRECTOR - FRANKLIN ON THE POND

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) *
*



HISTORIC
FRANKLIN
TENNESSEE

2017 Franklin On the 4th

This is 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.

Linda Kollmann – President

Franklin Lions Club
PO Box 521
Franklin, TN 37065
615-400-2573
Lindakollmann@yahoo.com

Scott Ducaj – Director, Franklin On The 4th

Franklin Lions Club
1725 John Sharp Rd.
Spring Hill, TN 37174
615-479-7751
tnbugle@aol.com
www.TNeventInfo.com

Mike Wyatt – Logistics Manager, Franklin On The 4th

PO Box 140835
Nashville, TN 37214
615-260-4563
mkentwyatt@comcast.net

Paul Deyo – Vendor Manager, Franklin On The 4th

PO Box 140835
Nashville, TN 37214
615-498-5562
Pablod953@gmail.com

Good Neighbor Letter

Franklin On The 4th Fourth of July Celebration On the Square in Historic Downtown Franklin, TN

*In Cooperation & Sponsored by The City of Franklin
Benefiting*



The Franklin Lions Club



General Information

Date: Monday, July 4th, 2017

Time: 10am – 8:30pm

Music: 10 a.m. – 8:00pm

Location: On the Square in Historic Franklin

Street Closures: Main Street at 2nd Avenue., The Square, Main Street to 4th Avenue.
1 block of 3rd Avenue North & South

Closure Time: July 4th, 1 a.m.

Open Time: July 4th, Midnight

Event Organizer: Scott Ducaj, PO Box 140835, Nashville, TN

On Site Phone: 615-479-7751

This family-friendly event is organized and produced by The Franklin Lions Club in conjunction with the City of Franklin and TN Events. Last year's event attracted more than 3,000 people and this year's event should be similar. There will be over fifty food & craft vendors, music stage, antique cars, and a kid's zone. The Kid's zone will be filled with things to dazzle the little ones including inflatables, climbing walls, slides, interactive crafts & a petting zoo. The Children's Parade will begin at 5 p.m. starting at Main Street and 4th Avenue. There will be Prizes for best costume and decorated bikes and wagons. Pets are welcome!

Its purposes are to celebrate the 4th of July by showcasing high quality superb musical entertainment, acquaint the public with the restored historic downtown area, and raise money for the Franklin Lions Club. *Founded in 1945, Franklin's Lions club is the oldest civic organization in the city. Events for Franklin on the Fourth will kick off at 10 a.m. in downtown Franklin. For more information, please visit: www.TNeventInfo.com.* This event concludes at 9:30 p.m.

The Franklin Lions Club does appreciate the fact that there are many businesses downtown serving as not only a great backdrop for the festival, but also giving the patrons many options in shopping. We realize that you are here year round and will do all we can do to make this a favorable experience for your business as well as our guests. We are trying to minimize the amount of time for street closures, to a minimal amount for set up and clean up. We also understand that we are in a residential neighborhood and that volume can be an issue. All our sound engineers (which control all stage groups) are equipped with sound meters to ensure the volume stays within acceptable neighborhood guidelines and levels.

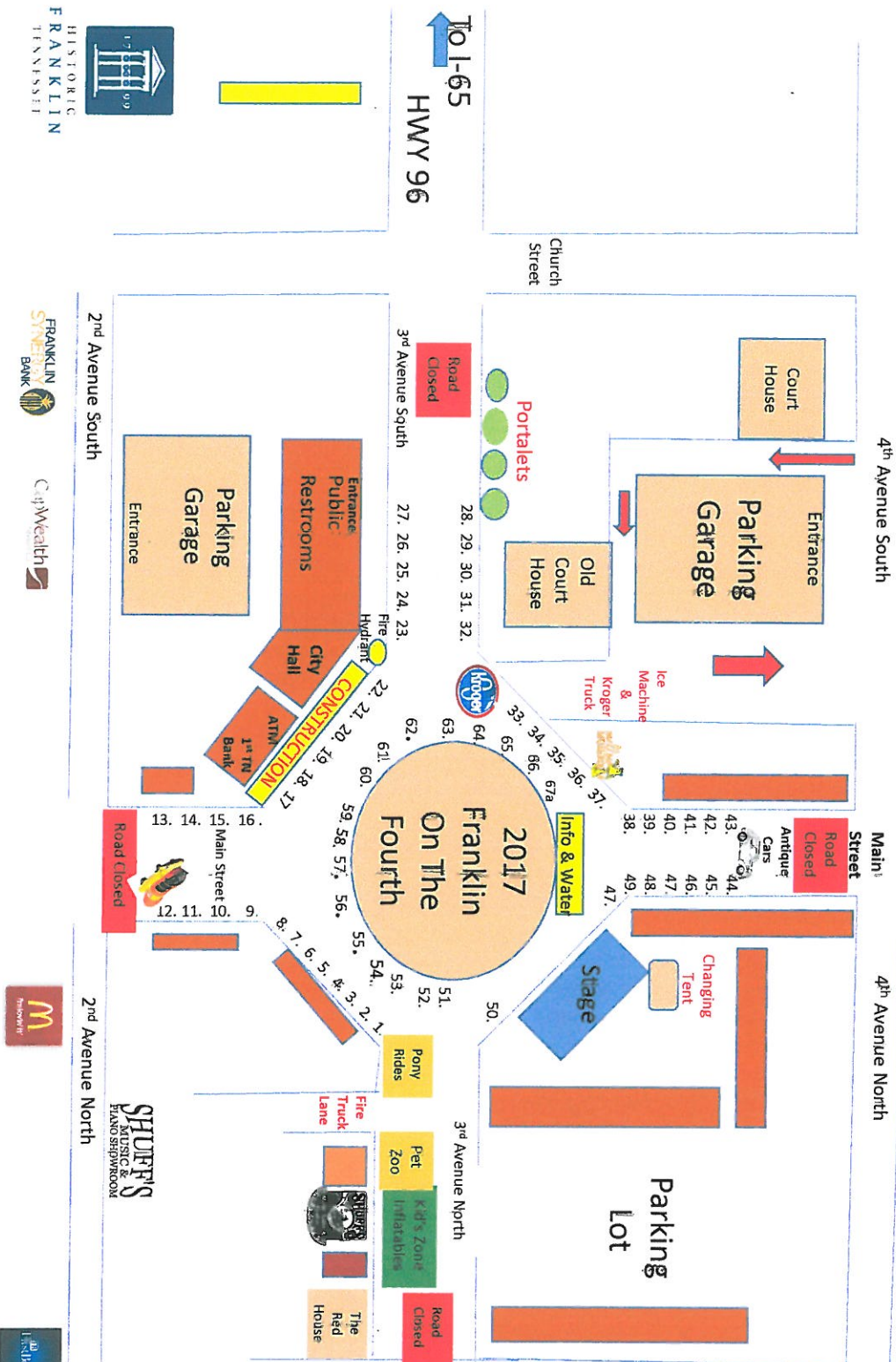
We are excited to be downtown and look forward to a great day!

Scott Ducaj, Director
Franklin On The 4th
Franklin Lions Club



Vendor Location

- | | | | |
|-----|-----------------------------|----|---------------------------|
| 1. | Eno-Ball Heaven | 36 | R. & E's Jewelry, |
| 2. | Eno-Ball Heaven | 37 | R & E's Jewelry |
| 3. | Tennessee Taco | 38 | Real Time Pain R. |
| 4. | Tennessee Taco | 38 | Real Time Pain R. |
| 5. | Bradley's C. Cream | 39 | WCCAC |
| 6. | Bradley's C. Cream | 39 | Sip Green Tea Hawaii |
| 7. | Wild Bill's O.F. Soda | 40 | Liberty Mutual |
| 8. | Wild Bill's O.F. Soda | 41 | Franklin YW |
| 9. | Acce's Kettle Corn | 42 | Time Traveler Treasures |
| 10. | Play Doo & Mama'D | 43 | Southern Jerky Co. |
| 11. | Clay's Kitchen | 44 | The Farm at Natchez Trace |
| 12. | Padrino's Pops | 45 | The Farm at Natchez Trace |
| 13. | Jamba Juice | 46 | The Farm at Natchez Trace |
| 14. | Fire -N- Spice | 47 | Life Spring Chiropractic |
| 15. | Delicias Columbiana | 48 | Cumulus Radio 92.9 |
| 16. | Renewal by Andersen | 49 | Radio Super Talk 99.7 |
| 17. | African Shea Butter | 50 | Spin City Art |
| 18. | African Shea Butter | 51 | Nashville Vintage Flag |
| 19. | 1 st Sages Salsa | 52 | Exodus Chiropractic |
| 20. | Ekata Designs | 53 | Arizona Crafts |
| 21. | Toys N Saps | 54 | Team Wittc Designs |
| 22. | American Sign | 55 | FAZZ |
| 23. | Williamson C. Election C. | 56 | Midtown Glassworks |
| 24. | Old Sages Jerky | 57 | The Candler |
| 25. | Old Sages Jerky | 58 | Kay's Kraits & Kreations |
| 26. | Surshine Oasis | 59 | Kay's Kraits & Kreations |
| 27. | Surshine Oasis | 60 | Geart Pottery |
| 28. | Kroger | 61 | Leaffler |
| 29. | Kroger | 62 | Jewelry Bag/Build a Brac. |
| 30. | Kona Ice | 63 | Unity Chiropractic |
| 31. | Kona Ice | 64 | Eco Hand Made |
| 32. | Sugar Dragon Sweets | 65 | WMC EMT Unit |
| 33. | Begley's Dogs | 66 | Information - Lions Club |
| 34. | Begley's Dogs | 66 | Information - Lions Club |



Three events

2017 Franklin on the Fourth Placement Map

Space Location Name of Business - Electric in RED

- 1 Eno-Ball Heaven**
 - 2 Eno-Ball Heaven**
 - 3 Tennessee Taco**
 - 4 Tennessee Taco**
 - 5 Bradley's Curbside Creamery**
 - 6 Bradley's Curbside Creamery (220 hookup)**
 - 7 Wild Bill's Old Fashioned Soda Pop Company**
 - 8 Wild Bill's Old Fashioned Soda Pop Company**
-

- 9 Ace's Kettle Corn**
 - 10 Papa Doo & Mama Dee's**
 - 11 Clay's Kitchen**
 - 12 Padrinos Pops**
 - 13 Jamba Juice Nashville**
 - 14 Fire-N-Spice**
 - 15 Delicias Colombiana**
-

- 16 Renewal by Andersen**
- 17 African Shea Butter**
- 18 African Shea Butter**
- 19 1st Sarges Salsa**
- 20 Ekata Designs**

- 21 Toys N Sacs**
 - 22 American Sign**
 - 23 Williamson County Election Commission**
 - 24 Old Sarges Jerky**
 - 25 Old Sarges Jerky**
 - 26 Sunshine Oasis**
 - 27 Sunshine Oasis**
-

- 28 Kroger**
 - 29 Kroger**
 - 30 Kona Ice**
 - 31 Kona Ice**
 - 32 Sugar Dragon Sweets**
 - 33 Begley's Dogs**
 - 34 Begley's Dogs**
-

- 35 Ray & Ethelene's Jewelry & More**
 - 36 Ray & Ethelene's Jewelry & More**
 - 37 Real Time Pain Relief**
 - 38 WCCAC**
 - 39 Pipe and Leaf**
 - 40 Liberty Mutual**
-

- 41 Franklin VFW**

- 42 Time Traveler Treasures**
 - 43 Southern Jerky Company**
 - 44 The Farm at Natchez Trace**
 - 45 The Farm at Natchez Trace**
 - 46 Life Spring Chiropractic**
 - 47 Cumulus Radio – 92Q**
 - 48 Cumulus Radio – Super Talk 99.7**
-

- 49 Spin City Art**
- 50 Nashville Vintage Flag Company**
- 51 Exodus Chiropractic**
- 52 Arizona Crafts**
- 53 Team Whitt Designs**
- 54 FRAZZ**
- 55 Midtown Glassworks**
- 56 The Candlerly**
- 57 Kay's Krafts and Kreations**
- 58 Kay's Krafts and Kreations**
- 59 Gant Pottery**
- 60 Leafilter**
- 61 Jewelry Bag / Build a Bracelet**
- 62 Unity Chiropractic**
- 63 Eco Hand Made**
- 64 Williamson Medical Center – EMS Unit**

64a Charles Sargent

65 Lions Club

66 Lions Club



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/29/2012

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 Graham-Rogers, Inc P.O. Box 1628 Bartlesville OK 74005-1628		CONTACT NAME: PHONE (A/C, No, Ext): (800) 456-8123 FAX (A/C, No): E-MAIL: ADDRESS: PRODUCER CUSTOMER ID #:	
INSURED Zia Music Productions, LLC PO Box 140835 Nashville TN 37214		INSURER(S) AFFORDING COVERAGE INSURER A : Northfield Insurance Company NAIC # 27987 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	

COVERAGES**CERTIFICATE NUMBER:****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 INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY		WS095453	12/10/2011	12/10/2012	EACH OCCURRENCE \$ \$1,000,000
	☒ COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ \$100,000
	☐ CLAIMS-MADE ☒ OCCUR					MED EXP (Any one person) \$ \$5,000
						PERSONAL & ADV INJURY \$ \$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER					GENERAL AGGREGATE \$ \$2,000,000
	☒ POLICY ☐ PRO-ECT ☐ LOC					PRODUCTS - COMP/OP AGG \$ \$2,000,000
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO					BODILY INJURY (Per person) \$
	☐ ALL OWNED AUTOS					BODILY INJURY (Per accident) \$
	☐ SCHEDULED AUTOS					PROPERTY DAMAGE (Per accident) \$
	☐ HIRED AUTOS					\$
	☐ NON-OWNED AUTOS					\$
	UMBRELLA LIAB	☐ OCCUR				EACH OCCURRENCE \$
	EXCESS LIAB	☐ CLAIMS-MADE				AGGREGATE \$
	DEDUCTIBLE					\$
	RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	☐ Y/N				WC STATU-TORY LIMITS OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) (If yes, describe under SPECIAL PROVISIONS below)	☐ N/A				E L EACH ACCIDENT \$
						E L DISEASE - EA EMPLOYEE \$
						E L DISEASE - POLICY LIMIT \$

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

Description Sound, Lighting and Production Stage for Events and Festivals
\$500.00 PD Deductible**CERTIFICATE HOLDER**Franklin Lions Club
Franklin TN 37065**CANCELLATION**

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

© 1988-2009 ACORD CORPORATION. All rights reserved.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/29/2012

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 Graham-Rogers, Inc P.O. Box 1628 Bartlesville OK 74005-1628		CONTACT NAME: PHONE (A/C No. Ext): (800) 456-8123 FAX (A/C No): E-MAIL: ADDRESS: PRODUCER CUSTOMER ID #:	
INSURED Zia Music Productions, LLC PO Box 140835 Nashville TN 37214		INSURER(S) AFFORDING COVERAGE INSURER A : Northfield Insurance Company NAIC # 27987 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

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 INSR	WYD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER ☒ POLICY ☐ PRO-JECT ☐ LOC			WS095453	12/10/2011	12/10/2012	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
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DEDUCTIBLE \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y/N (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below		N/A				WC STATUTORY LIMITS ☐ OTHER ☐ E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$

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

Description: Sound, Lighting and Production Stage for Events and Festivals
\$500.00 PD Deductible**CERTIFICATE HOLDER****CANCELLATION**

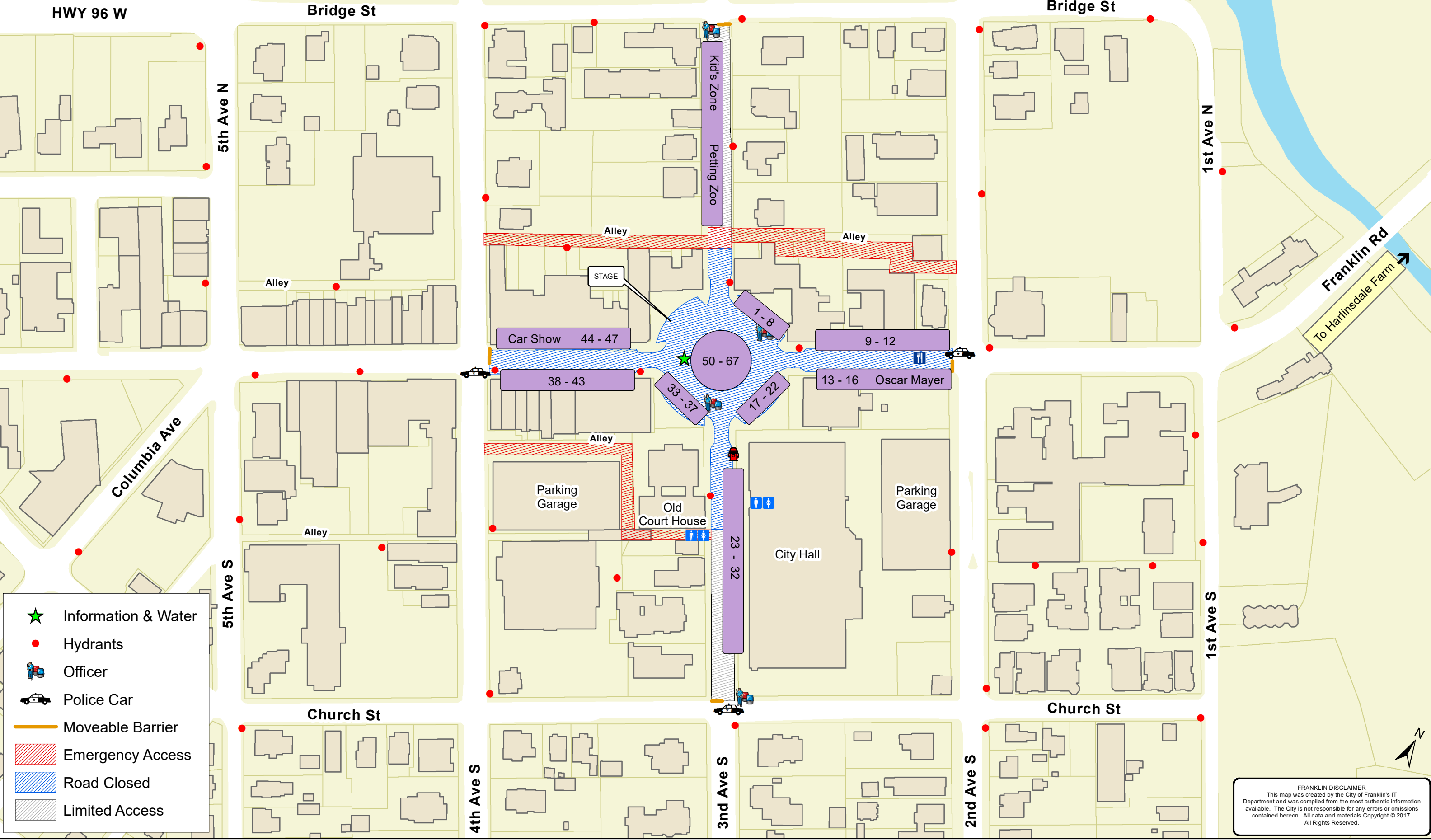
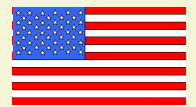
City of Franklin TN

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

© 1988-2009 ACORD CORPORATION. All rights reserved.

Franklin on the Fourth
2017



- ★ Information & Water
- Hydrants
- 👮 Officer
- 🚓 Police Car
- Moveable Barrier
- ▨ Emergency Access
- ▨ Road Closed
- ▨ Limited Access

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 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: 6TH AVENUE
(BETWEEN FAIR & MAIN)

2) Name/purpose of event: ST. PAULS BBQ

3) Date or dates of event: SATURDAY JULY 22ND

4) Time of Event: 3 P.M. TO 8 P.M.

5) Time of Street Closure (if applicable): 8 AM TO 8 PM

Set-Up Date/Time: 6:00 PM 7.21.17 **Tear-down Date/Time:** 8:00 PM 7.22.17

*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:

ST. PAULS EPISCOPAL CHURCH YOUTH GROUP

a) Address: 510 WEST MAIN STREET

b) Phone: 790.0527 c) Cell: 210.9534 d) Fax: 790.0590

e) E-mail address: CLARE @ STPAULSFRANKLIN.COM

7) Person in charge on day of event: JASON RIDDLE

Cell: 545.8259 E-mail address: JRIDDLE @ LBMC.COM



HISTORIC
FRANKLIN
TENNESSEE

- 8) Name and Cell Number of at least two others available on day of event:
- Name: Phil Pace Cell: 533.2339 E-mail address: philpe@caseco.org
- Name: Josh Sutherland Cell: 347.6234 E-mail address: josh-sutherland@dasfortus.com
- 9) DETAILED description of event (use additional sheets):
- 56TH ANNUAL CHURCH BBQ
- 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:
- 50 PARTICIPANTS
- 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. NO
- 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? CHURCH FUNDRAISER - 100%
- 19) Will parking in the area of the event need to be restricted or prohibited? Circle Yes or No.



- 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.)?

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

- 23) During what time period is sound amplification requested? _____
- 24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.). _____

- 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.

- 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.*

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:  Date: 5.10.17
(Signature and title – must be officer of organization)

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

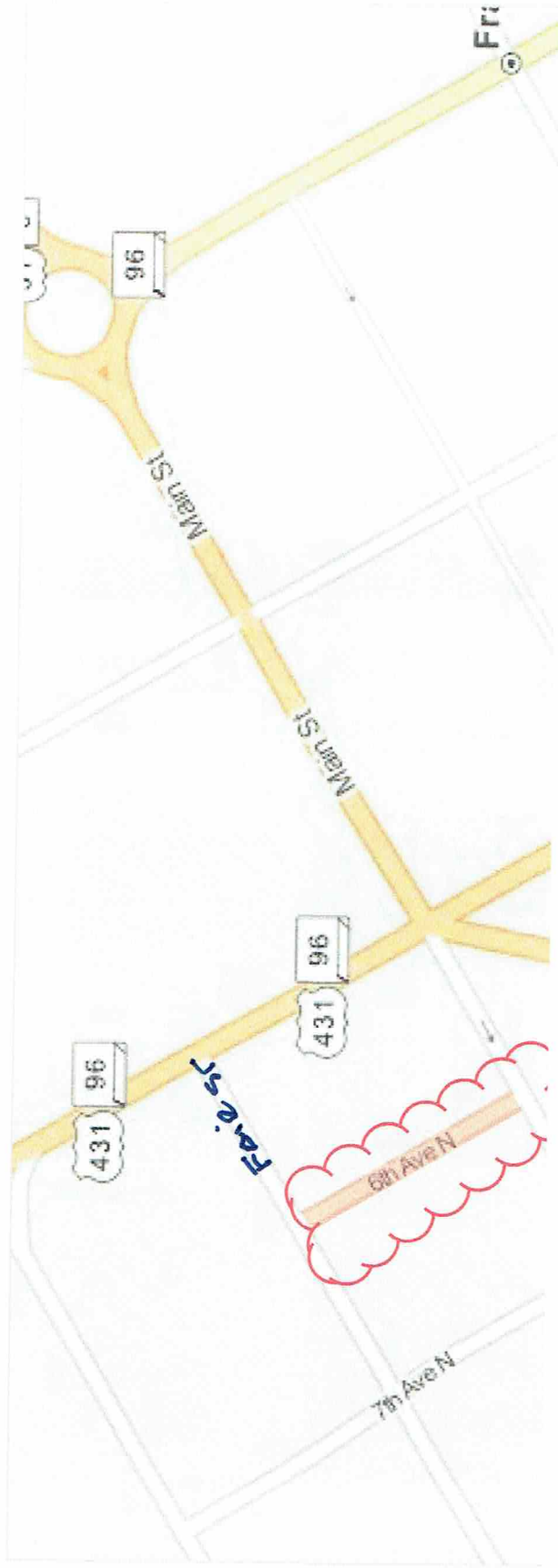
Dr. Ken Moore, Mayor

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) *
*

St. Paul's Mens Club BBQ
Street closure map



ST. PAUL BBQ



7th Ave N

Fair St

8th Ave

Alley

7th Ave N

6th Ave N

Alley

ST. PAUL

5th Ave N

Alley

W Main St

W Main St

Main St

7th Ave S

Columbia Ave

5th Ave S

Cummins St

Alley

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.



Access

- Hydrants
- Road Closed
- Moveable Barrier

June 15, 2017

Dear Neighbor:

St. Paul's will be hosting our 57th Annual Barbecue on Saturday, July 22nd from 3:00 pm until 8:00 pm. As we've done in the past, we received permission from the City to close off 6th Avenue on the day of the event so that we can set up a tent with tables and chairs.

We realize that this blocks access to your parking area and we apologize for placing this inconvenience upon you.

We'd suggest that you park your car on West Main Street or Fair Street either Friday evening or early Saturday morning as the tent company usually sets up by mid morning on Saturday.

We've enclosed two (2) complimentary tickets for your use and we hope you can join us or if you'd like – pick up food for carryout.

We thank you for your cooperation and we apologize again for the temporary blocking of your parking area.

Sincerely,

A handwritten signature in dark ink, appearing to read "Phil Pace", enclosed within a hand-drawn oval.

Phil Pace
Mens' Club Barbecue Committee
(615) 533.2339



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 application in the name of Quillco, LLC d/b/a The Bottle Shop at McEwen, owned by Lisa Quillman and the managing agent, Nancy Jones Quillman, who has made application for a retailer's license to handle alcoholic beverages at 1556 W. McEwen Drive, Suite 102, Franklin, TN 37067 (The Bottle Shop at McEwen), which is within the corporate limits of the City of Franklin, Williamson County, Tennessee:

1. The owner(s) 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 shall not violate any of the provisions of Tennessee Code Annotated, Title 57, Chapter 3;
2. The applicant(s) 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 27th Day of June, 2017.

Dr. Ken Moore
Mayor

HISTORIC
FRANKLIN
TENNESSEERETAILER'S CERTIFICATE
(RENEWAL)

Pursuant to T.C.A. §57-3-208, the City of Franklin hereby certifies the following facts concerning James W. Woodard, Jr., who has made application for a retailer's license to handle alcoholic beverages at Cool Springs Wines and Spirits, 1935 Mallory Lane, Franklin, Tennessee 37067, 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 shall not violate any of the provisions of Tennessee Code Annotated, Title 57, Chapter 3;
2. The applicant(s) 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.

Approved on the 27th day of June, 2017.

CITY OF FRANKLIN, TENNESSEE

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 Thomas Michael Klaritch and John Matthew Klaritch, who have made application for a retailer's license to handle alcoholic beverages at, Case Selects Wines and Liquors, LLC, 3046 Columbia Avenue, Franklin, Tennessee 37064, which is within the corporate limits of the City of Franklin, Williamson County, Tennessee:

1. The applicant or applicants who are to be in actual charge of the business have not been convicted of a felony within a ten year period 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(s) has secured a location for the business which complies with all restrictions of local law, ordinance, or resolution, duly adopted by the local authorities as to location.
3. The applicant(s) meets all residency requirements established by local authority under Franklin Municipal Code Section 2-108A.
4. The applicant(s) 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 27th day of June, 2017.

CITY OF FRANKLIN, TENNESSEE

Dr. Ken Moore
MAYOR

ORDINANCE 2017-26

TO BE ENTITLED: "AN ORDINANCE TO AMEND TITLE 1, CHAPTER 3, RELATIVE TO THE DUTIES OF THE CITY RECORDER."

WHEREAS, the City of Franklin Charter and the Franklin Municipal Code set forth the responsibilities and duties of the City Recorder; and

WHEREAS, among these duties is maintaining control and custody of all City records; and

WHEREAS, to promote efficiency of City government, the City Recorder may need to delegate these responsibilities from time to time; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to clarify the ability for such delegation by providing for it in the Franklin Municipal Code.

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

SECTION I. That Title 1, Chapter 3 – Recorder is amended as follows, by deleting the text shown in ~~strike through~~ and inserting the text in bold so that it shall read as follows:

"CHAPTER 3. - RECORDER

Sec. 1-301. - To be bonded.

The recorder shall be bonded in such sum as the board of mayor and aldermen shall prescribe and with surety acceptable to the board before assuming the duties of his **or her** office.

Sec. 1-302. - To keep minutes, etc.

The recorder **or his or her designee** shall keep the minutes of all meetings of the board of mayor and aldermen and shall preserve the original copy of all ordinances in a separate ordinance book.

Sec. 1-303. - To perform general administrative duties, etc.

The recorder **or his or her designee** shall perform all administrative duties for the board of mayor and aldermen and for the city which are not assigned by the charter, this Code, or the board to another corporate officer. ~~He~~ **The recorder or his or her designee** shall also have custody of, and be responsible for maintaining all corporate bonds, records, and papers in such fireproof vault or safe as the city shall provide."

SECTION II. 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 second and final reading for the health, safety and welfare of the citizens of Franklin, Tennessee requiring it.

(Signatures on Page 2)

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric Stuckey

City Administrator/Recorder

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Kristen L. Corn

Assistant City Attorney

PASSED FIRST READING

PASSED SECOND READING

ORDINANCE NO. 2017-22

AN ORDINANCE TO RESCIND ORDINANCE 2014-33 AND TO ADOPT A REVISED POLICY FOR PUBLIC RECORDS REQUESTS

WHEREAS, the Charter of the City of Franklin, Article VII, Section 3, establishes the City Recorder as the keeper of the public records of the City; and

WHEREAS, Ordinance 2014-33, adopted by the Board of Mayor and Aldermen established The City of Franklin Guidelines for Access to and Reproduction of Public Records and Schedule of Charges for Reproduction of Public Records ("Guidelines"); and

WHEREAS, the General Assembly of the State of Tennessee has made minor modifications to state law relative to records management policies; and

WHEREAS, the Board of Mayor and Aldermen believe it is in the best interest of the City of Franklin to rescind Ordinance 2014-33 and modify the Guidelines related to the fulfillment of public records requests for Tennessee citizens.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee:

SECTION I. That Ordinance 2014-33 is hereby rescinded.

SECTION II. That the City of Franklin hereby adopts The City of Franklin Guidelines for Access to and Reproduction of Public Records and Schedule of Charges for Reproduction of Public Records, attached as Exhibit A and incorporated as if restated fully herein.

SECTION III. That if a part of this ordinance is invalid, all valid parts that are severable from the invalid part remain in effect. If a part of this ordinance is invalid in one or more of its applications, the part remains in effect in all valid applications that are severable from the invalid applications.

SECTION IV. That this Ordinance shall repeal any ordinance or parts of any ordinance in conflict herewith, and shall take effect immediately after its passage on second and final reading, the health, safety and welfare of the citizens of Franklin requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY:

ERIC S. STUCKEY
CITY ADMINISTRATOR

BY:

DR. KEN MOORE
MAYOR

PASSED FIRST READING

PASSED SECOND READING

Approved as to Form:

Kristen L. Corn, Assistant City Attorney

**THE CITY OF FRANKLIN GUIDELINES FOR ACCESS TO AND REPRODUCTION OF PUBLIC RECORDS AND
SCHEDULE OF CHARGES FOR REPRODUCTION OF PUBLIC RECORDS**

Pursuant to Tenn. Code Ann. § 10-7-503(g), the following Public Records Policy for the City of Franklin is hereby adopted by the Board of Mayor and Aldermen to provide economical and efficient access to public records as provided under the Tennessee Public Records Act ("TPRA") in Tenn. Code Ann. § 10-7-501, et seq.

The TPRA provides that all state, county, and municipal records shall at all times during business hours be open for personal inspection by any citizen of this state, and those in charge of the records shall not refuse such right of inspection to any citizen, unless otherwise provided by state law. *See* Tenn. Code Ann. § 10-7-503(a)(2)(A). Accordingly, the public records of the City of Franklin are presumed to be open for inspection unless otherwise provided by law.

Personnel of the City of Franklin shall timely and efficiently provide access and assistance to persons requesting to view or receive copies of public records. No provisions of this Policy shall be used to hinder access to public records. However, the integrity and organization of public records, as well as the efficient and safe operation of the City of Franklin, shall be protected as provided by current law. Concerns about this Policy should be addressed to the Public Records Request Coordinator for the City of Franklin or to the Tennessee Office of Open Records Counsel ("OORC").

This Policy is available for inspection and duplication in the office of the City Recorder. Additionally, this Policy is posted online at www.franklin.tn.gov. This Policy shall be reviewed periodically as needed.

This Policy shall be applied consistently throughout the various offices, departments, and/or divisions of the City of Franklin.

I. Definitions:

- A. Records Custodian: The office, official, or employee lawfully responsible for the direct custody and care of a public record. *See* Tenn. Code Ann. § 10-7-503(a)(1)(C). The records custodian is not necessarily the original preparer or receiver of the record.
- B. Public Records: All documents, papers, letters, maps, books, photographs, microfilms, electronic data processing files and output, films, sound recordings, or other material, regardless of physical form or characteristics, made or received pursuant to law or ordinance or in connection with the transaction of official business by any governmental agency. *See* Tenn. Code Ann. § 10-7-503(a)(1)(A).
- C. Public Records Request Coordinator: The individual, or individuals, designated in Section III, A.3 of this Policy who has, or have, the responsibility to ensure public record requests are routed to the appropriate records custodian and are fulfilled in accordance with the TPRA. *See* Tenn. Code Ann. § 10-7-503(a)(1)(B). The Public Records Request Coordinator may also be a records custodian.
- D. Requestor: A person seeking access to a public record, whether it is for inspection or duplication.

II. Requesting Access to Public Records

- A. Public record requests shall be made to the Public Records Request Coordinator ("PRRC") or his/her designee or via online submission, in order to ensure public record requests are routed to the appropriate records custodian and fulfilled in a timely manner.
- B. Requests for inspection only cannot be required to be made in writing. The PRRC will request a mailing or email address from the requestor for providing any written communication required under the TPRA.
- C. Requests for inspection may be made orally or in writing on Form A at the City of Franklin, 109 Third Ave South, Franklin, Tennessee, 37064; by phone at 615-791-3217; by email to lanaiib@franklintn.gov; by fax at 615-790-0469; or by internet portal found at www.franklintn.gov.
- D. Requests for copies, or requests for inspection and copies, shall be made in writing on Form A in person or by mail at City of Franklin, 109 Third Ave South, Franklin, Tennessee, 37064; by phone at 615-791-3217; by email to lanaiib@franklintn.gov; or by internet portal found at www.franklintn.gov.
- E. Proof of Tennessee citizenship by presentation of a valid Tennessee driver's license or alternative acceptable form of ID is required as a condition to inspect or receive copies of public records.

III. Responding to Public Records Requests

- A. Public Record Request Coordinator
 - 1. The PRRC shall review public record requests and make an initial determination of the following:
 - a. If the requestor provided evidence of Tennessee citizenship;
 - b. If the records requested are described with sufficient specificity to identify them; and
 - c. If the City of Franklin is the custodian of the records.
 - 2. The PRRC shall acknowledge receipt of the request and take any of the following appropriate action(s):
 - a. Advise the requestor of this Policy and the elections made regarding:
 - i. Proof of Tennessee citizenship;
 - ii. Form(s) required for copies;
 - iii. Fees (and labor threshold and waivers, if applicable); and
 - iv. Aggregation of multiple or frequent requests.

- b. If appropriate, deny the request in writing, providing the appropriate ground such as one of the following:
 - i. The requestor is not, or has not presented evidence of being, a Tennessee citizen;
 - ii. The request lacks specificity;
 - iii. An exemption makes the record not subject to disclosure under the TPRA;
 - iv. The City of Franklin is not the custodian of the requested records; or
 - v. The records do not exist.
- c. If appropriate, contact the requestor to see if the request can be narrowed.
- d. Forward the records request to the appropriate records custodian in the City of Franklin
- 3. The designated PRRC(s) is(are):
 - a. Lanaii Benne, Assistant City Recorder - Records
 - b. Contact information: City of Franklin, 109 Third Ave. South, Suite 103, Franklin, TN, 37064, or by phone at 615-791-3217, or by email to lanaiib@franklin.tn.gov.

B. Records Custodian

- 1. Upon receiving a public records request, a records custodian shall promptly make requested public records available in accordance with Tenn. Code Ann. § 10-7-503. If the records custodian is uncertain that an applicable exemption applies, the custodian may consult with the PRRC, counsel, or the OORC.
- 2. If not practicable to promptly provide requested records because additional time is necessary to determine whether the requested records exist; to search for, retrieve, or otherwise gain access to records; to determine whether the records are open; to redact records; or for other similar reasons, then a records custodian shall, within seven (7) business days from the records custodian's receipt of the request, send the requestor a completed Public Records Request Response Form which is attached as Form B, based on the form developed by the OORC.
- 3. If a records custodian denies a public record request, he or she shall deny the request in writing as provided in Section III.A.2.b and may use the Public Records Request Response Form B.

4. If a records custodian reasonably determines production of records should be segmented because the records request is for a large volume of records or additional time is necessary to prepare the records for access, the records custodian shall use the Public Records Request Response Form B to notify the requestor that production of the records will be in segments and that a records production schedule will be provided as expeditiously as practicable. If appropriate, the records custodian should contact the requestor to see if the request can be narrowed.
5. If a records custodian discovers records responsive to a records request were omitted, the records custodian should contact the requestor concerning the omission and produce the records as quickly as practicable.

C. Redaction

1. If a record contains confidential information or information that is not open for public inspection, the records custodian shall prepare a redacted copy prior to providing access. If questions arise concerning redaction, the records custodian should coordinate with counsel or other appropriate parties regarding review and redaction of records. The records custodian and the PRRC may also consult with the OORC.
2. Whenever a redacted record is provided, a records custodian should provide the requestor with the basis for redaction. The basis given for redaction shall be general in nature and not disclose confidential information.

IV. Inspection of Records

- A. There shall be no charge for inspection of public records
- B. The location for inspection of records within the offices of the City of Franklin shall be determined by either the PRRC or the records custodian.
- C. When a reasonable basis exists, the PRRC or a records custodian may require an appointment for inspection.

V. Copies of Records

- A. A records custodian shall promptly respond to a public record request for copies in the most economic and efficient manner practicable.
- B. Copies will be available for pickup at the City of Franklin, TN.
- C. Upon payment for postage, copies will be delivered to the requestor's home address by the United States Postal Service.
- D. A requestor will not be allowed to make copies of records with personal equipment. Requestors may purchase storage devices from the city upon which the records will be downloaded.

VI. Fees and Charges and Procedures for Billing and Payment

Fees and charges for copies of public records should not be used to hinder access to public records.

- A. Records custodians shall provide requestors with an itemized estimate of the charges prior to producing copies of records and may require pre-payment of such charges before producing requested records.
- B. When fees for copies and labor do not exceed \$1.00, the fees may be waived.
- C. Fees and charges for copies are as follows:

COPIES – STANDARD SIZES:

Black & White (8 ½ x 11 or 8 ½ x 14) documents	\$.15 per page
Color (8 ½ x 11 or 8 ½ x 14) documents	\$.50 per page
Certified copies	\$.50 per page
Accident reports (8 ½ x 11 or 8 ½ x 14)	\$.15 per page
Maps, plats, electronic data, audio discs, video discs and all other materials shall be duplicated at actual costs to the City.	

(Duplex copies shall be equivalent to two (2) separate pages)

In the event actual costs of the records custodian are higher than those reflected above or if the requested records are being reproduced on a medium other than standard size paper, the records custodian will compute the actual costs of the reproduction and inform the requestor prior to the charges being incurred. All copying of records must be performed by employees of the City or by an outside vendor designated by the records custodian.

LARGE COPIES:

The terms and conditions of Tennessee Code Annotated 10-7-506 (c) are included herein by reference as fully and completely as though copied herein verbatim. The charge shall be \$2.00 per square foot for copies of documents in sizes other than 8 ½ x 11 or 8 ½ x 14 such as maps, plats, or other large format documents. (Paper cost approximately \$.21/sp. ft.; ink-\$.75-\$1.00/ sq. ft.; plotter/GIS system-\$.80 - \$1.00/sq. ft.)

LABOR COSTS:

After the first hour, the cost of the employee's salary/wages for time spent producing the records will be charged. If participation by more than one employee is required to produce the requested records, the requestor shall not be invoiced for first hour of the highest paid employee. Requests for copies of records may not be broken down to multiple requests for the same information in order to qualify for the first free hour.

DELIVERY OF COPIES:

Delivery of copies of records to a requestor is anticipated to be by hand delivery when the requestor returns to the custodian's office to retrieve the requested records. If the requestor chooses not to return to the custodian's office to retrieve the copies, the records custodian may deliver the copies through the United States Postal Service, and the cost incurred in delivering the copies shall be assessed in addition to any other charge. Additionally, the costs of packing materials and necessary media required shall be added to the total charges.

OUTSIDE VENDOR:

If the records custodian utilizes an outside vendor to produce copies of requested records because the custodian is legitimately unable to produce the copies in the office, the costs assessed by the vendor to the City shall be paid by the requestor in addition to any other allowable charges.

CD-ROM:

Reproduction of an existing CD-ROM shall be \$3.00. (This does not apply to uploading information onto a CD-ROM).

DVD:

Reproduction of an existing DVD shall be \$5.00. (This does not apply to uploading information on a DVD).

D. Payment is to be made in cash, by personal check, or by credit card payable to the City of Franklin and presented to the records custodian.

E. Payment in advance will be required when costs are estimated to exceed \$10.00.

F. Aggregation of Frequent and Multiple Requests

1. The City of Franklin will aggregate record requests in accordance with the Frequent and Multiple Request Policy promulgated by the OORC when more than (4) requests are received within a calendar month (either from a single individual or a group of individuals deemed working in concert).
2. If more than four (4) requests are received by the City within a calendar month:
 - a. Records requests will be aggregated at the City level.
 - b. The PRRC is responsible for making the determination that a group of individuals are working in concert. The PRRC or the records custodian will inform the individuals that they have been deemed to be working in concert and that they have the right to appeal the decision to the OORC.
 - c. Requests for items that are routinely released and readily accessible are exempt from this policy. These records include, but are not necessarily limited to, meeting agendas and approved minutes.

G. Safe Harbor Policy

The Safe Harbor Policy established by the Office of Open Records Counsel is adopted herein by reference as fully and completely as though copied herein verbatim. The City of Franklin is committed to adhering to the Schedule of Reasonable Charges and the Policy for Frequent and Multiple Request as established by the Office of Open Records Counsel. This policy is reviewed annually by the OORC.

- a. **Waiver of fees established.** The records custodian is not required to impose charges for copies or duplications of public records. The City of Franklin shall waive fees for a single request totaling less than \$1.00.
- b. **Frequent Requestor.** When the total number of requests made by a requestor during a calendar month exceeds four (4), the requestor shall be charged a fee

for all labor that is reasonably necessary to produce copies of the requested records. The requestor shall not be entitled to one (1) free hour of labor, and the requestor shall be notified accordingly.

H. Police Department Personnel Records:

The Police Chief shall maintain in his/her office records of undercover investigators containing personally identifying information. All other personnel records of the police department shall be maintained in the office of the records custodian, the Human Resources Department. Requests for personnel records, other than for undercover investigators, shall be made to the records custodian, who shall promptly notify the Police Chief of such request. The Police Chief shall make the final determination as to the release the information requested. In the event that the Police Chief refuses to release the information, he/she shall provide a written explanation of his/her reasons for not releasing the information.

I. Frail Records

If the public records requested are frail due to age or other conditions, and copying of the records will cause damage to the original records, the requesting party may be required to make an appointment for inspection.

J. Best Practices Guidelines for records custodians responding to requests for public records

The PRRC may adopt Best Practices Guidelines to assist records custodian(s) with responding to requests for public records.

PUBLIC RECORDS REQUEST FORM A

The Tennessee Public Records Act (TPRA) grants Tennessee citizens the right to access open public records that exist at the time of the request. The TPRA does not require records custodians to compile information or create or recreate records that do not exist.

To: Lanaii Benne, Assistant City Recorder - Records, City of Franklin, 109 Third Ave. S., Suite 103, Franklin, TN, 37064

From: _____
Name

Address

City, State, Zip Code

Contact Phone number / email

Is the requestor a Tennessee citizen? ☐ Yes ☐ No

Request: ☐ Inspection (The TPRA does not permit fees or require a written request for inspection only.)
☐ Copy/Duplicate

If costs for copies are assessed, the requestor has a right to receive an estimate. Do you wish to waive your right to an estimate and agree to pay copying and duplication costs in an amount not to exceed \$ _____? If so, initial here: ____.

Delivery preference: ☐ On-Site Pick-Up ☐ USPS First-Class Mail
☐ Electronic ☐ Other: _____

Records Requested:

Provide a detailed description of the record(s) requested, including: (1) type of record; (2) timeframe or dates for the records sought; and (3) subject matter or key words related to the records. Under the TPRA, record requests must be sufficiently detailed to enable a governmental entity to identify the specific records sought. As such, your record request must provide enough detail to enable the records custodian responding to the request to identify the specific records you are seeking.

Signature of Requestor & Date Submitted

Signature of Public Records Request Coordinator
& Date Received

PUBLIC RECORD REQUEST RESPONSE FORM B
City of Franklin
109 Third Ave. S, Suite 103, Franklin, TN 37064

Requestor's Name and Contact Information

Date

In response to your records request received on _____, our office is taking the
action(s) indicated below: Date Request Received

- ☐ The public record(s) responsive to your request will be made available for inspection:

Location: _____

Date & Time: _____

- ☐ Copies of public record(s) responsive to your request are:

☐ Attached

☐ Available for pickup at the following location:

_____; or

☐ Being delivered via:

☐ USPS First-Class Mail ☐ Electronically ☐ Other: _____

- ☐ Your request is denied on the following grounds:

☐ Your request was not sufficiently detailed to enable identification of the specific requested record(s). You need to provide additional information to identify the requested record(s).

☐ No such record(s) exists or this office does not maintain record(s) responsive to your request.

☐ No proof of Tennessee citizenship was presented with your request. Your request will be reconsidered upon presentation of an adequate form of identification.

☐ You are not a Tennessee citizen.

☐ You have not paid the estimated copying/production fees.

☐ The following state, federal, or other applicable law prohibits disclosure of the requested records:

_____.

- ☐ It is not practicable for the records you requested to be made promptly available for inspection and/or copying because:

☐ It has not yet been determined that records responsive to your request exist; or

☐ The office is still in the process of retrieving, reviewing, and/or redacting the requested records.

The time reasonably necessary to produce the record(s) or information and/or to make a determination of a proper response to your request is: _____.

If you have any additional questions regarding your record request, please contact Lanaii Benne, Assistant City Recorder - Records.

Sincerely,

Lanaii Y. Benne, MMC, Assistant City Recorder - Records, City of Franklin, 109 Third Ave S., Suite 103, Franklin, Tennessee 37069. lanaiib@franklintn.gov

RESOLUTION 2017-45

A RESOLUTION AWARDING THE CONSTRUCTION CONTRACT (COF CONTRACT NO. 2017-0006) FOR THE SR-96 EAST SIDEWALK PROJECT TO CIVIL CONSTRUCTORS, LLC, IN THE AMOUNT OF \$1,511,299.81 AND ESTABLISHING A PROJECT CONTINGENCY IN THE AMOUNT OF \$75,000.00

WHEREAS, the City of Franklin Board of Mayor and Aldermen (BOMA) recognize the need to construct a sidewalk along Murfreesboro Road (SR-96), between Pinkerton Park and Mack Hatcher Parkway (SR-397); and

WHEREAS, on March 22, 2016, the BOMA approved Resolution 2016-17 to finalize the design associated with the sidewalk construction along Murfreesboro Road, (SR-96), between Pinkerton Park and Mack Hatcher Parkway; and

WHEREAS, on May 25, 2017, sealed bids were received by the City of Franklin Engineering Department, 109 3RD Avenue South, Franklin, Tennessee, 37064 and were publicly opened and read aloud for the SR-96 East Sidewalk Project (COF Contract No. 2017-0006); and

WHEREAS, after careful review and tabulation of all submitted bids, City staff recommends awarding the construction contract (COF Contract No. 2017-0006) to Civil Constructors, LLC, in the amount of One Million Five Hundred Eleven Thousand Two Hundred Ninety-Nine and 81/100 Dollars (\$1,511,299.81); and

WHEREAS, in case of any unforeseen or changed project conditions, quantities, or cost overruns, City staff requests an additional Seventy-Five Thousand and No/100 Dollars (\$75,000.00) project contingency to allow for the expedient completion of the SR-96 East Sidewalk Project.

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

SECTION I. Approval is granted to award the construction contract (COF Contract No. 2017-0006) to Civil Constructors, LLC, for the SR-96 East Sidewalk Project in the amount of One Million Five Hundred Eleven Thousand Two Hundred Ninety-Nine and 81/100 Dollars (\$1,511,299.81).

SECTION II. Approval is granted to create a project contingency in the amount of Seventy-Five Thousand and No/100 Dollars (\$75,000.00) for the SR-96 East Sidewalk Project.

SECTION III. Authority is granted to the City Administrator, City Engineer, and the Assistant Director of Engineering to review and approve the spending of all project funds, both in the bid award and from the project contingency, toward the completion of the SR-96 East Sidewalk Project.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20__

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to Form

By: _____
Shauna R. Billingsley
City Attorney

LOCATION:	Franklin, TN (Williamson Co.)
PROJECT:	SR-96 East Sidewalk Project
COF CONTRACT #:	2017-0006
BID DATE:	May 25, 2017

TABULATED BID RESULTS							
ITEM NO.	ITEM DESCRIPTION	UNIT	EST. QTY.	Civil Constructors, LLC		Jarrett Builders, Inc.	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
COF BASE BID							
105-01	CONSTRUCTION STAKES LINES AND GRADES	L.S.	1	\$ 29,500.00	\$ 29,500.00	\$ 46,600.00	\$ 46,600.00
201-01	CLEARING AND GRUBBING	L.S.	1	\$ 28,165.00	\$ 28,165.00	\$ 11,135.00	\$ 11,135.00
202-01	REMOVAL OF STRUCTURES AND OBSTRUCTIONS (INCLUDES BUT NOT LIMITED TO ITEMS SUCH AS	L.S.	1	\$ 11,840.00	\$ 11,840.00	\$ 1,225.00	\$ 1,225.00
207-99.91	EARTHWORK (INCLUDES ROAD & DRAINAGE EXCAVATION (UNCLASSIFIED, BORROW	LS	1	\$ 280,230.00	\$ 280,230.00	\$ 267,000.00	\$ 267,000.00
202-03	REMOVAL OF RIGID PVMT, SIDEWALK, ETC	SY	387	\$ 7.85	\$ 3,037.95	\$ 12.25	\$ 4,740.75
202-03.03	REMOVAL OF ASPHALT PAVEMENT	SY	1541	\$ 3.20	\$ 4,931.20	\$ 9.25	\$ 14,254.25
203-05	UNDERCUTTING (AS DIRECTED BY THE ENGINEER) (UNIT PRICE BIDS INCLUDES MINERAL AGGREGATE	C.Y.	500	\$ 52.60	\$ 26,300.00	\$ 56.75	\$ 28,375.00
202-08.10	REMOVAL OF CURB (EXTRUDED)	LF	16	\$ 9.40	\$ 150.40	\$ 50.50	\$ 808.00
202-08.15	REMOVAL OF CURB AND GUTTER	LF	19	\$ 13.60	\$ 258.40	\$ 42.00	\$ 798.00
209-08.03	TEMPORARY SILT FENCE (WITHOUT BACKING), (AFTER THE INITIAL INSTALLATION ALL COST	L.F.	2323	\$ 1.75	\$ 4,065.25	\$ 3.00	\$ 6,969.00
209-08.07	ROCK CHECK DAM ("TRAPEXOIDAL DITCH", 1.5'+/- DEPTH, OR AS DIRECTED BY THE ENGINEER, AFTER	EACH	3	\$ 286.00	\$ 858.00	\$ 275.00	\$ 825.00
209-40.33	CATCH BASIN PROTECTION (TYPE D), (AFTER THE INITIAL INSTALLATION ALL COST ASSOCIATED WITH	EACH	9	\$ 200.00	\$ 1,800.00	\$ 290.00	\$ 2,610.00
303-01	MINERAL AGGREGATE TYPE A BASE GRADING "D"	TON	304	\$ 48.00	\$ 14,592.00	\$ 38.00	\$ 11,552.00
307-01.08	ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2	TON	25	\$ 290.00	\$ 7,250.00	\$ 308.00	\$ 7,700.00
402-01	BITUMINOUS MATERIAL FOR PRIME COAT (PC)	TON	1.25	\$ 1,123.00	\$ 1,403.75	\$ 2,050.00	\$ 2,562.50
402-02	AGGREGATE FOR COVER MATERIAL (PC)	TON	4.5	\$ 60.00	\$ 270.00	\$ 300.00	\$ 1,350.00
403-01	BITUMINOUS MATERIAL FOR TACK COAT (TC)	TON	0.25	\$ 840.75	\$ 210.19	\$ 2,050.00	\$ 512.50
411-01.10	ACS MIX (PG64-22) GRADING D	TON	74	\$ 179.25	\$ 13,264.50	\$ 205.00	\$ 15,170.00

TABULATED BID RESULTS							
ITEM NO.	ITEM DESCRIPTION	UNIT	EST. QTY.	Civil Constructors, LLC		Jarrett Builders, Inc.	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
411-02.10	ACS MIX (PG64-22) GRADING E SHOULDER	TON	59	\$ 194.65	\$ 11,484.35	\$ 200.00	\$ 11,800.00
415-01.02	COLD PLANING BITUMINOUS PAVEMENT	S.Y.	778.3	\$ 9.90	\$ 7,705.17	\$ 18.41	\$ 14,328.50
604-09.10	CLASS A CONCRETE (DRIVEWAYS) (6" THICKNESS W/ FIBER MESH AND 4" AGGREGATE CLASS "A")	SY	953	\$ 68.50	\$ 65,280.50	\$ 56.00	\$ 53,368.00
607-02.02	15" CONCRETE PIPE CULVERT (CLASS III)	LF	250	\$ 83.40	\$ 20,850.00	\$ 63.00	\$ 15,750.00
607-03.02	18" CONCRETE PIPE CULVERT (CLASS III)	LF	447	\$ 85.65	\$ 38,285.55	\$ 99.00	\$ 44,253.00
607-05.02	24" CONCRETE PIPE CULVERT (CLASS III)	LF	471	\$ 98.65	\$ 46,464.15	\$ 95.00	\$ 44,745.00
607-06.02	30" CONCRETE PIPE CULVERT (CLASS III)	LF	31	\$ 146.35	\$ 4,536.85	\$ 209.00	\$ 6,479.00
611-07.30	15" ENDWALL (SIDE DRAIN) 6:1 (INCLUDES STEEL PIPE GRATE TDOT D-SEW-1A)	EACH	14	\$ 3,950.00	\$ 55,300.00	\$ 4,100.00	\$ 57,400.00
611-07.31	18" ENDWALL (SIDE DRAIN) 6:1 (INCLUDES STEEL PIPE GRATE TDOT D-SEW-1A)	EACH	7	\$ 4,000.00	\$ 28,000.00	\$ 4,100.00	\$ 28,700.00
611-07.01	15" TDOT STRAIGHT CONCRETE ENDWALL (LS PER DETAIL D-PE-4)	EACH	1	\$ 1,080.00	\$ 1,080.00	\$ 1,960.00	\$ 1,960.00
611-07.02	18" TDOT STRAIGHT CONCRETE ENDWALL (LS PER DETAIL D-PE-4)	EACH	1	\$ 1,130.00	\$ 1,130.00	\$ 2,075.00	\$ 2,075.00
611-07.03	24" TDOT STRAIGHT CONCRETE ENDWALL (LS PER DETAIL D-PE-4)	EACH	1	\$ 1,650.00	\$ 1,650.00	\$ 2,200.00	\$ 2,200.00
611-07.04	30" TDOT STRAIGHT CONCRETE ENDWALL (LS PER DETAIL D-PE-4)	EACH	1	\$ 2,660.00	\$ 2,660.00	\$ 2,300.00	\$ 2,300.00
611-42.01	CATCH BASINS, TYPE 42, 0' - 4' (COMPLETE IN-PLACE, INCLUSIVE OF ALL EXCAVATION, BACKFILL,	EACH	4	\$ 3,560.00	\$ 14,240.00	\$ 4,150.00	\$ 16,600.00
611-42.02	CATCH BASINS, TYPE 42, 4' - 8' (COMPLETE IN-PLACE, INCLUSIVE OF ALL EXCAVATION, BACKFILL,	EACH	5	\$ 4,175.00	\$ 20,875.00	\$ 4,600.00	\$ 23,000.00
611-01.02	MANHOLES, >4-8' DEPTH (COMPLETE IN-PLACE, INCLUSIVE OF ALL EXCAVATION, BACKFILL AND	EACH	1	\$ 3,160.00	\$ 3,160.00	\$ 3,800.00	\$ 3,800.00
701-01.01	CONCRETE SIDEWALK (4 "THICKNESS W/ FIBER MESH AND 4" AGGREGATE CLASS "A" GRADING "D")	S.Y.	2423	\$ 45.85	\$ 111,094.55	\$ 42.00	\$ 101,766.00
701-02.03	CONCRETE CURB RAMP (INCLUDES 8" CLASS A CONCRETE, 4" BASE STONE AND TRUNCATED DOME	S.F.	546	\$ 23.60	\$ 12,885.60	\$ 9.50	\$ 5,187.00
701-01.20	BRICK SIDEWALK (TRACT 9 - REMOVAL, STORAGE AND REINSTALLATION) (INCLUDES 1.5" SAND	SF	153	\$ 45.80	\$ 7,007.40	\$ 11.00	\$ 1,683.00
702-01	6" TYPE "A" DETACHED CONCRETE CURB (TDOT STD. RP-NMC-10)	LF	378	\$ 15.45	\$ 5,840.10	\$ 20.00	\$ 7,560.00
702-03	CONCRETE COMBINED CURB & GUTTER	LF	290	\$ 22.30	\$ 6,467.00	\$ 23.00	\$ 6,670.00
708-01.01	MONUMENTS (TRACT 17 - REMOVE, STORE AND RELOCATE STONE ENTRANCE FEATURE)	L.S.	1	\$ 27,000.00	\$ 27,000.00	\$ 29,200.00	\$ 29,200.00
712-01	TRAFFIC CONTROL	L.S.	1	\$ 28,075.00	\$ 28,075.00	\$ 41,000.00	\$ 41,000.00

TABULATED BID RESULTS							
ITEM NO.	ITEM DESCRIPTION	UNIT	EST. QTY.	Civil Constructors, LLC		Jarrett Builders, Inc.	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
712-04.01	FLEXIBLE DRUMS (CHANNELIZING). (ESTIMATED QUANTITY IS BASED ON PHASE WHICH REQUIRES	EACH	104	\$ 26.60	\$ 2,766.40	\$ 36.00	\$ 3,744.00
712-06	SIGNS (CONSTRUCTION)	S.F.	203	\$ 8.00	\$ 1,624.00	\$ 8.00	\$ 1,624.00
713-16.20	SIGN (STOP SIGN R1-1) (INCLUDES PERFORATED / KNOCKOUT SQUARE TUBE POST)	EACH	1	\$ 246.00	\$ 246.00	\$ 250.00	\$ 250.00
713-16.21	SIGN (YIELD HERE TO PEDESTRIANS R1-5A) (INCLUDES PERFORATED / KNOCKOUT SQUARE	EACH	1	\$ 314.60	\$ 314.60	\$ 325.00	\$ 325.00
716-02.05	PLASTIC PAVEMENT MARKING (STOP LINE)	L.F.	37	\$ 34.35	\$ 1,270.95	\$ 28.00	\$ 1,036.00
716-02.09	PLASTIC PVMNT MARKING (LONGITUDINAL CROSS-WALK), (QUANTITY IS CALCULATED FROM EOP TO	L.F.	264	\$ 45.75	\$ 12,078.00	\$ 28.00	\$ 7,392.00
716-09.79	THERMOPLST PVMT MARK PROFLIE LINE (4")	L.F.	56	\$ 2.30	\$ 128.80	\$ 40.00	\$ 2,240.00
717-01	MOBILIZATION	L.S.	1	\$ 39,350.00	\$ 39,350.00	\$ 52,557.50	\$ 52,557.50
730-03.21	INSTALL PULL BOX (TYPE B)	EACH	1	\$ 572.00	\$ 572.00	\$ 575.00	\$ 575.00
730-08.01	SIGNAL CABLE - 3 CONDUCTOR	L.F.	442	\$ 1.70	\$ 751.40	\$ 2.00	\$ 884.00
730-08.02	SIGNAL CABLE - 5 CONDUCTOR	L.F.	629	\$ 2.00	\$ 1,258.00	\$ 2.00	\$ 1,258.00
730-08.03	SIGNAL CABLE - 7 CONDUCTOR	L.F.	346	\$ 2.30	\$ 795.80	\$ 2.50	\$ 865.00
730-11.10	RISER ASSEMBLY (FOR SIGNAL CABLE W/ WEAHERHEAD)	EACH	4	\$ 514.80	\$ 2,059.20	\$ 515.00	\$ 2,060.00
730-12.02	CONDUIT 2" DIAMETER (PVC)	L.F.	82	\$ 13.75	\$ 1,127.50	\$ 13.00	\$ 1,066.00
730-12.03	CONDUIT 3" DIAMETER (PVC)	L.F.	15	\$ 16.00	\$ 240.00	\$ 16.00	\$ 240.00
730-23.30	PEDESTAL POLE (PEDESTAL MOUNTING 8'-10' HEIGHT)	EACH	5	\$ 2,288.00	\$ 11,440.00	\$ 2,275.00	\$ 11,375.00
730-26.02	PEDESTRIAN PUSHBUTTON WITH 15" SIGN	EACH	6	\$ 258.50	\$ 1,551.00	\$ 260.00	\$ 1,560.00
730-26.05	COUNTDOWN PEDESTRIAN SIGANL	EACH	6	\$ 626.90	\$ 3,761.40	\$ 665.00	\$ 3,990.00
740-11.02	TEMPORARY SEDIMENT TUBE (12 INCH) (AFTER THE INITIAL INSTALLATION ALL COST ASSOCIATED WITH	L.F.	410	\$ 3.15	\$ 1,291.50	\$ 2.50	\$ 1,025.00
801-01	SEEDING (WITH MULCH)	UNIT	87	\$ 40.00	\$ 3,480.00	\$ 33.00	\$ 2,871.00
801-02	SEEDING (WITHOUT MULCH)	UNIT	113	\$ 34.30	\$ 3,875.90	\$ 27.00	\$ 3,051.00
801-03	WATER (SEEDING & SODDING)	M.G.	18	\$ 28.60	\$ 514.80	\$ 33.00	\$ 594.00
802-01.10	TREE (TRACT 6 - 1.5" CALIPER RED MAPLE TREE TO INCLUDE 4" SHREDDED HARDWOOD MULCH IN ALL	EACH	2	\$ 451.90	\$ 903.80	\$ 557.00	\$ 1,114.00

TABULATED BID RESULTS							
ITEM NO.	ITEM DESCRIPTION	UNIT	EST. QTY.	Civil Constructors, LLC		Jarrett Builders, Inc.	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
802-07.01	FLOWER (TRACT 10 - RELOCATED OR NEW IRISES TO INCLUDE 4" SHREDDED HARDWOOD MULCH IN ALL	L.S.	1	\$ 3,535.00	\$ 3,535.00	\$ 445.00	\$ 445.00
805-12.01	EROSION CONTROL BLANKET (TYPE I)	SY	11083	\$ 1.30	\$ 14,407.90	\$ 1.25	\$ 13,853.75
805-01.01	TURF REINFORCEMENT MAT (CLASS II)	SY	1017	\$ 4.60	\$ 4,678.20	\$ 4.25	\$ 4,322.25
806-02.03	PROJECT MOWING (AS DIRECTED BY THE CITY OF FRANKLIN)	CYCL	4	\$ 1,716.00	\$ 6,864.00	\$ 5,000.00	\$ 20,000.00
W1	RELOCATE WATER SERVICE ASSEMBLIES AND SERVICE (AS NECESSARY)	EACH	13	\$ 2,118.00	\$ 27,534.00	\$ 1,175.00	\$ 15,275.00
W2	BORE AND JACK WATER SERVICE AND CONNECT TO EXISTING WATER MAIN	EACH	2	\$ 10,866.00	\$ 21,732.00	\$ 18,350.00	\$ 36,700.00
W3	CUT & CAP / PLUG EXISTING WATER SERVICE	EACH	2	\$ 269.50	\$ 539.00	\$ 1,250.00	\$ 2,500.00
S1	48" DIA MANHOLE PER COF SPECIFICATIONS (4'-8" DEPTH) (INCLUDES WATER TIGHT CASTING)	EACH	5	\$ 4,820.00	\$ 24,100.00	\$ 6,300.00	\$ 31,500.00
S2	8" PVC SEWER (INSIDE AND OUTSIDE ROADWAY)	LF	656	\$ 92.25	\$ 60,516.00	\$ 91.00	\$ 59,696.00
S3	LATERAL SERVICE CONNECTION (INCLUDES ALL COST ASSOCIATED WITH DISCONNECTING AND	EACH	7	\$ 1,718.00	\$ 12,026.00	\$ 1,300.00	\$ 9,100.00
S4	ABANDONMENT OF EXISTING 8" SANITARY SEWER AND MH (AS SHOWN ON PLANS)	LF	659	\$ 21.70	\$ 14,300.30	\$ 10.00	\$ 6,590.00
COF BASE BID SUBTOTAL					\$ 1,230,831.31		\$ 1,247,690.00
ATMOS GAS BASE BID							
G1	2" HDPE GAS MAIN	LF	1422	\$ 24.75	\$ 35,194.50	\$ 71.00	\$ 100,962.00
G2	HDD 2" HDPE GAS MAIN	LF	116	\$ 170.00	\$ 19,720.00	\$ 84.00	\$ 9,744.00
G3	2" STEEL GAS MAIN	LF	55	\$ 173.00	\$ 9,515.00	\$ 107.00	\$ 5,885.00
G4	HDD 2" STEEL GAS MAIN	LF	55	\$ 269.00	\$ 14,795.00	\$ 129.00	\$ 7,095.00
G5	6" STEEL GAS MAIN	LF	193	\$ 152.50	\$ 29,432.50	\$ 224.00	\$ 43,232.00
G6	HDD 6" STEEL GAS MAIN	LF	218	\$ 508.50	\$ 110,853.00	\$ 375.00	\$ 81,750.00
G7	CONNECT 2" HDPE TO EX. 2" MDPE	EA	1	\$ 2,100.00	\$ 2,100.00	\$ 3,400.00	\$ 3,400.00
G8	CONNECT 2" STEEL GAS TO EX 1-1/4" STEEL MAIN (CONTRACTOR TO VERIFY EX PIPE SIZE PRIOR TO	EA	1	\$ 3,226.00	\$ 3,226.00	\$ 1,700.00	\$ 1,700.00
G9	CONNECT 2" STEEL GAS TO EX 6" STEEL	EA	1	\$ 3,425.00	\$ 3,425.00	\$ 3,900.00	\$ 3,900.00
G10	CONNECT 6" STEEL GAS TO EX 6" STEEL MAIN W/ STOPPLE	EA	2	\$ 6,812.00	\$ 13,624.00	\$ 13,000.00	\$ 26,000.00

TABULATED BID RESULTS							
ITEM NO.	ITEM DESCRIPTION	UNIT	EST. QTY.	Civil Constructors, LLC		Jarrett Builders, Inc.	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
G11	3/4IN PE SERVICE PIPE AND ASSEMBLY	EA	10	\$ 1,348.00	\$ 13,480.00	\$ 1,700.00	\$ 17,000.00
G12	HDD 3/4" PE SERVICE PIPE (ADDITONAL PAYMENT FOR ITEM G11)	LF	90	\$ 189.00	\$ 17,010.00	\$ 150.00	\$ 13,500.00
G13	RETIRE IN PLACE 6" STEEL GAS CUT & PLUG	EA	2	\$ 2,104.50	\$ 4,209.00	\$ 1,700.00	\$ 3,400.00
G14	RETIRE IN PLACE 2" STEEL GAS CUT & PLUG	EA	1	\$ 1,684.00	\$ 1,684.00	\$ 1,700.00	\$ 1,700.00
G15	RETIRE IN PLACE 1-1/4" STEEL GAS CUT & PLUG (CONTRACTOR TO VERIFY EX PIPE SIZE)	EA	1	\$ 1,263.00	\$ 1,263.00	\$ 1,700.00	\$ 1,700.00
G16	RESTORE GRAVEL	SY	25	\$ 37.50	\$ 937.50	\$ 28.00	\$ 700.00
ATMOS GAS BASE BID SUBTOTAL					\$ 280,468.50		\$ 321,668.00
BASE BID TOTAL					\$ 1,511,299.81		\$ 1,569,358.00

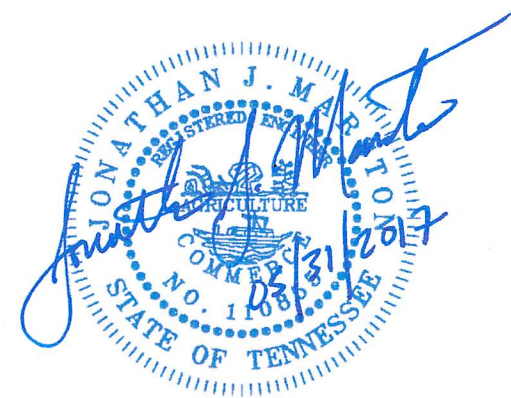
I hereby certify that this is a true and correct record with all errors and extension of unit price corrected.


Signature

Jonathan Marston
Printed Name

Assistant Director of Engineering (City of Franklin)
Title

May 31, 2017
Date



**UTILITY RELOCATION AGREEMENT WITH ATMOS ENERGY CORPORATION
FOR THE SR96 EAST SIDEWALK PROJECT PHASE 2, PINKERTON PARK TO
MACK HATCHER PARKWAY
COF Contract No. 2017-0073**

THIS AGREEMENT is by and between the **City of Franklin, Tennessee** ("City"), and **Atmos Energy Corporation** ("Utility").

WITNESSETH:

WHEREAS, the City plans to construct the SR 96E Sidewalk Project as shown on construction plans and specifications as part of **COF Contract No. 2017-0006**; and

WHEREAS, for said Project to be constructed, it will be necessary for the Utility to relocate certain parts of its facilities, one hundred percent (100%) of which are located on public highway right-of-way and zero percent (0%) of which are located on private utility rights-of-way or easements; and

WHEREAS, the City is liable for the cost of the relocation of the Utility's facilities located on private Utility rights-of-way but is not liable for the cost of relocation of the Utility's facilities located on publicly owned rights-of-way or for any Utility betterment costs; and

WHEREAS, the Utility has furnished the City with final Utility relocation construction plans and a construction cost estimate showing the manner of relocating their facilities and the estimated total cost is in the amount of **Two Hundred Seventy-Nine Thousand and NO/100 Dollars (\$279,000.00)** ("Utility's Cost"); and

WHEREAS, the parties desire to enter into an Agreement to provide for the relocation of the Utility's facilities in conjunction with the City's Project, and the Utility has requested the City to undertake the hereinafter described Utility relocation work in its Project construction contract (COF Contract No. 2017-0006); and

WHEREAS, it is in the mutual interest of the parties that this Utility relocation work be performed together with the construction of the Project.

NOW THEREFORE, in consideration of these premises and the mutual promises contained herein, it is agreed by and between the parties as follows:

1. The foregoing recitals are incorporated by reference as if fully stated herein.
2. The City will show the proposed relocation of the Utility's facilities in the Project construction plans as Project cost items and will receive bids for same by its highway contractor as a part of the construction contract (COF Contract No. 2017-0006) for construction of the above-mentioned Project. The City will be responsible for having its contractor perform the aforesaid Utility relocation work in accordance with the City's

construction contract, including the Project plans, standard specifications, special provisions, and the Utility relocation plans and specifications heretofore agreed upon by and between the parties hereto, all of which are incorporated herein by reference.

3. The Utility agrees to reimburse the City for the Utility's Cost. Reimbursement shall be based on the actual cost of the Utility's Cost items as shown on the approved Project plans incorporated herein by reference. It is further agreed that the Utility will make payment to the City in the amount of the estimated cost of the Utility's Cost items prior to awarding the bid. In the event said payment exceeds the aggregate amount of the Utility's Cost, the difference will be refunded to the Utility. In the event said Utility's Cost charges exceed the deposit, the Utility agrees to reimburse the City for such additional amount.
4. This Agreement is subject to the appropriation and availability of City funds. In the event that the funds are not appropriated or are otherwise unavailable or the City cancels the Project for any reason prior to awarding the Project's construction contract, the City reserves the right to terminate this Agreement upon written notice to the Utility. Said termination shall not be deemed a breach of contract by the City.
5. The Utility agrees that the City may advertise for and receive bids for the construction of the Project, including the proposed relocation of the Utility's facilities, and award and enter into a contract with the lowest responsible bidder. The City shall include the following provision in winning contract: "All parties agree that Atmos Energy Corporation ("Atmos Energy") shall be, and is hereby, named as an express third-party beneficiary of this contract with respect to Atmos Energy's facilities and contractor's work related to the same (the "Gas Utility Work"). Atmos Energy shall be named as an additional insured on contractor's liability insurance, and all warranties relating to the Gas Utility Work shall be for the benefit of, and enforceable by, Atmos Energy."
6. It is also understood and agreed that the City, in its sole discretion, may reject any and all bids submitted for the construction of said Project without any liability whatsoever to the Utility.
7. It is further agreed that in letting the construction contract with respect to the proposed relocation of the Utility's facilities, the City is acting solely in accommodation of the Utility and shall have no liability to the Utility for any damages or claims arising out of acts or omissions on the part of the City's contractor. The Utility agrees that it will not hold the City responsible for any claims arising out of the inclusion of the Utility's items of work in the City's highway construction contract. Under this Agreement, the "City" shall include any and all officers and employees of the City of Franklin, Tennessee acting within the scope of their employment with the City.
8. The Utility relocation plans and specifications are heretofore agreed upon by and between the parties hereto, all of which are incorporated herein by reference. The City agrees to provide the utility relocation plans, and the Utility shall be responsible for reviewing and approving the relocation plans prior to bidding the project. The Utility is solely responsible for said relocation plans and specifications. The Utility shall be responsible for all direct

or indirect costs resulting from errors and omissions of said relocations plans and specifications included in the City's construction contract. The Utility shall be responsible to provide the City any and all necessary plans, electronic files, documentation, or anything else that is deemed necessary by the City to include the Utility work in the City's construction contract.

9. The Utility has acquired or shall acquire all Utility rights-of-way outside of the available public highway right-of-way and/or easements as may be needed to relocate its Utility facilities, including any betterment, and the Utility shall provide the City and its contractor with the rights to use these Utility rights-of-way and/or easements for construction purposes. The Utility further agrees that it has acquired or will acquire these rights-of-way at no cost to the City except insofar as City may be liable to reimburse the Utility for the replacement of previously owned private Utility right-of-way and/or easements.
10. The Utility shall have the right and responsibility to inspect and approve, prior to the City's release of its Project contractor's bond, all items of Utility relocation work to be performed under the proposed highway construction contract to ensure that the relocation is completed in accordance with this Agreement and all applicable plans, specifications, and safety codes. The inspection of the Utility's facilities shall be performed at no cost to the City.
11. The Utility agrees to perform the Utility engineering work and inspection work provided for in this Agreement by its own forces and/or consultant engineering services approved by the City.
12. The City may submit periodic invoices to the Utility during the course of the Project (not more frequently than every thirty (30) days). Invoices shall be payable within thirty (30) days after receipt. Within sixty (60) days of completion of the Utility's relocated facilities, the City and Utility shall settle on a final billing. The City and Utility will provide reasonable documentation to reconcile all such costs.
13. The Utility agrees, to the extent provided by law, that it will be solely responsible for any and all claims, liabilities, losses, and causes of action which may arise, accrue, or result to any person, firm, corporation, or other entity which may be injured or damaged as a result of acts, omissions, or negligence on the part of the Utility or its employees in the performance of the Utility's engineering and inspection work relating to this Agreement. The Utility agrees that it will not hold the City responsible for any claims arising out of the inclusion of the Utility's items of work in the City's Project construction contract. Under this Agreement, the "City" shall include any and all officers and employees of the City of Franklin, Tennessee, acting within the scope of their employment with the City.
14. In the event the City is sued for damages arising from acts, omissions, or negligence by the Utility or its employees, the Utility shall cooperate in the City's defense. The City shall give the Utility written notice of any such claim or suit, and the Utility shall have full right and obligation to conduct the Utility's own defense thereof. Nothing contained herein shall be deemed to accord to the Utility, through its attorney(s), the right to represent the City in

any legal matter, such rights being governed by Tennessee Code Annotated, Section 8-6-106.

15. The City shall have no liability except as specifically provided in this Agreement.
16. Failure by any party to this Agreement to insist in any one or more cases upon the strict performance of any of the terms, covenants, conditions, or provisions of this Agreement shall not be construed as a waiver or relinquishment of any such term, covenant, condition, or provision. No term, covenant, condition or provision of this Agreement shall be held to be waived, modified, or deleted except by written amendment specifically citing the paragraph within the Agreement to be amended and signed by the parties hereto.
17. The Utility shall comply with all applicable federal, state and City laws and regulations in the performance of its duties under this Agreement. The parties agree that failure of the Utility to comply with this provision shall constitute a material breach of this Agreement and subject the Utility to the repayment of all City funds expended, or expenses incurred, under this Agreement.
18. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their respective heirs, legal representatives, successors, and assigns.
19. TIME IS OF THE ESSENCE OF THIS AGREEMENT.
20. 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. The Utility acknowledges and agrees that any rights or claims against the City of Franklin or its officials, contractors, agents or employees hereunder, and any remedies arising therefrom, shall be subject to and limited to those rights and remedies, if any, available to the City under law.
21. If any terms, covenants, conditions or provisions of this Agreement are held to be invalid or unenforceable as a matter of law, the other terms, covenants, conditions, and provisions hereof shall not be affected thereby and shall remain in full force and effect. To this end, the terms and conditions of this Agreement are declared severable.
22. The City and the Utility agree that any notice provided for in this Agreement or concerning this Agreement shall be in writing and shall be made by personal delivery, by certified mail (return receipt requested), by nationally recognized overnight delivery service (such as FedEx or UPS), or by facsimile transmission (provided that notice shall also be given in one of the other methods prescribed herein) addressed to the respective party at the appropriate facsimile number or address as set forth below or to such other party, facsimile number, or address as may be hereafter specified by written notice.

To City:

William Banks
Staff Engineer
109 3rd Avenue South
Franklin, TN 37064
Fax: (615) 791-3293
William.banks@franklintn.gov

To Atmos Energy Corporation:

Name: Ryan Chastain
Title: Sr Engineer
Address: 810 Crescent Centre Dr, Suite 600
Franklin, TN 37064
Fax: (615) 771-8363
Email: ryan.chastain@atmosenergy.com

The Board of Mayor and Aldermen Approved this Agreement on the ____ Day of _____, 2017.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates as indicated below.

CITY OF FRANKLIN, TENNESSEE

Atmos Energy Corporation

By: _____
Dr. Ken Moore
Mayor
Date: _____

By: Earnest B. Napier
Print: EARNEST B. NAPIER
Title: V.P. - TECHNICAL SERVICES
Date: 4-20-2017

Attest:

Eric S. Stuckey
City Administrator
Date: _____

Approved as to form:

Bethany A. Heuer, Staff Attorney

**CITY OF FRANKLIN, TENNESSEE
PROFESSIONAL SERVICES AGREEMENT
COF Contract No. 2017-0125**

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is by and between the City of Franklin, Tennessee, hereinafter referenced as City, and **CIVIL & ENVIRONMENTAL CONSULTANTS, 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:

East McEwen Drive Phase 4 Improvements
Preliminary Engineering – National Environmental Policy Act (PE-NEPA)
Phase

1. SCOPE OF SERVICES. Consultant shall provide engineering, related technical services, and/or surveying services for the Project in accordance with the Scope of Services (Services) as found in Attachment A which shall be considered as an integral part hereof.
2. Consultant shall submit as a part of Attachment A an individual Fee Schedule and a Completion Schedule for the Project based on the detailed Scope of Services.
3. In event of a conflict between this Agreement and the attached document(s), this Agreement shall supersede conflicting terms and conditions.
4. Consultant shall be paid on a monthly basis for work performed based on the Fee Schedule as contained in Attachment A in the Amount Not-to-Exceed **One Hundred Twenty-Five Thousand Seventeen and 96/100 Dollars (\$125,017.96)**.

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

BY: _____

Consultant's Signature

TITLE: _____

Date: _____

BY: _____

Dr. Ken Moore

Mayor

Date: _____

Approved as to Form:

Kristen L. Corn, Assistant City Attorney



May 17, 2017

Jonathan Marston
Assistant Director of Engineering
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Dear Mr. Marston:

Subject: National Environmental Protection Act (PE NEPA)
East McEwen Drive Phase 4 Improvements – Environmental Review
in Pursuit of a D-Listed Categorical Exclusion
(TDOT PIN 125418.00)
CEC Project 171-024

Civil & Environmental Consultants, Inc. (CEC) is pleased to present our proposed scope to perform an environmental review in pursuit of a D-Listed Categorical Exclusion (CATEX) in accordance with National Environmental Policy Act (NEPA) and the Tennessee Environmental Procedures Manual (TEPM) at the above-referenced location. The CATEX is to be sought for the entire 1.5 mile proposed widening of McEwen Drive located on the eastern side of the City of Franklin. The following is the scope of services for the project.

1.0 PURPOSE OF THE PROJECT

The purpose of this Scope of Work (SOW) is to prepare a D-List CATEX document pursuant to the National Environmental Policy Act (NEPA) to analyze the potential impacts to the human and natural environment for the proposed 1.5-mile widening of McEwen Drive in Franklin, Williamson County Tennessee. This CATEX document will also include National Historic Preservation Act – sec 106, Endangered Species Act – Section 7, and USDOT sec 4f evaluation/documentation.

The D-List CATEX document will be prepared per Council of Environmental Quality (CEQ), Federal Highway Administration (FHWA) and Tennessee Department of Transportation (TDOT) NEPA regulations and guidance documents. The Section 106 evaluation will be prepared as per 36 CFR 800, and all the relevant data and analysis will be prepared as per the National Historic Preservation Act and procedures described in 36 CFR 800. Endangered Species be considered in accordance with Section 7 of the Endangered Species Act. The Section 4(f) evaluation will be prepared as per U.S DOT regulations.

Mr. Marston – City of Franklin
CEC Project 171-024
Page 2
May 17, 2017

2.0 STUDY AREA

The study area for this project is from 800 feet east of Cool Springs Boulevard/Oxford Glen Drive to Wilson Pike (SR-252). CEC's limit of investigation will be 250 feet on each side of the centerline of the proposed alignment for a total of 500 feet.

3.0 SCOPE OF SERVICES

The purpose of this project is to perform an environmental review and coordination in pursuit of a Categorical Exclusion. The following tasks will be conducted for this project.

1. Project Management
2. Purpose and Need Statement
3. Data Collection
4. Environmental Assessment/Environmental Impacts
5. Draft D-List CATEX
6. Final D-List CATEX

NEPA, AASHTO, FHWA, Federal, State and Local rules and regulations will be followed in the task of the project.

3.1 Task 1 - Project Management (All Tasks)

CEC will provide monthly invoices to the City of Franklin's project manager for approval and timely payment. Along with invoices, CEC will prepare and submit monthly progress reports to the City of Franklin's project manager, which will include the task accomplishments, minutes from meetings held, hard copies of all materials developed that month, status of deliverables, expected activities for the next period, issues for resolution and the responsible party, and problems and their disposition from the previous period. CEC shall meet with the City of Franklin's project management staff monthly and provide project progress reports throughout the life of the project.

3.2 Task 2 - Develop Purpose and Need

CEC will develop a draft Purpose and Need Statement in close coordination with agency staff and other key stakeholders. The Purpose and Need statement will be consistent with guidance available through the FHWA technical advisory.

3.3 Task 3 - Data Collection

As part of the preparation of the environmental documentation, individual technical studies will be considered and if required, undertaken to analyze and assess the existing conditions and environmental consequences of the potential impacts of the proposed project. Data collection will be carried out, at varied degrees, according to NEPA, Federal, and State regulations and requirements and may include:

1. Social impacts –Environmental Justice Impacts

Mr. Marston – City of Franklin
CEC Project 171-024
Page 3
May 17, 2017

2. Economic Impacts
3. Land Use Impacts
4. Local Accessibility and Travel Patterns
5. Public Facilities and Services
6. Relocation Impacts
7. Section 4(f) of the Department of Transportation Act of 1966
8. Section 6(f) of the Land and Water Conservation Fund Act of 1966
9. Air Quality Analysis
10. Noise Impacts Evaluation
11. Impacts on Cultural Preservation (Section 106) – Archaeological Resources and Historical Resources
12. Farmland Protection
13. Ecological Impacts
14. Terrestrial
15. Aquatic
16. Wetlands
17. Floodplain Impacts
18. Endangered and Threatened Species (Section 7)
19. Hazardous Waste Impacts
20. Indirect and Cumulative Impacts

3.4 Task 4 - Assessment/Environmental Impacts

Items noted in Task 3 that will require analysis, a brief reader-friendly technical report will be prepared. This summary will assist in the development of the D-List CATEX. The technical reports will undergo a thorough editorial review prior to formal submittals. These technical reports will be included as appendices to the NEPA document. Coordination with various resource/regulatory agencies as well as outreach to affected stakeholders and public involvement activities will be undertaken as part of the environmental process to achieve timely and efficient identification, evaluation, and resolution of environmental and regulatory issues.

Upon completion of background investigation and onsite reconnaissance, CEC will determine potentially significant issues to be analyzed in the Draft D-List CATEX. The results of the background investigation and reconnaissance will be forwarded to TDOT for comment prior to including them in the CATEX.

3.5 Task 5 – Draft Categorical Exclusion

CEC staff will prepare a Draft D-List CATEX for submittal to TDOT for review and comment, as required by the TDOT Project Manager.

Mr. Marston – City of Franklin
CEC Project 171-024
Page 4
May 17, 2017

3.6 Task 6 – Final Categorical Exclusion

Upon receiving comments on the Draft CATEX from TDOT, CEC will finalize the CATEX document. CEC intends and has allotted for one (1) revision of the Draft CATEX to produce the Final CATEX following review comments from TDOT and its agents.

4.0 ASSUMPTIONS

4.1 Public Involvement and Interagency Coordination

The CEC team will hold and arrange, if required, at least one public meeting during the project. Agency coordination will include coordination with TDEC, USACE, SHPO, TWRA, USFWS, and other related Federal and State agencies. Frequent agency meetings will be held.

4.2 Bat Habitat

CEC understands that the purpose of the project is to gain Indiana bat/Northern long-eared bat clearance to widen east McEwen Drive. In order to gain clearance, the potential impacts to the federally endangered Indiana bat and Federally threatened Northern long-eared bat must be given adequate consideration. CEC is prepared to conduct a mist net survey for the potential tree clearing activity associated along the project area. The proposed survey work is based on the technical criteria outlined in the USFWS 2016 Indiana Bat Summer Survey Guidance.

If the Indiana and/or Northern long-eared bat are captured in the project alignment, CEC will attach a transmitter and conduct a telemetry survey and emergence counts per the 2016 Bat Survey Guidance. Telemetry and emergence counts are not included in this scope of work and will be re-evaluated if an Indiana and/or Northern long-eared bat are captured.

4.3 Historic/Cultural resources

Cultural/Historic Resources evaluation will be performed consistent with the Sec 106 of the National Historic Preservation Act (NHPA). Appropriate Area of Potential Effect (APE) will be developed in consultation with SHPO, FHWA, ACHP (if applicable) and other consulting parties. Appropriate number of Consultation meetings will be held as needed. The Cultural resources report will include: APE, Determination of Eligibilities/Eligibility report, Assessment/Determination of Effects, Minimization/Mitigation measures, and Memorandum of Agreement/Programmatic Agreements of No Adverse Effect Letter (as applicable). If a full archaeological report is required due to encountering an archaeological site, a supplemental fee may be necessary.

5.0 SCHEDULE

CEC can begin work upon your oral or written notice to proceed. We estimate Tasks 2 to 4 will take 90 days to complete; however, the response time from the various review agencies and TDOT is unknown. CEC will make every effort keep the agencies responsive in a timely manner. It is assumed that the D-List CATEX can be obtained in under 12 months.

Mr. Marston – City of Franklin
CEC Project 171-024
Page 5
May 17, 2017

6.0 FEE

Invoicing of professional services for preparation of the Environmental review in support of obtaining a D-List Categorical Exclusion will be on a time and materials basis fee of \$125,017.96. Invoicing of professional services will be in accordance with the TDOT fee estimate (attached).

Your oral or written authorization to proceed will form a binding contract and indicates your acceptance of our proposed scope and fee. CEC will perform the proposed work under an agreed upon City's Standard Professional Services Agreement. CEC is prepared to begin work on this project upon your notification to proceed.

7.0 CLOSING

CEC appreciates the opportunity to assist the City of Franklin with the McEwen Road widening project. We believe the scope of services outlined will address the needs of the City of Franklin. If you have any questions or comments in regards to this proposed scope of work, please contact us at 615-333-7797.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.


Jose Garcia, CHMM
Project Manager


Jeff Duke, PWS, CPESC
Senior Principal

Enclosures: Environmental Terms & Conditions
2017 Fee Schedule

TENNESSEE DEPARTMENT OF TRANSPORTATION

MAN-HOUR ESTIMATE AND FEE ESTIMATE

East McEwen Drive Phase 4 Improvements
PE-NEPA Preliminary Engineering

Franklin, Williamson County

Project Type:

NEPA D-List Categorical Exclusion

Assigned Task(s):



Civil & Environmental Consultants, Inc.

325 Seaboard Ln, Suite 170, Franklin, TN 37067

615-333-7797

615-333-7751

jduke@cecinc.com

Prepared By:
Jeff Duke

Date prepared:

5/8/2017

PIN: 125418.00



NEPA D-LIST CATEX STUDIES AND CONSULTING SERVICES FEE ESTIMATE**Project:** East McEwen Drive Phase 4 Improvements**Termini** PE-NEPA Preliminary Engineering**Client:** Tennessee Department of Transportation**Task I: D-List Studies and Consulting Services Scope of Work****DIRECT EXPENSES**

Item	Description	Quantity		Units	Unit Cost	Expense
A	Subconsultants, if prior approved					
	specify					
B	Travel and Per Diem					
B-1	Archaeology/Historical	1		Each	\$3,700.00	\$3,700.00
B-2	Mist Nets, Ecology Report, Trimble	8		Per Site	\$100.00	\$800.00
B-3	Meals			Person-Day	\$51.00	
B-4	Mileage	250		Each	\$0.47	\$117.50
B-5	Parking	5		Per Day	\$10.00	\$50.00
C	Contract Plotting	Sheets	Sets			
	specify			Each		
D	Contract Printing	Sheets	Sets			
D-1	Contract Printing (8½" x 11" B/W)	500	1	Each	\$0.15	\$75.00
D-2	Contract Printing (11" x 17" B/W)	500	1	Each	\$0.15	\$75.00
D-3	Contract Printing (8½" x 11" Color)	500	1	Each	\$1.00	\$500.00
D-4	Contract Printing (11" x 17" Color)			Each	\$1.00	
D-5	Contract Printing (24" x 36" Xerox Bond)			Each	\$5.00	
D-6	Contract Printing (30" x 42" Xerox Bond)			Each	\$5.00	
E	Binding	No. In Set	Sets			
E-1	Binders and Covers			Each		
E-2	3-Ring Binders (½")			Each		
E-3	3-Ring Binders (1")			Each		
E-4	3-Ring Binders (2")			Each		
E-5	3-Ring Binders (3")			Each		
E-6	Tabs			Each		
F	Postage & Delivery Service					
F-1	Postage (Letter)			Each		
F-2	Overnight Delivery			Each	\$20.00	
F-3	Other - specify			Each		
Total Expenses=						\$5,317.50

NEPA D-LIST CATEX STUDIES AND CONSULTING SERVICES FEE ESTIMATE**Project:** East McEwen Drive Phase 4 Improvements**Termini** PE-NEPA Preliminary Engineering**Client:** Tennessee Department of Transportation**Task:** D-List Studies and Consulting Services Scope of Work**MAN-HOURS**

Scope	Task	Description	Employee Classification and Man-hours						Total
			PIC	SPM	PM	APM	PS	ADM	
	1	TDOT/Franklin/CEC Kick-off Meeting	4	4	4				12
	2	Purpose and Need	4	12	50				66
	3	Public Involvement/Meetings/Preparation/Materials	16	40	40		40	8	144
	4	Project Alternatives		8	16	20			44
	5	Right-of-Way (ROW) Impacts		8	8				16
Tech Studies	6	Ecology Report			8	40	32	4	84
	7	Listed Species / Bat Survey			2	40	30		72
	8	Listed Agency Coordination (USFWS,TDEC,NH,TWRA)			8	16			24
	9	Floodplain Mgmt.			2	8			10
	10	Farmland			4				4
	11	Wild / Scenic Rivers			2		2		4
	12	Air Quality - (MSAT, PM2, Transportation Conformity)			40				40
	13	Noise			24				24
	14	Section 4(f)			8				8
	15	Section 6(f)			8				8
	16	Section 106 Historical / Cultural Resources	4	20	24	60	160	10	278
	17	Native American Indian Consultations			8			10	18
	18	Hazardous Materials			8				8
	19	Environmental Justice			8				8
	20	Other Issues			16				16
	A	Environmental Commitments			16				16
	B	D-List Cat. Ex. Report	8	8	60		40		116
	C								
	D								
	Miscellaneous								
	1	Administration/coordination / QAQC	8	8	16			8	40
	2	Project Management/Planning/Internal Meetings	4	4	16	8			32
	3								
Total Man-hours			48	112	396	192	304	40	1092

NEPA D-LIST CATEX STUDIES AND CONSULTING SERVICES FEE ESTIMATE

Project: East McEwen Drive Phase 4 Improvements
Termini: PE-NEPA Preliminary Engineering
County: Franklin, Williamson County
Client: Tennessee Department of Transportation
Client Project Manager: Jonathan Marston, City of Franklin
Firm Project Manager: Jeff Duke
Agreement Date:
Agreement No.:
Project Length: 1.5

ECOLOGICAL STUDIES FEE ESTIMATE SUMMARY**Task: D-List Studies and Consulting Services Scope of Work**

Abbreviation	Personnel Classification	Man-hours	Rate	Amount
PIC	Principal	48	\$81.00	3,888.00
SPM	Senior Project Manager	112	\$50.50	5,656.00
PM	Project Manager	396	\$40.30	15,958.80
APM	Assistant Project Manager	192	\$32.00	6,144.00
PS	Project Scientist	304	\$22.00	6,688.00
ADM	Admin	40	\$19.00	760.00
	Totals	1092		39,094.80

1) Direct Labor				\$39,094.80
2) Overhead		Overhead Rate =	177.9800%	\$69,580.93
3)	Sub-total (#1 + #2)			\$108,675.73
4)	Net Fee (Direct Labor x 2.35 x Net Fee%)	Net Fee Rate =	12%	\$11,024.73
5)	Sub-total (#3 + #4)			\$119,700.46
6)	Direct Expenses			\$5,317.50
7) TOTAL ESTIMATED FEE				\$125,017.96

Payment remittance address:
 Civil & Environmental Consultants, Inc.
 P.O. Box 644246
 Pittsburgh, PA 15264-4246



PARKLAND ACQUISITION AGREEMENT
COF CONTRACT NO 2016-0098

This agreement (this "Agreement") is entered into by and between THE CITY OF FRANKLIN, TENNESSEE ("City"), and CRESCENT LOCKWOOD, LLC ("Developer"), on this the _____ day of _____, 2017.

WHEREAS, the Developer owns property that includes approximately 76.99 acres on which no development is projected or provided for in the approved development plan for the adjacent development (the "Future Park Tract"), as depicted on Exhibit A; and

WHEREAS, the City has determined that the Future Park Tract is consistent with the Parks Master Plan of the City, and appropriate for future development by the City as a City park; and

WHEREAS, the City and the Developer desire to establish a schedule and procedure whereby the City will acquire the Future Park Tract.

NOW THEREFORE, the City and the Developer, their successors and assigns, do hereby agree as follows:

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. Developer shall deliver to the City, within ten (10) business days after execution of this Agreement by both Developer and the City, all inspections, surveys and reports applicable to the Future Park Tract, including without limitation any existing title policies, environmental inspections and surveys (collectively, the "Due Diligence Material"), all delivered without warranty of accuracy or completeness and to the extent within Developer's possession or control. The City shall have until July 15, 2017 (the "Due Diligence Period"), to review the Due Diligence Material and to conduct such inspections or reviews of the Future Park Tract as may be deemed appropriate or necessary by the City, including without limitation water sampling, surveys or environmental inspections. If the City objects to any matter revealed by such inspections, the City shall provide written notice to the Developer within the Due Diligence Period and the Developer shall thereafter have the right, but not the obligation to cure such matter. If the City does not accept any condition of the Future Park Tract, in the City's sole discretion, the City may terminate this Agreement with written notice to Developer during the Due Diligence Period.
3. From and after the date of execution of this Agreement, Developer will pursue the creation of a plan to delineate the portion of the Future Park Tract or on other property as may be approved by the City on which Developer will be entitled to cut and grade soil to accommodate development work within the Lockwood Glen development (the "Grading Plan"). Developer will deliver the Grading Plan to the City for review and approval no later than June 30, 2017, and all approvals and permits related thereto (collectively, the "Grading Approvals") must be approved by the Closing Date, as hereinafter defined.
4. If the City does not terminate this Agreement, the City will purchase the Future Park Tract no later than August 15, 2017 (the "Closing Date"). Notwithstanding any other provision of this Agreement, if the Grading Approvals have not been approved and issued by the Closing Date, Developer may in Developer's discretion extend the Closing Date to September 15, 2017. If the Grading Approvals are

not received by the Closing Date, as may be extended hereunder, Developer shall have the right to terminate this Agreement. The purchase price for the Future Park Tract is ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,500,000.00), to be paid to Developer in an initial installment of \$500,000.00 on the Closing Date, and additional installments of \$500,000.00 on the first and second annual anniversary of the Closing Date. In addition to the purchase price, and in consideration of Developer's agreement to a purchase price less than one-half of the City's appraised value of the Future Park Tract, the City agrees to forego any parkland dedication obligation or in-lieu fee that arises from the amended Development Plan approved by the City on August 23, 2016. As part of the Carothers South Parkway Project, the City purchased Right-of-Way to accommodate a water quality facility, possible future turn land and possible future traffic signal, as conceptually shown in Exhibit C. The City agrees to evaluate this property and declare all unnecessary Right-of-Way as surplus property and dedicate all surplus property, as conceptually shown in Exhibit C to the owner or future owner of Map 089 and Parcel 04801 concurrently to the time a Final Plat and Site Plan is submitted and approved by the Franklin Municipal Planning Commission. The City and Developer agree to reserve and dedicate enough Right-of-Way to accommodate a future 12' right turn lane, 12' trail and 6' grass strip at no cost to the City as conceptually shown in Exhibit C. The Developer agrees to relocate and incorporate the additional volume lost, associated with the existing water quality facility as shown in Exhibit C, into the overall site plan submitted for the property known as Map 089 Parcel 04801. The volume and water quality facility shall be in addition to any water quality requirements at the time the Site Plan for the adjacent property is submitted and approved by the Franklin Municipal Planning Commission. The maintenance of this future water quality facility shall be the responsibility of the future property owner(s) of Map 089 Parcel 04801.

5. Developer will deliver a special warranty deed (the "Deed") for the Future Park Tract to the City. The City will pay for all recording costs for the Deed, and any title policy desired by the City. The Developer will pay for its own attorney fees and will pay ad valorem real estate taxes for 2017 and any prior years prorated for the period of ownership by Developer. The Deed will include restrictions that restrict the use of the Future Park Tract from sports lighting, but such restriction shall not restrict lighting for trails, parking areas or other lighting for safety or convenience. The parties agree to reserve a temporary construction easement in favor of Developer over a portion of the Future Park Tract to be identified in the Grading Plan and reasonably approved by the City for the grading activities to be more fully described in the Grading Plan, which easement shall include customary indemnity and hold harmless agreements in favor of the City relating to any exercise of the easement by Developer, its agents, employees or contractors.
6. The City and Developer jointly designed a conceptual development plan for the Future Park Tract attached hereto and incorporated herein by reference as Exhibit B and incorporated herein by reference (the "Conceptual Park Plan"). The parties understand that the Conceptual Park Plan is not a final approved document. As such, a park development plan will be required and that document will be the binding document for the Future Park Tract. The City agrees to provide the Developer with the draft and a reasonable time to comment prior to finalizing the development plan. The City is not required to take the recommendations of the Developer.
7. After the Closing Date, the City will undertake all maintenance and management responsibilities for the Future Park Tract, including without limitation any drainage facilities located on the Future Park Tract; provided, however, that Developer will have the obligation to remove siltation resulting from

its development and construction activities. The City will diligently attempt to commence construction of park facilities consistent with the Conceptual Park Plan no later than March 31, 2018.

8. This Agreement may not be amended or modified except with the written approval of the City and Developer.
9. Between the date of this Agreement and the acquisition of the Future Park Tract in its entirety, and subject to the termination rights provided herein, Developer agrees not to further encumber the Future Park Tract or to convey any interest therein, including without limitation any leases, easements or security instruments, but excluding conveyances in favor of the City or easements and conveyances required to comply with the Concept Plan or otherwise required for utilities applicable to the property of which the Future Park Tract is a part.
10. The City shall have no liability except as specifically provided in this Agreement.
11. 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 for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.
12. This Agreement together with its exhibit(s) constitutes the entire agreement between the parties and may not be modified except as by a written agreement by both parties.
13. In the event of a default under this Agreement on the part of Developer or the City, either party may enforce this Agreement at law or in equity, and the prevailing party shall be entitled to the costs of enforcement at all levels, including reasonable attorney fees.
14. The provisions of this Agreement with respect to post-closing payments of installments of the purchase price and maintenance, management, development and construction of a park consistent with the Development Plan shall survive closing and delivery of the Deed.
15. Developer may freely assign the obligations and rights of Developer, in whole in in part, to any entity or person. Developer agrees to provide the City with 15 days' written notice should Developer assign any obligations or rights to any other entity or party.

Approved by the Franklin Board of Mayor and Aldermen on _____, 2017.

WITNESS our hands on the dates as indicated.

[SIGNATURES ON FOLLOWING PAGES]

DEVELOPER

CRESCENT LOCKWOOD, LLC, a Delaware limited liability company

By: _____
Rob Davenport, Vice-President

Date: _____

STATE OF _____)

)

COUNTY OF _____)

Before me, _____, a Notary Public of said County and State, personally appeared Rob Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of Crescent Lockwood, LLC, the within named bargainor, a limited liability company, and that he as Vice President of the limited liability company executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this _____ day of _____, 2017.

Notary Public

My Commission Expires: _____

CITY

CITY OF FRANKLIN, TENNESSEE, a
municipality

By: _____
DR. KEN MOORE
Mayor

Date: _____

By: _____
ERIC S. STUCKEY
City Administrator

Date: _____

STATE OF TENNESSEE)

)

COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public of said County and State, personally appeared DR. KEN MOORE and ERIC S. STUCKEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Mayor and City Administrator, respectively, of the City of Franklin, Tennessee, the within named bargainor, a municipality, and that as such Mayor and City Administrator executed the foregoing instrument for the purposes therein contained, by signing the name of the municipality by themselves as Mayor and City Administrator.

Witness my hand and seal this ___ day of _____, 2017.

Notary Public
My Commission Expires: _____

Approved as to form by:

Shauna R. Billingsley, City Attorney

EXHIBIT A
DEPICTION OF FUTURE PARK TRACT



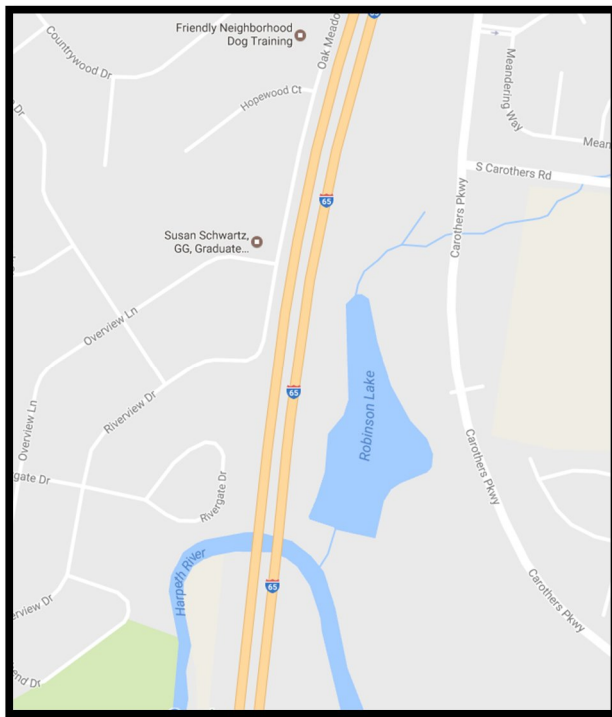
EXHIBIT B CONCEPTUAL PARK PLAN

The development for the Future Park Tract shall conform to the Conceptual Park Plan set forth on Schedule 1 to this Agreement. Without limiting the foregoing, initial signage, decorative column walls and fencing shall be similar to the same elements as have been developed for Lockwood Glen. With that said, the parties understand that the City has developed a Master Park Plan, and those concepts shall guide the City.

The park to be developed by the City will include a pavilion as shown on the Conceptual Park Plan to be named after the Dexter and Doris Lockwood Family, including a bronze plaque to commemorate the ownership and stewardship of the land by the Lockwood Family.

The park is designed to be relatively passive and low impact, depending on the natural assets of the land and water resources together with trail and sidewalk access, and including playgrounds, event spaces and play fields, all as shown on the Concept Plan.

All drainage facilities now or hereafter constructed on the Future Park Tract will be maintained by the City at its sole expense.



UNITED STATES



EXHIBIT C



ORDINANCE 2017-12

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTERS 2 AND 3 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO MODIFY THE HEIGHT OVERLAY DISTRICT (HTO) STANDARDS AND LOCATION."

WHEREAS, the I-65 corridor and interchange locations serve as high-activity, regional commerce centers that are major employment and revenue generators and valuable community resources; and

WHEREAS, the City of Franklin has an HTO District that allows buildings to exceed six (6) stories in height up to 12 stories; and

WHEREAS, the HTO District standards have facilitated a significant amount of investment into the community; and

WHEREAS, property owners must request a rezoning into the HTO District, resulting in a piecemeal approach to expanding the district; and

WHEREAS, the City's long range plan, *Envision Franklin*, recommends higher-intensity uses located closer to I-65 and major thoroughfares, with less-intensive uses transitioning to established residential areas; and

WHEREAS, the City of Franklin will establish the HTO District in locations set forth by *Envision Franklin* and provide Franklin Municipal Planning Commission review of site plans; and

WHEREAS, new development within the HTO District must also meet the zoning standards and building codes adopted by the City of Franklin; and

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

SECTION I. That Chapter 2, Section 2.4, Subsection 2.4.3 of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, and is approved to read as follows:

(2) Applicability

- c.) Site Plans shall be submitted to the FMPC approval instead of administrative review by staff, if the development application:
 - (i) Includes incompatible use buffers per Table 5-6: Buffer Class Application In Conventional Areas; however, detached residential uses developing adjacent to detached residential uses shall be reviewed administratively.
 - (ii) The applicant chooses to appeal a staff decision or recommendation related to the administrative review of a Site Plan;

- (iii) Is proposed for a telecommunication tower not administratively approved per Subsection 3.2.9(3); or
- (iv) Uses the TOD development standards of Subsection 5.3.10.
- (v) **Contains a new structure exceeding six stories or 75 feet.**

SECTION II. That Chapter 3, Section 3.4, Subsection 3.4.6 of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

3.4.6 HTO—Height Overlay District

(1) Purpose

The purpose of the Height Overlay District, hereinafter referred to as the “HTO District”, is to allow for buildings with building heights that exceed 75 feet in specific areas, such as along the Interstate-65 corridor, where such heights create a unique development form but allow for special review to ensure proper fire protection for tall buildings where there may be a high concentration of residents or employees. ~~The HTO shall be limited to the following character area overlay districts.~~

- ~~(a) MECO-4;~~
- ~~(b) MECO-5;~~
- ~~(c) MECO-9;~~
- ~~(d) GCCO-3;~~
- ~~(e) GCCO-4a;~~
- ~~(f) GCCO-4b;~~
- ~~(g) GCCO-4c; and~~
- ~~(h) GCCO-4d.~~

(2) **Special Standards for High-Rise Buildings**

The provisions of this subsection shall apply to buildings that exceed ~~in excess of six stories~~ or 75 feet in height. ~~or buildings having occupied floors located more than 75 feet above the lowest level of fire department vehicle access.~~ These buildings shall:

- (a) Comply with International Building Code; and
- (b) Not exceed 12 stories in height.
- (c) **Include a Viewshed Analysis upon Development Plan submittal (if applicable) and Site Plan submittal that includes three-dimensional imagery of the project and the surrounding parcels to better understand how the building will impact the nearby built and natural environment.**

SECTION III. The following described property shall be, and is hereby, rezoned into the HTO District, and that the attached location map shall serve the purpose of further delineating the boundaries as described by this Ordinance:

PREMISES CONSIDERED

Map-Parcel	Legal Acres
053---11700	43.35
053---11703	11.76
053---11704	9.23
053---11801	25.18
053---11802	7.15
053---11803	0.92
053---12600	0
053---12601	1.33
053---12602	0
053---12603	1.01
053---12604	1.75
053---13000	2.38
053---13002	1.05
053---13100	0
053---13101	5.07
053---13103	2.22
053---13200	3.32
053---13202	1.73
053---13203	3.23
053---13204	1.66
053---13205	1.75
053---13206	1.8
053---13207	2.7
053---13900	12.09
062---00600	0
062---00601	0
062---00603	0
062---00619	0
062---00620	1.39
062---00621	0.03
062---00701	1.54
062---00702	0.96
062---00703	1.23
062---00711	1.59
062---00712	2.14
062---00713	2.97
062---00715	0
062---00903	0
062---01401	0
062---01802	22.04
062---01903	5.15
062---01904	2.36
062---01905	4.16

062---02100	17.88
062---02102	8.42
062---02103	33.21
062---02105	10.08
062---02108	1.69
062---02114	3.61
062---02115	1.67
062---02116	11.26
062---02117	4.02
062---02118	0.45
062---02119	1.83
062---02120	1.26
079---03606	0
079---03900	1
079---03901	3.65
079---04801	37.63
106---17200	5.1
106---17300	4.6
106---17500	7.59
106---17501	3.82
106---17502	4.94
106---17601	4.51
106---17602	0
106---17700	5.9
106---17801	2.04
106O-A00100	1.24
106O-A00200	1.03
106O-A00300	0.95
106O-A00400	0.91
106O-A00500	1.07
106O-A00600	2.99
106O-A00700	0
117---02000	140.95
117---02200	5
117---02201	2.13
117---02202	2.27
117---02400	13.11
117---02500	5.15
117---02600	4.9
117---02700	0
117---02701	0
117---03000	0
117---03001	0
Total	544.1

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY: _____

Eric S. Stuckey

City Administrator

BY: _____

Dr. Ken Moore

Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

Proposed Height Overlay

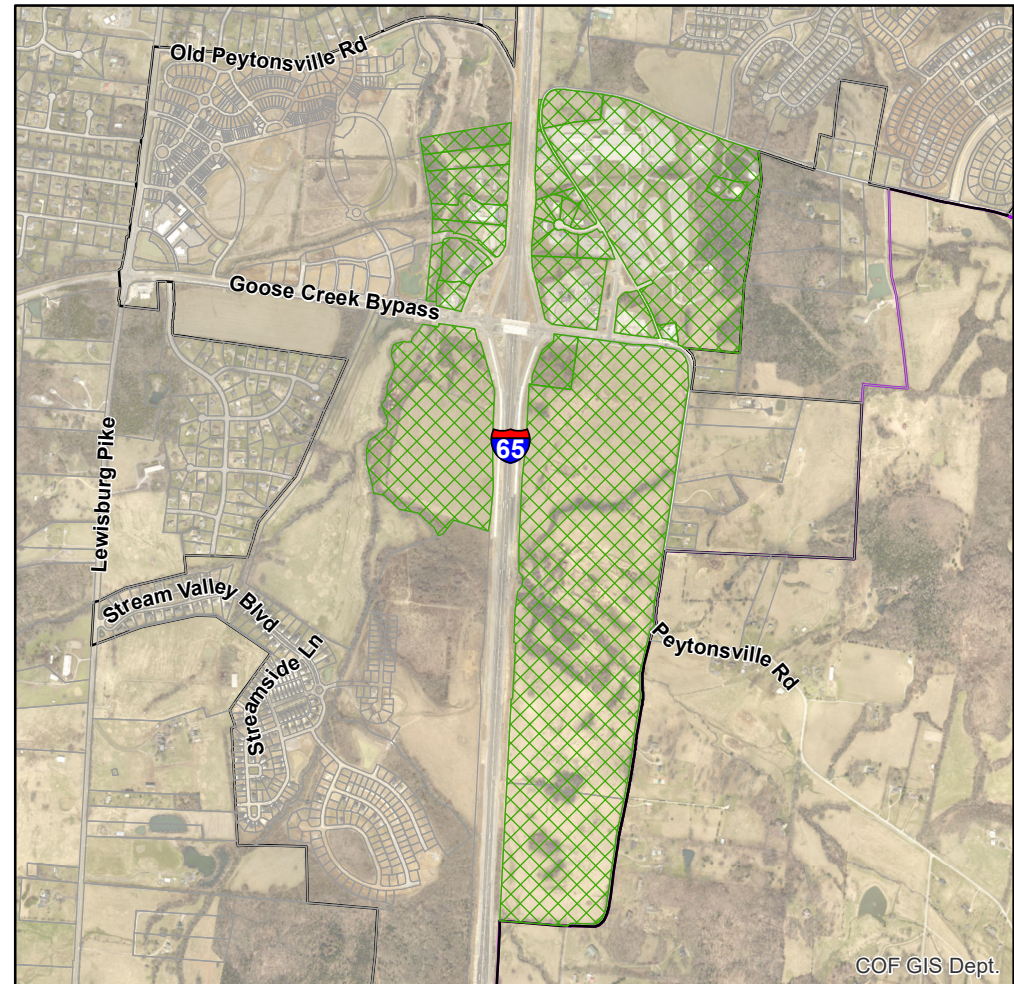
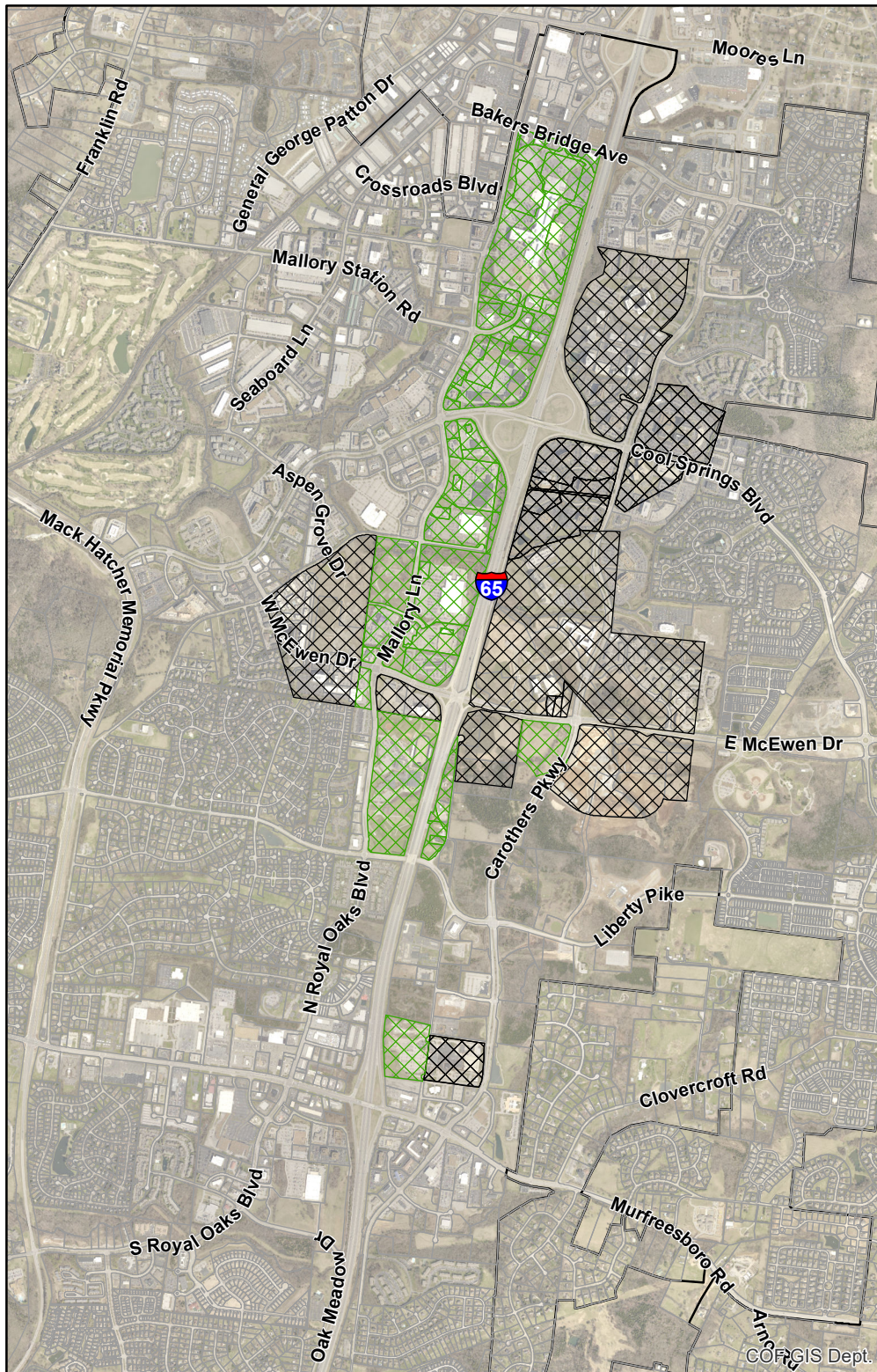
Date: 4/17/2017



N
↑

This map was created by the City of Franklin's MIT 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 © 2016. All Rights Reserved.

-  Proposed Height Overlay District
-  Existing Height Overlay District
-  Parcels
-  City Limits



COF GIS Dept.

COF GIS Dept.

HEIGHT OVERLAY STUDY



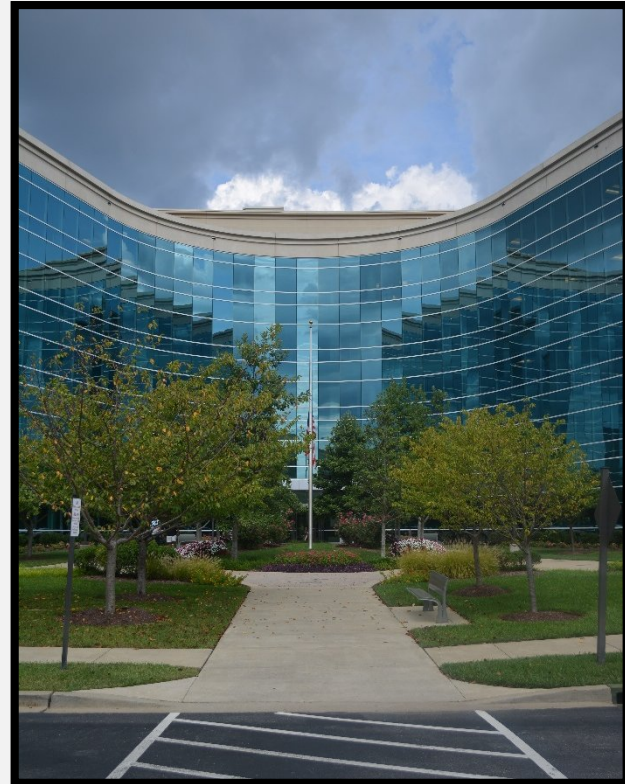
Overview and Recommended Changes
5/25/2017

HEIGHT OVERLAY DISTRICT (HTO)

- Requested by the property owner via a rezoning
 - Zoning Overlay that allows up to 12 stories;
 - Without HTO, building maximum is 6 stories
 - All zoning requirements must be met
 - Envision Franklin provides guidance

PURPOSE OF HTO STUDY

- Pro-active planning
- Preempt fragmented HTO requests
- Economic Development
- Simplify the review process



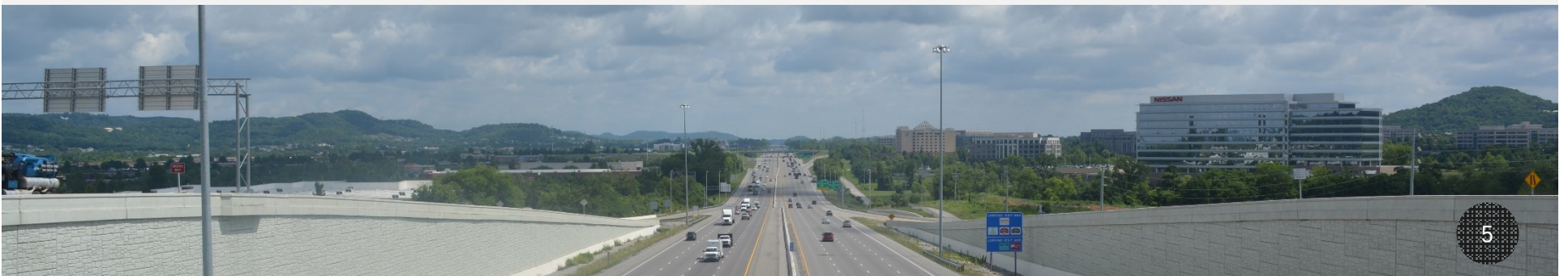
PUBLIC OUTREACH

- June 25, 2015 FMPC Meeting
- January 13, 2016 Special Worksession with FMPC/BOMA
- April 29, 2016 Mobile Workshop
- June 27, 2016 Public Meeting
- July-January Envision Franklin Outreach
- January 26, 2017 Adoption of Envision Franklin
- March 23, 2017 Joint Conceptual Workshop

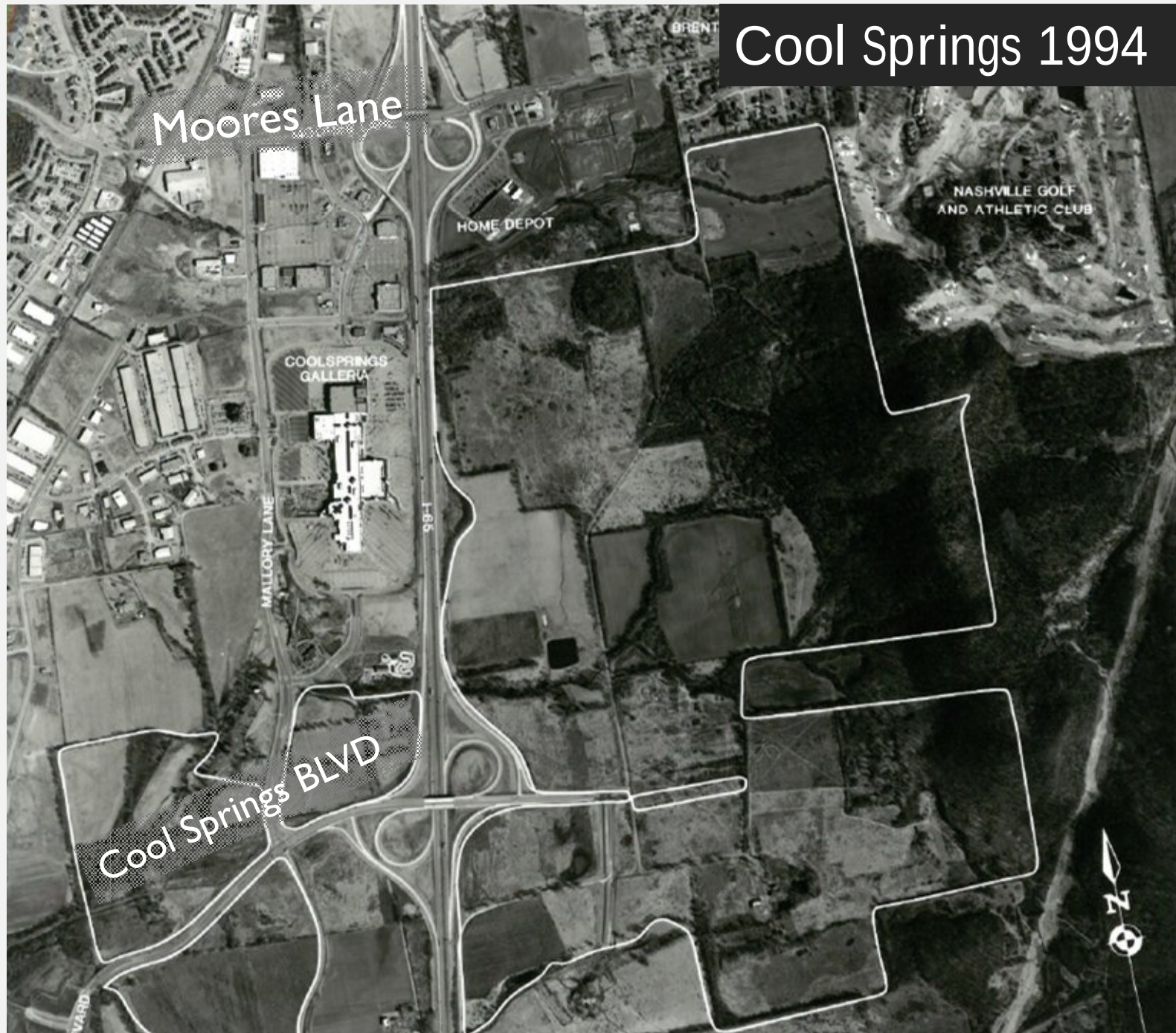


URBAN PLANNING PRINCIPLES

- Encourage tallest buildings closest to I-65
- Transition down in height away from I-65
- Preserve scenic beauty of hilltops/hillcrests
 - Take advantage of I-65 corridor



Cool Springs 1994

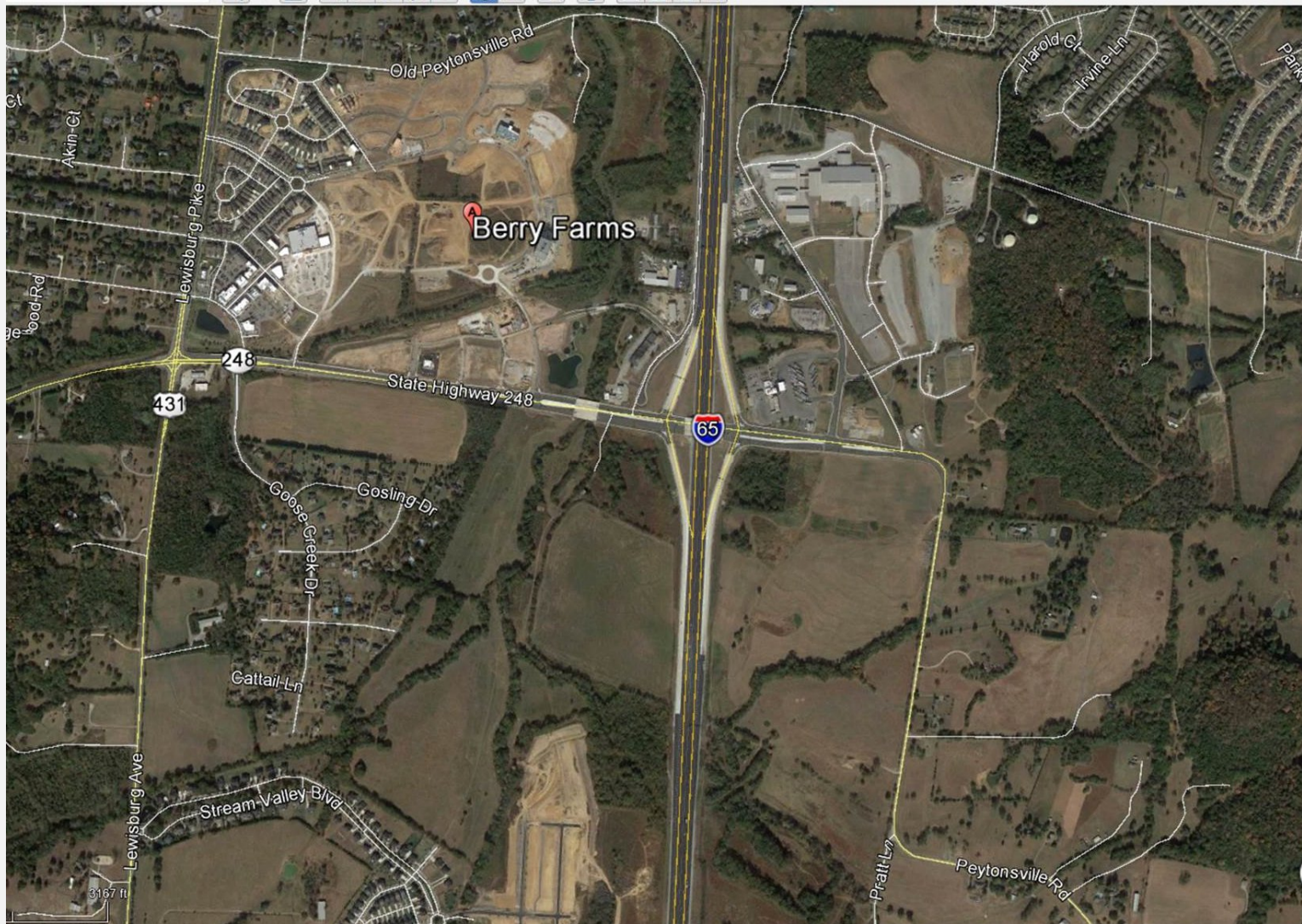


MARRIOTT HOTEL & CONFERENCE CENTER

Cool Springs
Circa 2000



GOOSE CREEK



WHY CHANGE HTO STANDARDS?

- Efficient use of valuable land
- Promote Economic Development
- High demand for office space
- Consistent urban form
- Support redevelopment/infill efforts
- Saves time for staff and applicant
- Proactive Planning



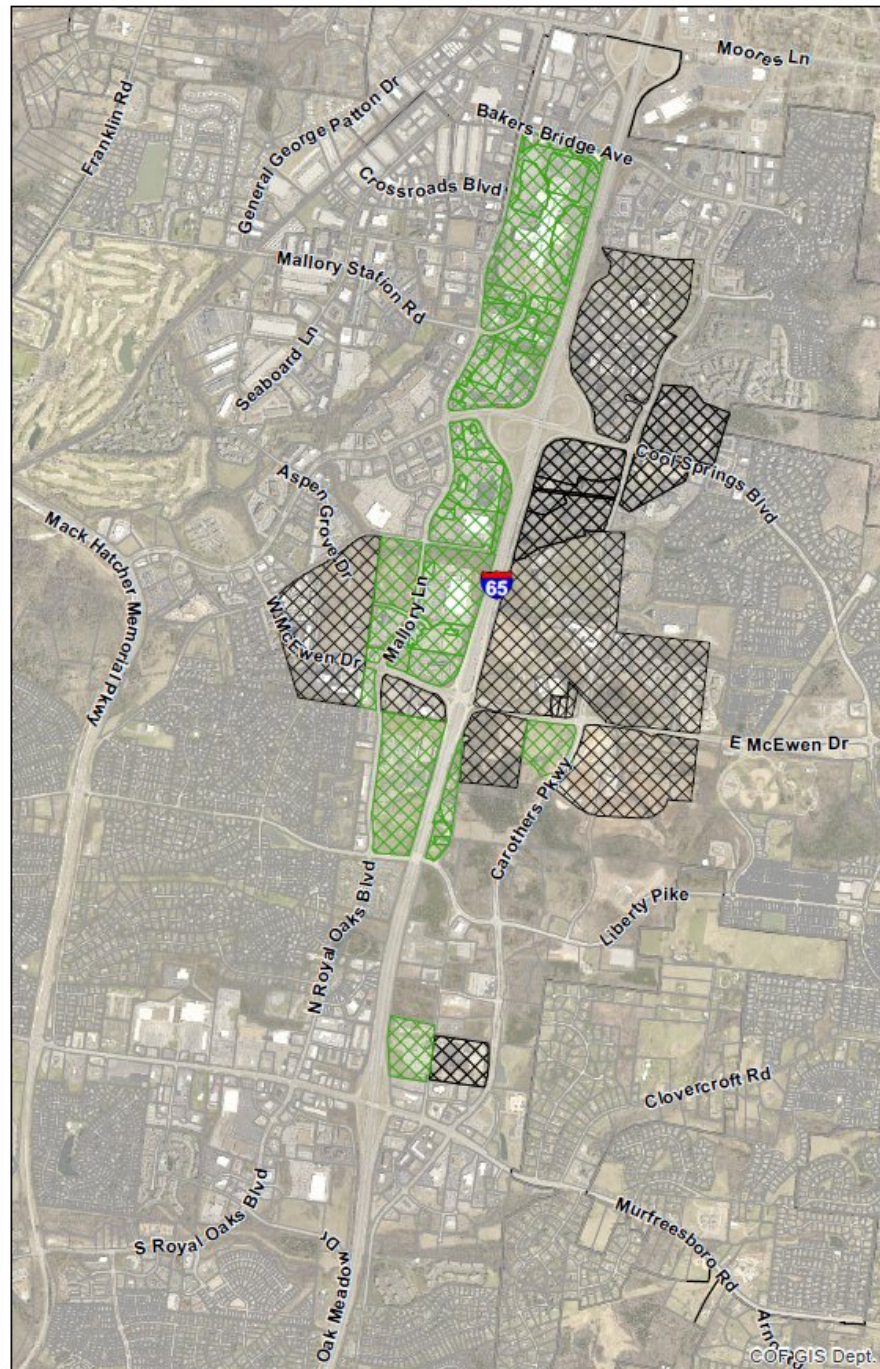
RECOMMENDATIONS:

Extend the HTO along I-65 to create better uniformity, predictability, and efficiency.

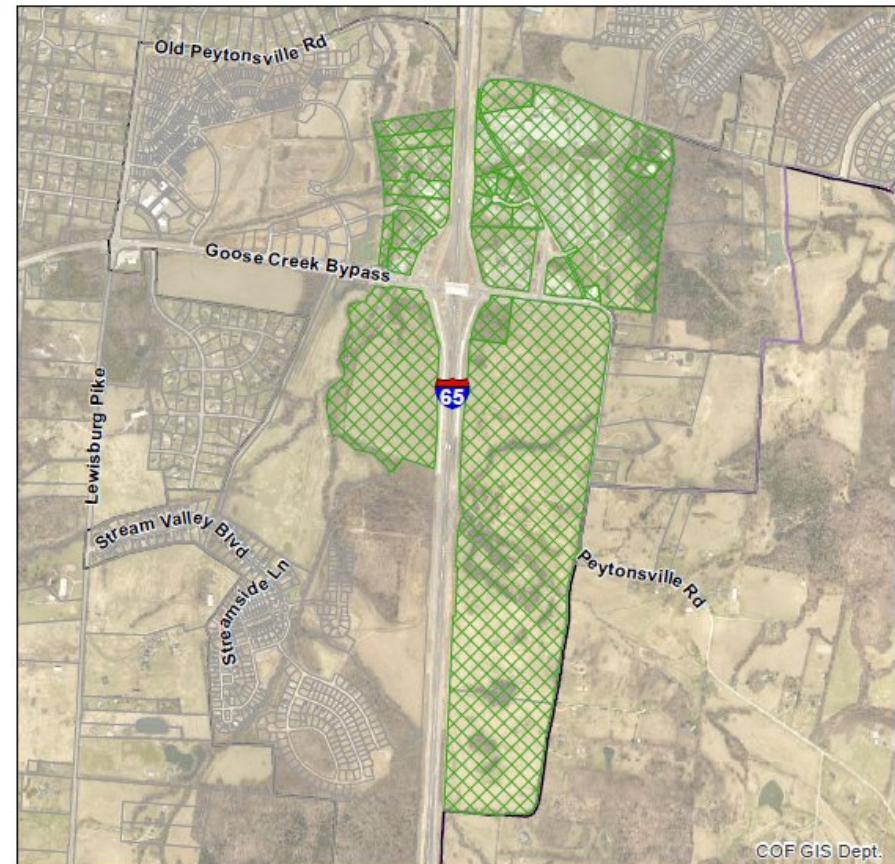


Proposed Height Overlay

Date: 3/1/2017



This map was created by the City of Franklin MIT 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 © 2016. All Rights Reserved.



RECOMMENDATIONS:

Require new buildings exceeding six stories to undergo FMPC Review.



PUBLIC
NOTICE



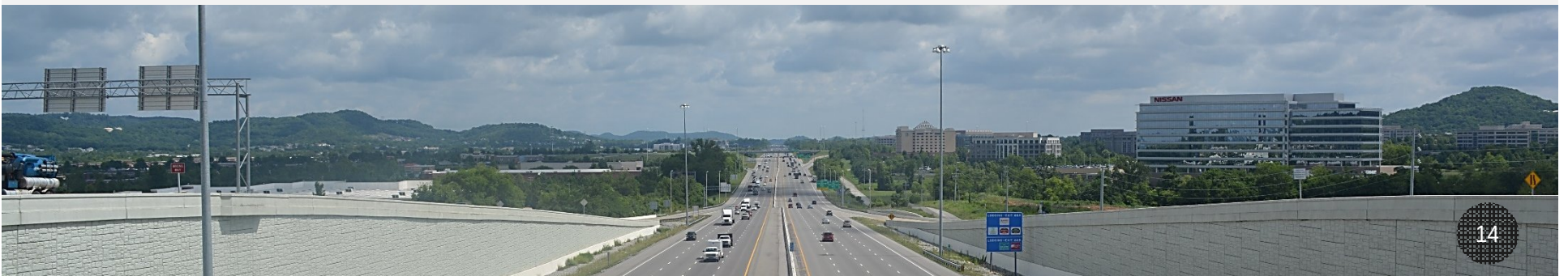
RECOMMENDATIONS:

Require new buildings exceeding six stories to submit a viewshed analysis as part of the submittal with three-dimensional (3-D) imagery of the project.



CONCLUSION

- Long-term vision and buildout of I-65
- Foster a variety of building types and heights
- Submittal includes a Viewshed Analysis & 3-D
 - Ensure FMPC Review



May 19, 2017

VIA ELECTRONIC MAIL: emily.hunter@franklintn.gov; andrew.orr@franklintn.gov

Ms. Emily Hunter & Mr. Andrew Orr
Franklin Planning Department
109 3rd Ave S #120
Franklin, Tennessee 37064

**RE: ORDINANCE #2017-12
REQUEST FOR INCORPORATION
PARCELS LYING BETWEEN FRAZIER DRIVE AND MALLORY LANE
COOL SPRINGS, FRANKLIN, TENNESSEE**

Dear Emily & Andrew:

Ragan-Smith, on behalf of our client David Crabtree of Brookside Properties, would like to formally request incorporation of the subject parcels into Ordinance 2017-12. These parcels lie between Frazier Drive and Mallory Lane, totaling approximately 52 acres. (See attached exhibit.)

As we have assessed Envision Franklin and its encouragement to promote mixed-use developments along the I-65 corridor, we feel our properties, as reflected in the attached exhibit, should be made part of the area that allows a height of 12-stories for future buildings. This 52 acre area is bisected by a major arterial (Cool Springs Boulevard) and lies approximately ½ mile west of the I-65 interchange. Additionally, the Spencer Creek Greenway connects immediately west of this property with its future extension along our northern border. We feel the logistical location of this site makes it a perfect candidate for future regional commercial / mixed-use developments. The ability to go to a 12-story height provides design flexibility to maximize its potential to develop a successful and sustainable community.

We applaud Envision Franklin's effort and foresight on this matter, and would greatly appreciate the opportunity to be included in this 12-story height area in order to assist with its success.

We would like to be heard at the May 25, 2017 Franklin Municipal Planning Commission, as part of Ordinance 2017-12.

Thank you for your consideration. Should you have any questions or require any additional information, please call.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.



Alan Thompson, RLA, APA, LEED AP
Vice President

JAT:cmm

Attachment

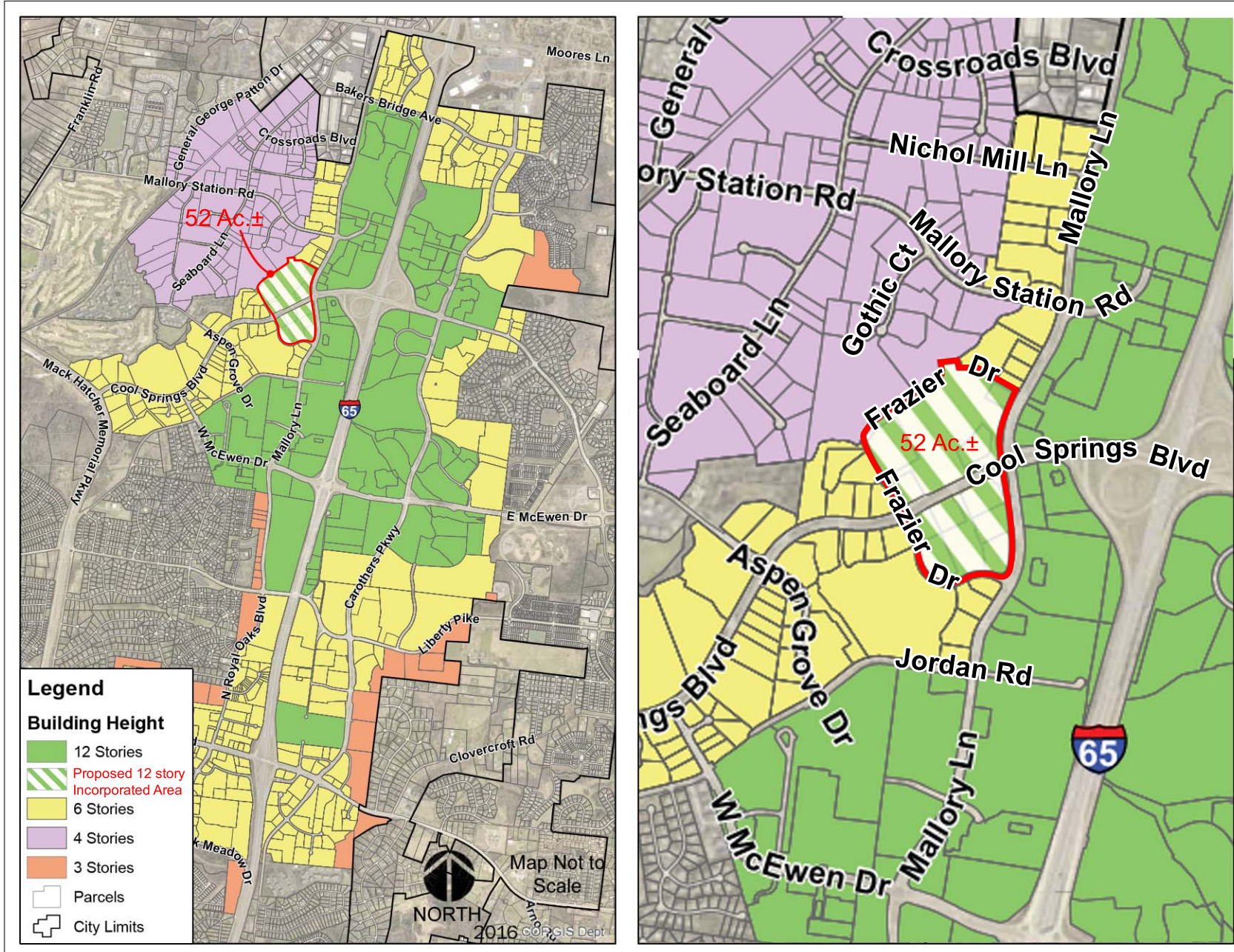
c: David Crabtree

APPENDIX G

INTERSTATE CORRIDOR BUILDING HEIGHTS

FIGURE G.1: INTERSTATE CORRIDOR BUILDING HEIGHT MAP

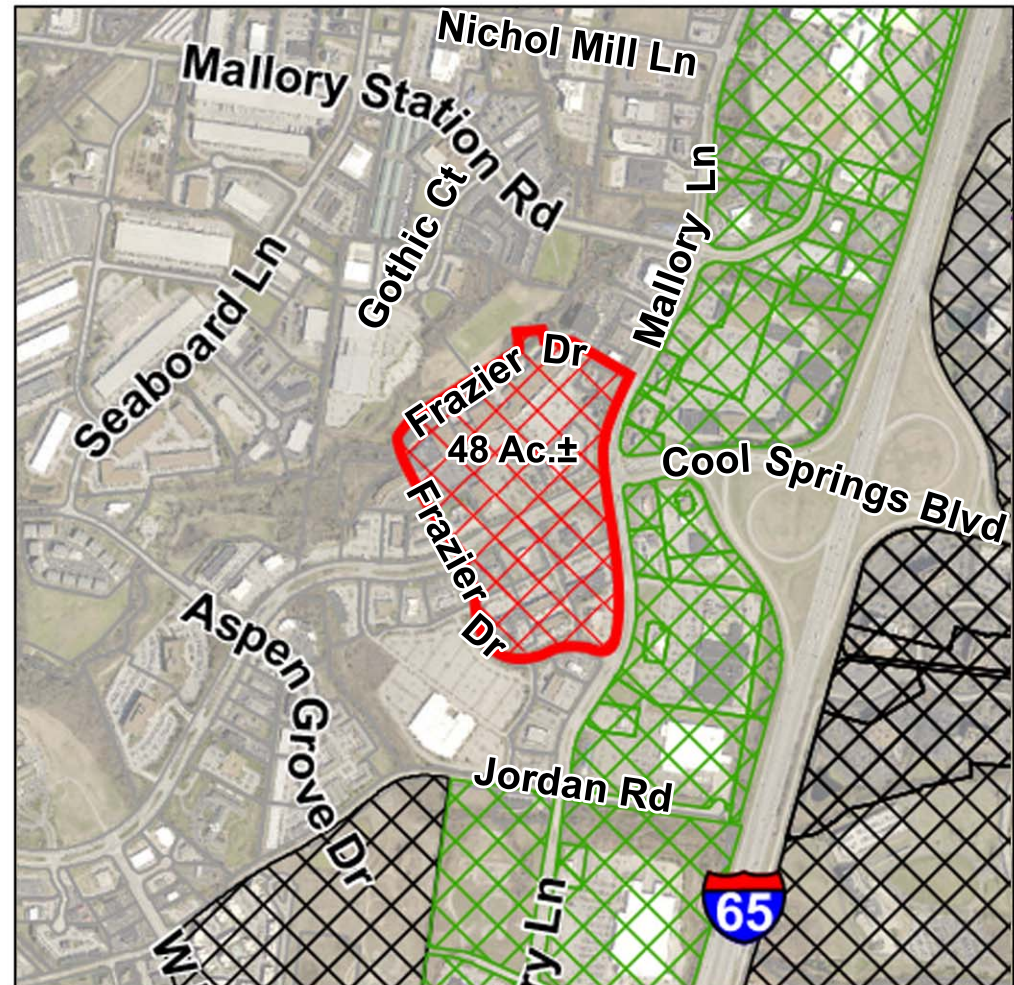
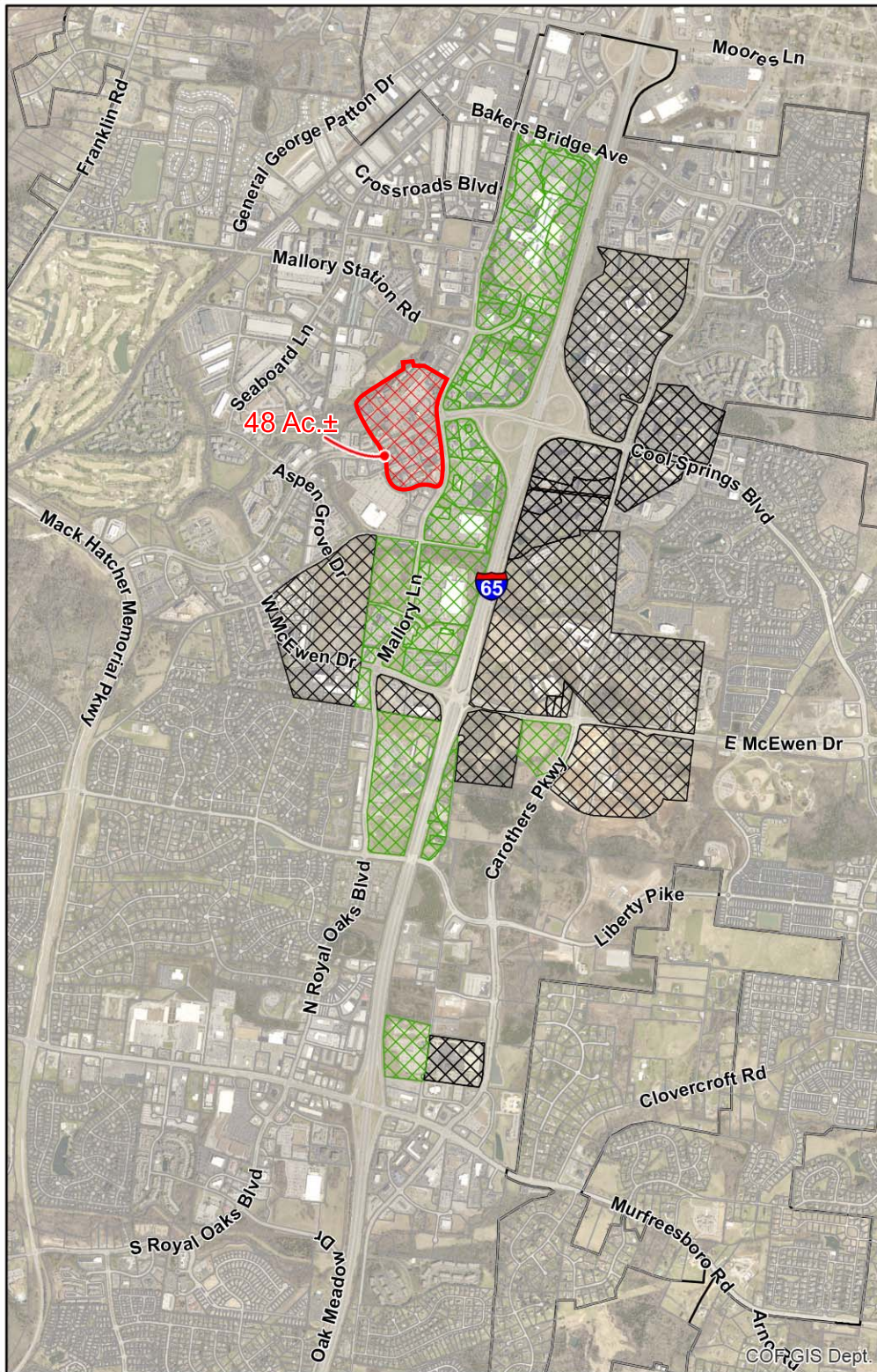
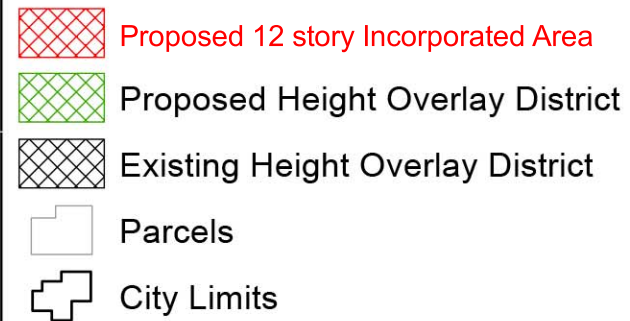
PROPOSED 12 STORY INCORPORATED AREA



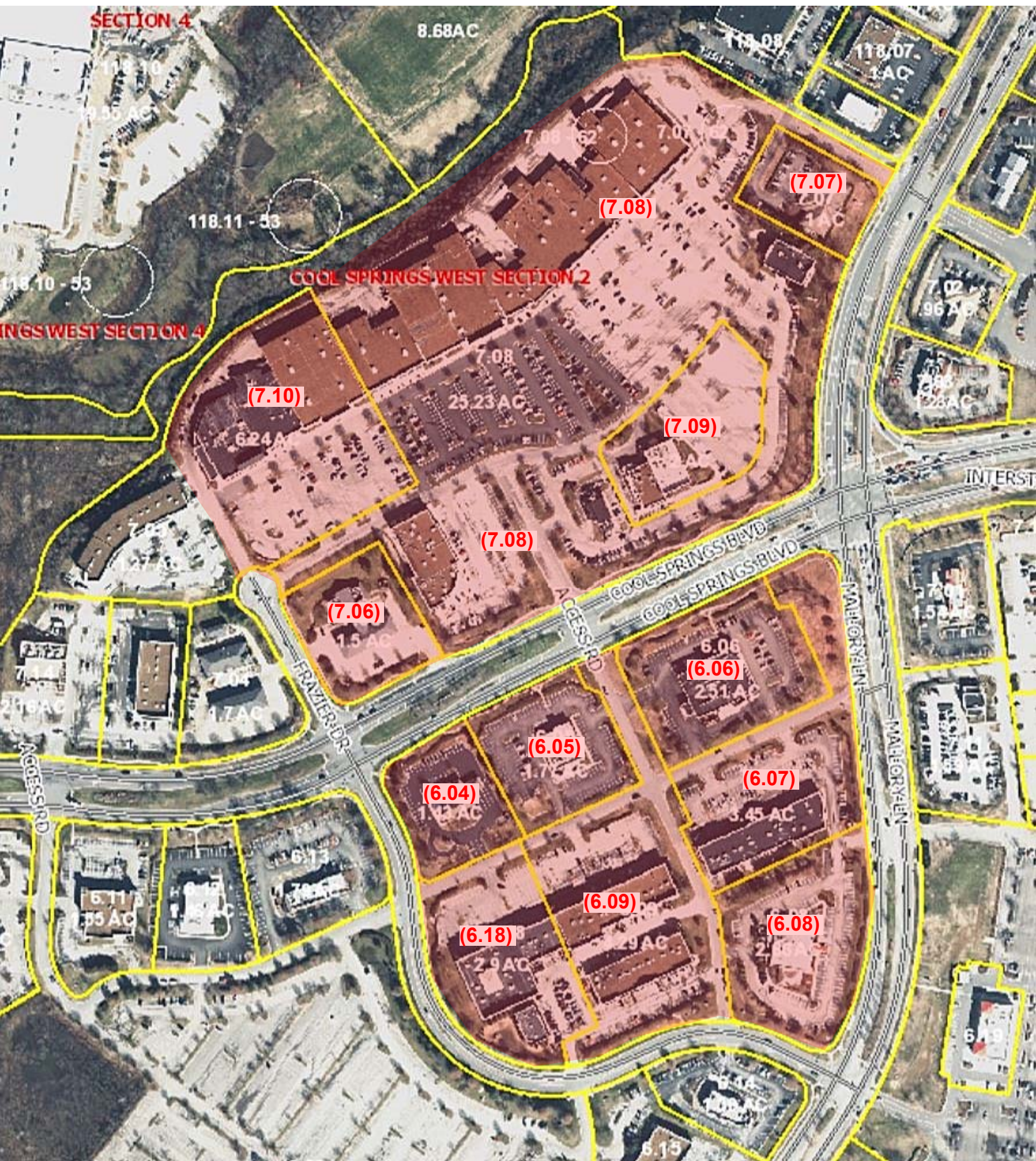
Proposed Height Overlay

Date: 4/17/2017

PROPOSED 12 STORY INCORPORATED AREA



Williamson County Property Map 62



Premises requested to be added to HTO

Map-Parcel	Acreage
062---00604	1.43
062---00605	1.77
062---00606	2.51
062---00607	3.45
062---00608	2.66
062---00609	4.29
062---00618	2.90
062---00706	1.50
062---00707	1.00
062---00708	*20.00
062---00709	2.00
062---00710	*4.45
* denotes portion of parcel	
Approximate total acreage = 47.96 ac.	

Anita Hendrix, Agent

112 N. Royal Oaks Blvd
Franklin, TN 37067-3063
Bus 615 790 3083
anita@anitahendrix.com



Providing Insurance and
Financial Services

Eric Stuckey

City Administrator

Franklin, Tenn. Government

Please ask the Board of Alderman to defer the 3rd and final vote of 199 Royal Oaks from August 22 to September 12 meeting.

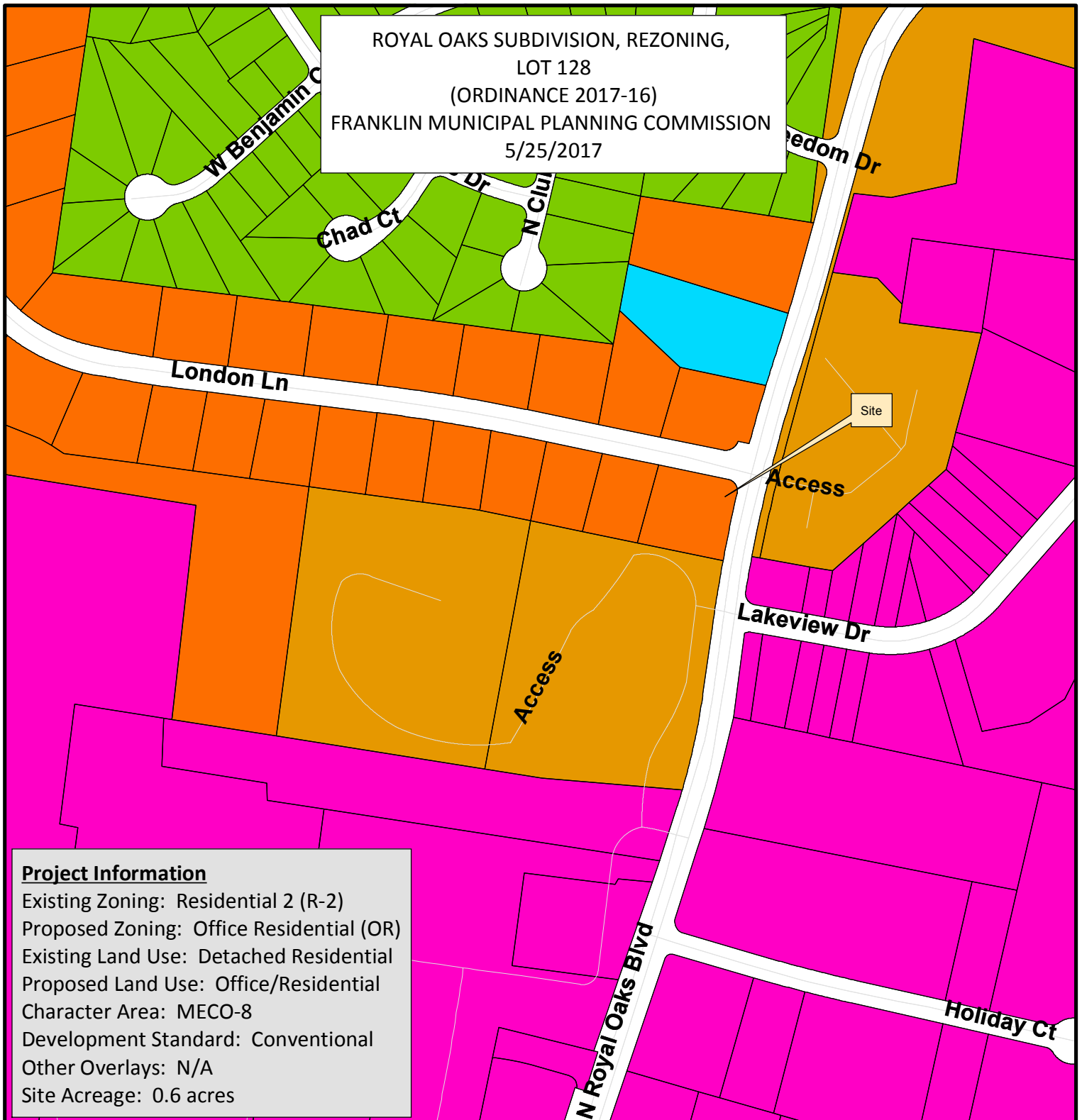
My daughter and grandchildren will be in town from out of state.

Thank you for this consideration

Sincerely,

Anita Hendrix

ROYAL OAKS SUBDIVISION, REZONING,
LOT 128
(ORDINANCE 2017-16)
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/25/2017



Royal Oaks 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



0 175 350 700
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 2017. All rights reserved.

ORDINANCE 2017-16

TO BE ENTITLED: "AN ORDINANCE TO REZONE 0.6 ACRES FROM RESIDENTIAL -2 (R-2) DISTRICT TO OFFICE RESIDENTIAL (OR) DISTRICT FOR THE PROPERTY LOCATED NORTH OF MURFREESBORO ROAD AND SOUTH OF LONDON LANE, 199 NORTH ROYAL OAKS BOULEVARD."

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

WHEREAS, the Office-Residential (OR) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Residential -2 District to Office Residential District:

PREMISES CONSIDERED	
Map-Parcel	Acres
079G---02700	0.6
Total	0.6

Land in Williamson County, Tennessee BEING Lot No. 281 on the Plan of Royal Oaks, Section 1, as of record in Plat Book 3, page 49, ROWC, Tennessee, more particularly described as:

Commencing at the southeasterly point of lot 281 that adjoins the North Royal Oaks Boulevard right-of-way, thence running N 89 deg. 22' 40" W 165.23 ft; N 7 deg. 31' 55" W thence 175 feet along the boundary of lot 282; thence S 85 deg. 46' 42" E 88.28 feet along the London Lane right-of-way; thence S 87 deg. 56' 4" E 31.20 feet along the London Lane right-of-way; thence a curve $\Delta=97$ deg. 58' 40", T=28.96 L=46.07, R=30.00; thence S 2 deg. 11' 0" W 74.34 feet along the North Royal Oaks right-of-way; thence S 0 deg. 6' 53" W 57.13 feet to the point of beginning containing 0.60 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:

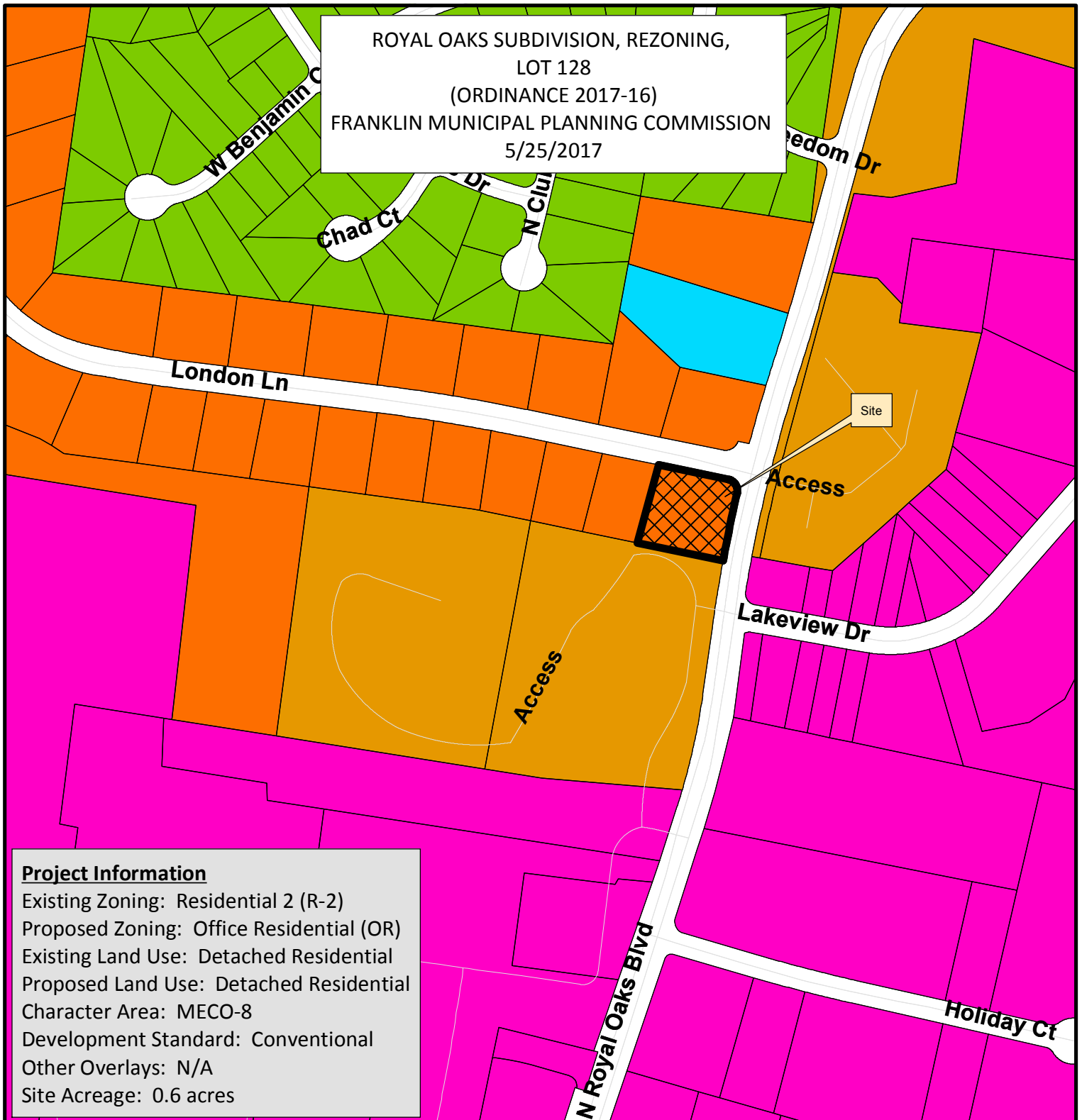
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ROYAL OAKS SUBDIVISION, REZONING,
LOT 128
(ORDINANCE 2017-16)
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/25/2017



Project Information

Existing Zoning: Residential 2 (R-2)
Proposed Zoning: Office Residential (OR)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: MECO-8
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 0.6 acres

Royal Oaks 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



0 175 350 700
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 2017. All rights reserved.

STATEMENT OF IMPACTS

Traffic - The proposed property currently serves as a one single family home. Converting the existing structure to an office would result in one to two additional peak hour trips on North Royal Oaks Blvd, which is a Major Arterial.

Water and Sewer Impacts - The property is located in an area served by City of Franklin Water and Sewer. Converting the existing home into an office would result in a net decrease in water/sewer usage from 350 gpd to 250 gpd.

Drainage - Currently, the property drains toward a ditch in N. Royal Oaks. The drainage pattern of the property will not change with this rezoning. Any potential work that would add new impervious areas would have to be evaluated and meet City of Franklin requirements for stormwater detention and water quality.

Reclaimed Water - Reclaimed water is not available at this site.

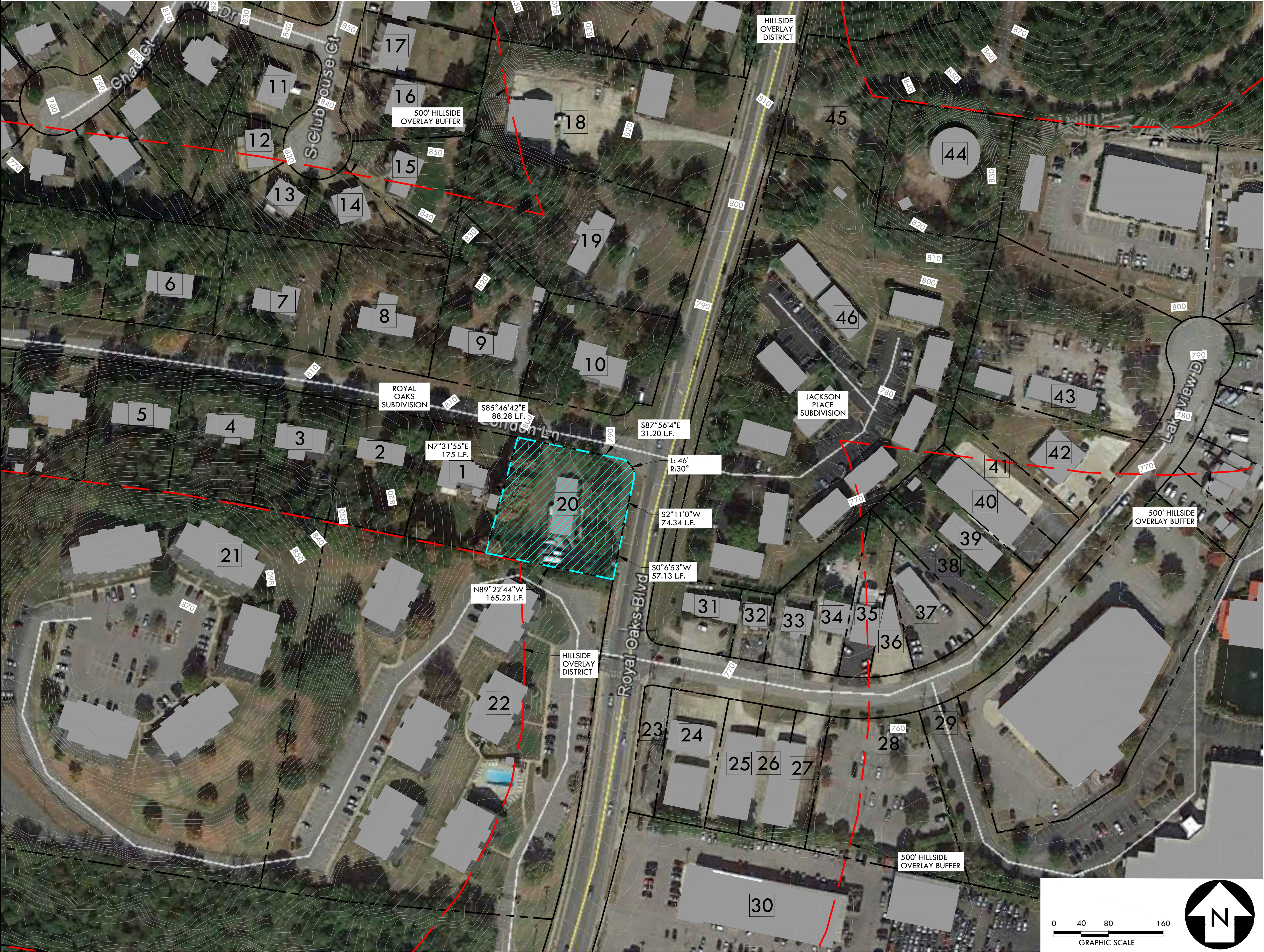
SITE DATA

ADDRESS: 199 N ROYAL OAKS BLVD, FRANKLIN, TENNESSEE 37067
CITY: FRANKLIN
STATE: TENNESSEE
CIVIL DISTRICT: 9TH
MAP, GROUP AND PARCEL NUMBERS: WILLIAMSON CO. TAX MAP 79, 02700
EXISTING ZONING: R-2 (RESIDENTIAL DISTRICT)
PROPOSED ZONING: C-1 (OFFICE RESIDENTIAL DISTRICT)
CHARACTER AREA OVERLAY: ME-CO-8
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 0.60 ACRES
MINERAL RIGHTS: RIGHTS RETAINED BY OWNER

DEVELOPMENT SUMMARY

PLAN PREPARATION DATE: MAY 4, 2017
CIVIL ENGINEER: CRUNK ENGINEERING LLC
1894 GEN. GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN
615-873-1795
CONTACT: ADAM CRUNK, PE
adam@crunkeng.com
OWNER: ANITA HENDRIX
1300 CHARING CROSS CIR
FRANKLIN, TN 37064
anita@anitahendrix.com
(615) 790-3083
VERNON WELLS
462 KINHAWK DR.
NASHVILLE, TN 37211
vernon.wells@statefarm.com
(615) 833-6333

ID	PRCLD	DEED / PLAT	LAND USE	OWNER	ZONING	ADDRESS
1	0796 A 02600	DB 1285 DP 365, PB 3 PP 49	RESIDENTIAL	MITCHELL JAMES & STOI ANNE-MARIE	R-2	228 LONDON LN
2	0796 A 02500	DB 5716 DP 125, PB 3 PP 49	RESIDENTIAL	BESS KYLE M & BESS BRENDA A	R-2	226 LONDON LN
3	0796 A 02400	DB 1088 DP 242, PB 3 PP 49	RESIDENTIAL	ANDREWS NEIL R & ANDREWS SUSAN E	R-2	224 LONDON LN
4	0796 A 02300	DB 6130 DP 835, PB 3 PP 49	RESIDENTIAL	COLEMAN REBECCA	R-2	222 LONDON LN
5	0796 A 02200	DB 3866 DP 252, PB 3 PP 49	RESIDENTIAL	GAMBLE SUSAN M	R-2	220 LONDON LN
6	0796 A 02300	DB - N/A, PB 3 PP 49	RESIDENTIAL	YONIG LIL GARRY R & YONIG LIL CAROLYN	R-2	217 LONDON LN
7	0796 A 03100	DB 3591 DP 112, PB 3 PP 49	RESIDENTIAL	STOKES ALAN DOUGLAS & STOKES KENDYL L	R-2	219 LONDON LN
8	0796 A 03000	DB - N/A, PB 3 PP 49	RESIDENTIAL	HERBERT MARY E	R-2	221 LONDON LN
9	0796 A 02900	DB 6292 DP 960, PB 3 PP 49	RESIDENTIAL	LAWRENCE SIMON & LAWRENCE AMANDA L	R-2	223 LONDON LN
10	0796 A 02800	DB 3898 DP 204, PB 3 PP 49	RESIDENTIAL	MCQUELYN RAY ANTHONY SR & ADRIAN ROBYN C	R-2	225 LONDON LN
11	0796 A 02700	DB 6815 DP 74, PB 18 PP 106	RESIDENTIAL	VEACH ANTHONY R & VEACH DEBORAH	R-3	1005 S CLUBHOUSE CT
12	0796 A 02800	DB 6361 DP 483, PB 18 PP 106	RESIDENTIAL	HSU MYRON	R-3	1004 S CLUBHOUSE CT
13	0796 A 02900	DB 1487 DP 893, PB 18 PP 106	RESIDENTIAL	BELOGET PETE E & BELOGET JOY B	R-3	1003 S CLUBHOUSE CT
14	0796 A 03000	DB 6784 DP 205, PB 18 PP 106	RESIDENTIAL	STRASSER NATHAN P & STRASSER SARAH W	R-3	1001 S CLUBHOUSE CT
15	0796 A 03100	DB 6283 DP 471, PB 18 PP 106	RESIDENTIAL	MORY RICK & MORY RACHEL	R-3	1005 S CLUBHOUSE CT
16	0796 A 03200	DB 1442 DP 176, PB 18 PP 106	RESIDENTIAL	PENDERGRAST RICHARD & PENDERGRAST NANCY LYNN	R-3	1009 S CLUBHOUSE CT
17	0796 A 03300	DB 2383 DP 22, PB 18 PP 106	RESIDENTIAL	LOCKE CHARLES A & LOCKE NANCY A	R-3	1013 S CLUBHOUSE CT
18	0796 A 02801	DB 2628 DP 325, PB 34 PP 69	RESIDENTIAL	THIGPEN LARRY D	R-2	213 N ROYAL OAKS BLVD
19	0796 A 02801	DB 4404 DP 895, PB 34 PP 69	RESIDENTIAL	SANDERS BRENT & SANDERS MAMIE	R-2	203 N ROYAL OAKS BLVD
20	0796 A 02700	DB 4493 DP 568, PB 3 PP 49	RESIDENTIAL	HENDRIX ANITA K & WELLS VERNON F JR	R-2	199 N ROYAL OAKS BLVD
21	0796 A 02500	N/A	811	ROYAL OAKS APTS OF FKLN PH2 LTD	SD-R	179 N ROYAL OAKS BLVD
22	0796 A 02500	N/A	811	ROYAL OAKS APTS OF FKLN	SD-R	179 N ROYAL OAKS BLVD
23	0796 A 03400	DB 892 DP 214, PB 6 PP 77	COMMERCIAL	PRATT HOUSTON	GC	150 N ROYAL OAKS BLVD
24	0796 A 03300	DB - N/A, PB 6 PP 77	COMMERCIAL	FRANKLIN INVESTOR GROUP INC	GC	1104 LAKEVIEW DR
25	0796 A 03200	DB - N/A, PB 6 PP 77	COMMERCIAL	FRANKLIN INVESTOR GROUP INC	GC	1108 LAKEVIEW DR
26	0796 A 03100	DB - N/A, PB 6 PP 77	COMMERCIAL	FRANKLIN INVESTOR GROUP INC	GC	1110 LAKEVIEW DR
27	0796 A 03000	DB - N/A, PB 6 PP 77	COMMERCIAL	FRANKLIN INVESTOR GROUP INC	GC	1112 LAKEVIEW DR
28	0796 A 02700	DB 2271 DP 670, PB 6 PP 77	COMMERCIAL	POPE FAMILY LP	GC	1118 LAKEVIEW DR
29	0796 A 02600	DB 876 DP 980, PB 6 PP 77	COMMERCIAL	HUGHES THOMAS H	GC	1214 LAKEVIEW DR
31	0796 A 02300	DB 6142 DP 871, PB 6 PP 77	COMMERCIAL	BRIGHT FUTURES PSYCHIATRY PLLC	GC	1107 LAKEVIEW DR
32	0796 A 02400	DB 5994 DP 292, PB 6 PP 77	COMMERCIAL	DAVES BARBER SHOP INC	GC	1109 LAKEVIEW DR
33	0796 A 02500	DB 6654 DP 272, PB 6 PP 77	COMMERCIAL	BLEDSOE WILLIAM	GC	1111 LAKEVIEW DR
34	0796 A 02600	DB 6610 DP 301, PB 6 PP 77	COMMERCIAL	SETTLES BASS DENTAL PRACTICE PLLC	GC	1113 LAKEVIEW DR
35	0796 A 02700	DB 6433 DP 360, PB 6 PP 77	COMMERCIAL	SAVEDRA MIGUEL ANGEL & SAVEDRA PATTY YVONNE	GC	1115 LAKEVIEW DR
36	0796 A 02800	DB 5486 DP 563, PB 6 PP 77	COMMERCIAL	HORTON ALDEN NED III	GC	1117 LAKEVIEW DR
37	0796 A 02900	DB 862 DP 265, PB 6 PP 77	COMMERCIAL	MARTIN J EMVETT	GC	1201 LAKEVIEW DR
38	0796 A 03000	DB 3370 DP 940, PB 6 PP 77	COMMERCIAL	THOMPSON INVESTMENTS LLC	GC	1207 LAKEVIEW DR
39	0796 A 03100	DB 3370 DP 940, PB 6 PP 77	COMMERCIAL	THOMPSON INVESTMENTS LLC	GC	1207 LAKEVIEW DR
40	0796 A 03200	DB 6419 DP 891, PB 6 PP 77	COMMERCIAL	NICKS JOE D	GC	1209 LAKEVIEW DR
41	0796 A 03300	DB 6419 DP 891, PB 6 PP 77	COMMERCIAL	NICKS JOE D	GC	1211 LAKEVIEW DR
42	0796 A 03400	DB 2341 DP 752, PB 6 PP 77	COMMERCIAL	BAGBY-WILLIS PARTNERSHIP	GC	1215 LAKEVIEW DR
43	0796 A 03500	DB 2078 DP 510, PB 6 PP 77	COMMERCIAL	BASS ROBERT & DEBRAY CHARLES	GC	1219 LAKEVIEW DR
44	0796 A 03600	N/A	CITY	CITY OF FRANKLIN	GC	N ROYAL OAKS BLVD
45	0796 A 03700	DB 4571 DP 211, PB - N/A	COMMERCIAL	TENNESSEE REAL EST INV	GC	289 N ROYAL OAKS BLVD
46	0796 A 03800	DB 5827 DP 894, PB 8 PP 7	RESIDENTIAL	ROGERS COURTNEYA	SD-R	200 N ROYAL OAKS BLVD BA-1
0796 A 03500	DB 3677 DP 210, PB 8 PP 7	RESIDENTIAL	RUSSELL SUSAN M	SD-R	200 N ROYAL OAKS BLVD BA-2	
0796 A 03500	DB 6170 DP 908, PB 8 PP 7	RESIDENTIAL	JAMES DHAN	SD-R	200 N ROYAL OAKS BLVD BA-3	
0796 A 03500	DB 5948 DP 52, PB 8 PP 7	RESIDENTIAL	CHANEY STEPHEN PATRICK	SD-R	200 N ROYAL OAKS BLVD BA-4	
0796 A 03500	DB 1240 DP 414, PB 8 PP 7	RESIDENTIAL	NEAL NANCY L & NEAL TERRY	SD-R	200 N ROYAL OAKS BLVD BA-5	
0796 A 03500	DB 6070 DP 288, PB 8 PP 7	RESIDENTIAL	LEE TAMARA D	SD-R	200 N ROYAL OAKS BLVD BA-6	
0796 A 03500	DB 966 DP 278, PB 8 PP 7	RESIDENTIAL	SIMMS CAROLYN T	SD-R	200 N ROYAL OAKS BLVD BA-7	
0796 A 03500	DB 4044 DP 895, PB 8 PP 7	RESIDENTIAL	NESTO STEPHANIE M	SD-R	200 N ROYAL OAKS BLVD BA-8	
0796 A 03500	DB 1220 DP 90, PB 8 PP 7	RESIDENTIAL	HIGHERS THOMAS H	SD-R	200 N ROYAL OAKS BLVD BA-9	
0796 A 03500	DB 1811 DP 50, PB 8 PP 7	RESIDENTIAL	LALASAI PARTNERS LLC	SD-R	200 N ROYAL OAKS BLVD BA-10	
0796 A 03500	DB 6791 DP 749, PB 8 PP 7	RESIDENTIAL	CURTIS SUSAN J	SD-R	200 N ROYAL OAKS BLVD BA-11	
0796 A 03500	DB 6127 DP 90, PB 8 PP 7	RESIDENTIAL	CHATHAM TODD	SD-R	200 N ROYAL OAKS BLVD BA-12	
0796 A 03500	DB 6222 DP 476, PB 8 PP 7	RESIDENTIAL	LEAMAN ALEC DAVID & LEAMAN MARIAH MAE	SD-R	200 N ROYAL OAKS BLVD BA-13	
0796 A 03500	DB 6359 DP 273, PB 8 PP 7	RESIDENTIAL	DYAL LARRY & DYAL BRENDA	SD-R	200 N ROYAL OAKS BLVD BA-14	
0796 A 03500	DB - N/A, PB 8 PP 7	RESIDENTIAL	RINGER NANCY C & MANCOCK	SD-R	200 N ROYAL OAKS BLVD BA-15	
0796 A 03500	DB 5247 DP 557, PB 8 PP 7	RESIDENTIAL	SLISH CECILLE C & SLISH STEPHEN T	SD-R	200 N ROYAL OAKS BLVD BA-16	
0796 A 03500	DB 6238 DP 961, PB 8 PP 7	RESIDENTIAL	AWJ PARTNERS LLC	SD-R	200 N ROYAL OAKS BLVD BA-17	
0796 A 03500	DB 1459 DP 293, PB 8 PP 7	RESIDENTIAL	LAWRENCE GLENN L TR & LAWRENCE SHIRLEY H TR	SD-R	200 N ROYAL OAKS BLVD BA-18	
0796 A 03500	DB 3677 DP 407, PB 8 PP 7	RESIDENTIAL	LOPEZ ANGELINA R	SD-R	200 N ROYAL OAKS BLVD BA-19	
0796 A 03500	DB 5148 DP 315, PB 8 PP 7	RESIDENTIAL	EVANS BARBARA ALICE	SD-R	200 N ROYAL OAKS BLVD BA-20	
0796 A 03500	DB 3609 DP 628, PB 8 PP 7	RESIDENTIAL	HASSLER MICHAEL C	SD-R	200 N ROYAL OAKS BLVD BA-21	
0796 A 03500	DB 6353 DP 548, PB 8 PP 7	RESIDENTIAL	SONGER SUZIE E	SD-R	200 N ROYAL OAKS BLVD BA-22	
0796 A 03500	DB 5408 DP 315, PB 8 PP 7	RESIDENTIAL	MARSHALL MATTHEW H	SD-R	200 N ROYAL OAKS BLVD BA-23	
0796 A 03500	DB 2985 DP 406, PB 8 PP 7	RESIDENTIAL	STETI JENNIFER J	SD-R	200 N ROYAL OAKS BLVD BA-24	
0796 A 03500	DB 6200 DP 323, PB 8 PP 7	RESIDENTIAL	REYNOLDS KARYN M	SD-R	200 N ROYAL OAKS BLVD BA-25	
0796 A 03500	DB 1865 DP 616, PB 8 PP 7	RESIDENTIAL	BAIRD JAMES LEE & BAIRD SHAUNA ELIZABETH	SD-R	200 N ROYAL OAKS BLVD BA-26	
0796 A 03500	DB 5912 DP 314, PB 8 PP 7	RESIDENTIAL	LOMAS ZACHARY F & LOMAS BROOKE M	SD-R	200 N ROYAL OAKS BLVD BA-27	
0796 A 03500	DB 2673 DP 533, PB 8 PP 7	RESIDENTIAL	STELLMAN E ROBERT & FULLEMAN MARY F	SD-R	200 N ROYAL OAKS BLVD BA-28	
0796 A 03500	DB 6028 DP 969, PB 8 PP 7	RESIDENTIAL	STEVENS DWIGHT A	SD-R	200 N ROYAL OAKS BLVD BA-29	
0796 A 03500	DB 3952 DP 811, PB 8 PP 7	RESIDENTIAL	LITVACK SHARON	SD-R	200 N ROYAL OAKS BLVD BA-30	
0796 A 03500	DB 3657 DP 985, PB 8 PP 7	RESIDENTIAL	SHAH DAVID L & GREEN DANIEL R	SD-R	200 N ROYAL OAKS BLVD BA-31	
0796 A 03500	DB 1744 DP 430, PB 8 PP 7	RESIDENTIAL	LILLARD KENNY B	SD-R	200 N ROYAL OAKS BLVD BA-32	
0796 A 03500	DB 1513 DP 567, PB 8 PP 7	RESIDENTIAL	MURPHY MARY ELLEN	SD-R	200 N ROYAL OAKS BLVD BA-33	
0796 A 03500	DB 1457 DP 427, PB 8 PP 7	RESIDENTIAL	CHADWELL DEBRA	SD-R	200 N ROYAL OAKS BLVD BA-34	
0796 A 03500	DB 4542 DP 849, PB 8 PP 7	RESIDENTIAL	JOLLEY DENNIS E & JOLLEY DANIEL S	SD-R	200 N ROYAL OAKS BLVD BA-35	
0796 A 03500	DB 6353 DP 732, PB 8 PP 7	RESIDENTIAL	MAHNKE GAYLE LYNN	SD-R	200 N ROYAL OAKS BLVD BA-36	
0796 A 03500	DB 4527 DP 807, PB 8 PP 7	RESIDENTIAL	FUMAKA JOSEPH B	SD-R	200 N ROYAL OAKS BLVD BA-37	
0796 A 03500	DB 2516 DP 408, PB 8 PP 7	RESIDENTIAL	ROGGIN LISA KAY	SD-R	200 N ROYAL OAKS BLVD BA-38	
0796 A 03500	DB 3023 DP 769, PB 8 PP 7	RESIDENTIAL	GOTT KIMBERLY	SD-R	200 N ROYAL OAKS BLVD BA-39	
0796 A 03500	DB 6325 DP 450, PB 8 PP 7	RESIDENTIAL	DAVIS HAROLD H JR & DAVIS NANCY C	SD-R	200 N ROYAL OAKS BLVD BA-40	
0796 A 03500	DB 6751 DP 752, PB 8 PP 7	RESIDENTIAL	OWENS RICHARD LEE & OWENS MARIE UTZ	SD-R	200 N ROYAL OAKS BLVD BA-41	
0796 A 03500	DB 4713 DP 762, PB 8 PP 7	RESIDENTIAL	COLLINS CHRISTIAN E	SD-R	200 N ROYAL OAKS BLVD BA-42	
0796 A 03500	DB 3692 DP 425, PB 8 PP 7	RESIDENTIAL	STEWART DONNA L	SD-R	200 N ROYAL OAKS BLVD BA-43	
0796 A 03500	DB 4638 DP 281, PB 8 PP 7	RESIDENTIAL	RUSSELL ASHLEY V	SD-R	200 N ROYAL OAKS BLVD BA-44	
0796 A 03500	DB 2213 DP 531, PB 8 PP 7	RESIDENTIAL	DABBS JOHN R & DABBS LEONA C KLEBAN	SD-R	200 N ROYAL OAKS BLVD BA-45	
0796 A 03500	DB 6048 DP 461, PB 8 PP 7	RESIDENTIAL	WOLFE JEFFREY	SD-R	200 N ROYAL OAKS BLVD BA-46	
0796 A 03500	DB 6190 DP 137, PB 8 PP 7	RESIDENTIAL	LANGSDON ANDREW & LANGSDON EMILY	SD-R	200 N ROYAL OAKS BLVD BA-47	
0796 A 03500	DB 2387 DP 798, PB 8 PP 7	RESIDENTIAL	BAILY LADONNA A PATTON	SD-R	200 N ROYAL OAKS BLVD BA-48	
* 0796 A 03100	DB 5856 DP 888, PB 10 PP 100	RESIDENTIAL	VIERA HOLDINGS LLC	SD-R	300 N ROYAL OAKS BLVD	
* 0796 A 03200	DB 5856 DP 888, PB 10 PP 100	RESIDENTIAL	VIERA HOLDINGS LLC	SD-R	301 N ROYAL OAKS BLVD	



CRUNK ENGINEERING LLC

1894 GENERAL GEORGE PATTON DR.

SUITE 600

FRANKLIN, TN 37067

(615) 873-1795

WWW.CRUNKENG.COM



199 N ROYAL OAKS
PROPOSED REZONING
FRANKLIN, TN 37067

REVISIONS	DATE				
No.					

05/04/17 17025

OVERALL
EXISTING
CONDITIONS
PLAN

**Properties Zoned
Office Residential (OR)
In The
City of Franklin**

6/27/2017

Office Residential zoning and design concept are intended as a transition between established single family residential and intensive commercial development. Envision Franklin supports these nodes of development in a select few locations based on existing land uses, historic development patterns and adjoining uses. Office Residential is a way to allow selected, lower impact commercial uses in a unique residential setting.

The Office Residential zoning district and design concept mandate a single family residential form building. As the two maps illustrate there are a limited number of places in the City that are zoned OR currently. These areas were selected very specifically based on stringent criteria. The properties located downtown are based on their historical blend of mixed commercial/residential uses. The properties along West Main Street were selected based on the history of commercial activity in that area and the traditional residential development patterns in the surrounding streets. The identified area along Columbia Ave keep the intensive commercial uses south of the intersection of Downs Blvd and Columbia Ave and preserves the historic residential form along Columbia Ave. The London Lane and Royal Oaks intersection limits the intensive commercial uses to the area below Lakeview Drive and preserves the single family residential form on Royal Oaks. While not deemed historic, the Royal Oaks subdivision was constructed in a traditional residential pattern before Royal Oaks became an arterial roadway. The Office Residential zoning district provides selected commercial uses in a residential building form thereby providing a feasible use to an otherwise less desirable single family residence.

While it hasn't happened yet, OR zoned properties outside of the historic protection overlay could have a new building constructed. This building would have to maintain a single family residential form as dictated by the existing neighborhood it is adjacent to. Section 5.3.4 Transition Features would further regulate the building scale, massing, height, proportion, form, and general architectural style. A minimum of 40% of the lot would be required to be landscaped area (3.3.2). Other commercial zones (Neighborhood Commercial, Central Commercial, General Commercial, and General Office) require a minimum of 15%, 10%, 30%, 30% respectively. Residential zones (R-6, R-3, R-2) require a minimum of 30% and 40% respectively. Setbacks would be determined by the existing built environment and would be

allowed no closer than the closest primary building. Any parking would have to be screened under Section 5.4.5 Vehicular Use. Landscape islands would be required. Any parking would have to be behind the main façade of the building. In addition, a 10-100-foot landscape buffer would be required on the developing parcel with the lot size being the determining factor. Commercial lighting standards (which do not apply to single family residential) would limit the intensity to 10 footcandles or less and 1.0 footcandles at all the property lines.

“The proposed rezoning at 1475 Columbia has an additional layer placed on it through the Columbia Avenue Overlay (CAO). The Columbia Ave Overlay District-2 further regulates front setbacks, façade length of new buildings, roof pitch, front porches, and foundation height. Recent revisions to the CAO have included an additional restriction against internally illuminated signage, prohibiting parking between the main structure and Columbia Ave, and mandating no more than 25% of parking spaces can be allowed on the side of a building.”

1102 West Main Street

Zoned Office Residential (OR)



1341 West Main Street- Across from Pueblo Real

Zoned Office Residential



1339 West Main Street (across from Pueblo Real)

Zoned Office Residential (OR)



1337 – 1341 West Main Street (Across from Pueblo Real)



Concept Imagery Envision Franklin



Office Residential Zones

Four distinct neighborhoods in the City of Franklin are in the Office Residential Zoning district.

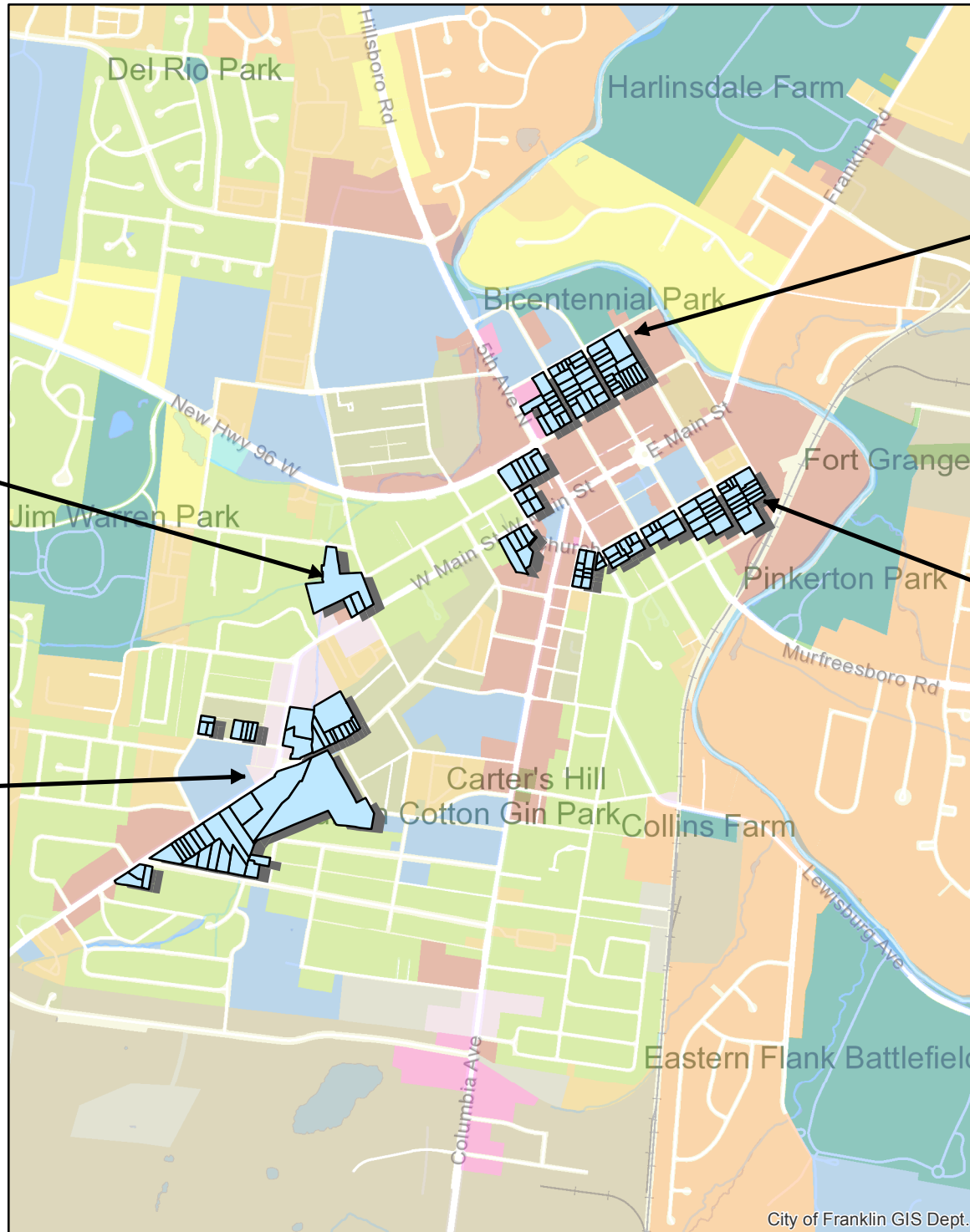
1102 West Main St

Historic Downtown

Petway/West Main

Church/S. Margin Street

This zoning district is intended as a transition from more intensive commercial uses (Central Commercial, Neighborhood Commercial, etc.)



City of Franklin GIS Dept.

Office Residential Zones

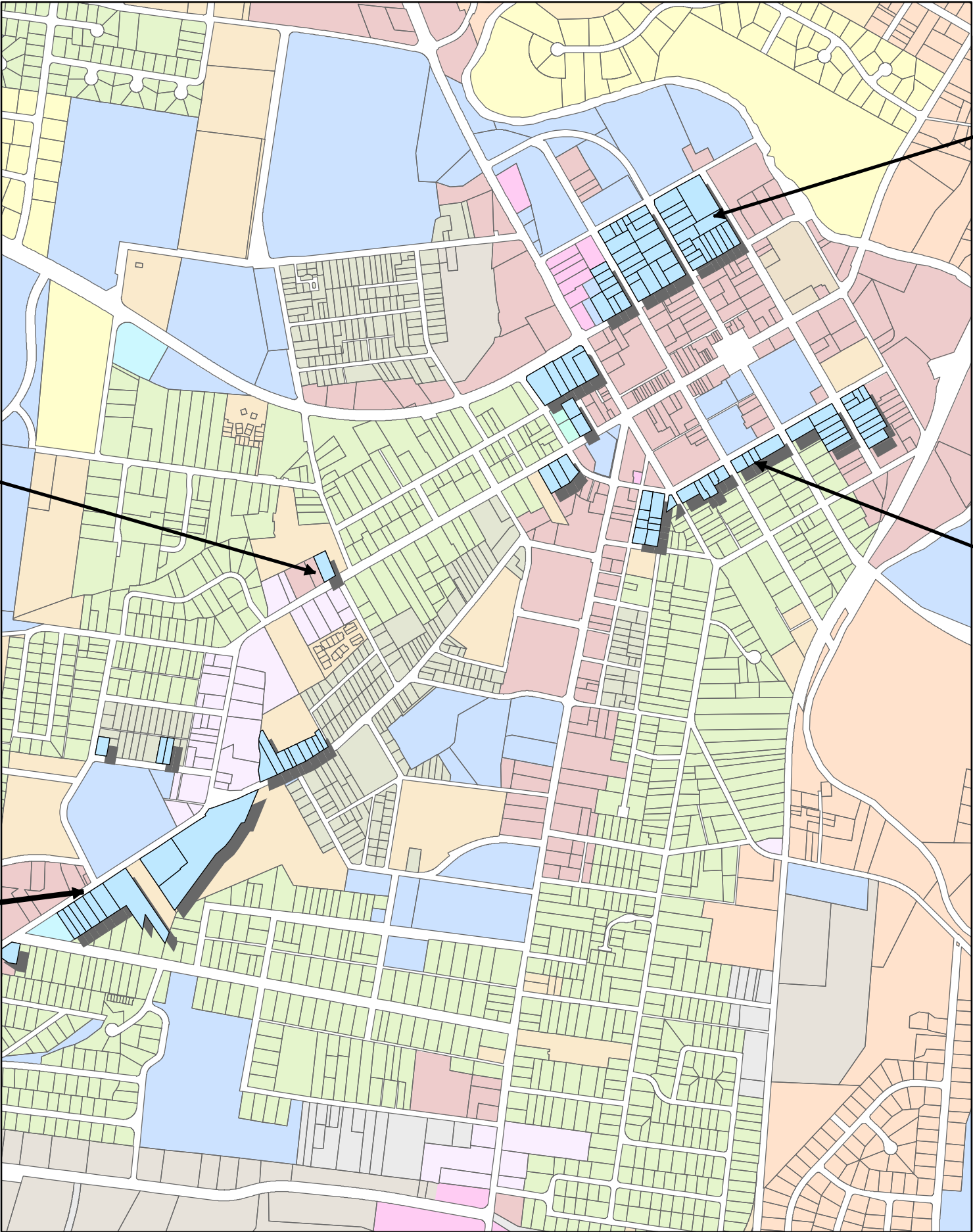
Four distinct neighborhoods
in the City of Franklin are
in the Office Residential
Zoning district.



1102 West Main St



Petway/West Main



Historic Downtown

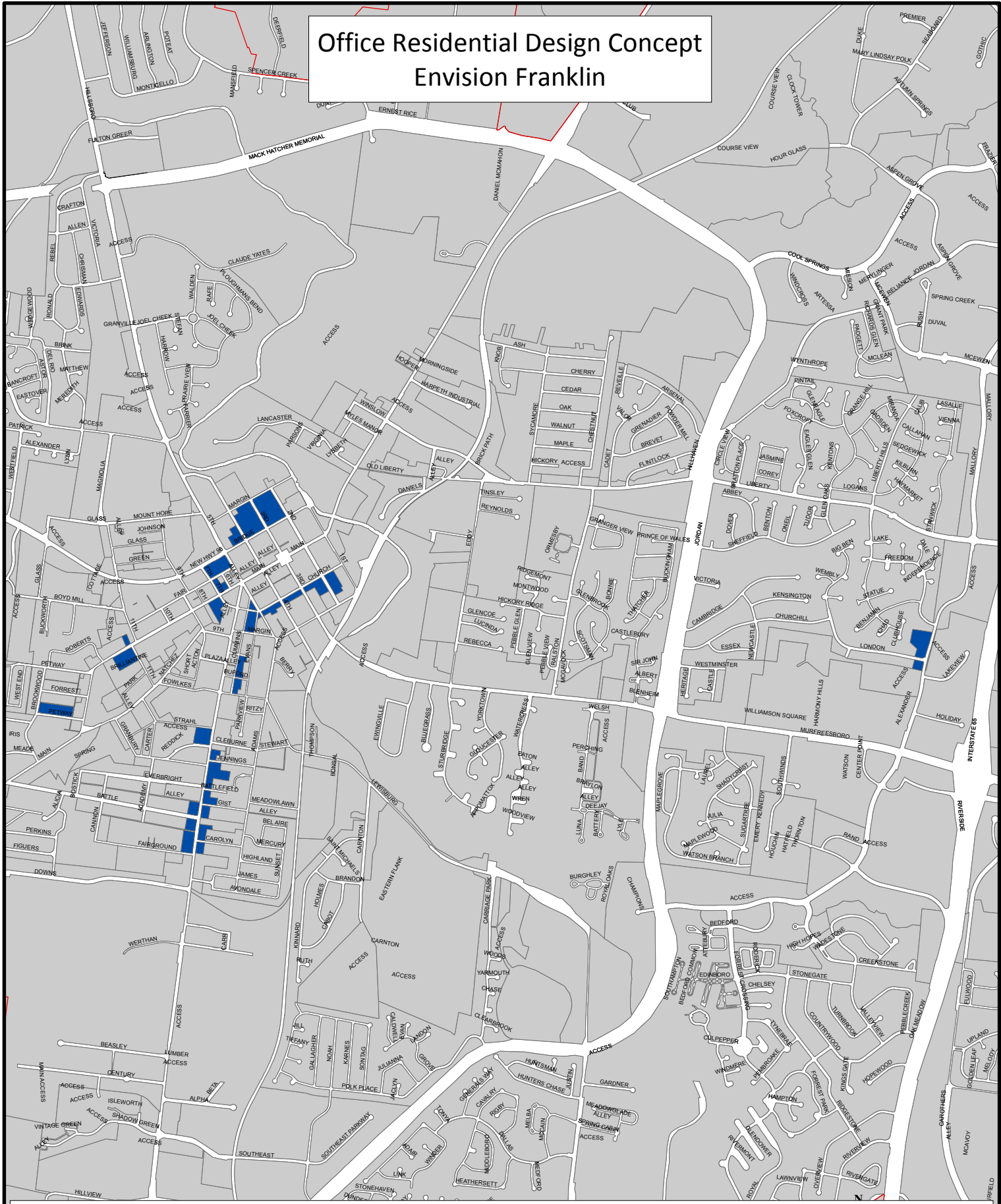


Church/S. Margin Street

This zoning district is intended
as a transition from more
intensive commercial uses
(Central Commercial,
Neighborhood Commercial, etc.)



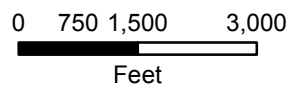
Office Residential Design Concept Envision Franklin



Design Concept

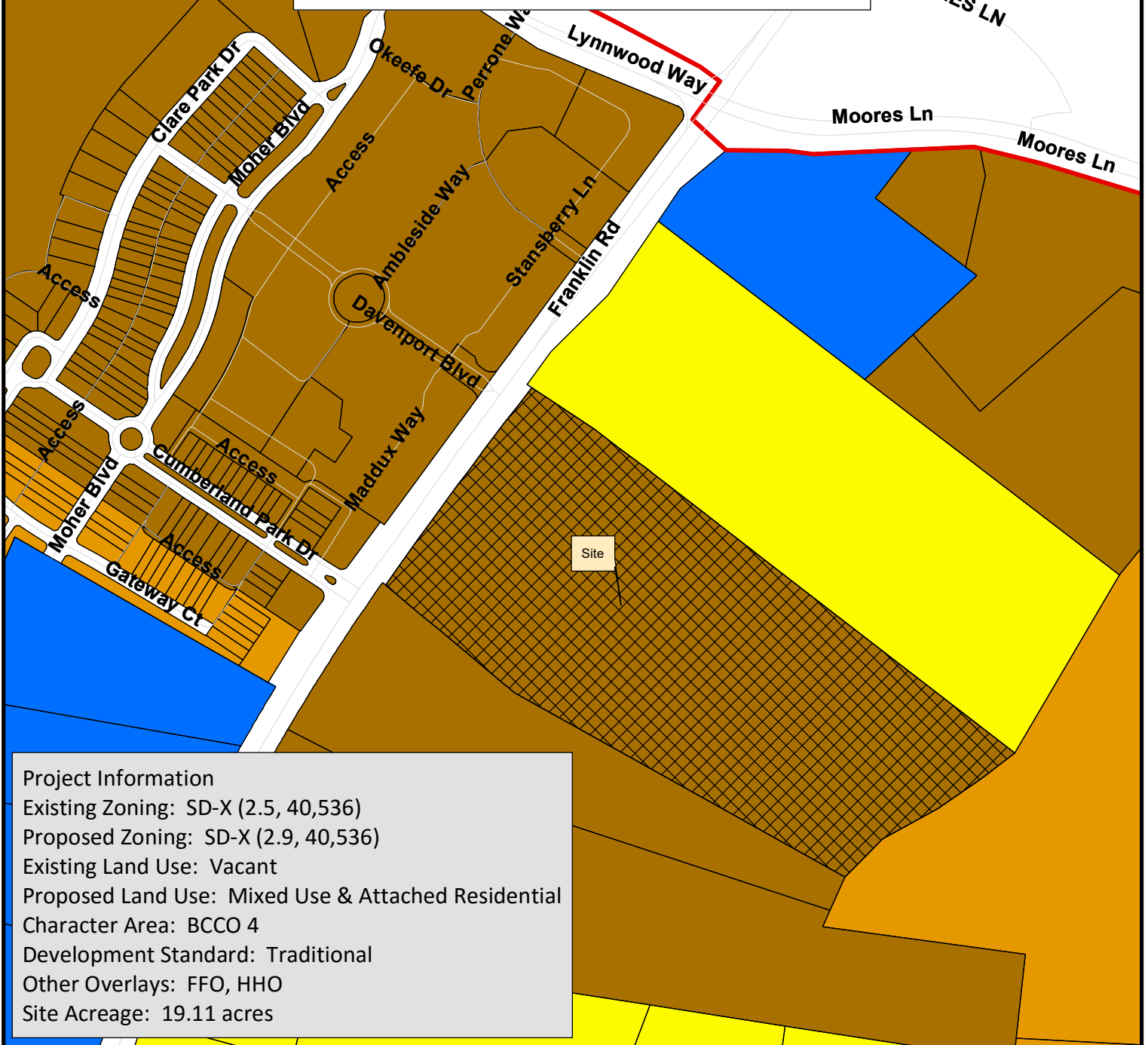


Office Residential



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 herein. All data and materials (c) copyright 2017. All rights reserved.

BRANCH CREEK CROSSING PUD SUBDIVISION, REZONING
ORDINANCE 2017-17
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/25/17



Project Information

Existing Zoning: SD-X (2.5, 40,536)

Proposed Zoning: SD-X (2.9, 40,536)

Existing Land Use: Vacant

Proposed Land Use: Mixed Use & Attached Residential

Character Area: BCCO 4

Development Standard: Traditional

Other Overlays: FFO, HHO

Site Acreage: 19.11 acres

Branch Creek	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

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
All data and materials (c) copyright 2016. All rights reserved.

ORDINANCE 2017-17

TO BE ENTITLED: "AN ORDINANCE TO REZONE 19.11 ACRES FROM SPECIFIC DEVELOPMENT VARIETY SD-X (2.5, 40,536) DISTRICT TO SPECIFIC DEVELOPMENT VARIETY SD-X (2.9, 40,536) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MOORES LANE AND EAST OF FRANKLIN ROAD, 574 FRANKLIN ROAD & 580 FRANKLIN ROAD (BRANCH CREEK CROSSING PUD SUBDIVISION)."

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

WHEREAS, the Specific Development Variety 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 2017-30, approving a revised 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 Specific Development Variety (SD-X 2.5, 40,536) District to Specific Development Variety (SD-X 2.9, 40,536) District:

PREMISES CONSIDERED

Map-Parcel
053---75.02
053---75.03
053---75.04
053---75.00
Total: 19.11 acres

Situated and lying in the 8th Civil District of Williamson County, Tennessee being a particular tract of land more fully described as follows:

Beginning at a Metal Fence Post in the Eastern right of Way of Highway 31 being known as Franklin Road and being comer to Holloway (D.B. 256, Page 433); thence leaving Holloway and with Highway 31 N 36°01'49" E a distance of 604.49' to an Iron Pipe Old in the fence being comer to Brentwood Church of the Nazarene (D.B. 1427, Page 669); thence leaving Highway 31 and with Brentwood Church of the Nazarene and generally following a fence S 56°15'46" E a distance of 235.20' to a Point in the fence; thence crossing a creek S 52°21'05" E a distance of 1281.07' to an Iron Rod Old in the fence being in the Western line of Lot 6 of the Landings S/D (P.B. 10, page 68); thence leaving

Brentwood Church of the Nazarene and with Lot 6 generally following a fence along the top of a ridge S 51°57'18" W a distance of 103.13' to a Point in the fence; thence S 55°15'23" W a distance of 131.61' to an Iron Rod Old in the fence; thence S 61°13'17" W a distance of 154.84' to 28" Snag in the fence; thence S 44°53'55" W a distance of 132.86' to an Iron Rod in the fence being corner to Holloway; thence leaving Lot 6 and the ridge line N 60°50'44" W a distance of 933.63' to 48" Oak Tree in the fence; thence crossing a creek N 50°07'58" W a distance of 431.60' to the point of beginning having an area of 832,556.1 square feet or 19.11 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:

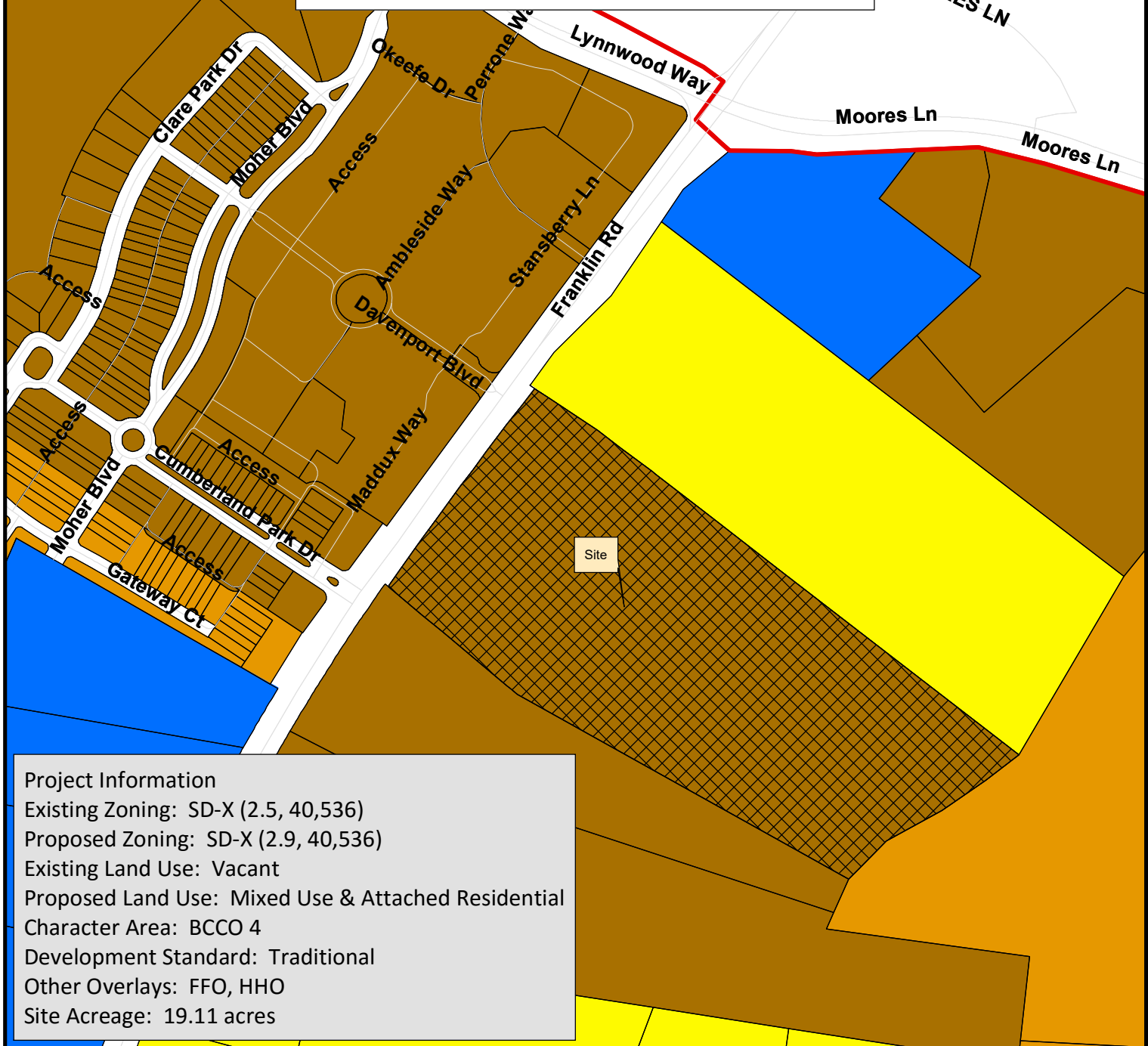
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

BRANCH CREEK CROSSING PUD SUBDIVISION, REZONING
ORDINANCE 2017-17
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/25/17



Project Information

Existing Zoning: SD-X (2.5, 40,536)

Proposed Zoning: SD-X (2.9, 40,536)

Existing Land Use: Vacant

Proposed Land Use: Mixed Use & Attached Residential

Character Area: BCCO 4

Development Standard: Traditional

Other Overlays: FFO, HHO

Site Acreage: 19.11 acres

Branch Creek	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

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
All data and materials (c) copyright 2016. All rights reserved.

BRANCH CREEK CROSSING REZONING REQUEST, REVISION 2

WILLIAMSON COUNTY, TENNESSEE

OWNER COMMERCIAL TRACTS (LOT 1, LOT 2, OS1A, OS1B, OS2):
BRANCH CREEK PARTNERS 1616 WESTGATE CIRCLE
SUITE 215
BRENTWOOD, TN 37207
615.467.6330
THARRIS@AVENUECONSTRUCTION.COM
TONY HARRIS

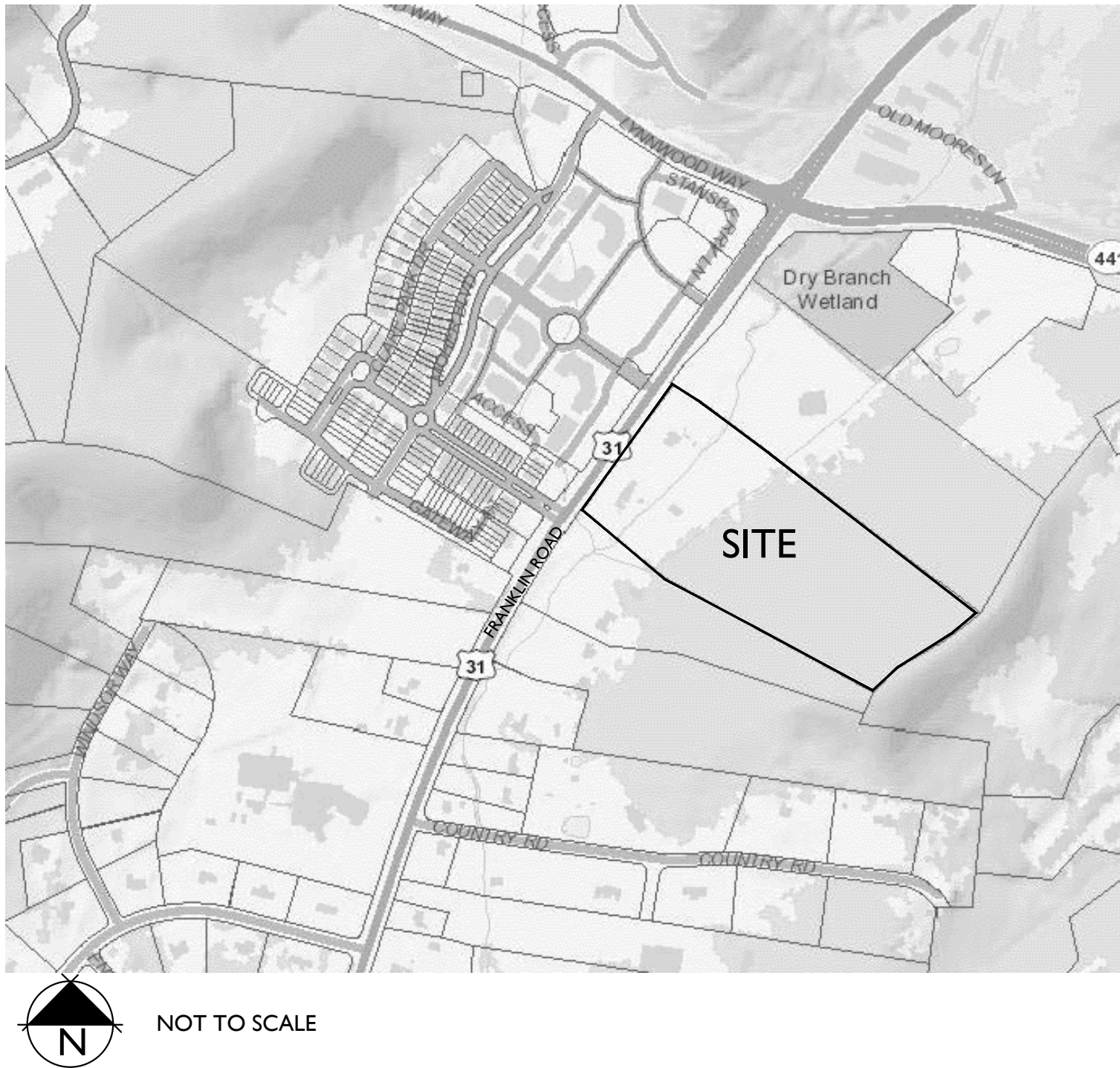
OWNER REMAINING TRACTS (LOT 3, OS3A, OS3B):
BBC INVESTMENTS
202 E. WASHINGTON ST.
SUITE 310
ANN ARBOR, MI 48104

DEVELOPER RESIDENTIAL TRACTS (LOT 3, OS3A, OS3B):
BEAZER HOMES LLC - NASHVILLE
501 CORPORATE CENTER DRIVE
FRANKLIN, TN
615.369.6125
WILL SMITH

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064

SURVEYOR:
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

ENGINEER:
KIMLEY-HORN
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615.564.2877



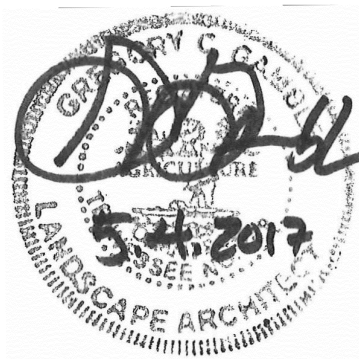
SHEET INDEX

C0.0	COVER AND VICINITY MAP
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS

DEVELOPMENT SUMMARY

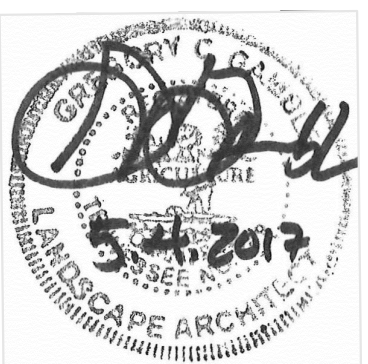
- REVISION 2
- LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS
 - INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS
 - NO CHANGES PROPOSED TO COMMERCIAL LOTS
- REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
- REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD
 - INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF
 - NO CHANGES TO RESIDENTIAL LOT

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692



APRIL 10, 2017
COF#6409
Revisions
1. MAY 4, 2017

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



ISSUED: April 10, 2017

Revision Date

△ May 4, 2017

△

△

△

△

OVERALL EXISTING
CONDITIONS

SHEET

C1.0

COF # 6409

LEGAL DESCRIPTION:

A parcel of land situated in the 8th Civil District in the City of Franklin in Williamson County Tennessee and being more particularly described as follows:

Being all of Lot 3 of Plat Book 64 page 38 as recorded in the Registers Office of Williamson County and Containing 13.816 acres more or less

500' ADJACENT PROPERTY OWNERS:

PROPERTY ADDRESS	OWNER	OWNER STREET	CITY	STATE	ZIP	ZONE	CHARACTER AREA	DEV. STANDARD
120 DAVENPORT BLVD	CVHC LLC	1728 GEN GEO PATTON DR #200	BRENTWOOD	TN	37027			
1350 PERRONE WAY	FOR 6 LLC	1728 GEN GEO PATTON DR#200	BRENTWOOD	TN	37027			
1340 MOHR BLVD	BELL FUND IV FRANKLIN GATEWAY LLC	PO BOX 5667	ATLANTA	GA	30308			
DAVENPORT BLVD	GATEWAY VILLAGE DEV INC	5042 THOROUGHbred LN # 200	BRENTWOOD	TN	37027			
DAVENPORT BLVD	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHbred LN 200	BRENTWOOD	TN	37027			
PERRONE WAY	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHbred LN 200	BRENTWOOD	TN	37027			
3000 STARKSBERRY PVT LN	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHbred LN STE 200	BRENTWOOD	TN	37027			
121 DAVENPORT BLVD 3	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHbred LN STE 200	BRENTWOOD	TN	37027			
AMBLESIDE WAY	BELL FUND IV FRANKLIN GATEWAY LLC	300 N GREENE ST #1000	GREENSBORO	NC	27401			
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST	537 FRANKLIN RD	FRANKLIN	TN	37069			
1226 COUNTRY RD	PARRIS JEFFREY S	1226 COUNTRY RD	FRANKLIN	TN	37069			
1222 COUNTRY RD	ZHU HUIRONG	731 W LA CANADA AVE	MOUNTAIN HOUSE	CA	95391			
1228 COUNTRY RD	ROVENSTINE JOHN JASON	1228 COUNTRY RD	FRANKLIN	TN	37069			
554 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
562-68 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
574 FRANKLIN RD	BCC INVESTMENTS LLC	302 E WASHINGTON ST SUITE 310	ANN ARBOR	MI	48104			
FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE	584 FRANKLIN RD	FRANKLIN	TN	37069			
LANDINGS DR	VR LANDINGS AT BRENTWOOD LP	711 W WAY AREA BLVD	WEBSTER	TX	77558			
LANDINGS DR	CLEMETTY MOSKAY	LANDINGS DR	FRANKLIN	TN	37069			
1026 CUMBERLAND PARK DR	WILSON LESLIE ANN	1026 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1024 CUMBERLAND PARK DR	BROOKS LAUREN MICHELLE	1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID	1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PRTNSHIP	1126 BEECHES TAVERN TRL	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1018 CUMBERLAND PARK DR	ANDREWS MEREDITH LEIGH	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1016 CUMBERLAND PARK DR	LEPPER BOBBY	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1014 CUMBERLAND PARK DR	WYLLIE SUZANNE F	1006 SCRAMBLERS KNOB	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1012 CUMBERLAND PARK DR	VAN VICKLE JOHN HAYES	1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1010 CUMBERLAND PARK DR	THORNTON DON TYLER	1010 CUMBERLAND DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1008 CUMBERLAND PARK DR	YOUNG KIMBERLY W	1008 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1002 CUMBERLAND PARK DR	JONES CHRISTINA ANNE	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1004 CUMBERLAND PARK DR	COMBS BEDFORD M	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1006 CUMBERLAND PARK DR	TAMPE PAULINE	1006 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
1008 CUMBERLAND PARK DR	GATEWAY VILLAGE DEV INC	5042 THOROUGHbred LN # 200	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
1001 CUMBERLAND PARK DR	CAMERON DANIEL C	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1003 CUMBERLAND PARK DR	KEENAN THOMAS C	1760 FORTY PARK DR	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
1005 CUMBERLAND PARK DR	REYNOLDS SALLY M	1360 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
1007 CUMBERLAND PARK DR	HUISMATH PATRICIA	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1013 CUMBERLAND PARK DR	GATEWAY VILLAGE RESIDENTIAL LLC	113 SEABOARD LN #A-105	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1011 CUMBERLAND PARK DR	TELFER GEORGE CURTISS	PO BOX 50536	NASHVILLE	TN	37205	SD-X	BCCO-4	ETHER
1013 CUMBERLAND PARK DR	HIME GEORGE ALLEN	1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1015 CUMBERLAND PARK DR	MISURIAN RAPHAEL A & ANAHID REVINT	1015 CUMBERLAND PARK LN	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1017 CUMBERLAND PARK DR	BULLARD FRANCESCA	1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1019 CUMBERLAND PARK DR	ROSS RICHARD F	569 MIDWAY CIR	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
1021 CUMBERLAND PARK DR	WIENCIA TOM C	1021 CUMBERLAND PARK LN	FRANKLIN	TN	37069	SD-X	BCCO-4	ETHER
1023 CUMBERLAND PARK DR	MATRAVERS LAURIE M	215 DEER PARK CIR	NASHVILLE	TN	37205	SD-X	BCCO-4	ETHER
1025 CUMBERLAND PARK DR	MARTIN ROBERT M	919 STUART LN	BRENTWOOD	TN	37027	SD-X	BCCO-4	ETHER
201 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
207 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
213 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
219 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
225 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
232 GATEWAY CT	SHEAR CARLY R	232 GATEWAY CT	FRANKLIN	TN	37069	SD-R	BCCO-4	ETHER
238 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
242 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
248 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
254 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
260 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
266 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
272 GATEWAY CT	CROCKETT DAVID B	272 GATEWAY CT	FRANKLIN	TN	37069	SD-R	BCCO-4	ETHER
278 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067	SD-R	BCCO-4	ETHER
GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER
GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203	SD-R	BCCO-4	ETHER

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
MULTI FAMILY IS AN APPROVED USE

THIS DEVELOPMENT PLAN REVISION SPECIFICALLY ADDRESSES THE CONDOMINIUM COMMUNITY ON LOT 3. THE LAYOUT REVISIONS PROPOSED HERE ARE SUPPORTED BY THE ENVISION FRANKLIN GUIDELINES. EXAMPLES INCLUDE ORIENTING MAIN BUILDING ENTRANCES TO THE STREET, REAR LOADED GARAGES, AND CREATING AN ACTIVE STREET ENVIRONMENT THROUGH THE RELATIONSHIP OF BUILDINGS TO STREETS AND OPEN SPACE PLAZA.

THE TWO CONDO BUILDINGS PROPOSED ARE POSITIONED ON A LARGE PEDESTRIAN PLAZA. THE CONDO BUILDING FRONT DOOR (MAIN CORRIDORS) ARE ACCESSED FROM THE PLAZA. INDIVIDUAL CONDOS ALSO HAVE PATIO OR BALCONY ACCESS TO THIS PLAZA. SERVICE AND VEHICULAR GARAGE ACCESS IS LIMITED TO THE SIDES AND REAR.

SITE DATA:

PROJECT NAME: BRANCH CREEK CROSSING (PUD), REZONING REQUEST REVISION 2
PROJECT NUMBER: 6409
SUBDIVISION: BRANCH CREEK CROSSING PUD
LOT NUMBER: NA
ADDRESS: 574 & 580 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8TH CIVIL DISTRICT
MAP: 53, PARCEL 75

EXISTING ZONING: SD-X (2,540,536)
PROPOSED ZONING: SD-X (2,540,536)
CHARACTER AREA OVERLAY: BCCO-4
OTHER APPLICABLE OVERLAYS: HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
TOTAL ACRES: 13.11 AC
TOTAL SQUARE FOOTAGE: 832,556 +/- SF

MINIMUM REQUIRED SETBACKS:
FRONT YARD: 15'
REAR YARD: 0'
SIDE YARD: 5'

OWNER COMMERCIAL TRACTS:

LOT 1, LOT 2, OS1A, OS1B, OS2
BRANCH CREEK PARTNERS
1616 WESTGATE CIRCLE
SUITE 215
BRENTWOOD, TN 37207
615.487.6330
THARRIS@VENUJUECONSTRUCTION.COM
TONY HARRIS

OWNER RESIDENTIAL TRACTS:

LOT 3, OS3A, OS3B
BBC INVESTMENTS
202 E WASHINGTON ST.
SUITE 310
ANN ARBOR, MI 48104

DEVELOPER RESIDENTIAL TRACTS:

LOT 3, OS3A, OS3B
BEAZER HOMES LLC - NASHVILLE
501 CORPORATE CENTER DRIVE
FRANKLIN, TN
615.989.6126
WILL SMITH

APPLICANT:

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.875.5765
greggambles209@gmail.com
GREG GAMBLE

BUILDING SQUARE FOOTAGE:

440,536
3 STORIES
3.57 / 10.86 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:
0.20 / 3.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT:
SEE CHART C2.0
MAXIMUM PARKING LIMIT:
SEE CHART C2.0
EXISTING PARKING:
2.9 DUA
522,696 SF (87% OF TOTAL CANOPY)
53,400 SF REQ. IN FORM OF WALKING TRAILS OR FEES IN LIEU
35 HOMES @ 1200 SF/HOME = 42,000 SF
19 HOMES @ 600 SF/HOME = 11,400 SF
3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL
PROVIDED LOT 1: 0.05 AC
PROVIDED LOT 2: 0.08 AC
PROVIDED LOT 3: 0.46 AC

OPEN SPACE:

STATEMENT OF IMPACTS:

WATER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
TOTAL ESTIMATED USAGE OF 27,825 GALLONS PER DAY. DEVELOPMENT WILL BE SERVED FROM AN EXISTING 12 INCH WATER LINE ON FRANKLIN ROAD. AND THE RESIDENTIAL DEVELOPMENT WILL BE SERVED BY A PROPOSED 8 INCH WATER LINE EXTENSION. MODELS BY MALLORY VALLEY UTILITY DISTRICT INDICATE THAT THE RESIDENTIAL RESIDUAL PRESSURE WILL BE IN THE RANGE OF 45 TO 95 PSI DURING NORMAL SYSTEM DEMANDS AND THE COMMERCIAL RESIDUAL PRESSURES WILL BE IN THE RANGE OF 80 TO 90 PSI DURING NORMAL SYSTEM DEMAND PERIODS. A FIRE FLOW EVENT WAS ALSO CHECKED AT THE END OF THE PROPOSED 8 INCH LINE AND THE MODEL INDICATES A RESIDUAL PRESSURE OF 70 PSI DURING SUCH AN EVENT AT THE END OF THE LINE.
WATER: RESIDENTIAL (DEVELOPMENT PLAN REVISION 2)
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 1" WATER LINE OFF FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT.

SEWER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
A PROPOSED 8" SANITARY SEWER LINE IS BEING EXTENDED ACROSS THE PROPERTY TO THE BRENTWOOD CHURCH OF THE NAZARENE. THE PROPOSED DEVELOPMENT WILL TIE TO THE PROPOSED 8" SANITARY SEWER MAIN. INSTALLATION OF THIS CONNECTION TO THE NEIGHBORING PROPERTY WILL OCCUR WITH THE DEVELOPMENT OF THE RESIDENTIAL PHASES 2 AND 4.
SEWER: RESIDENTIAL (DEVELOPMENT PLAN REVISION 2)
SANITARY SEWER WILL BE PROVIDED BY THE CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE COF HAS APPROVED THE ADDITION OF 60 SF/FE FOR THE DEVELOPMENT.

REPURIFIED (REUSE) WATER FACILITIES:

NONE WITHIN THE DEVELOPMENT

STREET NETWORK:

FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441/LYNNWOOD WAY) IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD.

DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY PREVIOUSLY SUPPLIED WITH ORIGINAL SUBMITTAL.

DRAINAGE FACILITIES:

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

POLICE, FIRE AND RECREATIONAL FACILITIES:

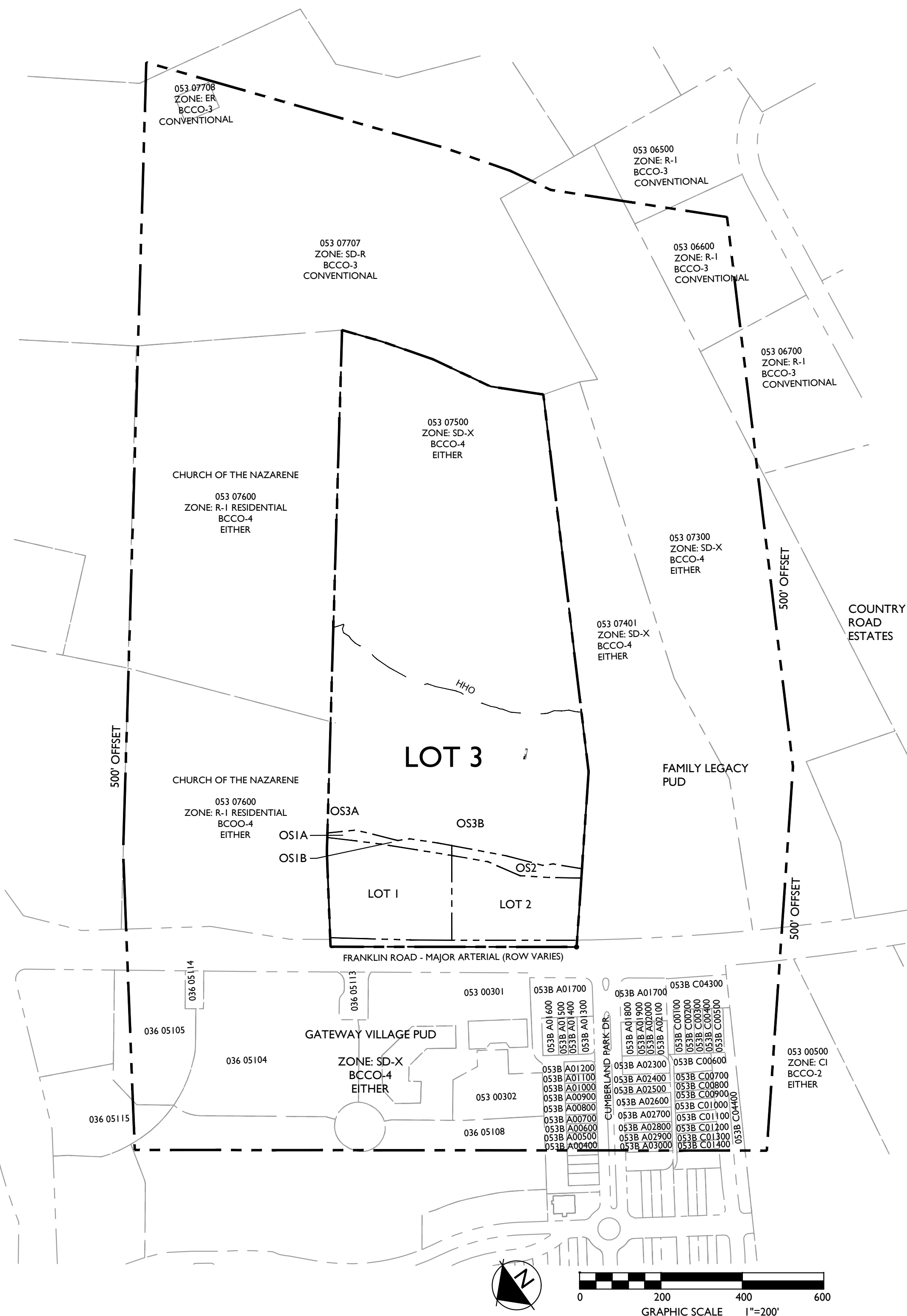
POLICE - 900 COLUMBIA AVE, 4.2 MILES
FIRE - STATION #5, 370 MALLORY STATION ROAD, 2.4 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.25 MILES

PROJECTED STUDENT POPULATION:

54 X 0.64 STUDENTS = 35 PROJECTED STUDENTS
*NOTE: THE APPLICANT IS PROPOSING AN AGE RESTRICTED (55+) ACTIVE ADULT CONDOMINIUM COMMUNITY. THEREFORE, IT IS EXPECTED THAT THERE WILL NO PROJECTED STUDENT POPULATION.

REFUSE COLLECTION:

DEVELOPMENT WILL PROVIDE SCREENED DUMPSTERS.



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

SPECIMEN TREE SURVEY

Tree Number	Tree Size	Status	Number	Type	Size	Health	Status
1	40"		101	TREE	38"	POOR	REMOVED 1
2	26"		102	TREE	24"	POOR	REMOVED 1
3	26"		103	TREE	36"	FAIR	REMOVED 2
4	28"		104	TREE	48"	FAIR	
5	24"		105	TREE	36"	FAIR	
6	24"		106	TREE	28"	FAIR	
7	30"		107	TREE	38"	FAIR	
8	28"	REMOVED 3	108	TREE	32"	FAIR	REMOVED 1
9	24"	REMOVED 3	109	TREE	48"	POOR	
10	44"	REMOVED 3	110	TREE	36"	POOR	
11	30"	REMOVED 3	111	TREE	30"	FAIR	
12	40"	REMOVED 3	112	TREE	24"	FAIR	
13	26"	REMOVED 3	113	TREE	32"	FAIR	REMOVED 3
14	24"	REMOVED 3	114	TREE	26"	FAIR	REMOVED 3
15	30"	REMOVED 3	115	TREE	48"	GOOD	
16	40"	REMOVED 3	116	TREE	28"	GOOD	
17	24"	REMOVED 3					
18	24"	REMOVED 3					
19	24"						
20	48"						
21	44"						
22	42"						
23	30"						
24	26"						
25	24"						
26	24"						
27	24"						
28	24"						
29	26"						
30	24"						
31	24"						
32	24"						
33	24"						
34	30"						
35	30"						
36	30"						
37	24"						
38	24"						
39	24"						
40	24"						

SPECIMEN TREE REPLACEMENT CHART			
LOT 1 - COF #6281	REPLACEMENT IN. REQUIRED	INCHES REPLACED	TOTAL REMAINING
LOT 2 - COF #6360	64	65	+1 IN
LOT 3	72	76	+4 IN
TOTAL REPLACEMENT	668	663	-463 IN

REPLACEMENT FOR REMOVED HEALTHY SPECIMEN INCHES IS 2:1

SPECIMEN TREES REMOVED ON LOTS 1 AND 2 HAVE BEEN REPLACED ON LOTS 1 AND 2.

ANY SPECIMEN TREE REMOVED ON LOT 3 WILL BE REPLACED ON LOT 3, OR A CONTRIBUTION TO THE TREE BANK WILL BE MADE. ANTICIPATED REMOVAL IS NOTED ABOVE AND WILL BE CONFIRMED WITH SUBMITTAL OF SITE PLAN DOCUMENTS FOR LOT 3.

SITE DATA:

PROJECT NAME:	BRANCH CREEK CROSSING (PUD), REZONING REQUEST REVISION 2
PROJECT NUMBER:	6409
SUBDIVISION:	BRANCH CREEK CROSSING PUD
LOT NUMBER:	NA
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 55, PARCEL 75
EXISTING ZONING:	SD-X (2,540,536)
PROPOSED ZONING:	SD-X (2,940,536)
CHARACTER AREA OVERLAY:	BCCO-4
OTHER APPLICABLE OVERLAYS:	HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	19.11 AC
TOTAL SQUARE FOOTAGE:	832,556 +/- SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	0'
SIDE YARD:	5'
OWNER COMMERCIAL TRACTS:	BRANCH CREEK PARTNERS 1616 WESTGATE CIRCLE SUITE 215 BRENTWOOD, TN 37207 615.467.6330 THARRIS@AVENUECONSTRUCTION.COM TONY HARRIS
OWNER RESIDENTIAL TRACTS:	BBC INVESTMENTS 202 E. WASHINGTON ST. SUITE 310 ANN ARBOR, MI 48104
DEVELOPER RESIDENTIAL TRACTS:	BEAZER HOMES LLC - NASHVILLE 501 CORPORATE CENTER DRIVE FRANKLIN, TN 37064 615.369.6125 WILL SMITH
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.875.5765 greggambles209@gmail.com GREG GAMBLE
BUILDING SQUARE FOOTAGE:	+40,536
BUILDING HEIGHT:	3 STORIES
LANDSCAPE SURFACE RATIO:	0.17 / 10.86 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.20 / 3.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT:	SEE CHART C2.0
MAXIMUM PARKING LIMIT:	SEE CHART C2.0
EXISTING PARKING:	2.9 DUA
RESIDENTIAL DENSITY:	522,696 SF (87% OF TOTAL CANOPY)
TREE CANOPY:	53,400 SF REQ. IN FORM OF WALKING TRAILS OR FEES IN LIEU
PARKLAND DEDICATION:	35 HOMES @ 1200 SF/HOME = 42,000 SF 19 HOMES @ 600 SF/HOME = 11,400 SF 3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL PROVIDED LOT 1: 0.05 AC PROVIDED LOT 2: 0.08 AC PROVIDED LOT 3: 0.46 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 602,752 SF (72% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 18%
REQUIRED PRESERVATION = 108,495 SF (2.49 AC)
TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 21,087 SF
TOTAL CANOPY REMOVED WITH FUTURE LOT 3: 58,961 SF
PROVIDED TREE CANOPY PRESERVATION: 522,696 SF (87% OF TOTAL CANOPY)

TREE CANOPY RETENTION

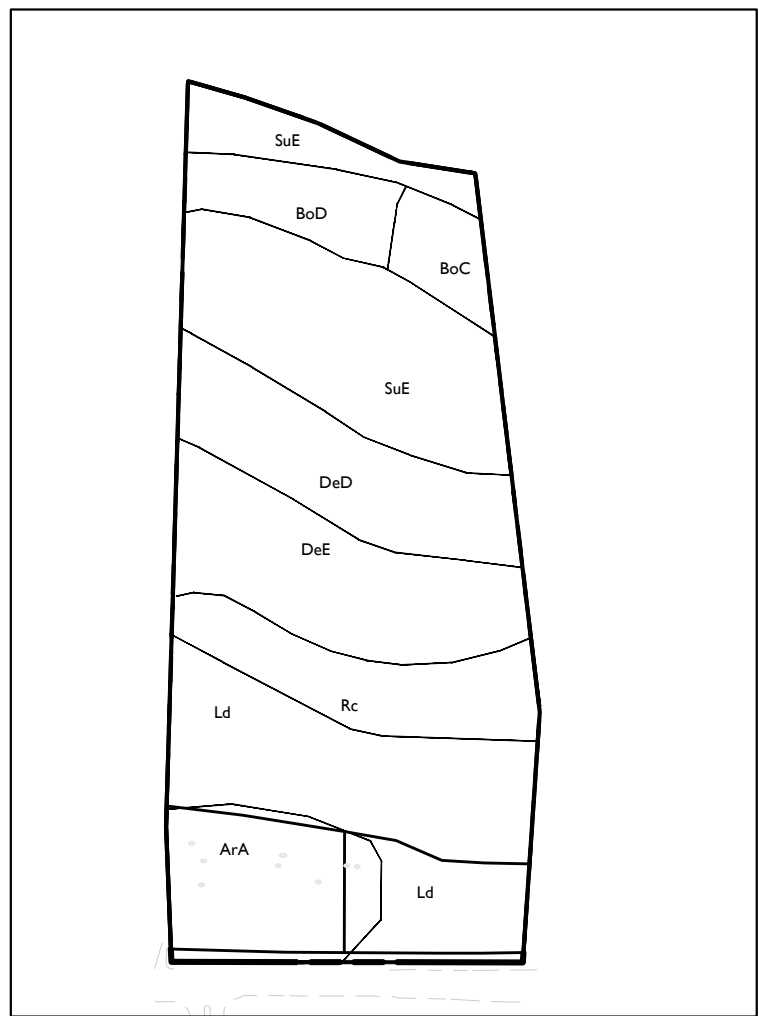
TREE AREA	EXISTING CANOPY	REMOVED CANOPY SITE PLAN 1	REMOVED CANOPY SITE PLAN 2	REMOVED CANOPY FUTURE	REMAINING CANOPY
TREE R1	559,731 SF	0 SF	0 SF	58,961 SF	500,770 SF
TREE R2	16,429 SF	5,851 SF	0 SF	203 SF	10,375 SF
TREE R3	6,439 SF	6,288 SF	151 SF	0 SF	0 SF
TREE R4	8,985 SF	0 SF	8,570 SF	0 SF	415 SF
TREE R5	11,168 SF	0 SF	446 SF	0 SF	10,722 SF
TOTAL SF	602,752 SF	12,139 SF	9,167 SF	59,133 SF	522,282 SF
TOTAL ACRES	13.84 AC	0.28 AC	0.21 AC	1.36 AC	11.99 AC

KEY:

	SPECIMEN TREE		STREAM BUFFER ZONE 1
	TREE CANOPY REMOVED AREA		STREAM BUFFER ZONE 2
	TREE CANOPY REMOVED AREA (FUTURE)		

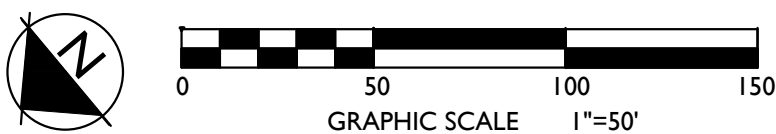
BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

MINERAL RIGHTS:
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY

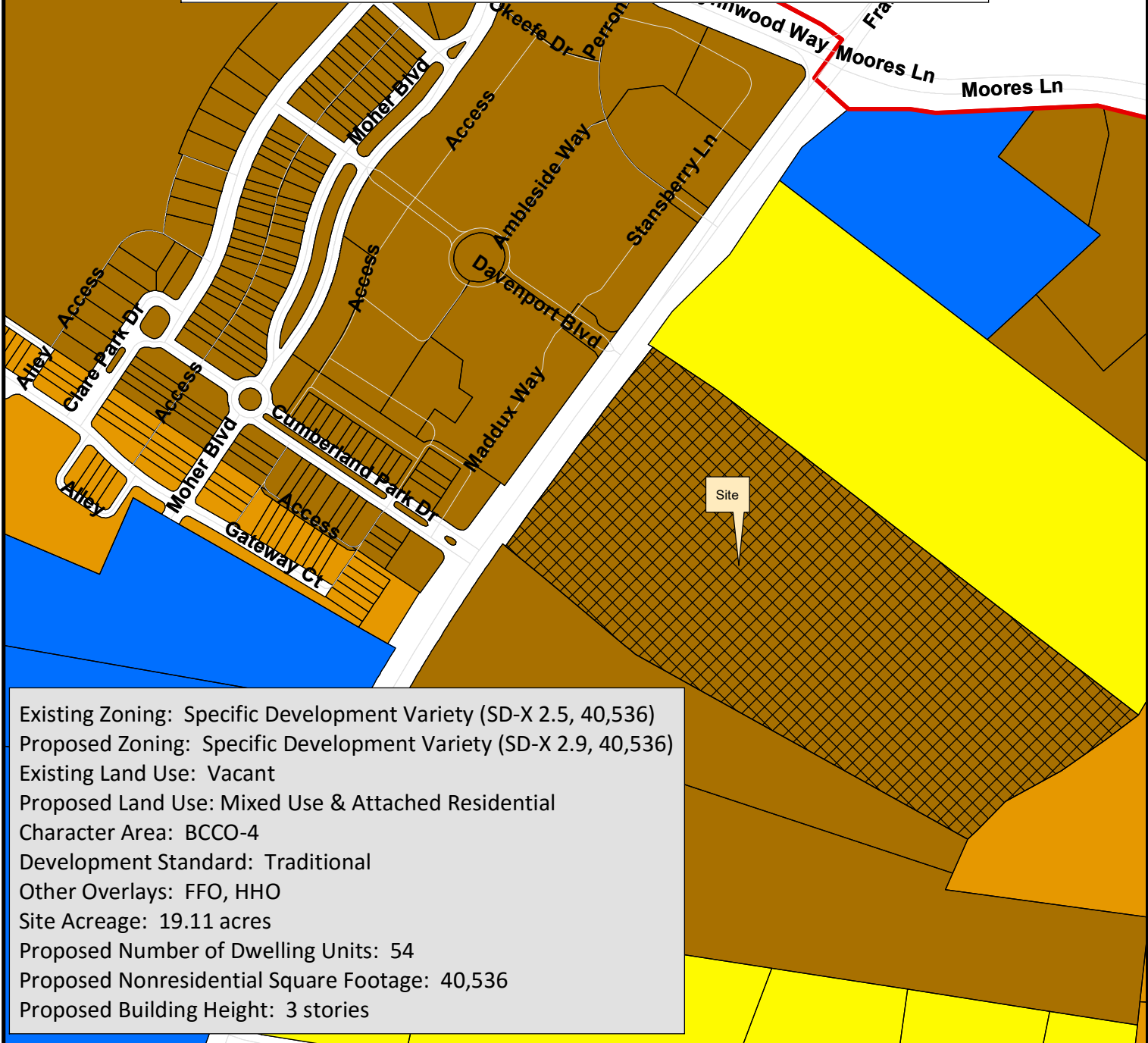


SOIL KEY

Aa	ARMOUR SILT LOAM, 0 TO 2 PERCENT SLOPES
BoD	BODINE CHERTY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
DeD	DELLROSE GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED
Rc	ROCKLAND
SuE	SULPHURA CHERTY SILT LOAM, 20 TO 50 PERCENT SLOPES



BRANCH CREEK CROSSING PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2
 RESOLUTION 2017-30
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/25/17



Existing Zoning: Specific Development Variety (SD-X 2.5, 40,536)
 Proposed Zoning: Specific Development Variety (SD-X 2.9, 40,536)
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use & Attached Residential
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: FFO, HHO
 Site Acreage: 19.11 acres
 Proposed Number of Dwelling Units: 54
 Proposed Nonresidential Square Footage: 40,536
 Proposed Building Height: 3 stories

- | | |
|--|---------------------------------------|
| Branch Creek | 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

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
 All data and materials (c) copyright 2016. All rights reserved.

RESOLUTION 2017-30

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR BRANCH CREEK CROSSING PUD SUBDIVISION FOR THE PROPERTY LOCATED SOUTH OF MOORES LANE AND EAST OF FRANKLIN ROAD, 574 FRANKLIN ROAD & 580 FRANKLIN 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 the Board of Mayor and Aldermen (BOMA) after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); and

WHEREAS, the BOMA originally rezoned the subject property, located at 574 & 580 Franklin Road, as part of Ordinance 2014-46 on February 24, 2015, and originally approved a Development Plan for the subject property as part of Resolution 2014-97, on February 10, 2015; 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 in Resolution 2014-97, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

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

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 2.4.2 (15); and

WHEREAS, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2017-17.

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
053---75.02
053---75.03
053---75.04
053---75.00
Total: 19.11 acres

Situated and lying in the 8th Civil District of Williamson County, Tennessee being a particular tract of land more fully described as follows:

Beginning at a Metal Fence Post in the Eastern right of Way of Highway 31 being known as Franklin Road and being corner to Holloway (D.B. 256, Page 433); thence leaving Holloway and with Highway 31 N 36°01'49" E a distance of 604.49' to an Iron Pipe Old in the fence being corner to Brentwood Church of the Nazarene (D.B. 1427, Page 669); thence leaving Highway 31 and with Brentwood Church of the Nazarene and generally following a fence S 56°15'46" E a distance of 235.20' to a Point in the fence; thence crossing a creek S 52°21'05" E a distance of 1281.07' to an Iron Rod Old in the fence being in the Western line of Lot 6 of the Landings S/D (P.B. 10, page 68); thence leaving Brentwood Church of the Nazarene and with Lot 6 generally following a fence along the top of a ridge S 51°57'18" W a distance of 103.13' to a Point in the fence; thence S 55°15'23" W a distance of 131.61' to an Iron Rod Old in the fence; thence S 61°13'17" W a distance of 154.84' to 28" Snag in the fence; thence S 44°53'55" W a distance of 132.86' to an Iron Rod in the fence being corner to Holloway; thence leaving Lot 6 and the ridge line N 60°50'44" W a distance of 933.63' to 48" Oak Tree in the fence; thence crossing a creek N 50°07'58" W a distance of 431.60' to the point of beginning having an area of 832,556.1 square feet or 19.11 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 Resolution.

SECTION III: That the overall entitlements, as amended, for the Branch Creek Crossing PUD Subdivision are as follows:

Entitlements	Branch Creek PUD Subdivision
Original Base Zone District	SD-X (2.5, 36,536)
Requested Base Zone District	SD-X (2.9, 40,536)
Character Area Overlay	BCCO-4
Other Zoning Overlays	HHO, FFO
Development Standard	Traditional
Number of Dwelling Units	54

Number of Nonresidential Square Footage	40,536
Connectivity Index	2.0
Open Space Requirements	Formal 0.57 acres Informal 10.86 acres Total 11.43 acres
Number of Phases in Development	4
Original Development Plan Approval	Resolution No. 2014-97 Date of approval: 2/10/15
Modification of Development Standards Approved as part of Resolution No. 2014-97	MOS 1 – Allow the loading areas to the side of the structure as opposed to behind the structure. MOS 2 – Allow parking between the primary elevation and the primary street in a Traditional area.
Development Plan Revision Number	2

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

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2017-17, on third and final reading, the health, safety, and welfare of the citizens requiring it.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____3/14/2017_____

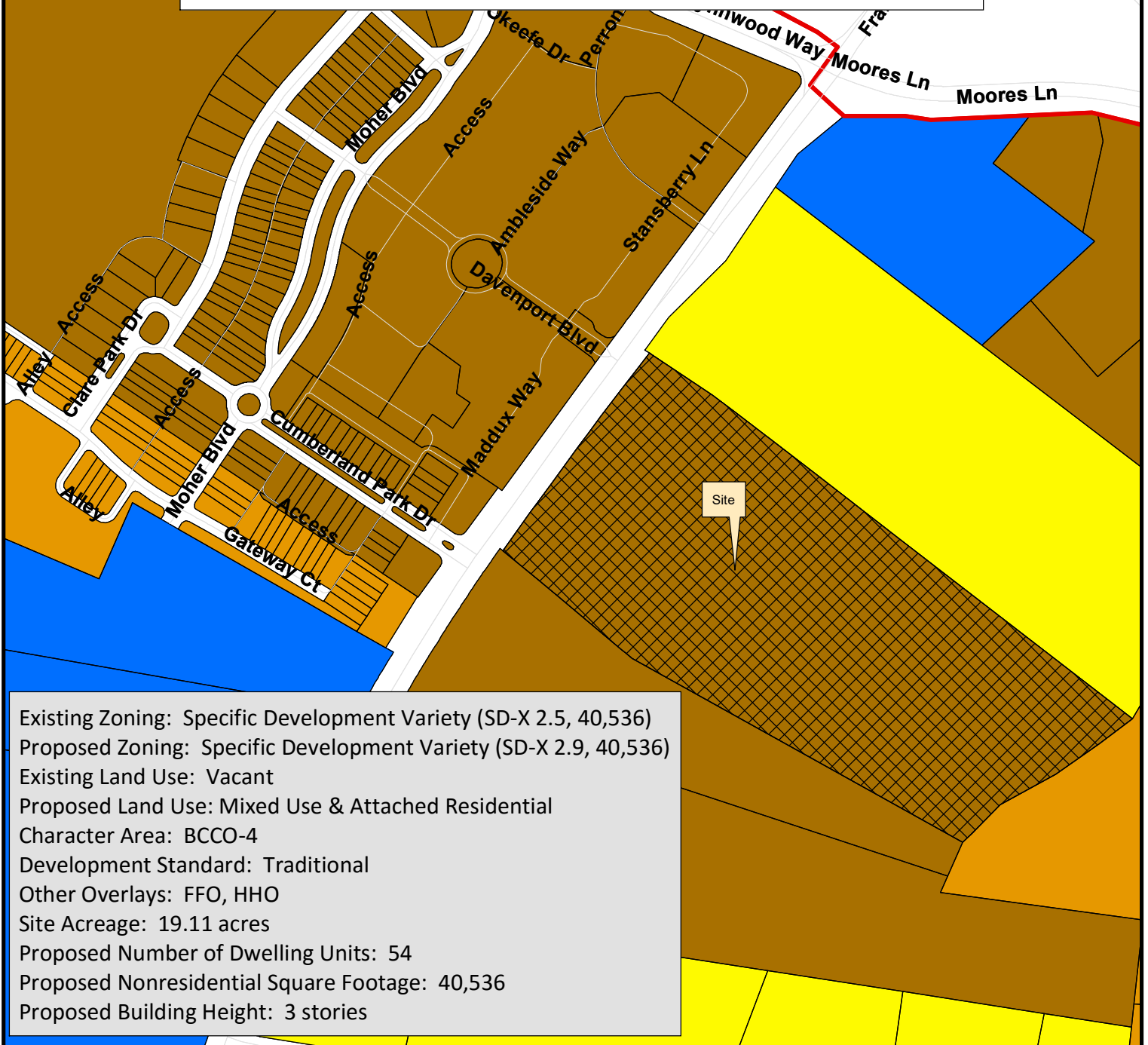
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____3/23/2017_____

NEIGHBORHOOD MEETING: _____3/21/2017_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

BRANCH CREEK CROSSING PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2
 RESOLUTION 2017-30
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/25/17



Existing Zoning: Specific Development Variety (SD-X 2.5, 40,536)
 Proposed Zoning: Specific Development Variety (SD-X 2.9, 40,536)
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use & Attached Residential
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: FFO, HHO
 Site Acreage: 19.11 acres
 Proposed Number of Dwelling Units: 54
 Proposed Nonresidential Square Footage: 40,536
 Proposed Building Height: 3 stories

- | | |
|--|---------------------------------------|
| Branch Creek | 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

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
 All data and materials (c) copyright 2016. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

1. G. Grading Plan

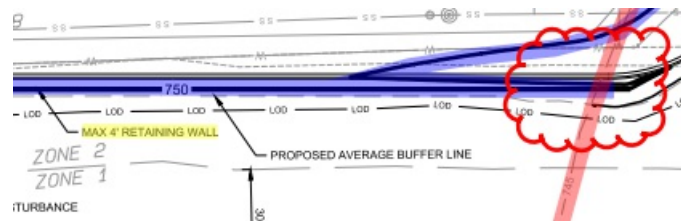
joe.marlo@franklinton.gov This following comment is an Advisory Warning, but does **not hinder approval of the Development Plan**.

At the Site Plan stage, all stormwater from impervious surfaces is to be sent to treatment. The note shown on Sheet C3.0 indicating that stormwater is proposed to sheet flow to the bioretention area on the southern end of the site does not appear to correspond with the proposed grading on the westernmost side of the site.

2. Retaining Wall Height

joe.marlo@franklinton.gov Applicant has not adequately addressed the comment, nor contacted staff prior to resubmittal as requested.

Applicant to revise the 4-foot maximum wall height note to reflect the 5-foot grade change shown on the grading plan. Note that existing 745 contour runs transverse, not offset, to the proposed 750 contour at the wall.



Parks

General Issues

3. Parkland information

kevinl@franklinton.gov Parks-The fees shall be paid at the final plat for this development. This property is located Quad #1 which is 271,000 per acre max price, which may help in figuring your fees, otherwise, a recent appraisal shall be required for approval by the city before the final plat can be recorded. Please contact Kevin at the Parks Department if more information is needed.

Planning

General Issues

4. Entrance

brad.baumgartner@franklinton.gov Applicant shall show prominent front entrance on renderings that face Franklin Road.

Water/Sewer

Branch Creek Crossing Development Plan Revision 2 - 5.4.2017.pdf

5. General issues

bnutt@mvud.org

MVUD has not received application or design information for this project.

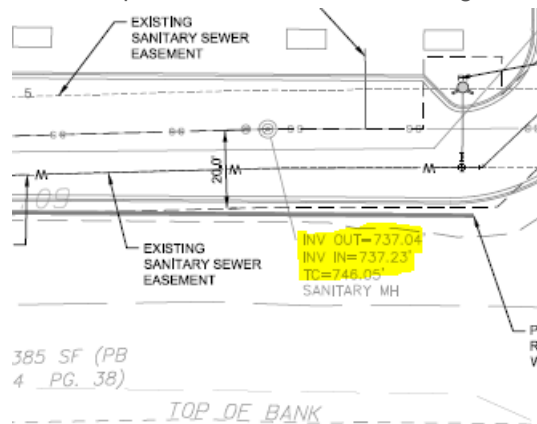
Water lines, meters, and hydrants as proposed are not approved by MVUD. General layout line sizes, and Hydrant locations have not been approved and currently does not meet design specifications of MVUD.

6. Sanitary sewer

ben.mcneil@franklintn.gov **Project Advisory:**

It has come to Water Management staff's attention that the sanitary sewer inverts and top of casting shown on the utility plans are existing conditions and not what the top of casting will be after construction is complete. The applicant shall provide the proposed top of casting elevations on the utility sheets. The proposed depth of fill over the existing sanitary sewer shall be noted on the utilities sheet as well. As was discussed at pre-application stage for this Development Plan, any proposed filling over the existing sanitary sewer which results in sewer depths of greater than 12' will require the pipe material to be upgraded to DIP and will require the sanitary sewer easement to be widened to 30' centered on the sewer line. No walls or other structures may be located within the sanitary sewer easement, regardless of easement width.

This issue will be examined in greater detail at Site Plan stage when the detailed grading information is available, but is being brought to the designer's attention now due to the potential effect on the site design and layout.



[Edited By Lance Fittro]

Zoning

General Issues

7. Dumpsters

shanna.mccoy@franklintn.gov There is no pedestrian door shown on the enclosure elevation plans.

BRANCH CREEK CROSSING DEVELOPMENT PLAN, REVISION 2

WILLIAMSON COUNTY, TENNESSEE

OWNER COMMERCIAL TRACTS (LOT 1, LOT 2, OS1A, OS1B, OS2):

BRANCH CREEK PARTNERS 1616 WESTGATE CIRCLE
SUITE 215
BRENTWOOD, TN 37207
615.467.6330
THARRIS@AVENUECONSTRUCTION.COM
TONY HARRIS

OWNER REMAINING TRACTS (LOT 3, OS3A, OS3B):

BBC INVESTMENTS
202 E. WASHINGTON ST.
SUITE 310
ANN ARBOR, MI 48104

DEVELOPER RESIDENTIAL TRACTS (LOT 3, OS3A, OS3B):

BEAZER HOMES LLC - NASHVILLE
501 CORPORATE CENTER DRIVE
FRANKLIN, TN
615.369.6125
WILL SMITH

APPLICANT & LANDSCAPE ARCHITECT:

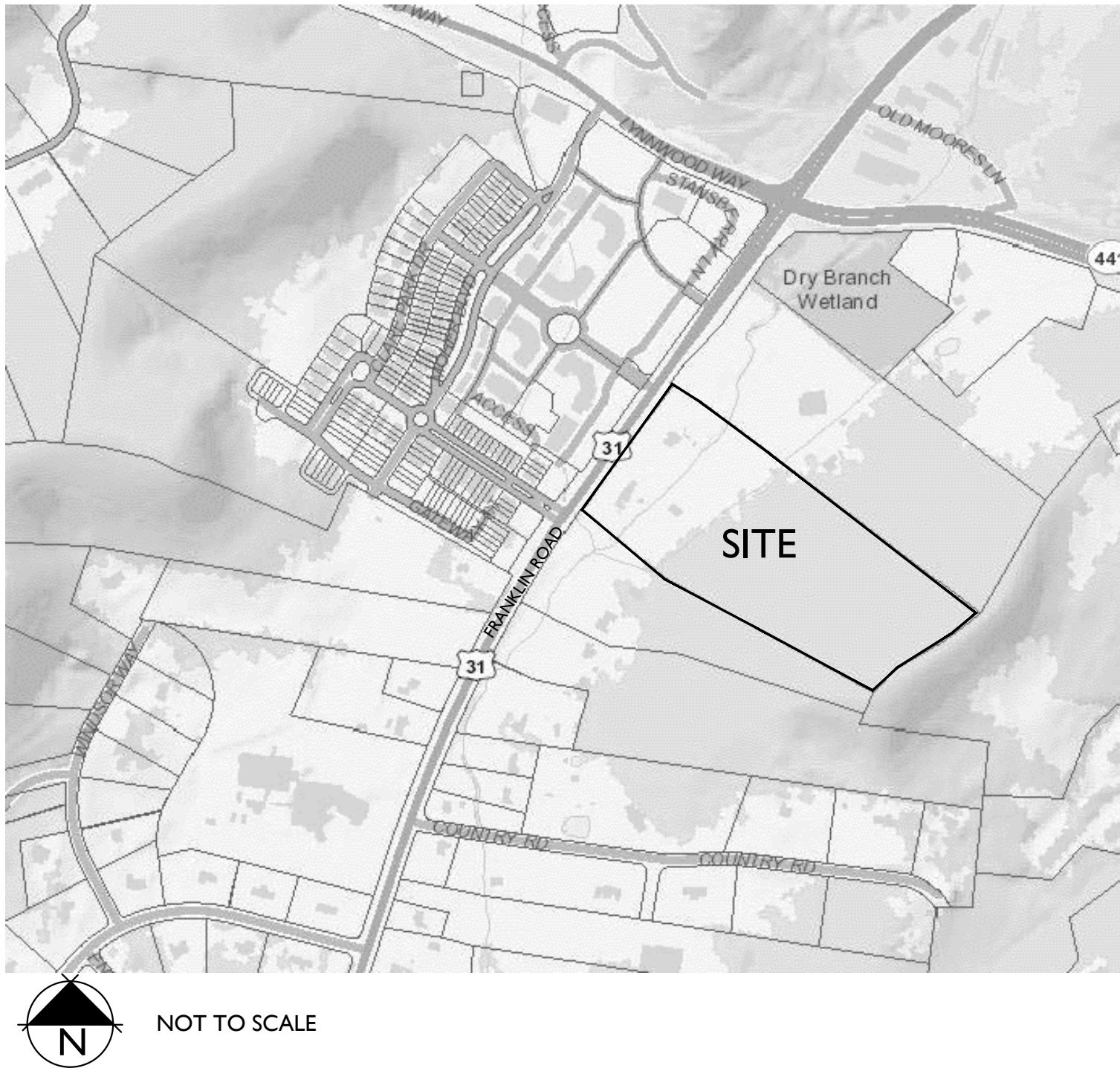
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064

SURVEYOR:

HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

ENGINEER:

KIMLEY-HORN
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615.564.2877



SHEET INDEX

C0.1	ORIGINAL DEVELOPMENT PLAN
C0.2	REVISED DEVELOPMENT PLAN
C1.0	OVERALL EXISTING CONDITIONS
C1.1	OVERALL EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	BUFFER REDUCTION EXHIBIT
C2.2	DEVELOPMENT PLAN REVISION COMPARISON
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW AND ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
A400	EXTERIOR ELEVATIONS
A401	EXTERIOR ELEVATIONS
A402	FIRST FLOOR PLAN PERSPECTIVE
A410	GARAGE AND TRASH ENCLOSURE

DEVELOPMENT SUMMARY

- REVISION 2
- LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS
 - INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS
 - NO CHANGES PROPOSED TO COMMERCIAL LOTS

- REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
- REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD
 - INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF
 - NO CHANGES TO RESIDENTIAL LOT

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

PARKLAND DEDICATION

\$3,400SF REQUIRED TO BE PROVIDED IN THE FORM OF WALKING TRAILS AND/OR FEES IN LIEU AS OUTLINED WITH SITE PLAN.

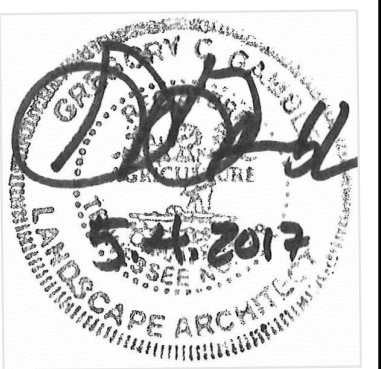
35 HOMES @ 1,200SF / HOME = 42,000SF
19 HOMES @ 600SF / HOMES = 11,400SF
TOTAL = 53,400SF



APRIL 10, 2017
COF# 6410
Revisions
1. May 4, 2017

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

COF # 6410



ISSUED: April 10, 2017

Revision	Date
1	May 4, 2017

LEGAL DESCRIPTION:

A parcel of land situated in the 8th Civil District in the City of Franklin in Williamson County Tennessee and being more particularly described as follows:

Being all of Lot 3 of Plat Book 64 page 38 as recorded in the Registers Office of Williamson County and Containing 13.816 acres more or less

SITE DATA:

PROJECT NAME:	BRANCH CREEK CROSSING (PUD), DEVELOPMENT PLAN REVISION 2
PROJECT NUMBER:	6410
SUBDIVISION:	BRANCH CREEK CROSSING PUD
LOT NUMBER:	NA
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 75
EXISTING ZONING:	SD-X (2,540,536)
PROPOSED ZONING:	SD-X (2,940,536)
CHARACTER AREA OVERLAY:	BCCO-4
OTHER APPLICABLE OVERLAYS:	HMO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	19.11 AC
TOTAL SQUARE FOOTAGE:	832,556 +/- SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	0'
SIDE YARD:	5'

OWNER COMMERCIAL TRACTS:
LOT 1, LOT 2, OS1A, OS1B, OS2

OWNER RESIDENTIAL TRACTS:
LOT 3, OS3A, OS3B

DEVELOPER RESIDENTIAL TRACTS:
LOT 3, OS3A, OS3B

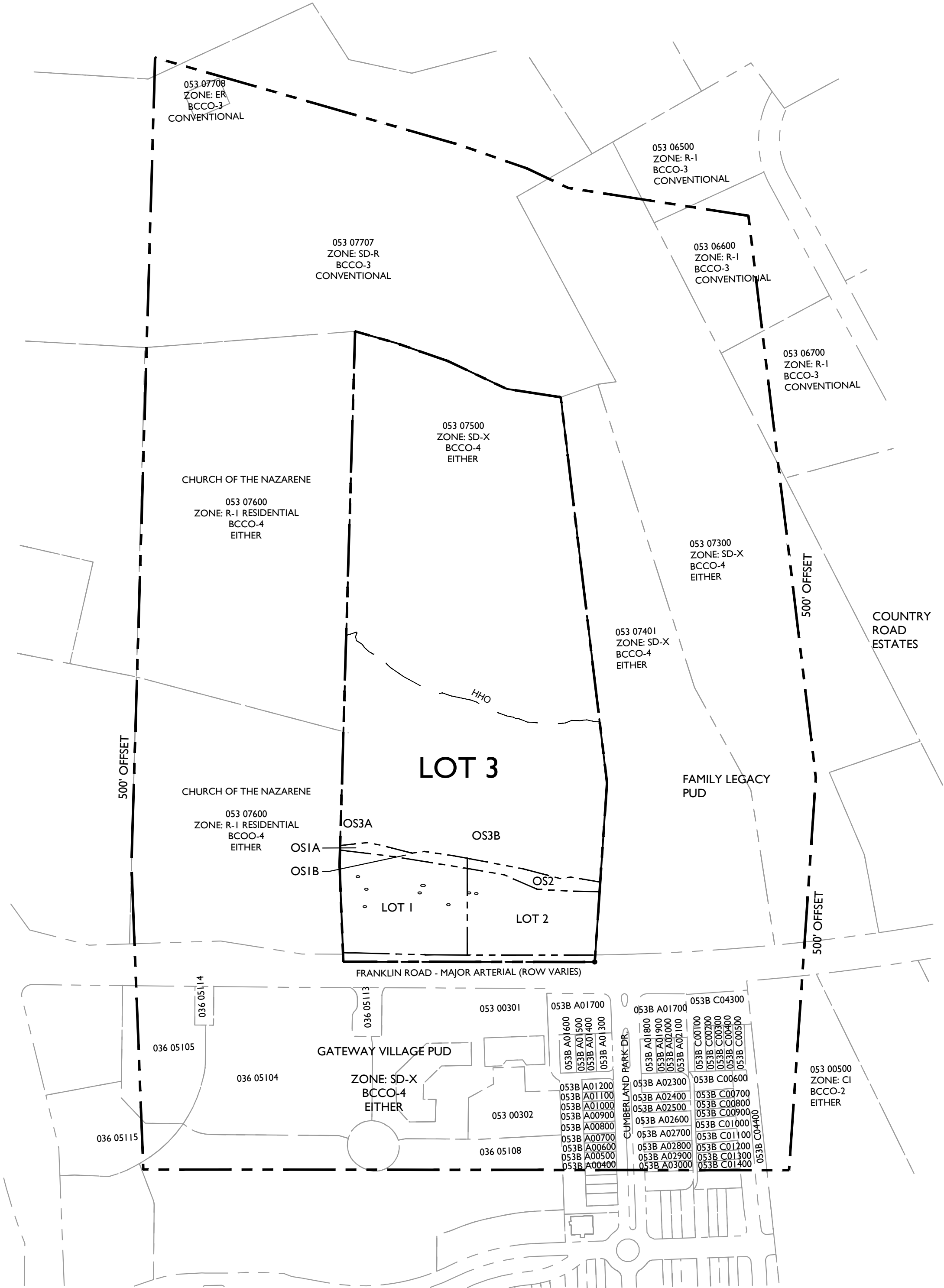
APPLICANT:

BUILDING SQUARE FOOTAGE:	140,536
BUILDING HEIGHT:	3 STORIES
LANDSCAPE SURFACE RATIO:	0.07 / 10.86 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.20 / 3.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT:	SEE CHART C2.0
MAXIMUM PARKING LIMIT:	SEE CHART C2.0
EXISTING PARKING:	SEE CHART C2.0
RESIDENTIAL DENSITY:	2.9 DUA
TREE CANOPY:	522,696 SF (87% OF TOTAL CANOPY)
PARKLAND DEDICATION:	53,400 SF REQ. IN FORM OF WALKING TRAILS OR FEES IN LIEU
	35 HOMES @ 1200 SF/HOME = 42,000 SF
	19 HOMES @ 600 SF/HOME = 11,400 SF
	3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL
	PROVIDED LOT 1: 0.05 AC
	PROVIDED LOT 2: 0.08 AC
	PROVIDED LOT 3: 0.46 AC

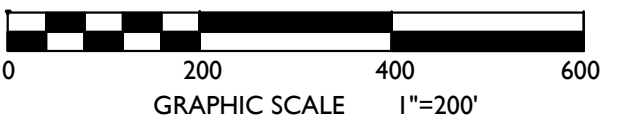
OPEN SPACE:

500' ADJACENT PROPERTY OWNERS:

PROPERTY ADDRESS	OWNER	OWNER STREET	CITY	STATE	ZIP	ZONE	CHARACTER AREA	DEV. STANDARD
120 DAVENPORT BLVD	CVHS LLC	1728 GEN GEO PATTON DR #200	BRENTWOOD	TN	37027			
1350 PERRONE WAY	FOR 6 LLC	1728 GEN GEO PATTON DR#200	BRENTWOOD	TN	37027			
1340 MOHER BLVD	BELL FUND IV FRANKLIN GATEWAY LLC	PO BOX 5607	ATLANTA	GA	30363			
DAVENPORT BLVD	GATEWAY VILLAGE DEV INC	5042 THOROUGHGBRED LN # 200	BRENTWOOD	TN	37027			
DAVENPORT BLVD	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHGBRED LN 200	BRENTWOOD	TN	37027			
PERRONE WAY	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHGBRED LN 200	BRENTWOOD	TN	37027			
3000 STANBERRY PVT LN	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHGBRED LN STE 200	BRENTWOOD	TN	37027			
121 DAVENPORT BLVD 3	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHGBRED LN STE 200	BRENTWOOD	TN	37027			
AMBLESIDE WAY	BELL FUND IV FRANKLIN GATEWAY LLC	300 N GREENE ST #1000	GREENSBORO	NC	27401			
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST	537 FRANKLIN RD	FRANKLIN	TN	37069			
1226 COUNTRY RD	PARRIS JEFFREY S	1226 COUNTRY RD	FRANKLIN	TN	37069			
1222 COUNTRY RD	ZHU HUIRONG	731 W LA CANADA AVE	MOUNTAIN HOUSE	CA	95391			
1238 COUNTRY RD	ROBERTSON JOHN JASON	1238 COUNTRY RD	FRANKLIN	TN	37069			
554 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
562-68 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
574 FRANKLIN RD	BCC INVESTMENTS LLC	202 E WASHINGTON ST SUITE 310	ANN ARBOR	MI	48104			
FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE	584 FRANKLIN RD	FRANKLIN	TN	37069			
LANDINGS DR	VIL LANDINGS AT BRENTWOOD LP	711 W BAY AREA BLVD	WEBSTER	TX	77598			
LANDINGS DR	CEMETERY HACKAY	LANDINGS DR	FRANKLIN	TN	37069			
1026 CUMBERLAND PARK DR	WILSON LESLIE ANN	1026 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1024 CUMBERLAND PARK DR	BROOKS LAUREN MICHELLE	1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID	1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PRTNSHIP	1126 BEECHES TAVERN TRL	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1018 CUMBERLAND PARK DR	ANDREWS MEREDITH LEIGH	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1016 CUMBERLAND PARK DR	LEPPER ROBERT	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1014 CUMBERLAND PARK DR	WYLLIE SUZANNE F	1006 SCRAMBLERS KNOB	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1012 CUMBERLAND PARK DR	VAN VICKLE JOHN HAYES	1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1010 CUMBERLAND PARK DR	THORNTON DON TYLER	1010 CUMBERLAND DR	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1008 CUMBERLAND PARK DR	YOUNG KIMBERLY W	1000 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1006 CUMBERLAND PARK DR	JONES CHRISTINA ANNE	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1004 CUMBERLAND PARK DR	COMBS BEDFORD M	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1002 CUMBERLAND PARK DR	TAMPE PAULINE	1046 HOLLY TREE GAP RD	BRENTWOOD	TN	37027 SD-X	BCCO-4		ETHER
1000 CUMBERLAND PARK DR	GATEWAY VILLAGE DEV INC	5042 THOROUGHGBRED LN # 200	BRENTWOOD	TN	37027 SD-X	BCCO-4		ETHER
1001 CUMBERLAND PARK DR	CAMERON DARELL C	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1001 CUMBERLAND PARK DR	KEENAN THOMAS C	1760 FORSYTH PARK DR	BRENTWOOD	TN	37027 SD-X	BCCO-4		ETHER
1005 CUMBERLAND PARK DR	REYNOLDS SALLY M	1360 HOLLY TREE GAP RD	BRENTWOOD	TN	37027 SD-X	BCCO-4		ETHER
1007 CUMBERLAND PARK DR	HUISMATH PATRICIA	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
FRANKLIN RD	GATEWAY VILLAGE RESIDENTIAL LLC	113 SEABOARD LN #4-105	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1011 CUMBERLAND PARK DR	TELFER GEORGE CURTIS	PO BOX 50536	NASHVILLE	TN	37205 SD-X	BCCO-4		ETHER
1013 CUMBERLAND PARK DR	HIME GEORGE ALLEN	1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1015 CUMBERLAND PARK DR	MISSIRIAN RAPHAEL A & ANAHID REVINT	1015 CUMBERLAND PARK LN	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1017 CUMBERLAND PARK DR	BULLIARO FRANCESCA	1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1019 CUMBERLAND PARK DR	ROSS RICHARD F	563 MIDWAY CIR	BRENTWOOD	TN	37027 SD-X	BCCO-4		ETHER
1021 CUMBERLAND PARK DR	WIENCIE TOM C	1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4		ETHER
1023 CUMBERLAND PARK DR	MATRAVERS LAURIE M	215 DEER PARK CIR	NASHVILLE	TN	37205 SD-X	BCCO-4		ETHER
1025 CUMBERLAND PARK DR	MARTIN ROBERT M	919 STUART LN	BRENTWOOD	TN	37027 SD-X	BCCO-4		ETHER
201 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4		ETHER
207 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4		ETHER
213 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4		ETHER
219 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4		ETHER
225 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4		ETHER
232 GATEWAY CT	SHEAR CARLY R	232 GATEWAY CT	FRANKLIN	TN	37069 SD-R	BCCO-4		ETHER
238 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4		ETHER
242 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4		ETHER
248 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4		ETHER
254 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4		ETHER
260 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4		ETHER
266 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4		ETHER
272 GATEWAY CT	CROCKETT DAVID B	272 GATEWAY CT	FRANKLIN	TN	37069 SD-R	BCCO-4		ETHER
278 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLEY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4		ETHER
GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4		ETHER
GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4		ETHER



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027



SPECIMEN TREE SURVEY

Tree Number	Tree Size	Status	Number	Type	Size	Health	Status
1	40"		101	TREE	38"	POOR	REMOVED 1
2	26"		102	TREE	24"	POOR	REMOVED 1
3	26"		103	TREE	36"	FAIR	REMOVED 2
4	28"		104	TREE	48"	FAIR	
5	24"		105	TREE	36"	FAIR	
6	24"		106	TREE	28"	FAIR	
7	30"		107	TREE	38"	FAIR	
8	28"	REMOVED 3	108	TREE	32"	FAIR	REMOVED 1
9	24"	REMOVED 3	109	TREE	48"	POOR	
10	44"	REMOVED 3	110	TREE	36"	POOR	
11	30"	REMOVED 3	111	TREE	30"	FAIR	
12	40"	REMOVED 3	112	TREE	24"	FAIR	
13	26"	REMOVED 3	113	TREE	32"	FAIR	REMOVED 3
14	24"	REMOVED 3	114	TREE	26"	FAIR	REMOVED 3
15	30"	REMOVED 3	115	TREE	48"	GOOD	
16	40"	REMOVED 3	116	TREE	28"	GOOD	
17	24"	REMOVED 3					
18	24"	REMOVED 3					
19	24"						
20	48"						
21	44"						
22	42"						
23	30"						
24	26"						
25	24"						
26	24"						
27	24"						
28	24"						
29	26"						
30	24"						
31	24"						
32	24"						
33	24"						
34	30"						
35	30"						
36	30"						
37	24"						
38	24"						
39	24"						
40	24"						

SPECIMEN TREE REPLACEMENT CHART			
	REPLACEMENT IN. REQUIRED	INCHES REPLACED	TOTAL REMAINING
LOT 1 - COF #6281	64	65	+1 IN
LOT 2 - COF #6360	72	76	+4 IN
LOT 3	668	668	-668 IN
TOTAL REPLACEMENT			-663 IN

REPLACEMENT FOR REMOVED HEALTHY SPECIMEN INCHES IS 2:1

SPECIMEN TREES REMOVED ON LOTS 1 AND 2 HAVE BEEN REPLACED ON LOTS 1 AND 2.

ANY SPECIMEN TREE REMOVED ON LOT 3 WILL BE REPLACED ON LOT 3, OR A CONTRIBUTION TO THE TREE BANK WILL BE MADE. ANTICIPATED REMOVAL IS NOTED ABOVE AND WILL BE CONFIRMED WITH SUBMITTAL OF SITE PLAN DOCUMENTS FOR LOT 3.

SITE DATA:

PROJECT NAME:	BRANCH CREEK CROSSING (PUD), DEVELOPMENT PLAN REVISION 2
PROJECT NUMBER:	6410
SUBDIVISION:	BRANCH CREEK CROSSING PUD
LOT NUMBER:	NA
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 55, PARCEL 75
EXISTING ZONING:	SD-X (2,540,536)
PROPOSED ZONING:	SD-X (2,940,536)
CHARACTER AREA OVERLAY:	BCCO-4
OTHER APPLICABLE OVERLAYS:	HBO, HBO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	19.11 AC
TOTAL SQUARE FOOTAGE:	832,556 +/- SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	0'
SIDE YARD:	5'
OWNER COMMERCIAL TRACTS:	BRANCH CREEK PARTNERS 1616 WESTGATE CIRCLE SUITE 215 BRENTWOOD, TN 37207 615.467.6330 THARRIS@AVENUECONSTRUCTION.COM TONY HARRIS
OWNER RESIDENTIAL TRACTS:	BBC INVESTMENTS 202 E. WASHINGTON ST. SUITE 310 ANN ARBOR, MI 48104
DEVELOPER RESIDENTIAL TRACTS:	BEAZER HOMES LLC - NASHVILLE 501 CORPORATE CENTER DRIVE FRANKLIN, TN 37064 615.369.6125 WILL SMITH
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.875.5765 greggambler209@gmail.com GREG GAMBLE
BUILDING SQUARE FOOTAGE:	+40,536
BUILDING HEIGHT:	3 STORIES
LANDSCAPE SURFACE RATIO:	0.17 / 10.86 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.20 / 3.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT:	SEE CHART C2.0
MAXIMUM PARKING LIMIT:	SEE CHART C2.0
EXISTING PARKING:	2.9 DUA
RESIDENTIAL DENSITY:	522,696 SF (87% OF TOTAL CANOPY)
TREE CANOPY:	53,400 SF REQ. IN FORM OF WALKING TRAILS OR FEES IN LIEU
PARKLAND DEDICATION:	35 HOMES @ 1200 SF/HOME = 42,000 SF 19 HOMES @ 600 SF/HOME = 11,400 SF 3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL PROVIDED LOT 1: 0.05 AC PROVIDED LOT 2: 0.08 AC PROVIDED LOT 3: 0.46 AC
OPEN SPACE:	

TREE CANOPY DATA

EXISTING TREE CANOPY: 602,752 SF (72% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 18%
REQUIRED PRESERVATION = 108,495 SF (2.49 AC)
TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 21,087 SF
TOTAL CANOPY REMOVED WITH FUTURE LOT 3: 58,961 SF
PROVIDED TREE CANOPY PRESERVATION: 522,696 SF (87% OF TOTAL CANOPY)

TREE CANOPY RETENTION

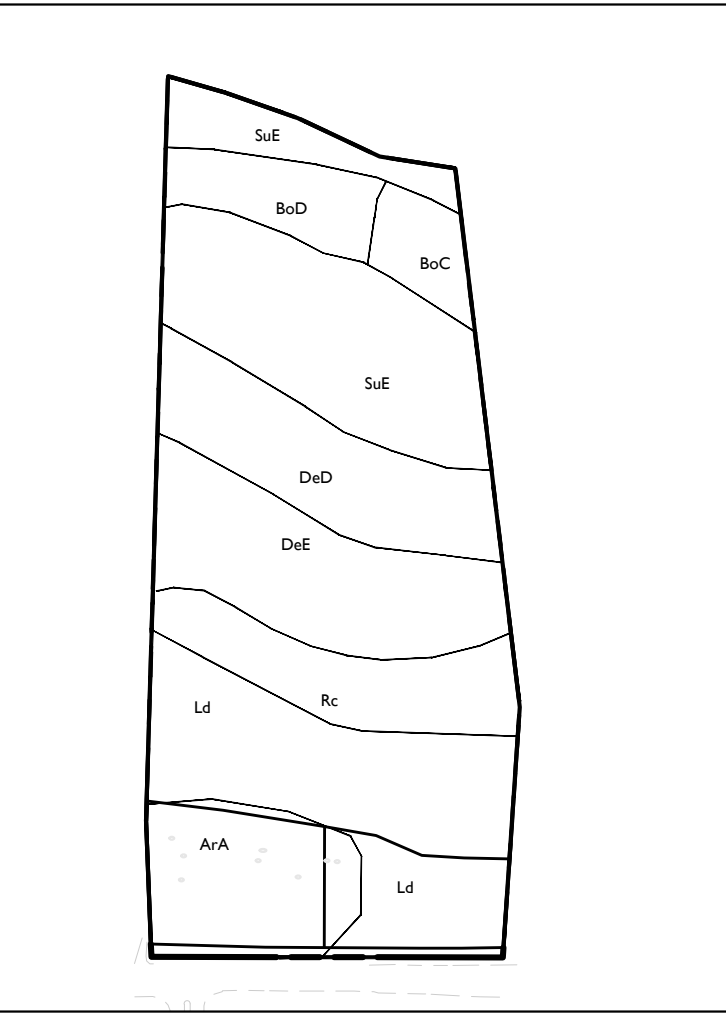
TREE AREA	EXISTING CANOPY	REMOVED CANOPY SITE PLAN 1	REMOVED CANOPY SITE PLAN 2	REMOVED CANOPY FUTURE	REMAINING CANOPY
TREE R1	559,731 SF	0 SF	0 SF	58,961 SF	500,770 SF
TREE R2	16,429 SF	5,851 SF	0 SF	203 SF	10,375 SF
TREE R3	6,439 SF	6,288 SF	151 SF	0 SF	0 SF
TREE R4	8,985 SF	0 SF	8,570 SF	0 SF	415 SF
TREE R5	11,168 SF	0 SF	446 SF	0 SF	10,722 SF
TOTAL SF	602,752 SF	12,139 SF	9,167 SF	59,133 SF	522,282 SF
TOTAL ACRES	13.84 AC	0.28 AC	0.21 AC	1.36 AC	11.99 AC

KEY:

	SPECIMEN TREE		STREAM BUFFER ZONE 1
	TREE CANOPY REMOVED WITH LOT 1 AND 2 SITE PLANS		STREAM BUFFER ZONE 2
	TREE CANOPY REMOVAL AREA		

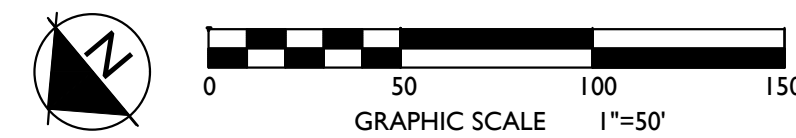
BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

MINERAL RIGHTS:
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY



SOIL KEY

Aa	ARMOUR SILT LOAM, 0 TO 2 PERCENT SLOPES
BoC	BODINE CHERTY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
DeE	DELLROSE GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED
Rc	ROCKLAND
SuE	SULPHURA CHERTY SILT LOAM, 20 TO 50 PERCENT SLOPES



PHASING SCHEDULE (ESTIMATED):

LOT 1 - COMMERCIAL
SITE PLAN FOR 18,000 SF NON-RESIDENTIAL BUILDING IS APPROVED. SITE IS IN
CONSTRUCTION.

LOT 2 - COMMERCIAL
22,696 SF NON-RESIDENTIAL BUILDING. CONSTRUCTION TO COMMENCE IN 2017.

LOT 3 - RESIDENTIAL
BUILDING 1 ROAD AND PARKING WILL BE BUILT FIRST, FOLLOWED BY BUILDING 2.

DEVELOPMENT SUMMARY

REVISION 2

- LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND
FULL CIRCULATION AROUND THE BUILDINGS
- INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS
- NO CHANGES PROPOSED TO COMMERCIAL LOTS

- REVISION 1: APPROVED NOVEMBER 2016, COF# 6281**
- REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD
 - INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO
40,000-44,000 SF
 - NO CHANGES TO RESIDENTIAL LOT

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SITE PLAN 1	REMOVED CANOPY SITE PLAN 2	REMOVED LOT 3	REMAINING CANOPY
TREE R1	559,731 SF	0 SF	0 SF	58,981 SF	500,770 SF
TREE R2	16,429 SF	5,851 SF	0 SF	203 SF	10,375 SF
TREE R3	6,439 SF	6,288 SF	151 SF	0 SF	0 SF
TREE R4	8,985 SF	0 SF	8,570 SF	0 SF	415 SF
TREE R5	11,168 SF	0 SF	448 SF	0 SF	10,720 SF
TOTAL SF	602,752 SF	12,139 SF	9,167 SF	59,133 SF	522,282 SF
TOTAL ACRES	13.84 AC	0.26 AC	0.21 AC	1.36 AC	11.99 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 602,752 SF (72% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 18%
REQUIRED PRESERVATION = 108,495 SF (2.49 AC)

TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 21,087 SF
TOTAL CANOPY REMOVED WITH FUTURE LOT 3: 58,981 SF

PROVIDED TREE CANOPY PRESERVATION: 522,696 SF (87% OF TOTAL CANOPY)

TREE PRESERVATION AREA

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE

3% = 19,111 AC / 24,829 SF

NOTE: 100% OF OPEN SPACE IS FORMAL

KEY	CLASSIFICATION	TYPE	AREA (SF)
T01A	FORMAL	PLAZA	2,271
T02A	FORMAL	PLAZA	2,621
T03A	FORMAL	PLAZA	10,556
T03B	FORMAL	FORMAL SITTING AREA/TRAIL HEAD	5,418

ADDITIONAL OPEN SPACE LOTS AS SHOWN ON PLAT:

KEY	CLASSIFICATION	TYPE	AREA (SF)
OS1A	INFORMAL	STREAM BUFFER AREA	1,167
OS1B	INFORMAL	STREAM BUFFER AREA	4,174
OS2	INFORMAL	STREAM BUFFER AREA	9,336

TOTAL OPEN SPACE

FORMAL = 0.57 AC / 24,866 SF (3%)

PARKING CHART - RESIDENTIAL LOT 3

TOTAL RESIDENTIAL UNITS PER BUILDING: 27 UNITS (REQUIRES 70.5 SPACES)
21 - TWO BED ROOM UNITS - REQUIRED 2.5 PARKING SPACES PER UNIT
6 - ONE BED ROOM UNITS - REQUIRED 3 PARKING SPACES PER UNIT

TOTAL PARKING REQUIRED: 141 PARKING SPACES
TOTAL PARKING PROVIDED: 141 PARKING SPACES
44 PARK UNDER GARAGE SPACES
28 TANDEM GARAGE PARKING SPACES (20' MIN)
20 DETACHED GARAGE SPACES
49 SURFACE PARKING SPACES

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
MULTI FAMILY IS AN APPROVED USE

THIS DEVELOPMENT PLAN REVISION SPECIFICALLY ADDRESSES THE CONDOMINIUM COMMUNITY
ON LOT 3. TEH LAYOUT REVISIONS PROPOSED HERE ARE SUPPORTED BY THE ENVISION FRANKLIN
GUIDELINES. EXAMPLES INCLUDE ORIENTING MAIN BUILDING ENTRANCES TO THE STREET, REAR
LOADED GARAGES, AND CREATING AN ACTIVE STREET ENVIRONMENT THROUGH THE
RELATIONSHIP OF BUILDINGS TO STREETS AND OPEN SPACE PLAZA.

THE TWO CONDO BUILDINGS PROPOSED ARE POSITIONED ON A LARGE PEDESTRIAN PLAZA. THE
CONDO BUILDING FRONT DOOR (MAIN CORRIDORS) ARE ACCESSED FROM THE PLAZA. INDIVIDUAL
CONDOS ALSO HAVE PATIO OR BALCONY ACCESS TO THIS PLAZA. SERVICE AND VEHICULAR
GARAGE ACCESS IS LIMITED TO THE SIDES AND REAR.

KEY:

- SITE PLAN APPROVED OR UNDER REVIEW,
NO CHANGES PROPOSED
- FORMAL OPEN SPACE
- PRESERVED TREE CANOPY
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE DATA:

PROJECT NAME: BRANCH CREEK CROSSING (PUD), DEVELOPMENT PLAN REVISION 2
PROJECT NUMBER: 6410
SUBDIVISION: BRANCH CREEK CROSSING PUD
LOT NUMBER: NA
ADDRESS: 574 & 580 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 53, PARCEL 75

EXISTING ZONING: SD-X (2,540,536)
PROPOSED ZONING: SD-X (2,940,536)
CHARACTER AREA OVERLAY: BCCO-4
OTHER APPLICABLE OVERLAYS: HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
TOTAL ACREAGE: 19.11 AC
TOTAL SQUARE FOOTAGE: 832,556 +/- SF

MINIMUM REQUIRED SETBACKS:
FRONT YARD: 15'
REAR YARD: 0'
SIDE YARD: 5'

OWNER COMMERCIAL TRACTS:

LOT 1, LOT 2, OS1A, OS1B, OS2
BRANCH CREEK PARTNERS
1616 WESTGATE CIRCLE
SUITE 215
BRENTWOOD, TN 37207
615.467.6330
THARRIS@GAVENUECONSTRUCTION.COM
TONY HARRIS

OWNER RESIDENTIAL TRACTS:

LOT 3, OS3A, OS3B
BBC INVESTMENTS
202 E. WASHINGTON ST.
SUITE 310
ANN ARBOR, MI 48104

DEVELOPER RESIDENTIAL TRACTS:

LOT 3, OS3A, OS3B
BEAZER HOMES LLC - NASHVILLE
501 CORPORATE CENTER DRIVE
FRANKLIN, TN
615.369.6125
WILL SMITH

APPLICANT:

GAMBLE DESIGN COLLABORATIVE
SUITE 200
FRANKLIN, TN 37064
615.975.6765
greggambles209@gmail.com
GREG GAMBLE

BUILDING SQUARE FOOTAGE: ±40,536
BUILDING HEIGHT: 3 STORIES
LANDSCAPE SURFACE RATIO: 0.57 / 10.86 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO: 0.20 / 3.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT: SEE CHART C2.0
MAXIMUM PARKING LIMIT: SEE CHART C2.0
EXISTING PARKING: SEE CHART C2.0
RESIDENTIAL DENSITY: 2.9 DUA
TREE CANOPY: 522,696 SF (87% OF TOTAL CANOPY)
PARKLAND DEDICATION: 53,400 SF REQ. IN FORM OF WALKING TRAILS OR FEES IN LIEU

OPEN SPACE:

35 HOMES @ 1200 SF/HOME = 42,000 SF
19 HOMES @ 600 SF/HOME = 11,400 SF
3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL
FORMAL
PROVIDED LOT 1: 0.05 AC
PROVIDED LOT 2: 0.06 AC
PROVIDED LOT 3: 0.46 AC

STATEMENT OF IMPACTS:

WATER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)

TOTAL ESTIMATED USAGE OF 27,825 GALLONS PER DAY. DEVELOPMENT WILL BE SERVED FROM
AN EXISTING 12 INCH WATER LINE ON FRANKLIN ROAD, AND THE RESIDENTIAL DEVELOPMENT
WILL BE SERVED BY A PROPOSED 8 INCH WATER LINE EXTENSION. MODELS BY MALLORY VALLEY
UTILITY DISTRICT INDICATE THAT THE RESIDENTIAL RESIDUAL PRESSURE WILL BE IN THE RANGE
OF 85 TO 95 PSI DURING NORMAL SYSTEM DEMANDS AND THE COMMERCIAL RESIDUAL
PRESSURES WILL BE IN THE RANGE OF 80 TO 90 PSI DURING NORMAL SYSTEM DEMAND PERIODS.
A FIRE FLOW EVENT WAS ALSO CHECKED AT THE END OF THE PROPOSED 8 INCH LINE AND THE
MODEL INDICATES A RESIDUAL PRESSURE OF 70 PSI DURING SUCH AN EVENT AT THE END OF THE
LINE.

WATER: RESIDENTIAL (DEVELOPMENT PLAN REVISION 2)

WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT
EXTENDS APPROXIMATELY 615 LF FROM A 1" WATER LINE OFF FRANKLIN ROAD. WATER
AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS
DEVELOPMENT.

SEWER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)

A PROPOSED 8" SANITARY SEWER LINE IS BEING EXTENDED ACROSS THE PROPERTY TO THE
BRENTWOOD CHURCH OF THE NAZARENE. THE PROPOSED DEVELOPMENT WILL TIE TO THE
PROPOSED 8" SANITARY SEWER MAIN. INSTALLATION OF THIS CONNECTION TO THE NEIGHBORING
PROPERTY WILL OCCUR WITH THE DEVELOPMENT OF THE RESIDENTIAL PHASES 2 AND 4.

SEWER: RESIDENTIAL (DEVELOPMENT PLAN REVISION 2)

SANITARY SEWER WILL BE PROVIDED BY THE CITY OF FRANKLIN THROUGH THE SPENCER CREEK
BASIN INTERCEPTOR. THE COF HAS APPROVED THE ADDITION OF 60 SFVE FOR THE
DEVELOPMENT.

REPURIFIED (REUSE) WATER FACILITIES:

NONE WITHIN THE DEVELOPMENT

STREET NETWORK:

FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN
AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION
BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441/LYNNWOOD WAY) IS
FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS
AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE
GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN
SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF
FRANKLIN ROAD AND DAVENPORT BOULEVARD.

DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY
PREVIOUSLY SUPPLIED WITH ORIGINAL SUBMITTAL.

DRAINAGE FACILITIES:

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

POLICE, FIRE AND RECREATIONAL FACILITIES:

POLICE - 900 COLUMBIA AVE, 4.2 MILES
FIRE - STATION #5, 370 MALLORY STATION ROAD, 2.4 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.25 MILES

PROJECTED STUDENT POPULATION:

54 X 0.64 STUDENTS = 35 PROJECTED STUDENTS

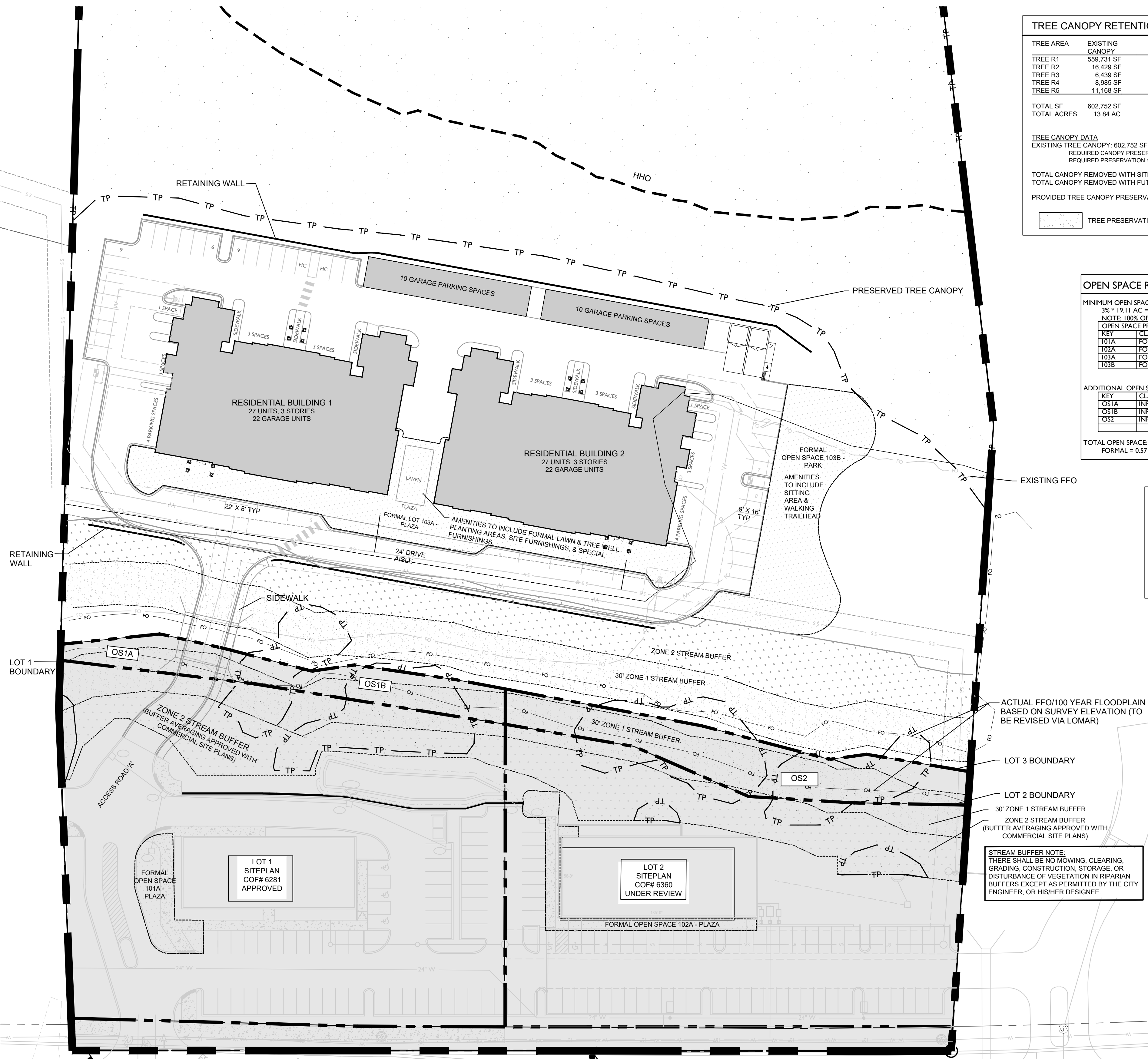
*NOTE: THE APPLICANT IS PROPOSING AN AGE RESTRICTED (55+) ACTIVE ADULT CONDOMINIUM
COMMUNITY. THEREFORE, IT IS EXPECTED THAT THERE WILL NO PROJECTED STUDENT
POPULATION.

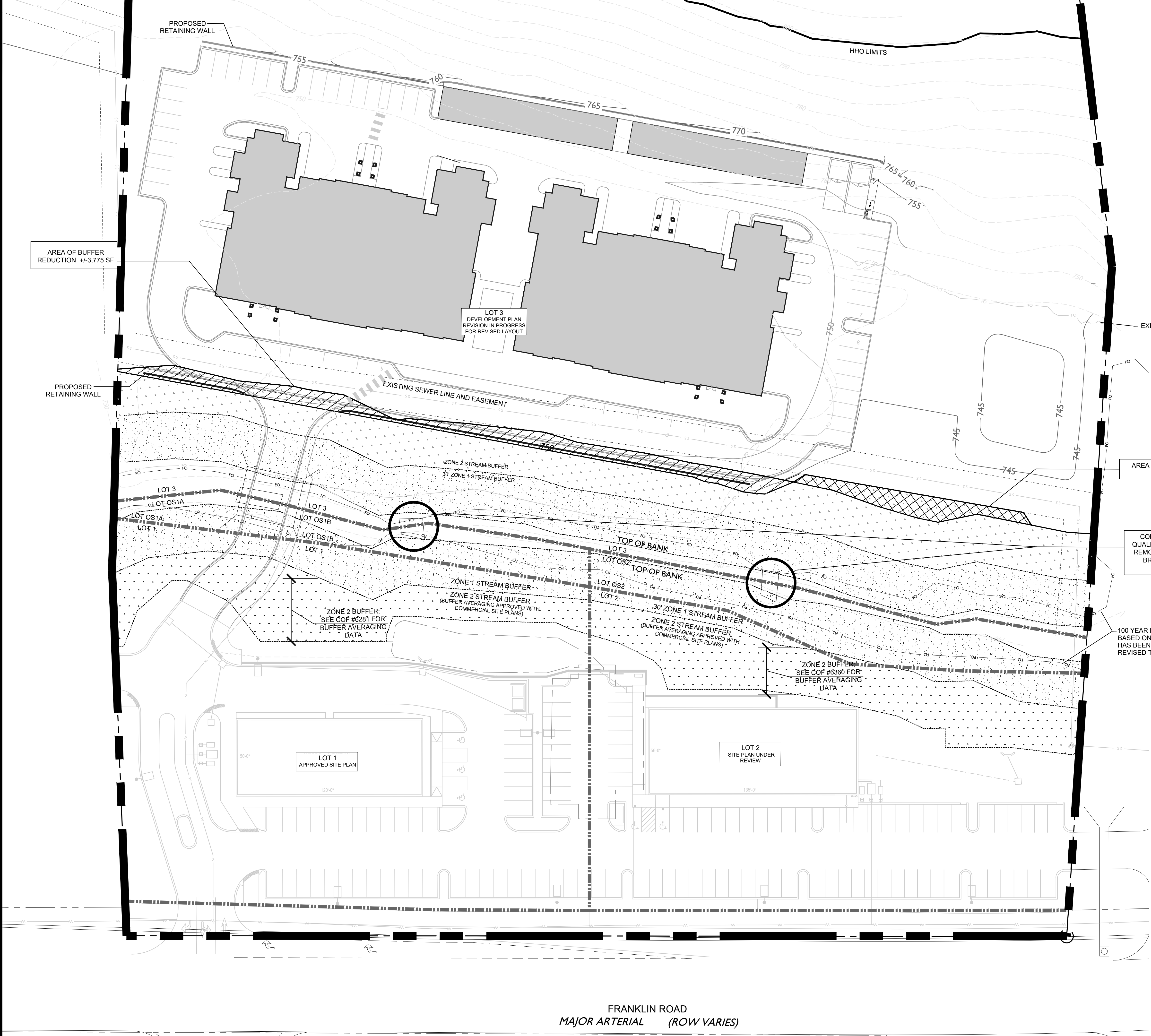
REFUSE COLLECTION:

DEVELOPMENT WILL PROVIDE SCREENED DUMPSTERS.

NOTE:

NO CHANGES ARE PROPOSED TO COMMERCIAL LOTS 1 AND 2





STREAM BUFFER REDUCTION REQUEST

The applicant requests the buffer reduction shown in order to accommodate the Lot 3 layout shown. This layout provides full vehicular circulation around the residential buildings for improved access and safety. In order to accomplish this, retaining walls are required in both the front and rear of the property. Due to the location of the existing sanitary sewer line, the site is pushed down to allow the sanitary sewer line to be in located in the proposed drive lane. This location also provides for the shortest retaining walls.

If the buffer reductions is granted, the applicant is proposing the creation of zone 2 buffer where possible. Since the existing sanitary sewer line and easement prohibit further expansion of the zone 2 buffer, the applicant is proposing additional, comparable water quality improvements in the form of bridge removal and stream bank stabilization in the removal area.

Typical stream buffer enhancements shall also occur and be defined further at Site Plan.

COMPARABLE WATER QUALITY IMPROVEMENTS

Improvements include:

- Removal of collapsed bridges and debris
- Stabilization of bank / live staking

The applicant shall stabilize the banks where the bridge removal occurs. The work shall be coordinated with the COF stormwater coordinator and will be defined further in Site Plan submittal documents.

General methods shall include proper site preparation, grading and installation of an organic matting/RECP (biodegradable rolled erosion controlled product) such as lute matting. Installed matting to have complete contact with soil.

Revegetation is also required. Seed mix is typically installed both above and below matting, and live staking shall be used to stabilize slopes. Appropriate installation of live stakes include planting 2-3 feet apart using triangular spacing and planting at right angles to the slope. Refer to the City of Franklin BMP Stormwater Management Manual for bank stabilization details. Prior to starting site work, the owner/installer, the COF Stormwater Coordinator and the COF Land Planner shall meet on site to verify plant placement and installation methods.

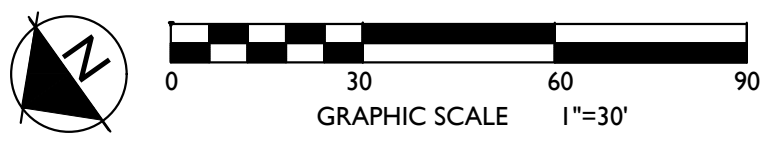
STREAM BUFFER

In the urban riparian zone buffers, all water resources shall be enhanced. Enhancement shall include removal of invasive species and the re-establishment of native species which includes a mix a canopy trees, understory trees, shrubs, and a native seed mix of forbes/grasses/sedges/rushes suitable for a moist shaded understory environment.

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

- #### STREAM BUFFER KEY
- ZONE 1 STREAM BUFFER
30' FROM TOP OF BANK, UNLESS ADJUSTED FOR SLOPE
 - ZONE 2 STREAM BUFFER
30' OFFSET OF ZONE 1 BUFFER
 - PROPOSED AREA OF ZONE 2 BUFFER REDUCTION
3,775 SF OF DISTURBANCE
 - PROPOSED AREA OF ZONE 2 BUFFER REPLACEMENT
1,476 SF

THIS EXHIBIT HAS BEEN SUBMITTED TO THE COF STORMWATER COORDINATOR FOR APPROVAL OF A VARIANCE REQUEST TO FMC 23-107. THIS EXHIBIT WILL TRACK WITH THE DEVELOPMENT PLAN AND FUTURE SITE PLAN.



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

ISSUED: April 10, 2017

Revision	Date
1	May 4, 2017
2	
3	
4	

STREAM BUFFER
VARIANCE
REQUEST
S H E E T
C2.1
COF # 6410

APPROVED DEVELOPMENT PLAN REVISION 1 COF#6281
NOT TO SCALE



- DEVELOPMENT SUMMARY**
- REVISION 2**
- LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS
 - INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS
 - NO CHANGES PROPOSED TO COMMERCIAL LOTS
- REVISION 1: APPROVED NOVEMBER 2016, COF# 6281**
- REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD
 - INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF
 - NO CHANGES TO RESIDENTIAL LOT
- ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

- RESIDENTIAL LOT 3 LAYOUT CHANGE SUMMARY**
- Revised building layout
 - Increase from 48 to 54 units
 - Age restricted active adult condominium community
 - Two 27-unit buildings, 1-2 bedroom condos
 - Attached and detached garages (no garage doors visible from front facade)
 - New building layout and architecture provide for a more residential feel
 - Formal open space plaza with parallel parking along front of buildings instead of parking bays in front of building, architecturally defined front entry doors
 - Circulation around residential buildings instead of dead end parking
 - Revision to FFO/100 Year Floodplain based on surveyed elevation data, LOMAR to be submitted



FRONT ELEVATION

VISIBLE FROM FRONT ENTRY:
EXPOSED, OPEN AIR PARKING



BUILDING FRONT

PROPOSED DEVELOPMENT PLAN REVISION 2
NOT TO SCALE



NOT TO SCALE



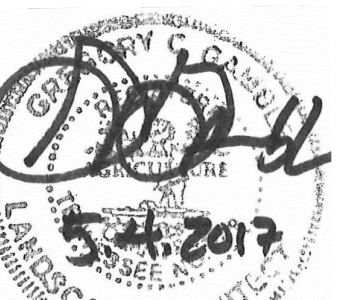
FRONT ELEVATION

VISIBLE FROM ENTRY:
FRONT DOORS, RESIDENTIAL BALCONIES AND OPEN SPACE PLAZA



BUILDING REAR

SINGLE CAR GARAGE DOORS VISIBLE
FROM SIDE AND REAR ONLY



ISSUED: April 10, 2017

Revision	Date
△	May 4, 2017
△	
△	
△	

DEVELOPMENT
PLAN REVISION
COMPARISON

SHEET

C2.2

COF # 6410

COF GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER MANAGEMENT NARRATIVE

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

RUNOFF THAT EXCEEDS THE 1ST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM TO THE ADJACENT DETENTION POND SHOWN ON THE PLAN BELOW. AN OUTLET CONTROL STRUCTURE WILL LIMIT THE PEAK DISCHARGE FLOW RATE OF THE POND TO THE PRE-DEVELOPMENT PEAK DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

SITE AREA TABLE

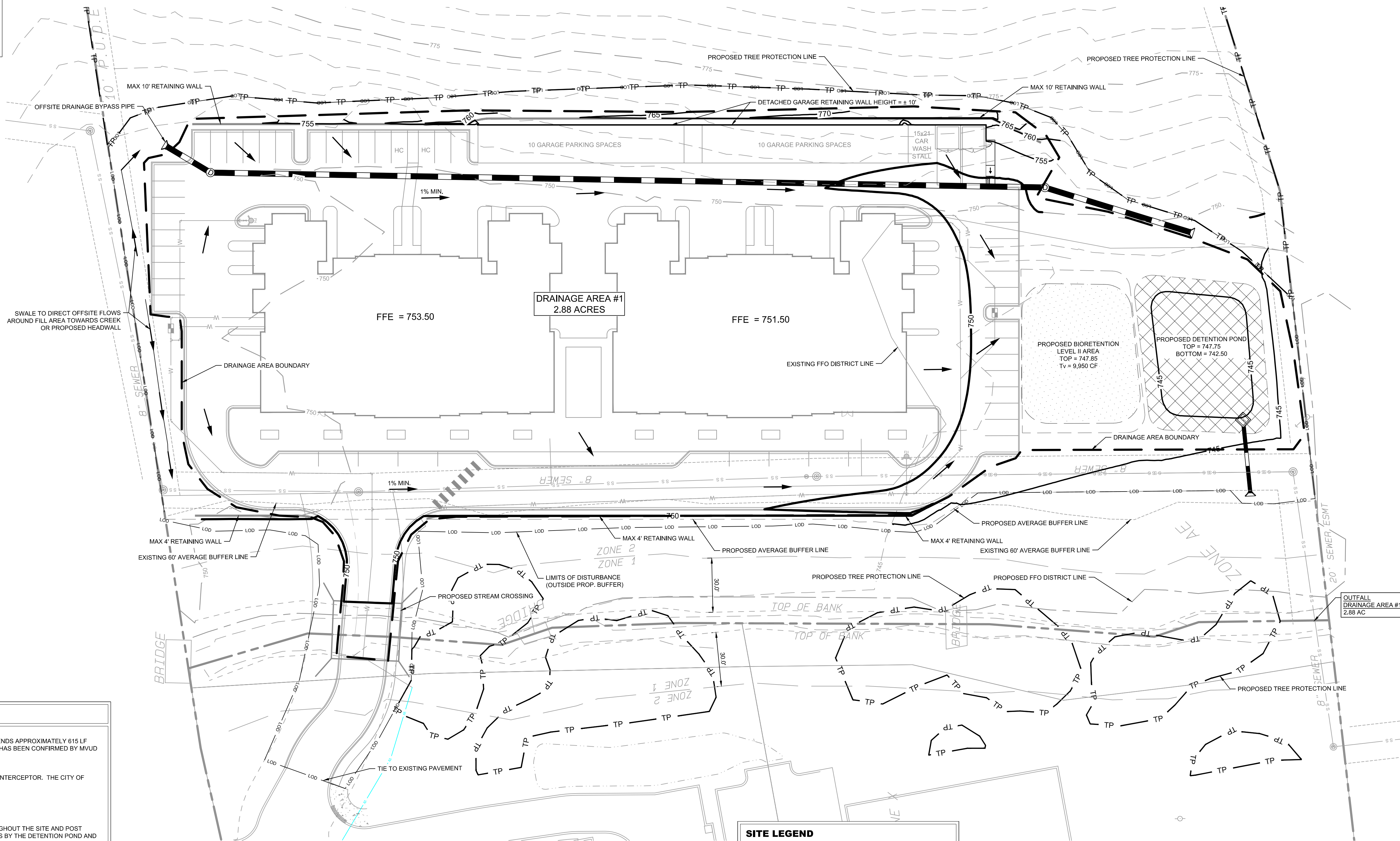
DISTURBED AREA = 3.35 ACRES
IMPERVIOUS AREA = 2.33 ACRES

UTILITY AGENCIES CONTACT LIST

WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2877 CONTACT: BRETT CREASMAN, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615) 440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 PLANNING : BRAD BAUMGARTNER 615-550-6733 ENGINEERING : LANCE FITTRO 615-550-6676

DRAINAGE AREA #1

• OUTFALL AREA:	2.88 AC
• IMPERVIOUS AREA:	2.33 AC
• DISTURBED AREA:	± 3.35 AC
• PEAK FLOW RUNOFF (OUTFALL #1)	
EXISTING	PROPOSED*
• 2 YEAR:	7.64 CFS
• 5 YEAR:	11.33 CFS
• 10 YEAR:	14.44 CFS
• 25 YEAR:	19.06 CFS
• 50 YEAR:	23.05 CFS
• 100 YEAR:	27.29 CFS



EXISTING UTILITIES NOTE

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

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 815 LF FROM A 12" WATER LINE ON FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 60 SFUE FOR THE DEVELOPMENT.

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

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

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

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG FRANKLIN ROAD.

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

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
ST	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
L00	LIMITS OF DISTURBANCE
TP	TREE PROTECTION LINE
PH	FIRE HYDRANT
—	UTILITY EASEMENT
---	DRAINAGE AREA BOUNDARY



Know what's below.
Call before you dig.

STREAM BUFFER NOTE

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

GRAPHIC SCALE IN FEET
0 15 30 60



ROW & 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 ON-SITE 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.

FLOW TEST DATA

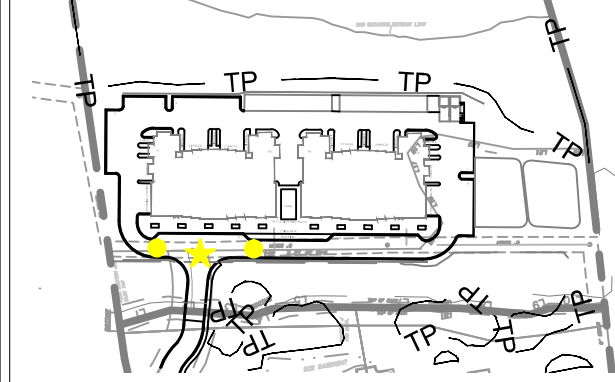
-TEST HYDRANT LOCATION: CORNER OF FRANKLIN ROAD AND DAVENPORT BLVD
 -FLOW HYDRANT LOCATION: CORNER OF FRANKLIN ROAD AND CUMBERLAND PARK DRIVE
 -STATIC PRESSURE = 84 PSI
 -RESIDUAL PRESSURE = 82 PSI
 -TOTAL GPM DURING TEST = 958
 -DATE: FEBRUARY 24, 2017 @ 1:00 PM
 -TEST PERFORMED BY CORY BORUM AND BEN BUTLER OF HETHCOAT AND DAVIS.

UTILITY AGENCIES CONTACT LIST

WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2877 CONTACT: BRETT CREASMAN, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

CONNECTIVITY INDEX

2 LINKS / 1 NODE = 2.00 CONNECTIVITY INDEX



IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION OF THE BRANCH CREEK DEVELOPMENT WILL BE PROVIDED BY A BRIDGE CROSSING THAT WILL CONNECT INTO THE EXISTING COMMERCIAL PORTION NORTHWEST OF THIS SITE.

PROPOSED SITE PLAN PROVIDED BY GAMBLE DESIGN
 COLLECTIVE. EXISTING SURVEY INFORMATION PROVIDED
 BY HARRAH & ASSOCIATES, DATED 2/14/17.

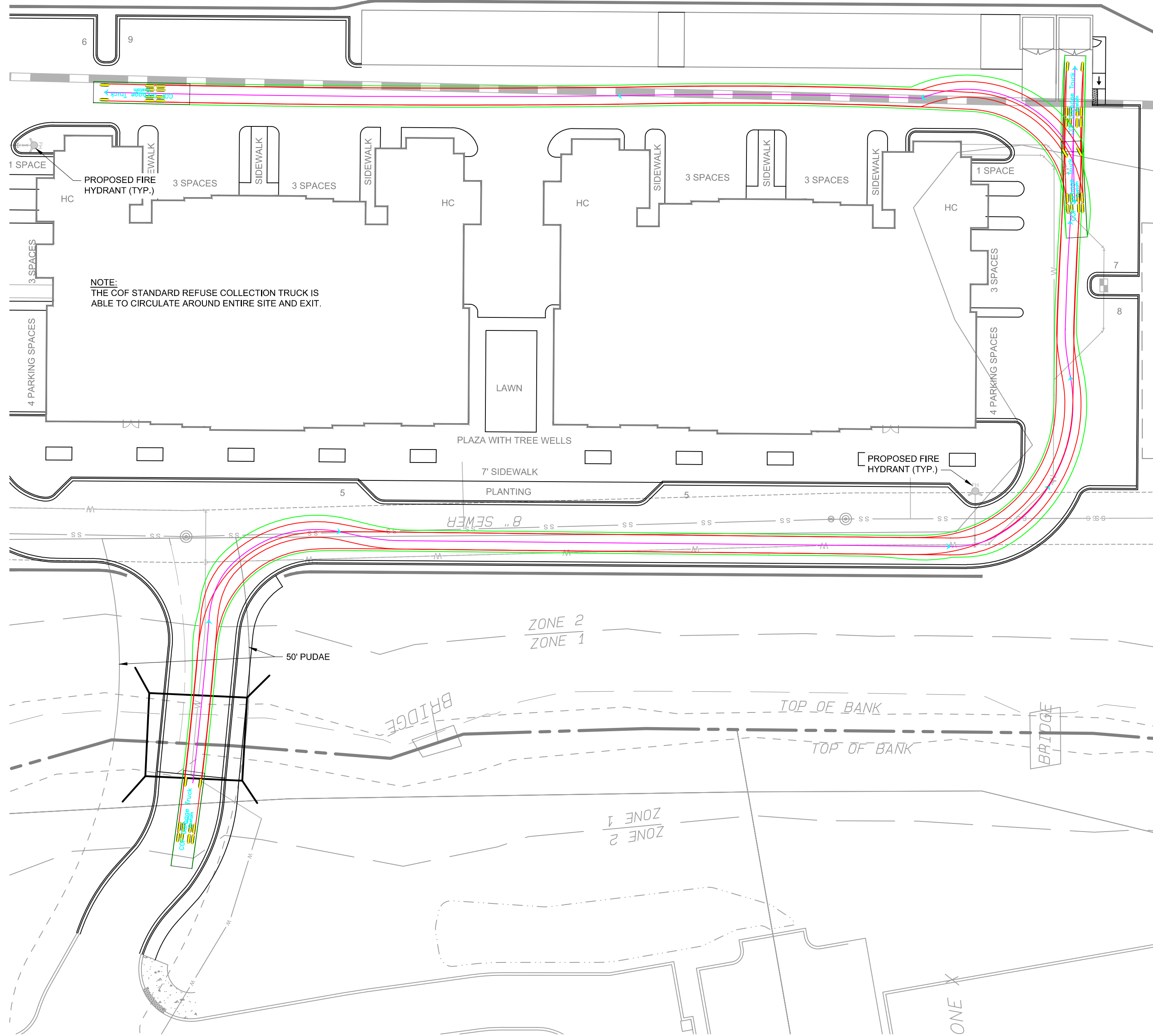
GDC
 GAMBLE
 DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
 LANDSCAPE ARCHITECTURE

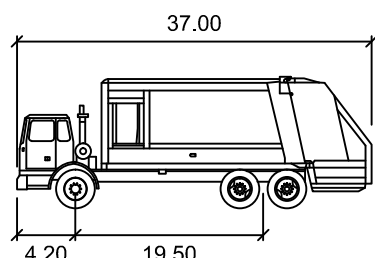
KimleyHorn

214 Oceanside Drive
 Nashville, TN 37204
 Main: 615.564.2704
 www.kimley-horn.com
 © 2017 Kimley-Horn and Associates, Inc.

BRANCH CREEK CROSSING DEVELOPMENT PLAN, REVISION 2 Franklin, Williamson County, Tennessee



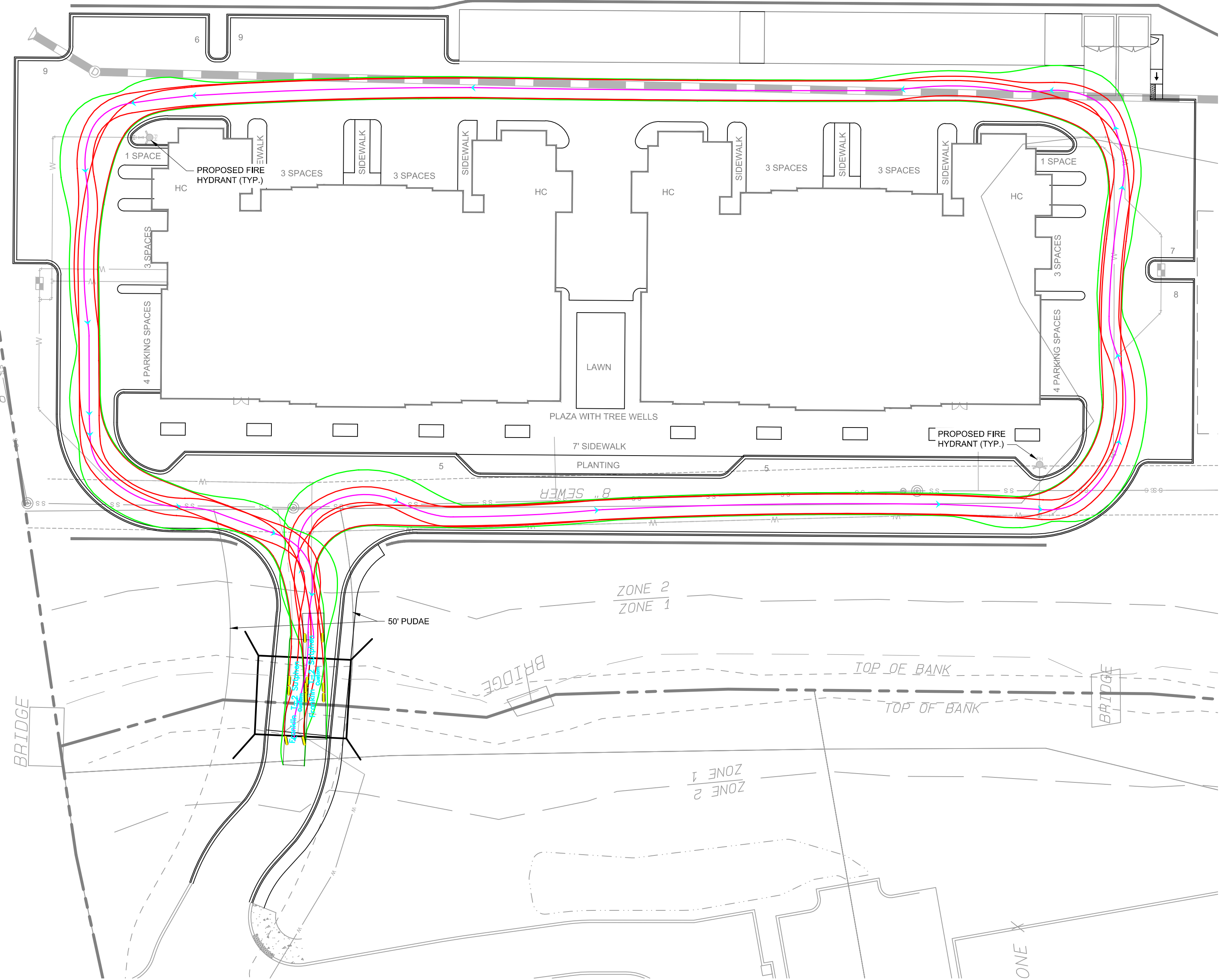
COF STANDARD REFUSE COLLECTION TRUCK TURNING TEMPLATE



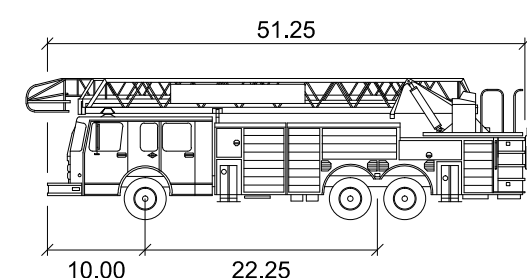
COF Garbage Truck

	feet
Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

NOTE: THE GARBAGE TRUCK SPECIFICATIONS SHOWN ABOVE MATCH THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN.



COF STANDARD FIRE APPARATUS TURNING TEMPLATE



Franklin T-2 Sutphen

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

NOTE: MINIMUM 5 MPH DESIGN SPEED

SITE LEGEND

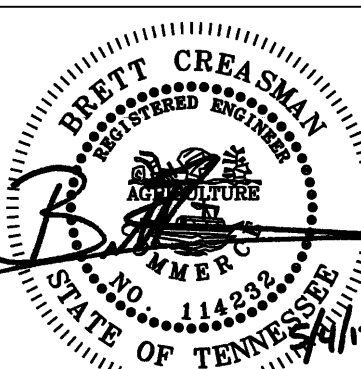
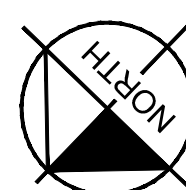
SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
ST	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOO	LIMITS OF DISTURBANCE
PH	FIRE HYDRANT
---	UTILITY EASEMENT
---	DRAINAGE AREA BOUNDARY



STREAM BUFFER NOTE

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

GRAPHIC SCALE IN FEET
 0 15 30 60



ISSUED: APRIL 10, 2017

Revision	Date
△	
△	
△	
△	

ROW & ACCESS
 PLAN

SHEET

C4.0

COF # 6410

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 CONTRACTOR SHALL PROVIDE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE REPAIRED BY THE CONTRACTOR.
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 COMPLETED, THE ENGINEERING FIRM SHALL SUBMIT A LETTER TO THE CITY FROM 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, DITCHES, SENDER BASINS AND DRAINAGE WELLS, AS WELL AS ALL ROADWAY SUB-GRADING, BACKFILL STONE AND BINDER SURFACE COURSE 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 LOCATIONS SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. CONTRACTORS SHALL BE RESPONSIBLE TO PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

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 CITY OF FRANKLIN'S STANDARDS AND TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE'S LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. THE 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 AND/OR 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.
3. ACCEPTANCE OF THE CITY OF FRANKLIN OF THE WATER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, IN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE SHALL BE THE BASIS OF THE CITY OF FRANKLIN'S LIABILITY TO THE CITY OF FRANKLIN MUNICIPAL PLANNING COMMISSION, WATER INFRASTRUCTURE TO BE RESPONSIBILITY OF MALLORY VALLEY UTILITY DISTRICT.
4. PRIOR TO THE ACCEPTANCE OF THE CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
5. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE CITY OF FRANKLIN. SUCH WORK 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. GENERAL CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON SITE DURING CONSTRUCTION.
6. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY. AS APPROVED BY THE OWNER OR REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

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

-APPLICANT WILL WORK WITH CITY STAFF ON ALIGNMENT AND DESIGN OF ALL UTILITIES SHOWN ON THIS PLAN TO REACH AN AGREED-UPON SOLUTION FOR SERVING THE SITE.

-BASED UPON PRELIMINARY DESIGN, ALL PROPOSED SANITARY SEWER IS ANTICIPATED TO BE INSTALLED AT A DEPTH OF LESS THAN 12' THEREFORE NO SANITARY SEWER EASEMENTS GREATER THAN 20' ARE ANTICIPATED.

WATER AND SEWER SERVICES WILL BE INSTALLED AT TIME OF CONSTRUCTION. PAVEMENT CUT MAY BE NECESSARY FOR PROPOSED WATER AND SEWER SERVICE CONNECTIONS TO BE MADE.

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

1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. PERMIT REQUIRED FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
3. ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CITY OF FRANKLIN OR MAINE STANDARD SPECIFICATIONS.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
5. 5' FROM CURB TO CITY OF FRANKLIN STANDARD SPECIFICATIONS FOR DRAINAGE DUCTRIST WATER STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
6. ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
7. ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE. ALL SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 12" WATER LINE ON FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 80 SFUE FOR THE DEVELOPMENT.

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

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

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

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG FRANKLIN ROAD.

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

<u>WATER</u>	<u>GAS</u>	<u>TELEPHONE</u>	<u>ENGINEER</u>
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2877 CONTACT: BRETT CREASMAN, P.E.
<u>ELECTRIC</u>	<u>SANITARY SEWER</u>	<u>CABLE</u>	<u>CITY OF FRANKLIN</u>
MIDDLE TN ELECTRIC 2156 EDWARD CURB LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 MACGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615) 440-2920 CONTACT: PAULA BROOKS	109 3RD AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

• FACILITY TYPE:	RESIDENTIAL - MULTIFAMILY
• UNIT FLOW IN GPD*:	300 GPD/2BR, 350 GPD/3BR
• NUMBER OF UNITS	(42 2BR, 12 3BR) 54 TOTAL
• TOTAL FLOW IN GPD:	8,400

*ESTIMATED FLOWS PER COF STANDARDS

214 Oceanside Drive
Nashville, TN 37204
Main: 615.564.2701
www.kimley-horn.com
© 2017 Kimley-Horn and Associates, Inc.

Franklin, Williamson County, Tennessee

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

-APPLICANT WILL WORK WITH CITY STAFF ON ALIGNMENT AND DESIGN OF ALL UTILITIES SHOWN ON THIS PLAN TO REACH AN AGREED-UPON SOLUTION FOR SERVING THE SITE.

-BASED UPON PRELIMINARY DESIGN, ALL PROPOSED SANITARY SEWER IS ANTICIPATED TO BE INSTALLED AT A DEPTH OF LESS THAN 12' THEREFORE NO SANITARY SEWER EASEMENTS GREATER THAN 20' ARE ANTICIPATED.

WATER AND SEWER SERVICES WILL BE INSTALLED AT TIME OF CONSTRUCTION. PAVEMENT CUT MAY BE NECESSARY FOR PROPOSED WATER AND SEWER SERVICE CONNECTIONS TO BE MADE.

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

1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. PERMIT REQUIRED FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
3. ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CITY OF FRANKLIN OR MAINE STANDARD SPECIFICATIONS.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
5. 5' FROM CURB TO CITY OF FRANKLIN STANDARD SPECIFICATIONS FOR DRAINAGE DUCTRIST WATER STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
6. ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
7. ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE. ALL SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 12" WATER LINE ON FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 80 SFUE FOR THE DEVELOPMENT.

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

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

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

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG FRANKLIN ROAD.

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

TEST HYDRANT LOCATION: CORNER OF FRANKLIN ROAD AND
DAVENPORT BLVD
FLOW HYDRANT LOCATION: CORNER OF FRANKLIN ROAD AND
CUMBERLAND PARK DRIVE
-STATIC PRESSURE = 84 PSI
-RESIDUAL PRESSURE = 82 PSI
-TOTAL GPM DURING TEST = 956
-DATE: FEBRUARY 24, 2017 @ 1:00 PM
-TEST PERFORMED BY CORY BORUM AND BEN BUTLER OF
HETHCOAT AND DAVIS.

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

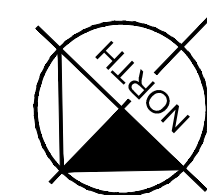
	SS	PROPOSED SANITARY SEWER PIPE
	W	PROPOSED WATER MAIN
	ST	PROPOSED STORM PIPE
	SS	EXISTING SANITARY SEWER PIPE
	W	EXISTING WATER MAIN
	G	EXISTING GAS MAIN
	ST	EXISTING STORM PIPE
	LOD	LIMITS OF DISTURBANCE
	PH	FIRE HYDRANT
		UTILITY EASEMENT
		DRAINAGE AREA BOUNDARY

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 15, 30, and 60 feet. The bar is divided into alternating black and white segments. The first 15-foot segment is black, the next 15-foot segment is white, the next 15-foot segment is black, and the final 15-foot segment is white.





1 south building elevation
1/8" = 1'-0"



3 southeast perspective



listen • think • create

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

b3studio inc.
1104 west main street | franklin, tn 37064 | www.b3studio.com

client:



project:

branch creek condominiums
27 unit condo building | two buildings
590 franklin road | franklin, tn 37064



2 east building elevation
1/8" = 1'-0"

material legend

	BELDEN BRICK UTILITY BRICK COLOR: BELDEN DUTCH GRAY VELOUR
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 8521
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 8523
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 671 VELOUR
	BELDEN BRICK UTILITY BRICK COLOR: 8621
	READING ROCK ROCKCAST SMOOTH COLOR: ARTIC WHITE

general elevation notes

- DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALLUMINUM)
- GLAZING TO BE 1" INSULATED PPG SOLAR GRAY AND SOLARBAN 60 (3) CLEAR
- PREFINISHED METAL COPING - ALUMINUM NO. 14 - KAWNEER CLEAR ANODIZED ALUMINUM
- MASONRY CONTROL JOINT - REFER TO DETAIL 02/A110
- EXTERIOR LIGHTING - REFER TO ELECTRICAL.
- 8" SOLDIER COURSE - BELDEN | DUTCH GRAY VELOUR.
- 12" SOLDIER COURSE - BELDEN | DUTCH GRAY VELOUR.
- CUSTOM CAST ARCHITECTURAL CAST STONE STRING COURSE & BANDING - PRODUCT NO.: SC-15 (COLOR: ARTIC WHITE).
- BRONZE DOWNSPOUT NOZZLE FOR OVERFLOW DRAINS AT ROOF - REFER TO PLUMBING.
- 1/2" RECESSED BRICK COURSE - BELDEN | DUTCH GRAY VELOUR.

zone 4 - building envelope requirements

ROOFS	
CEILING	R-38
WALLS ABOVE GRADE	
WOOD FRAMED	R-13.0 (R19 PROVIDED)
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 for 2'-0"
OPAQUE DOORS	
SWINGING	U-0.70

franklin zoning ordinance

PER SECTION 5.3.5 IN THE ZONING ORDINANCE, ALL SIDES OF AN ATTACHED RESIDENTIAL BUILDING VISIBLE FROM LANDS OCCUPIED OR DESIGNATED FOR DETACHED RESIDENTIAL USES, AN EXISTING PUBLIC STREET RIGHT OF WAY, OR OTHER PUBLIC LANDS SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL DETAILING.

zone 4 - building envelope requirements fenestration

FENESTRATION	
U-FACTOR	0.35
GLAZED FENESTRATION	
SHGC	NOT REQUIRED

planning commission note

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 THE CODES DIRECTOR OR THE PLANNING COMMISSION.
COF NO.: **a16054.00**

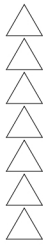
hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

percentage of exterior materials

north elevation	
brick	4518 sf (79%)
cast stone	50 sf (1%)
hardie board	877 sf (15%)
hardie panel	296 sf (5%)
total facade	5741 sf
east elevation	
brick	3210 sf (86%)
cast stone	48 sf (1%)
hardie board	373 sf (9%)
hardie panel	154 sf (4%)
total facade	3785 sf
west elevation	
brick	2984 sf (86%)
cast stone	32 sf (1%)
hardie board	340 sf (9%)
hardie panel	154 sf (4%)
total facade	3510 sf
south elevation	
brick	4074 sf (77%)
cast stone	63 sf (1%)
hardie board	705 sf (13%)
hardie panel	463 sf (8%)
total facade	5305 sf

revisions



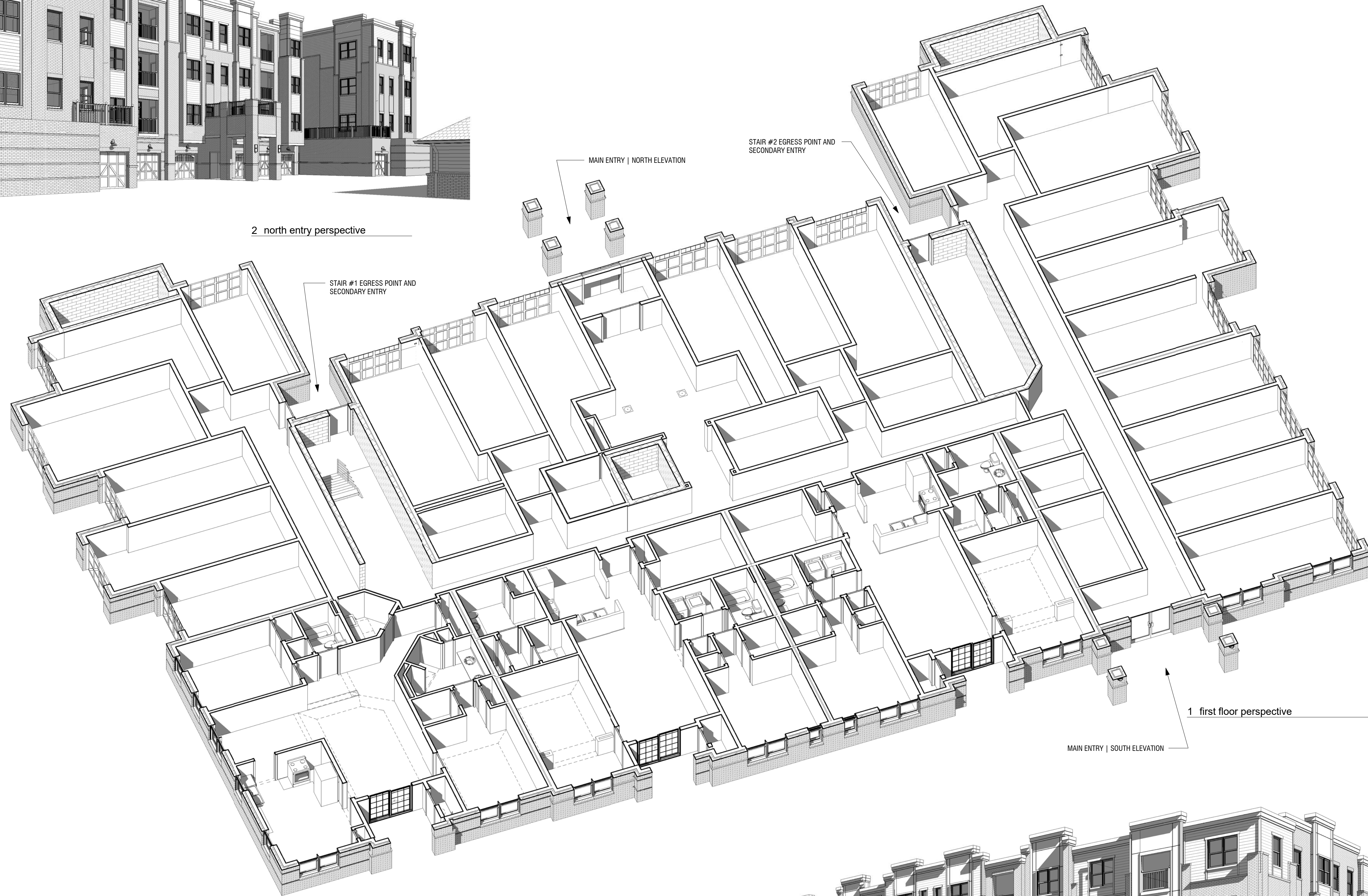
date: 02 march 2017
project no.: a16054.00

exterior
elevations

a401



2 north entry perspective



1 first floor perspective



3 south entry perspective



listen • think • create

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

b3studio inc.
1104 west main street | franklin, tn 37064 | www.b3studio.com

client:



project:

branch creek condominiums
27 unit condo building || two buildings
590 franklin road | franklin, tn 37064

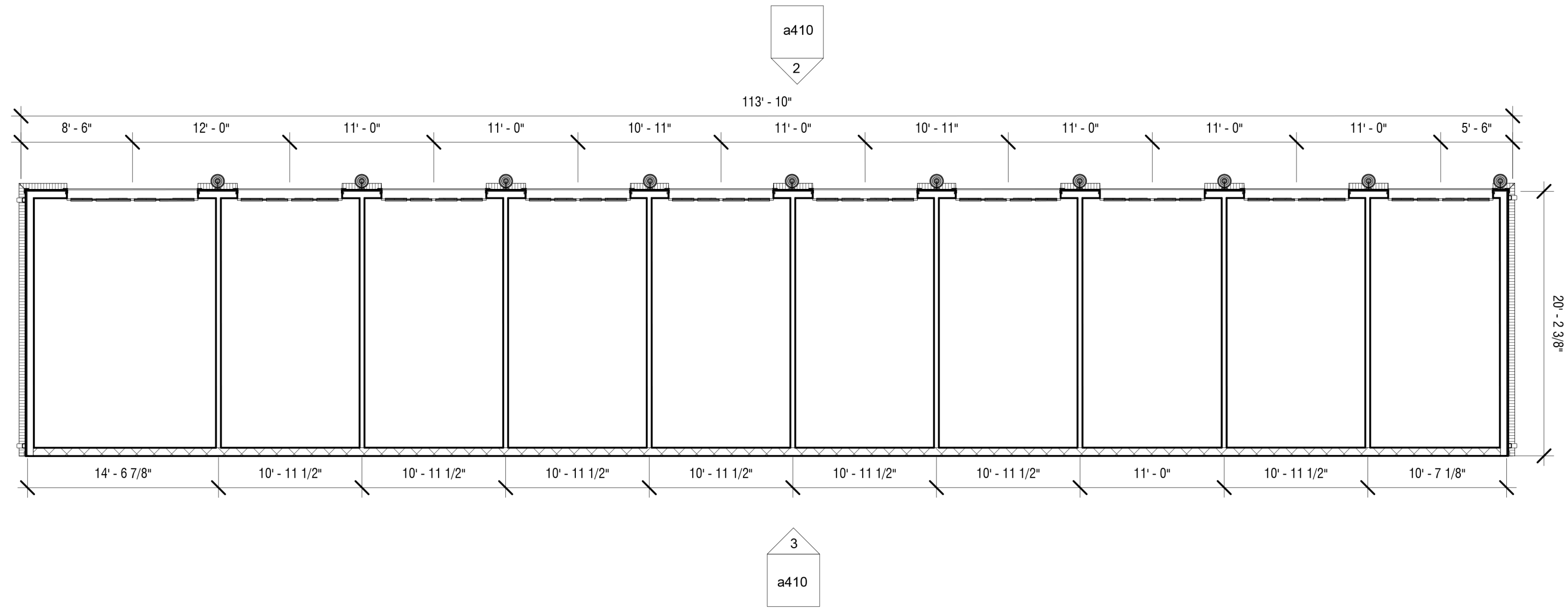
revisions



date: 02 march 2017
project no.: a16054.00

first floor
plan
perspective

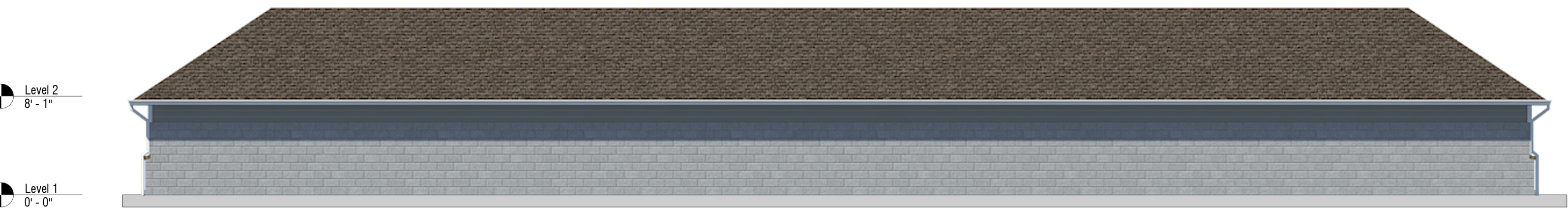
a402



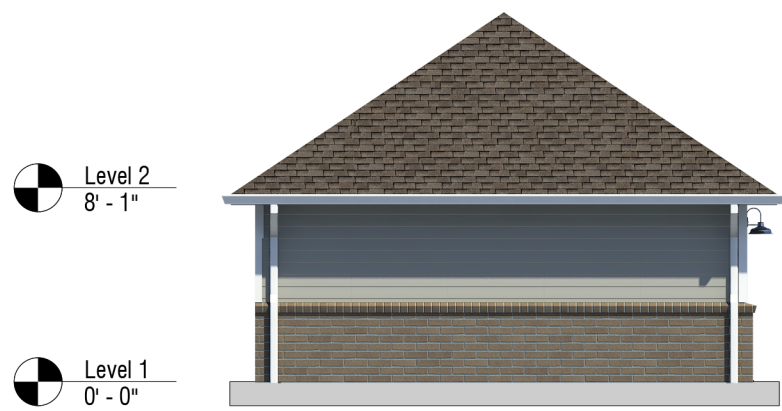
1 Level 1 Garage Floor Plan
1/8" = 1'-0"



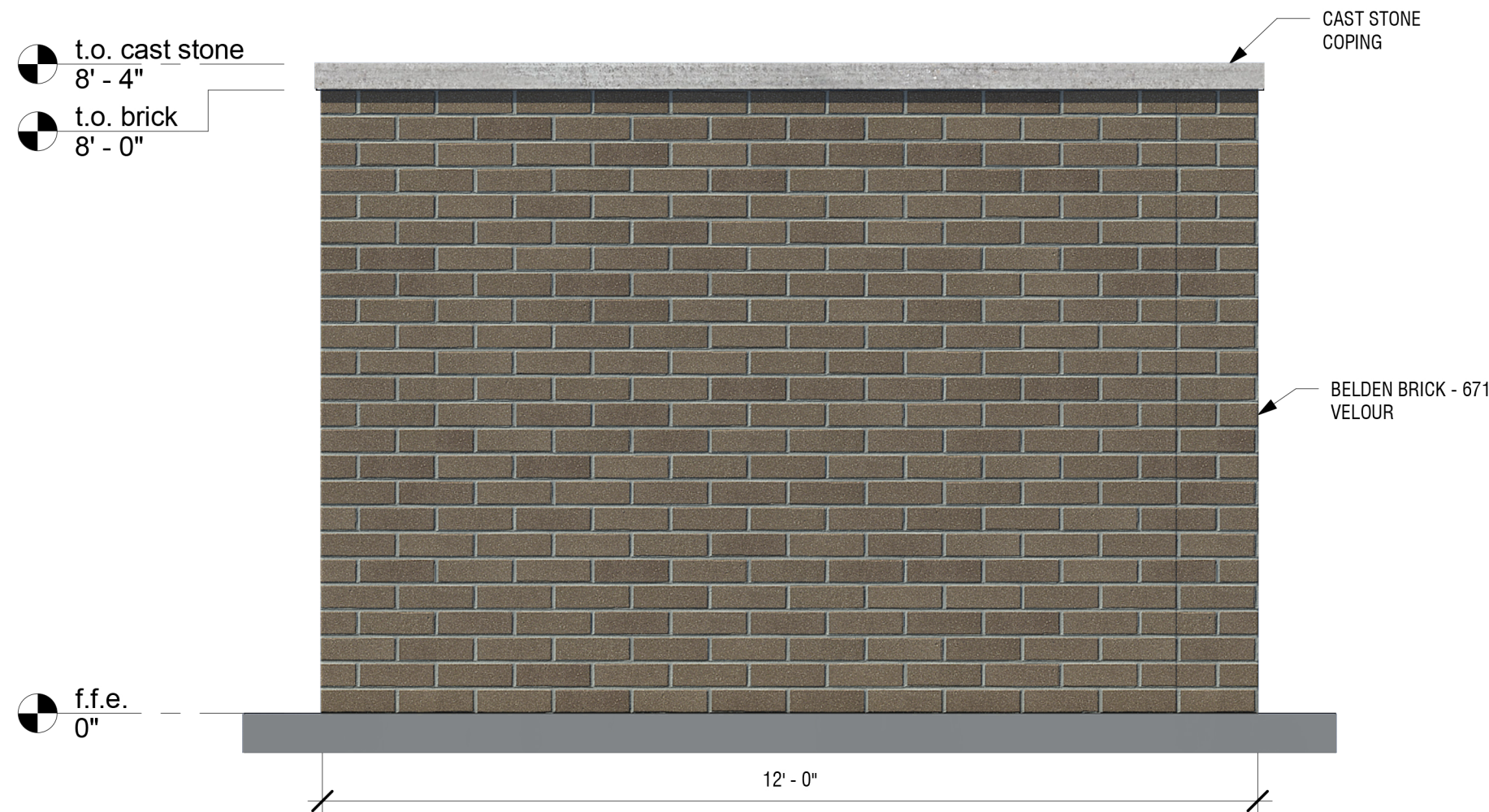
2 garage front
1/8" = 1'-0"



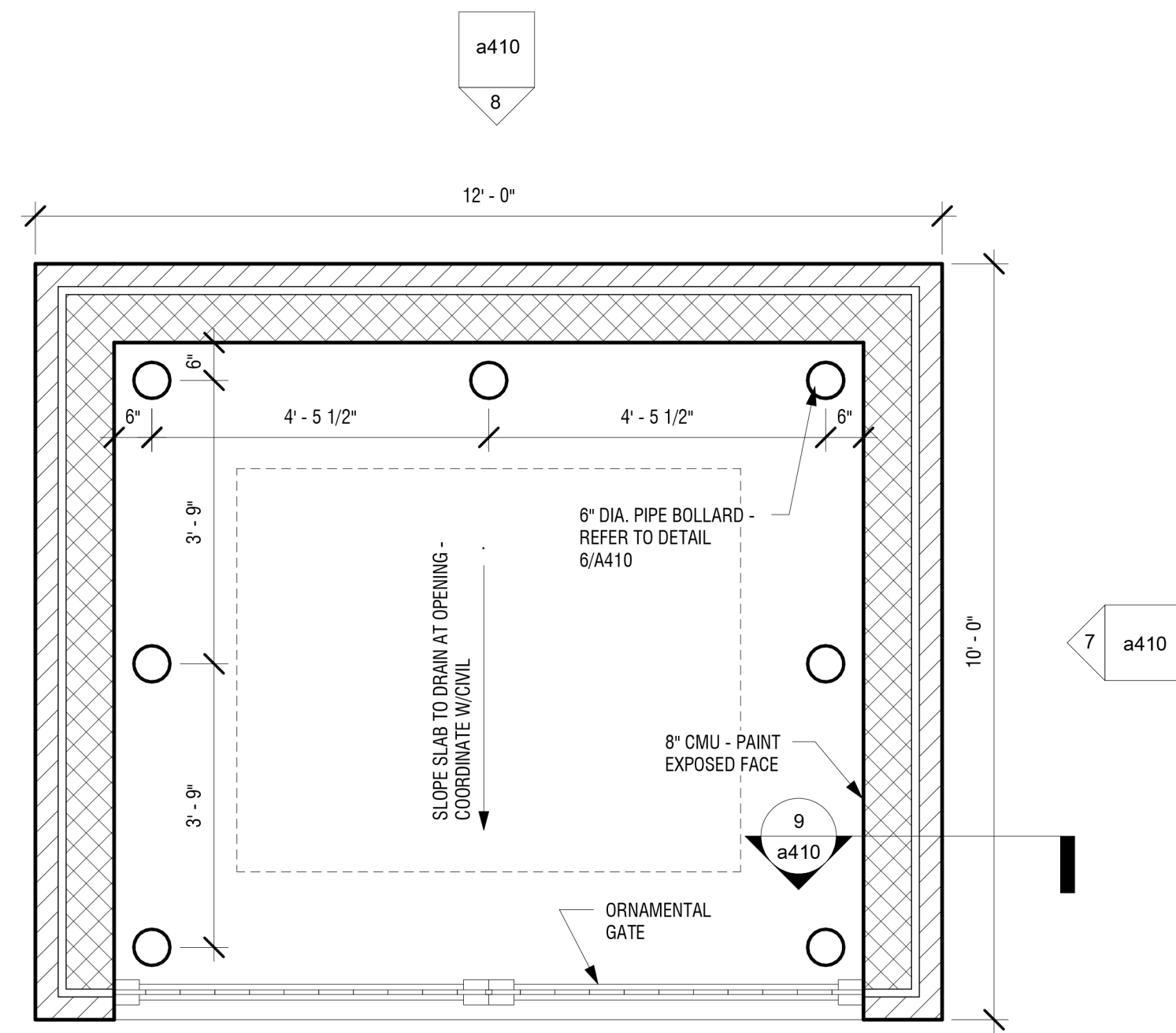
3 garage rear
1/8" = 1'-0"



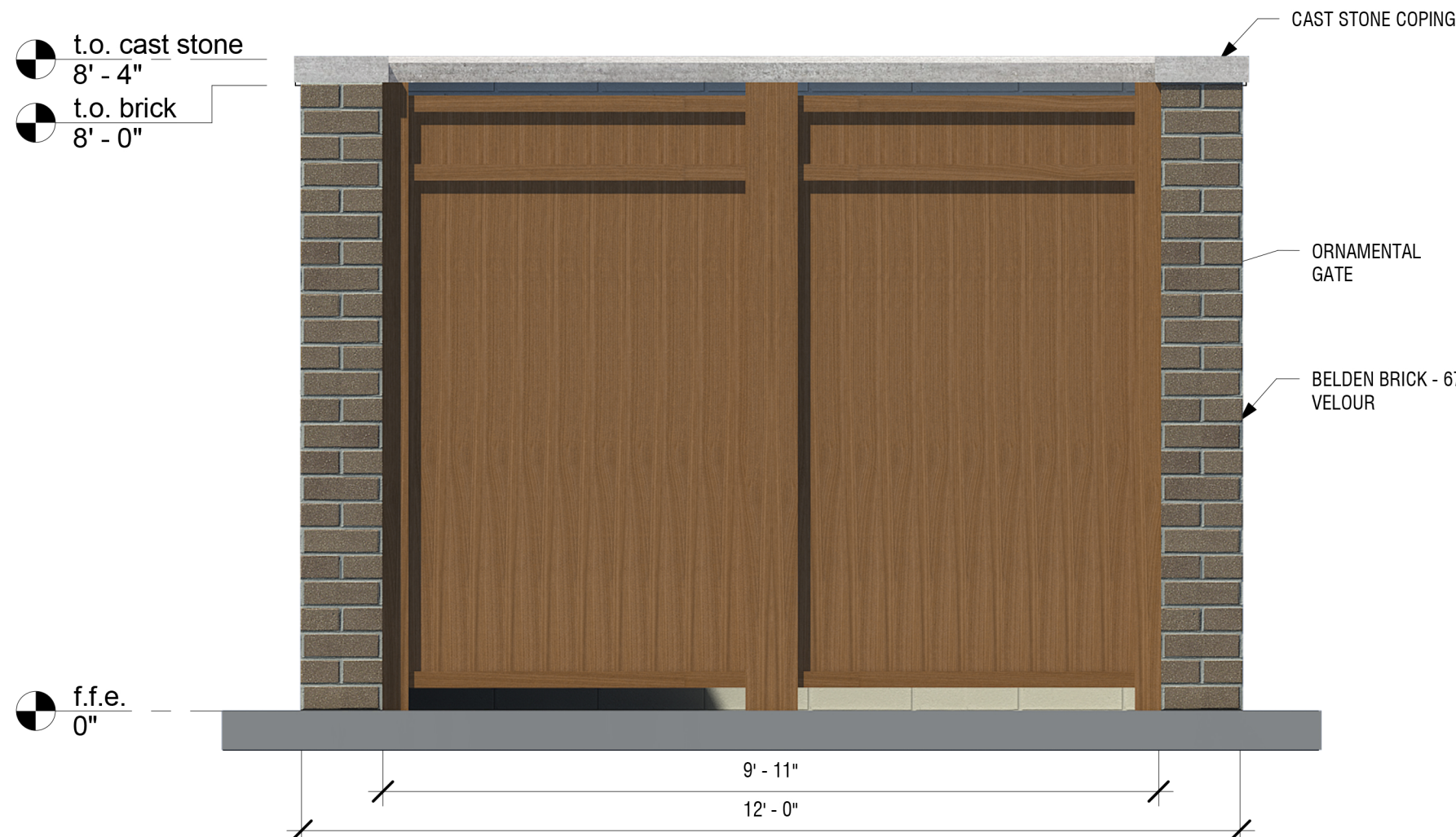
4 garage side
1/8" = 1'-0"



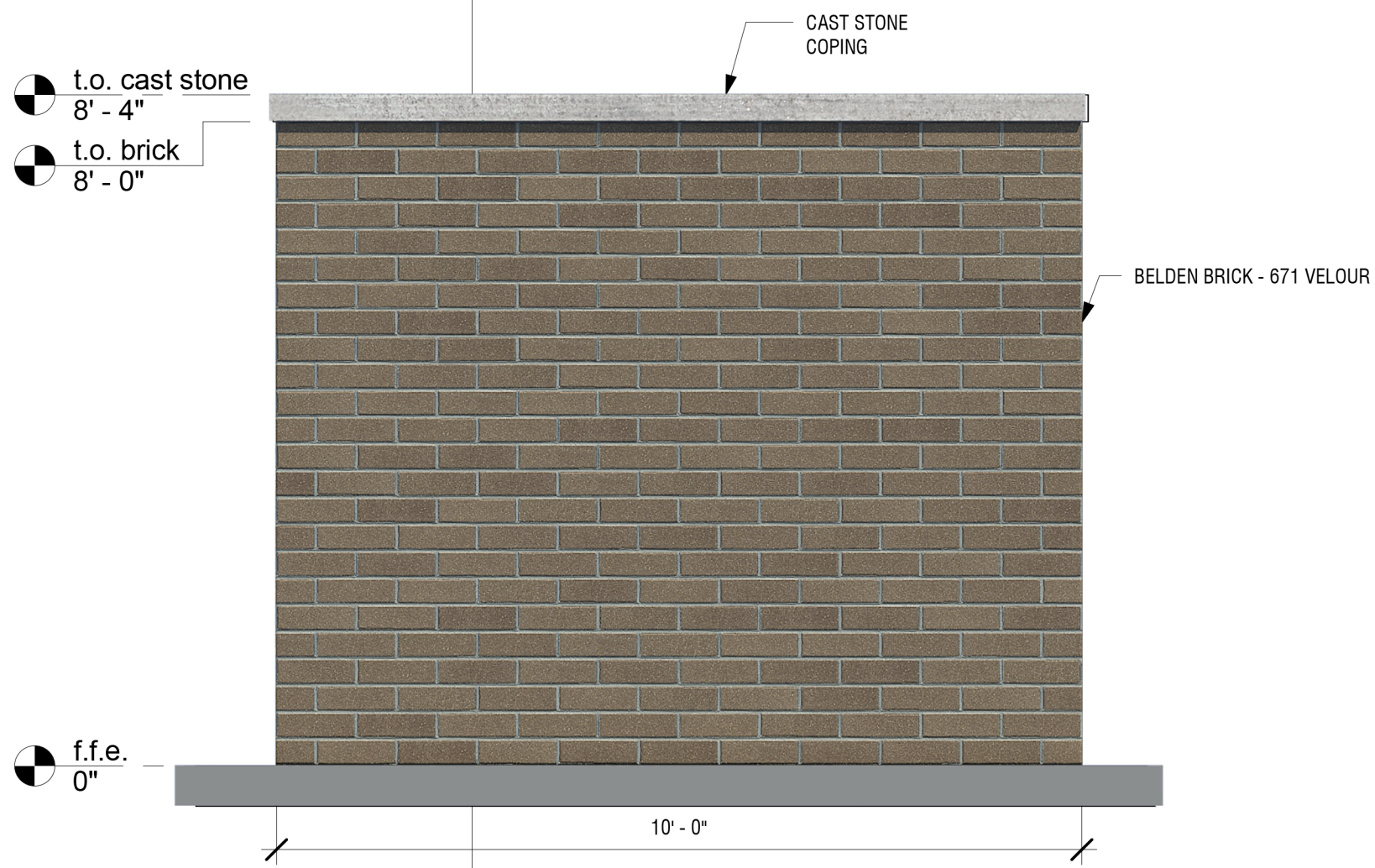
8 trash enclosure rear
1/2" = 1'-0"



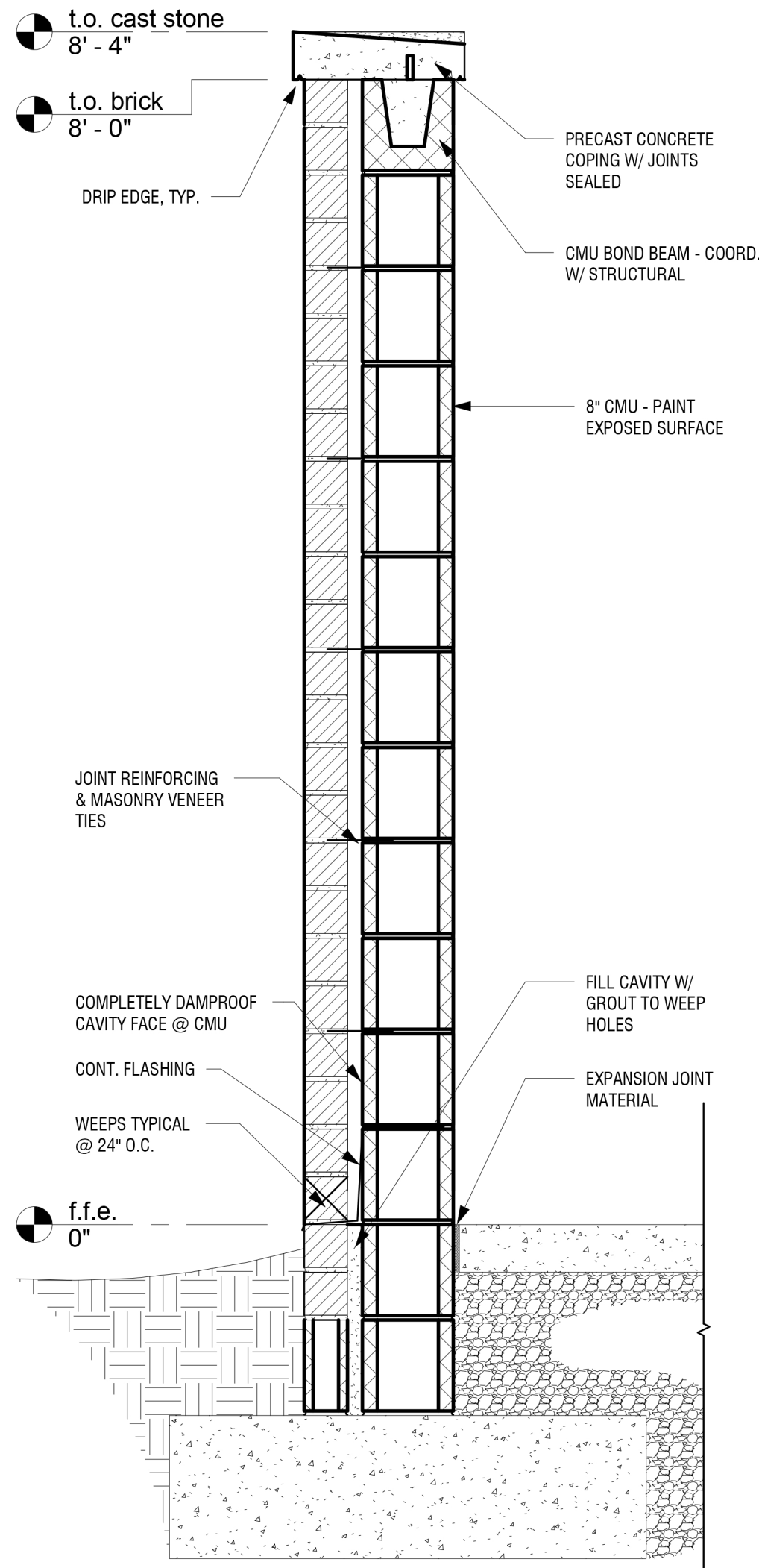
5 Trash Enclosure Plan
1/2" = 1'-0"



6 trash enclosure front
1/2" = 1'-0"



7 trash enclosure side
1/2" = 1'-0"



9 trash enclosure section
1" = 1'-0"



listen • think • create

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

b3studio inc.
1104 west main street | franklin, tn 37064 | www.b3studio.com

client:

Beazer Homes

project:

branch creek condominiums
27 unit condo building || two buildings
590 franklin road | franklin, tn 37064

revisions



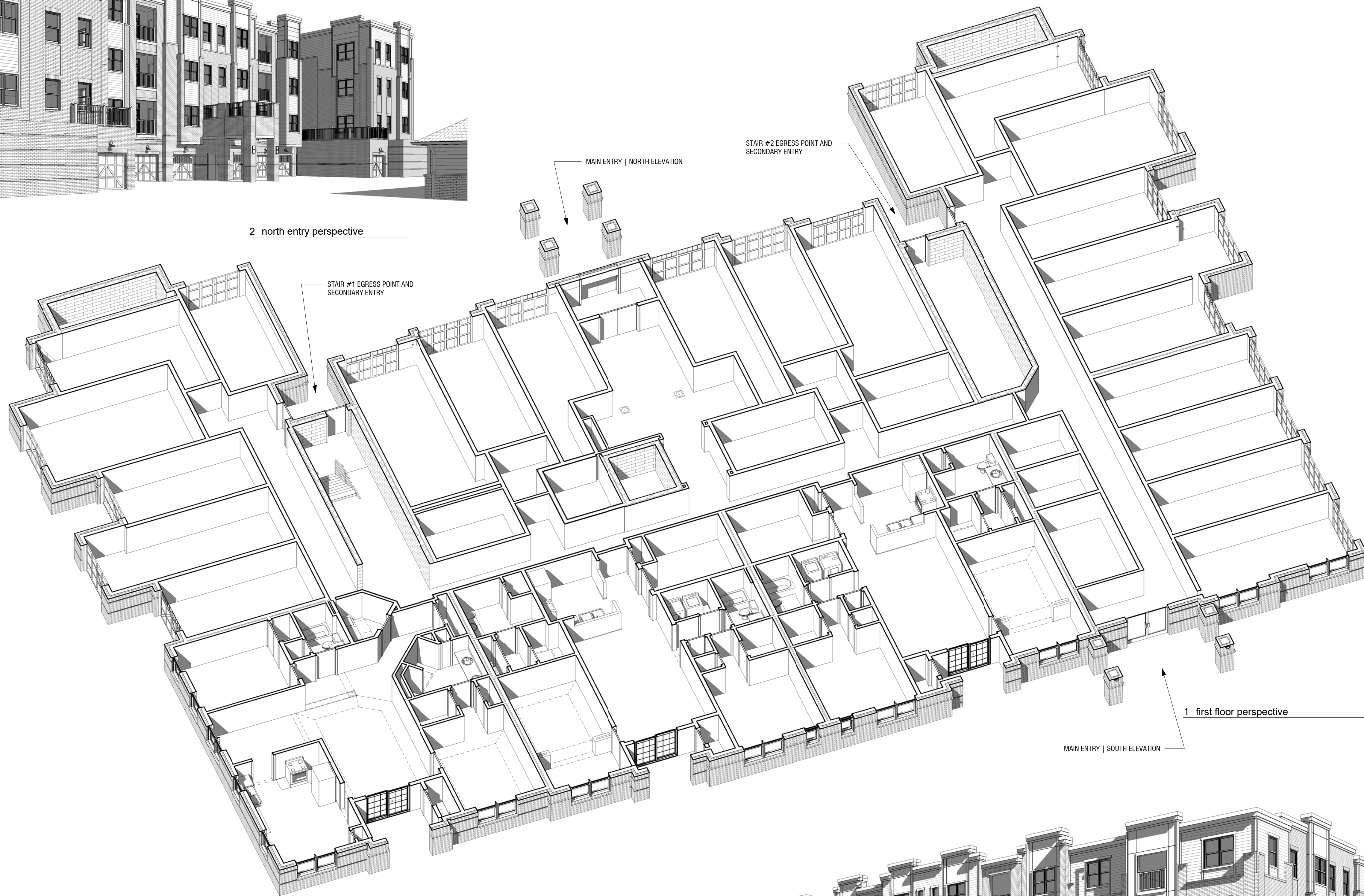
date: 02 march 2017
project no.: a16054.00

garage and
trash
enclosure

a410



2 north entry perspective



1 first floor perspective



3 south entry perspective



listen • think • create

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

b3studio inc.
1104 west main street | franklin, tn 37064 | www.b3studio.com

client:



project:

branch creek condominiums
27 unit condo building || two buildings
590 franklin road | franklin, tn 37064

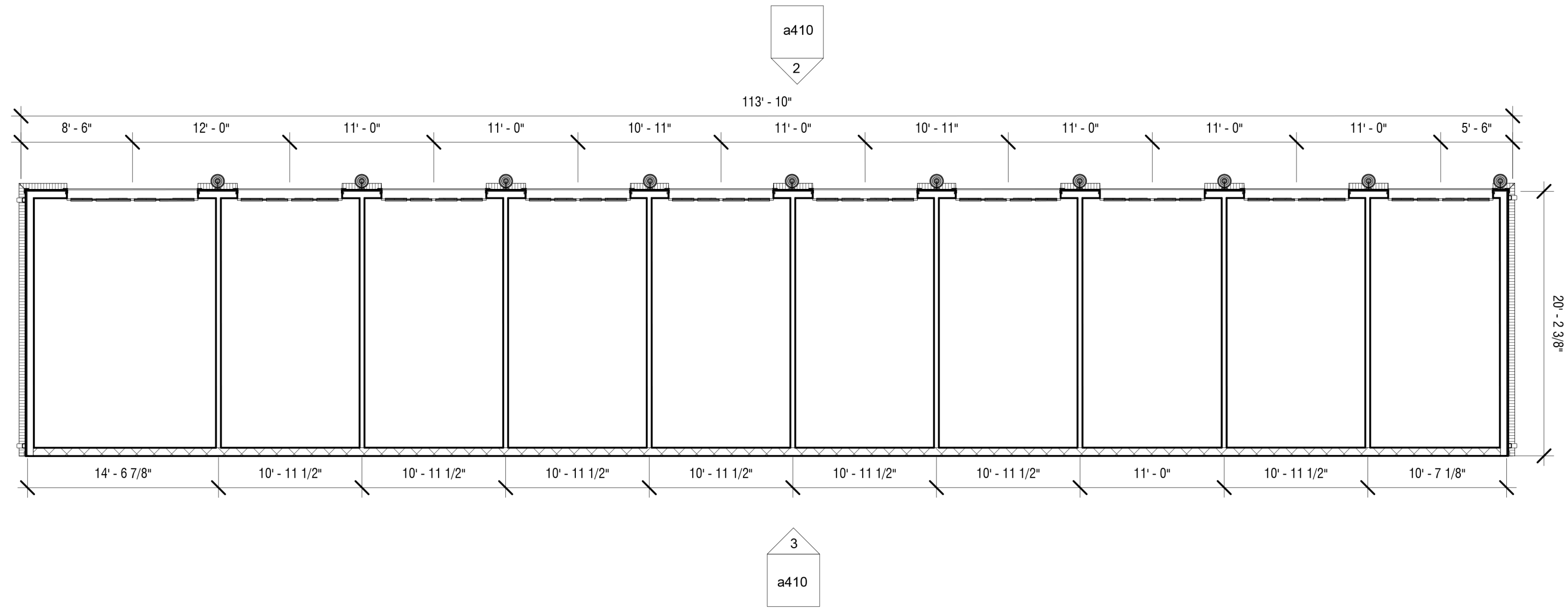
revisions



date: 02 march 2017
project no.: a16054.00

first floor
plan
perspective

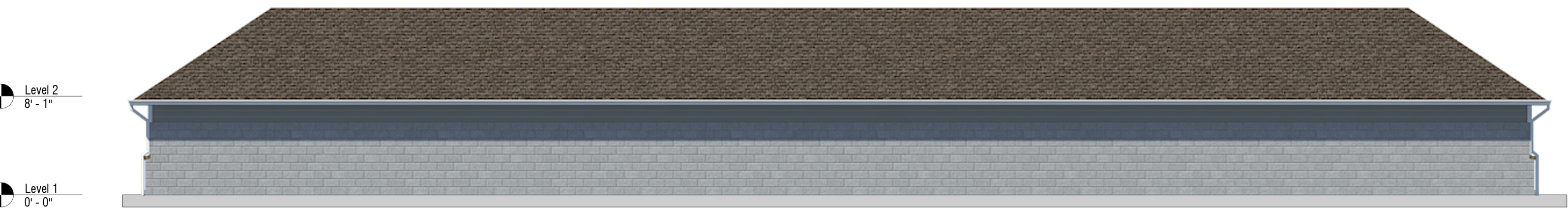
a402



1 Level 1 Garage Floor Plan
1/8" = 1'-0"



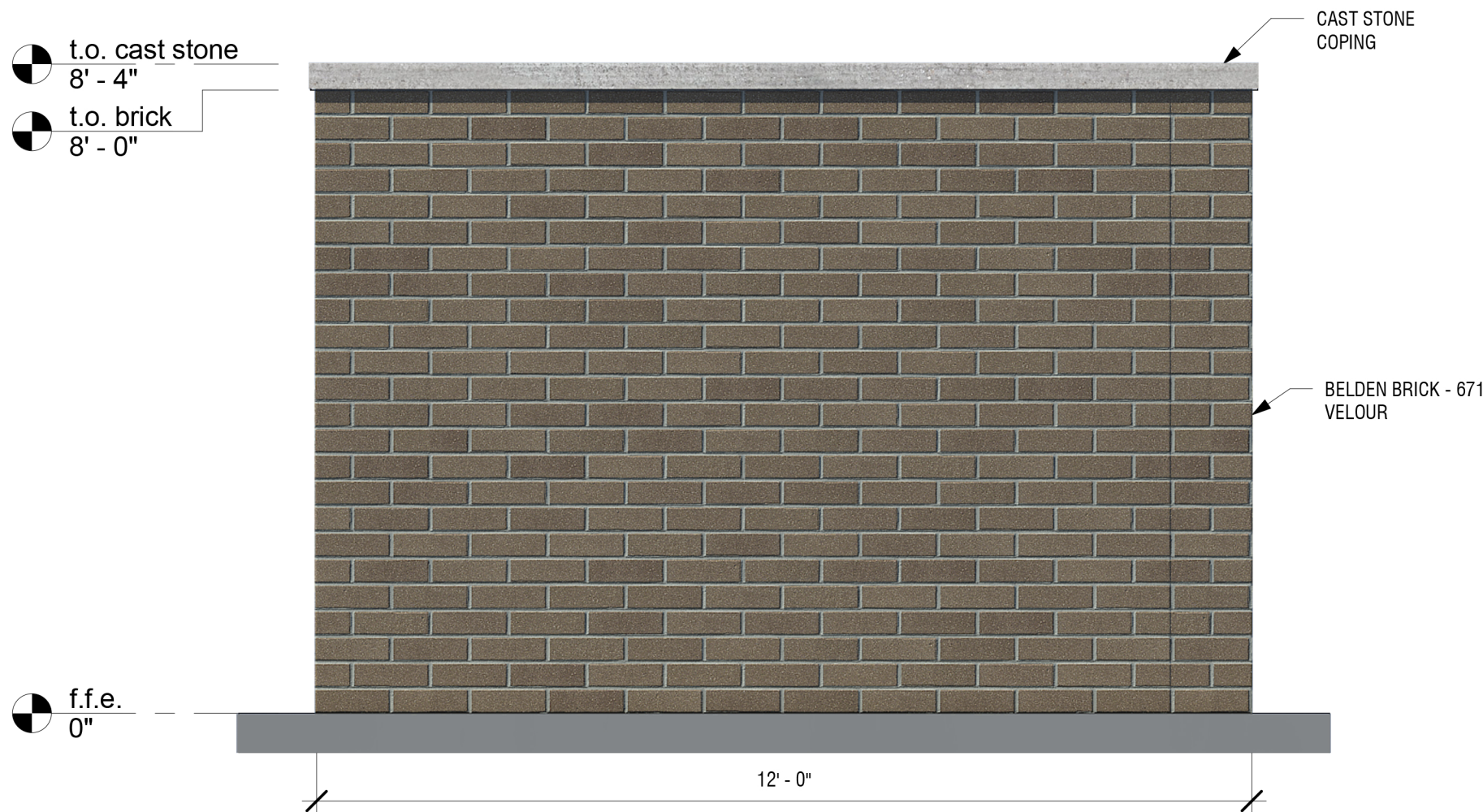
2 garage front
1/8" = 1'-0"



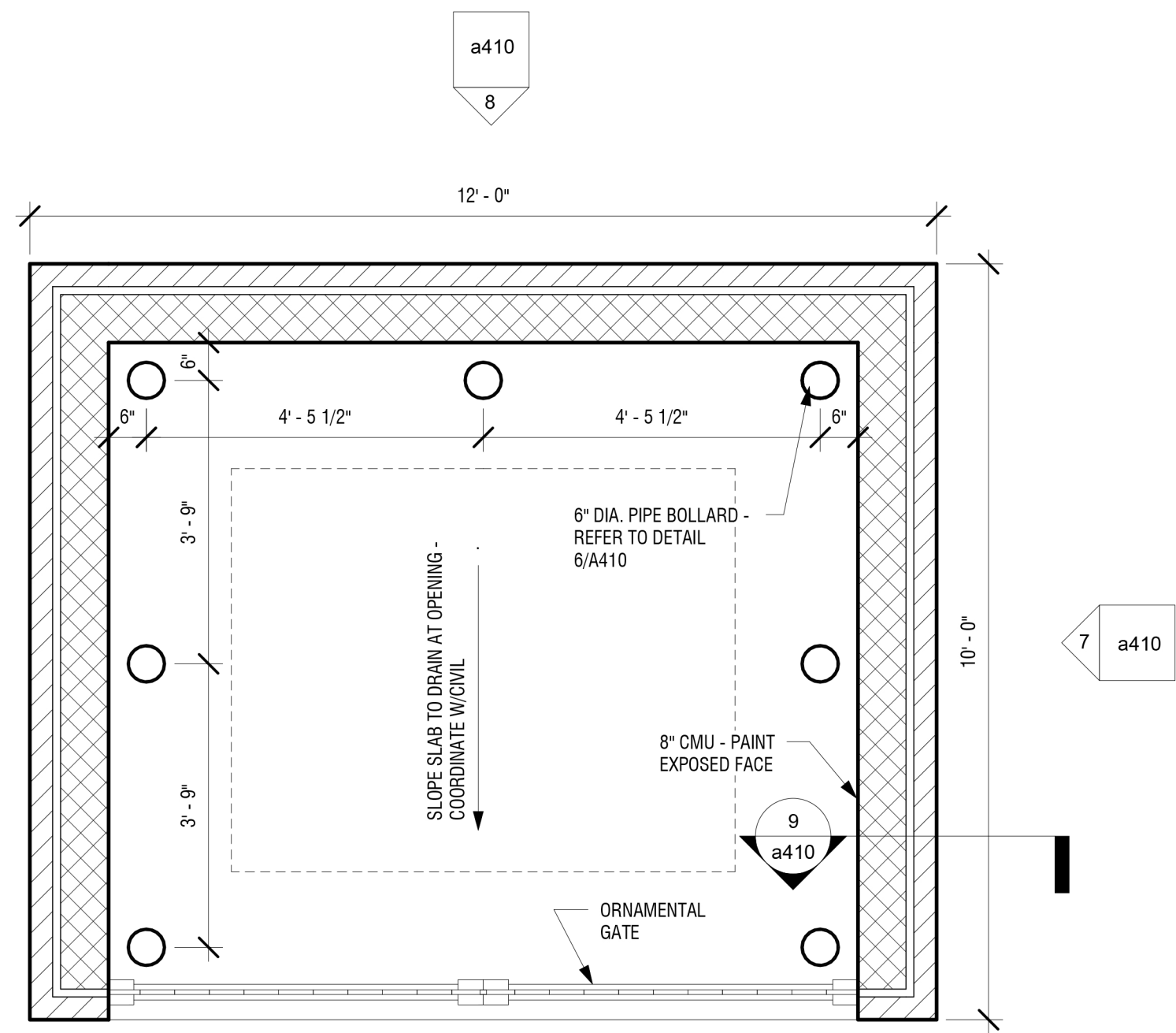
3 garage rear
1/8" = 1'-0"



4 garage side
1/8" = 1'-0"

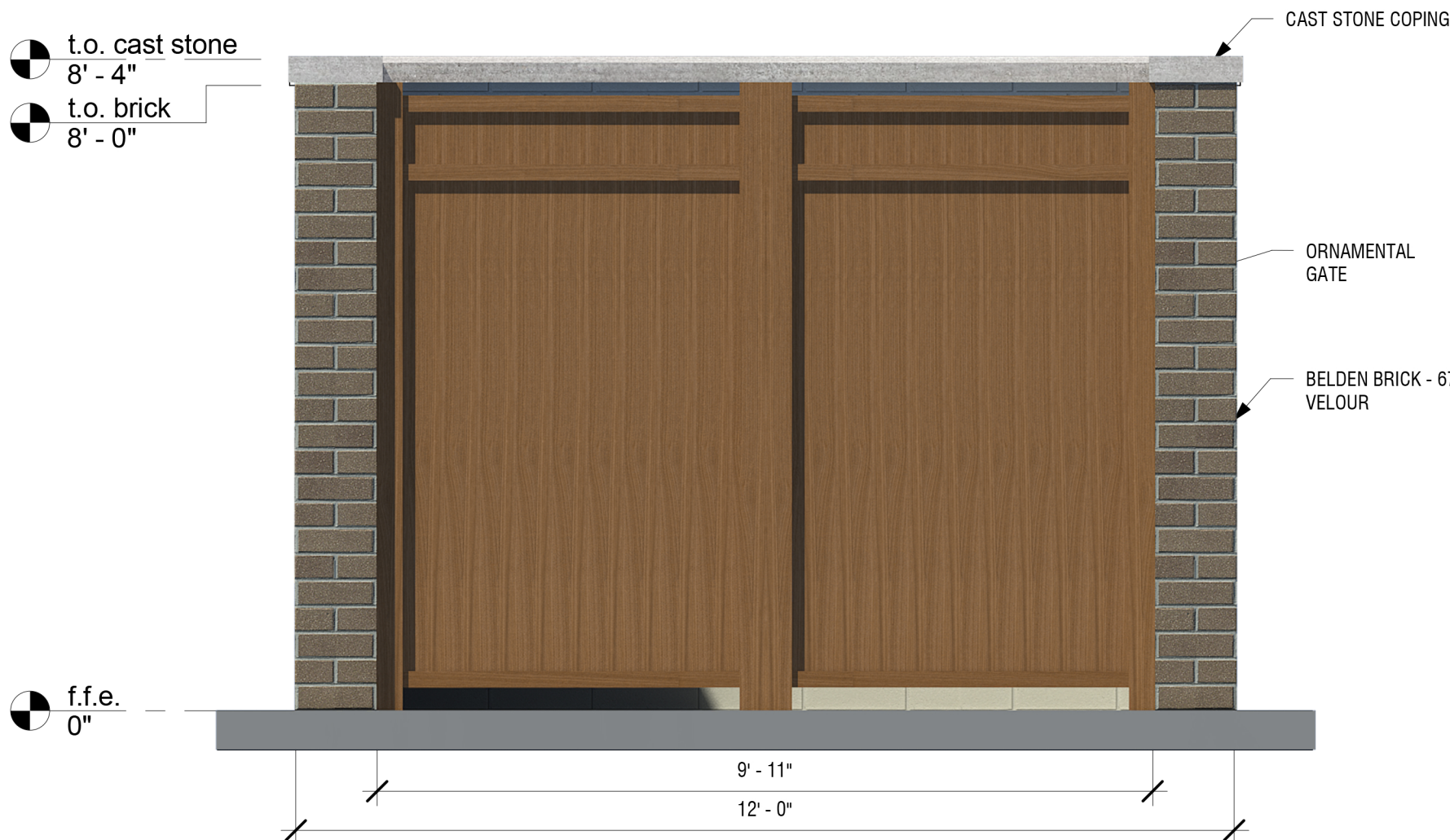


8 trash enclosure rear
1/2" = 1'-0"

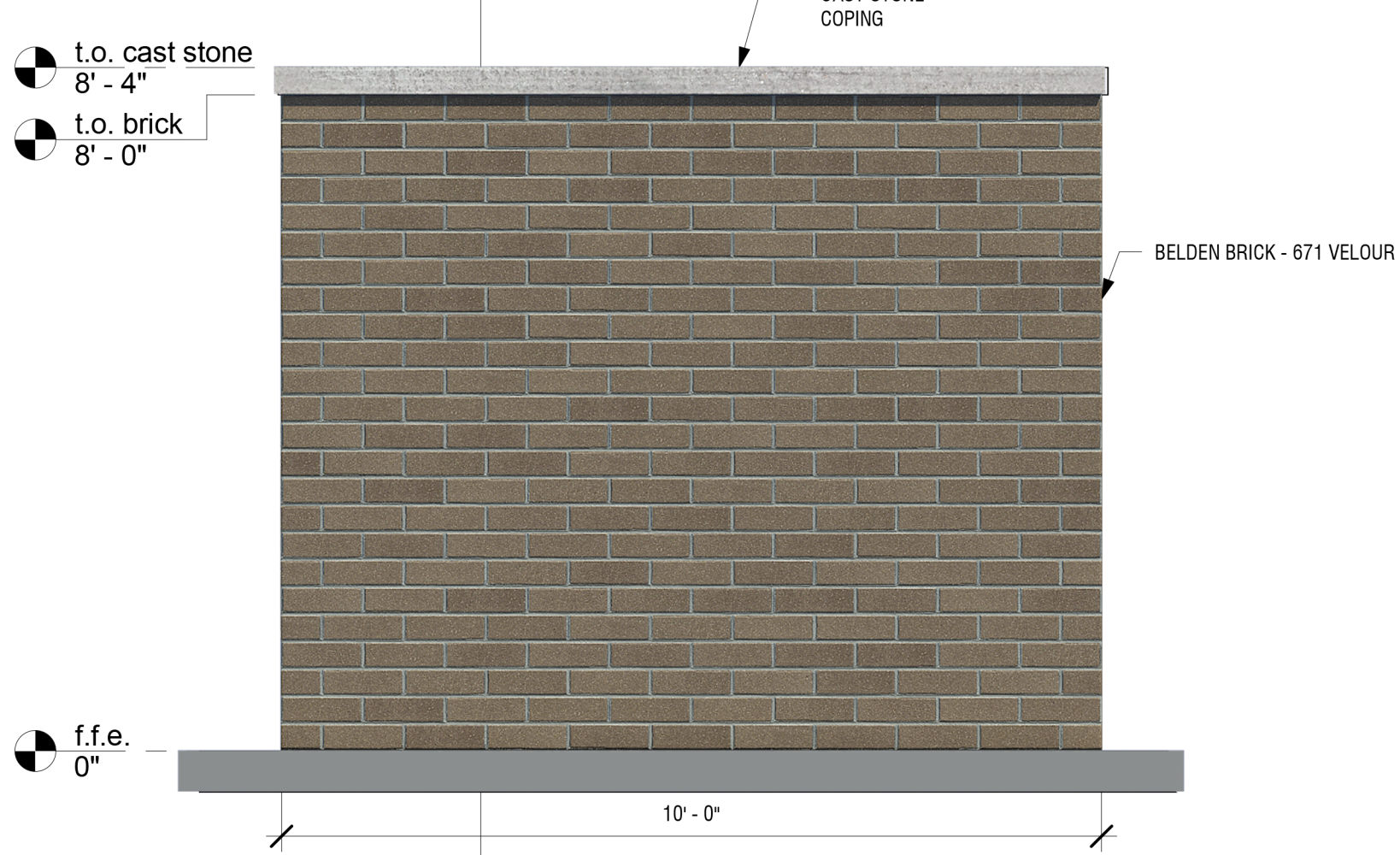


NOTE: REFER TO CIVIL DRAWINGS FOR LOCATION

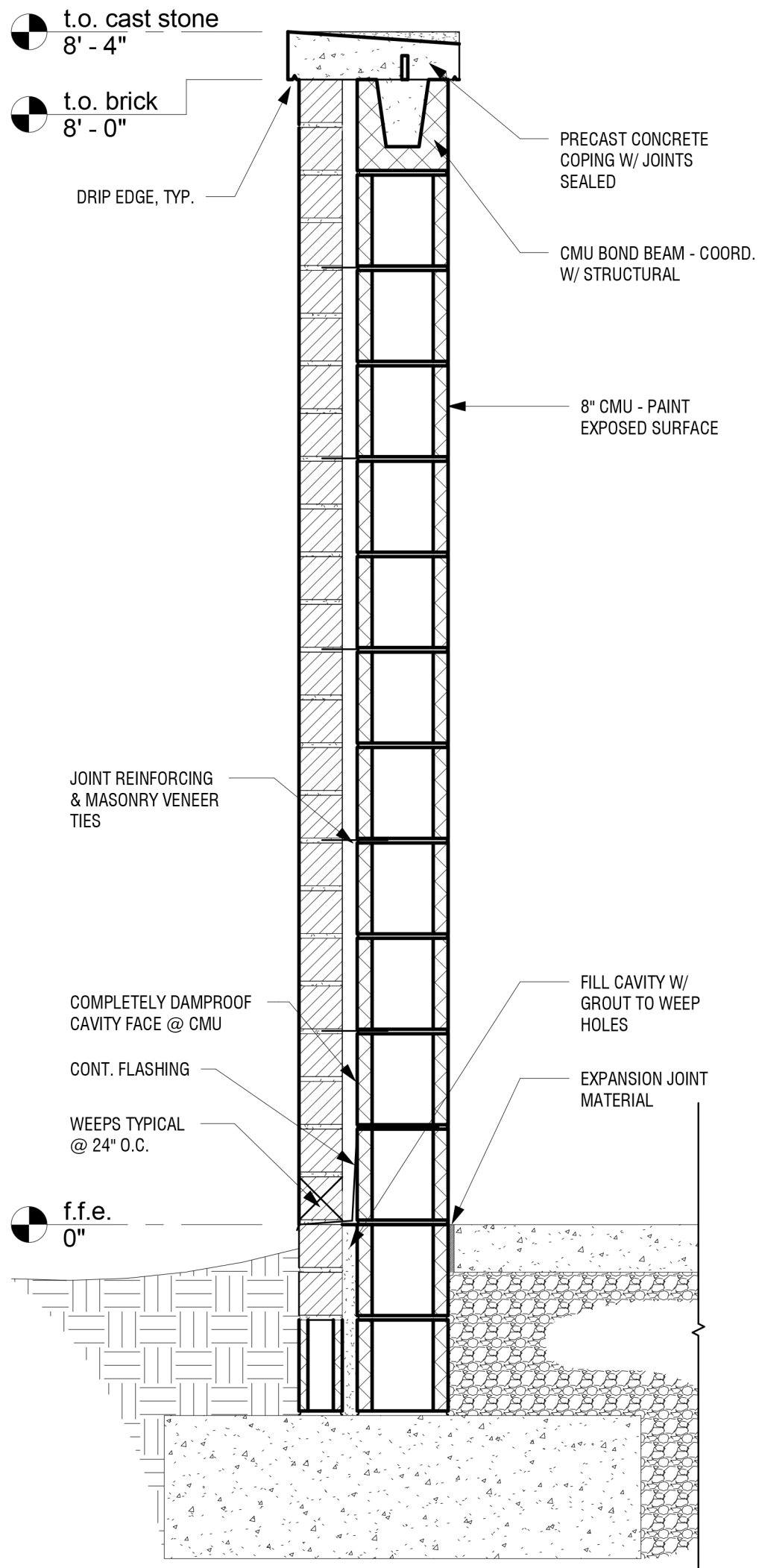
5 Trash Enclosure Plan
1/2" = 1'-0"



6 trash enclosure front
1/2" = 1'-0"



7 trash enclosure side
1/2" = 1'-0"



9 trash enclosure section
1" = 1'-0"



listen • think • create

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

b3studio inc.
www.b3studio.com
1104 west main street | franklin, tn 37064

client:

Beazer Homes

project:

branch creek condominiums

27 unit condo building | two buildings
590 franklin road | franklin, tn 37064

revisions



date: 02 march 2017
project no.: a16054.00

garage and trash enclosure

a410

ORDINANCE NO. 2017-05

TO BE ENTITLED: "AN ORDINANCE TO AMEND TITLE 4 OF THE CITY OF FRANKLIN MUNICIPAL CODE TO REMOVE THE CITY'S OCCUPATIONAL SAFETY AND HEALTH PROGRAM PLAN FROM THE MUNICIPAL CODE AND ADOPT IT BY REFERENCE."

WHEREAS, in accordance with Public Chapter 561 of the General Assembly of the State of Tennessee for the year 1972, the City of Franklin has adopted an Occupational Safety and Health Program Plan ("Program Plan") for its employees which was codified by Ordinance 99-51, and updated by Ordinance 2013-43; and

WHEREAS, based on guidance by the Tennessee Occupational Safety and Health division of the Department of Labor and Workforce Development, it becomes necessary from time to time to amend the Program Plan; and

WHEREAS, the Human Resources Director has been designated by the Board of Mayor and Aldermen as the Director of occupational safety and health (Director), and the Director is responsible for planning, developing, and administering the Program Plan for the City of Franklin; and

WHEREAS, in the interest of efficiency, the Board of Mayor and Aldermen desire to allow the Director to be able to modify the Program Plan as needed; and

WHEREAS, in the best interest of the employees and citizens of the City of Franklin, to remove the Program Plan from being in the Municipal Code verbatim, and instead adopt it by reference.

NOW, THEREFORE:

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that Title 4, Chapter 3, of the Franklin Municipal Code shall be deleted in its entirety and replaced with the following:

"CHAPTER 3. – OCCUPATIONAL SAFETY AND HEALTH PROGRAM

Sec. 4-301. – Occupational Safety and Health Program adopted; authority.

- (1) *Purpose.* In order to provide guidelines and procedures for implementing the Occupational Safety and Health Program for the employees of the City of Franklin, the Board of Mayor and Aldermen of the City of Franklin hereby adopt the "City of Franklin Plan of Operation for the Occupational Safety and Health Program Plan for the Employees of the City of Franklin" ("Program Plan").
- (2) *Administration of Program Plan.* The human resources director shall have the authority, to plan, administer, and/or modify the Program Plan as may be required from time to time to continue to facilitate a safe workplace environment for the employees of the City of Franklin.

(3) *Available in recorder's office.* Once adopted, copies of the Program Plan and any amendments shall be placed on file at the city recorder's office and at the Human Resources office."

SECTION II: 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 second and final reading, the public health, safety and welfare requiring it.

ATTEST

CITY OF FRANKLIN, TENNESSEE

By: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR

By: _____
DR. KEN MOORE
MAYOR

Approved as to form by:

Kristen L. Corn
Assistant City Attorney

PASSED FIRST READING: _____

PASSED SECOND READING: _____

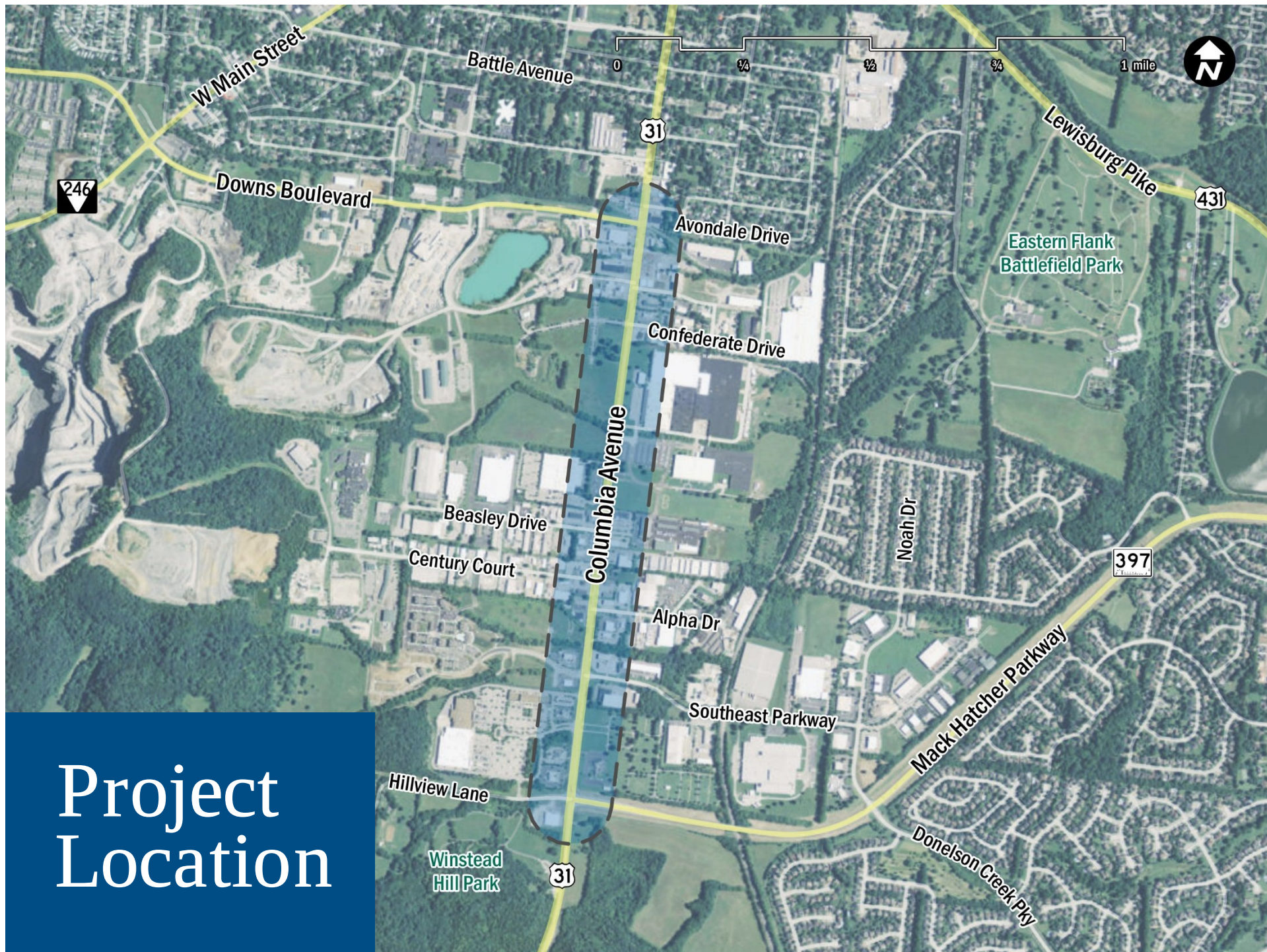
CITY OF FRANKLIN, TENNESSEE

Columbia Avenue

Widening & Improvements Project

BOMA Work Session | July 11, 2017





Project Location



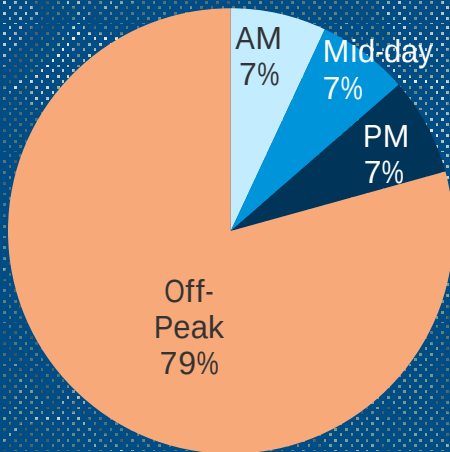
Regional Context

May 2016

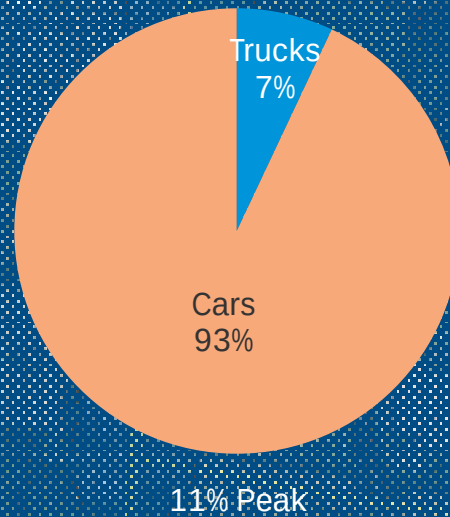
18,900

vehicles/day

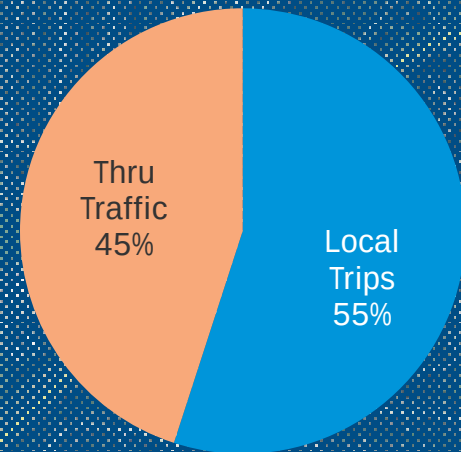
DAILY
TRAFFIC



TRAFFIC
COMPOSITION



TRAFFIC
TYPE



April 2016 travel time

from Battle Avenue to
Winstead Elementary School,
in minutes.

3:10
with no traffic

5:10
average day

10:20
longest recorded

Future Growth

2016

EXISTING
CONDITIONS

based on data from City and
TDOT count stations

18,900
vehicles/day

2021

BUILD
YEAR

forecast conditions at
project completion

19,800
vehicles/day

2041

DESIGN
YEAR

improvements are designed to
accommodate 20 years of growth

25,400
vehicles/day

3

components of
comparison

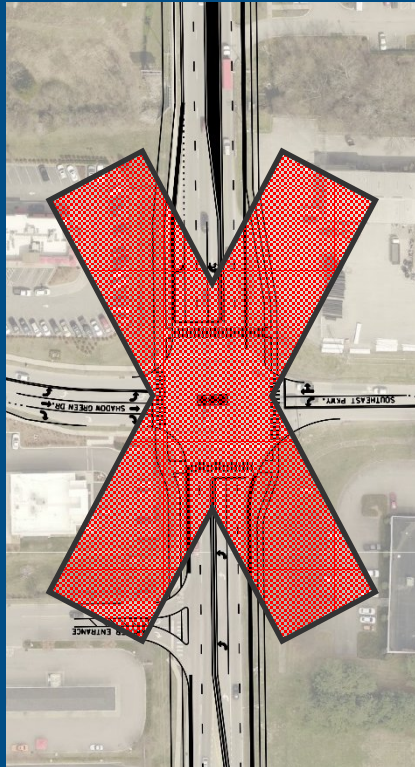
Operations

Safety

Physical
Impact

Corridor Concepts

Example: Columbia Avenue at Southeast Parkway



Four-Lane Median Divided Concept

with center median and left-turn lanes



Five-Lane Signalized Concept

with continuous two-way, left-turn lane

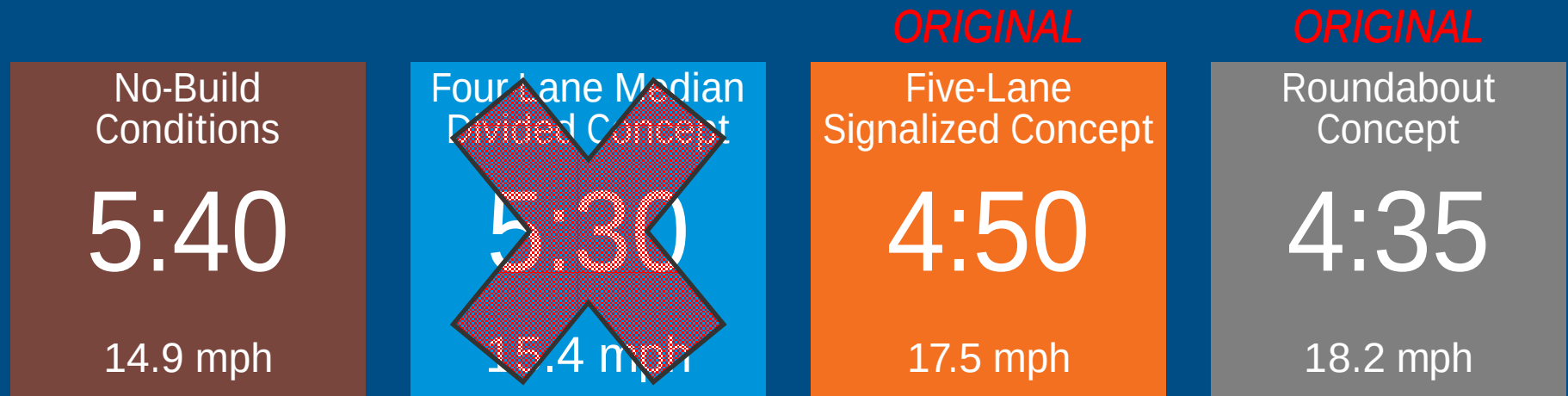


Roundabout Concept

with 4-foot center median

Operations

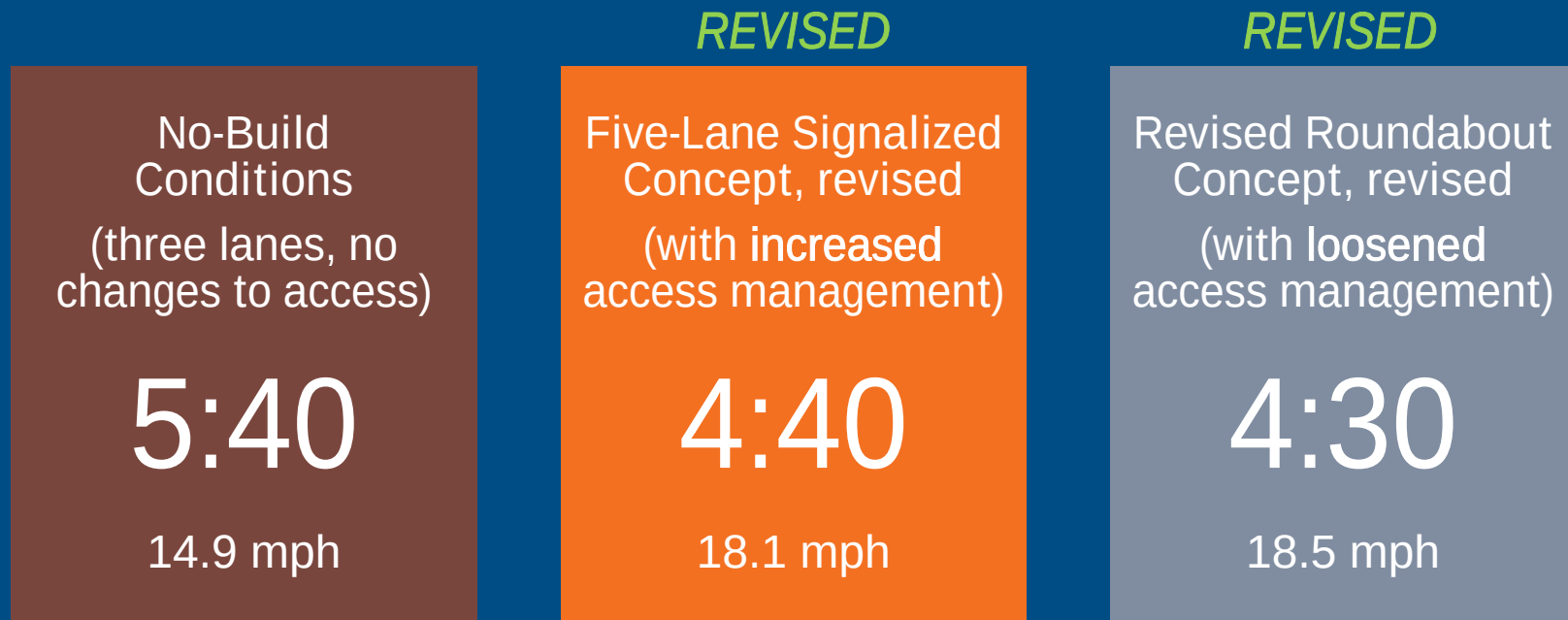
Anticipated Travel Time and Average Speed, 2041 Volumes (Columbia Avenue)



NOTE: Average travel time of Northbound and Southbound traffic for the four (4) study peak hours (i.e. AM + Midday + PM + busiest hour on Saturday)

Operations

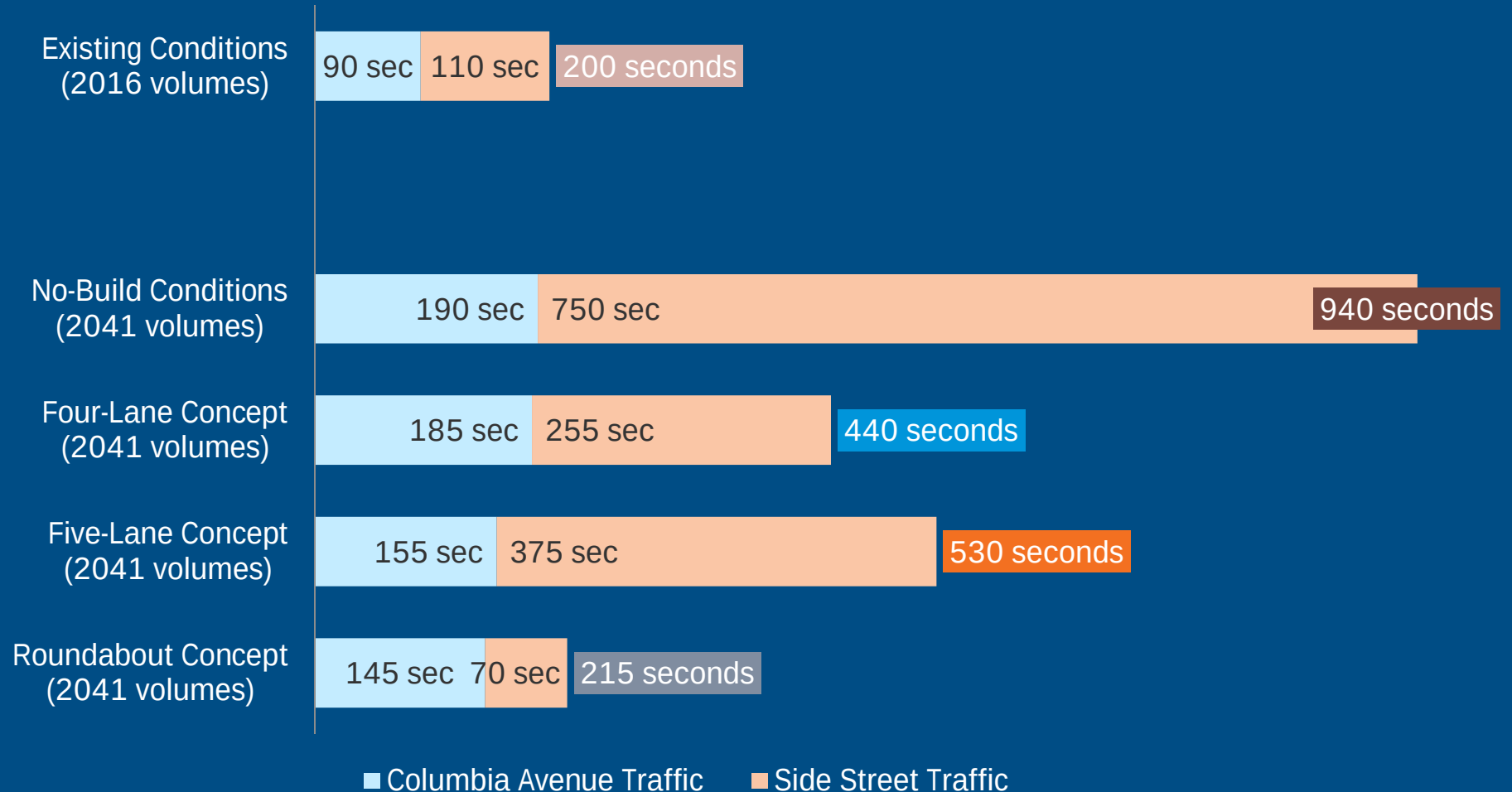
Anticipated Travel Time and Average Speed, 2041 Volumes (Columbia Avenue)



NOTE: Average travel time of Northbound and Southbound traffic for the four (4) study peak hours (i.e. AM + Midday + PM + busiest hour on Saturday)

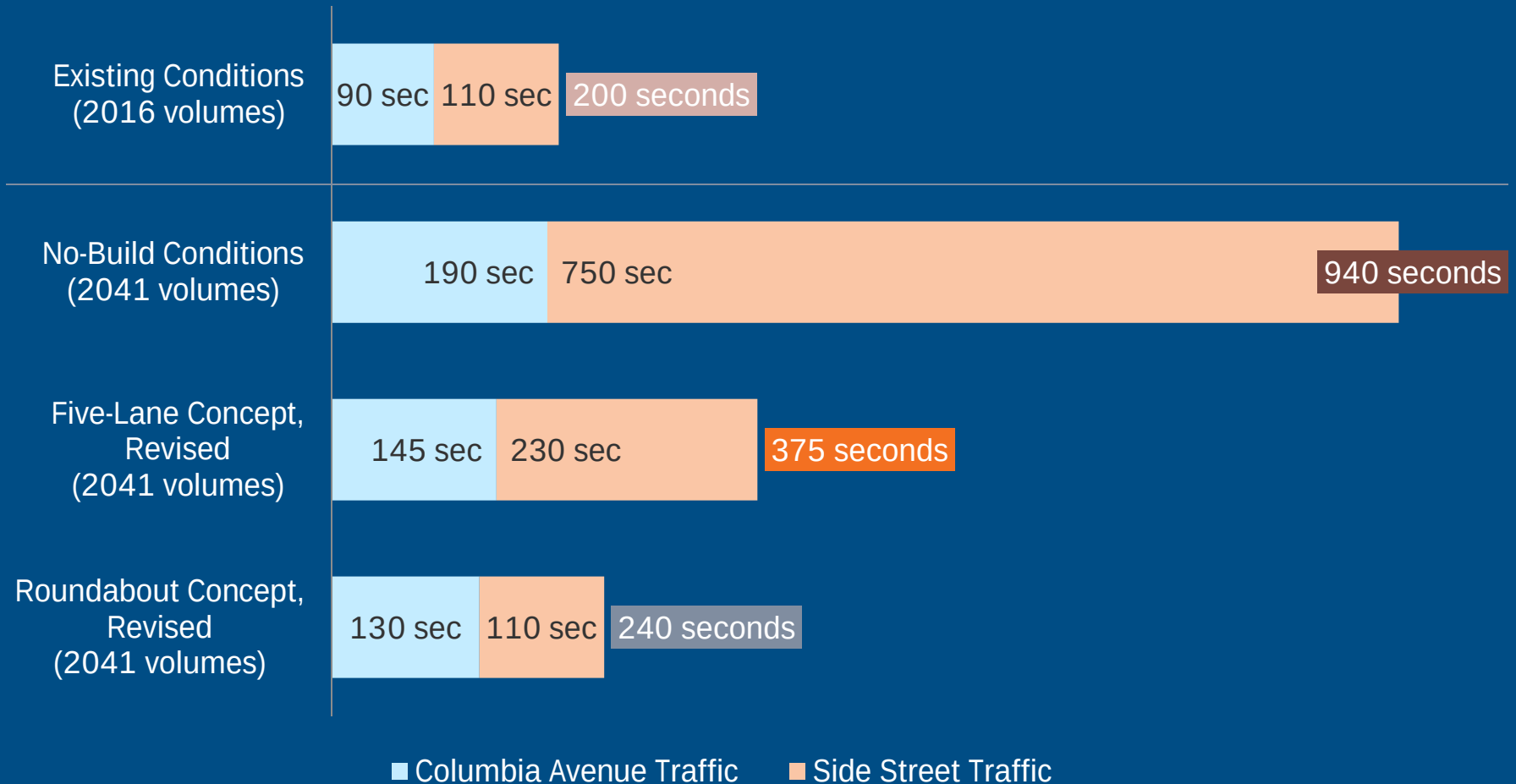
Operations

Corridor Delay for *Original* Concepts



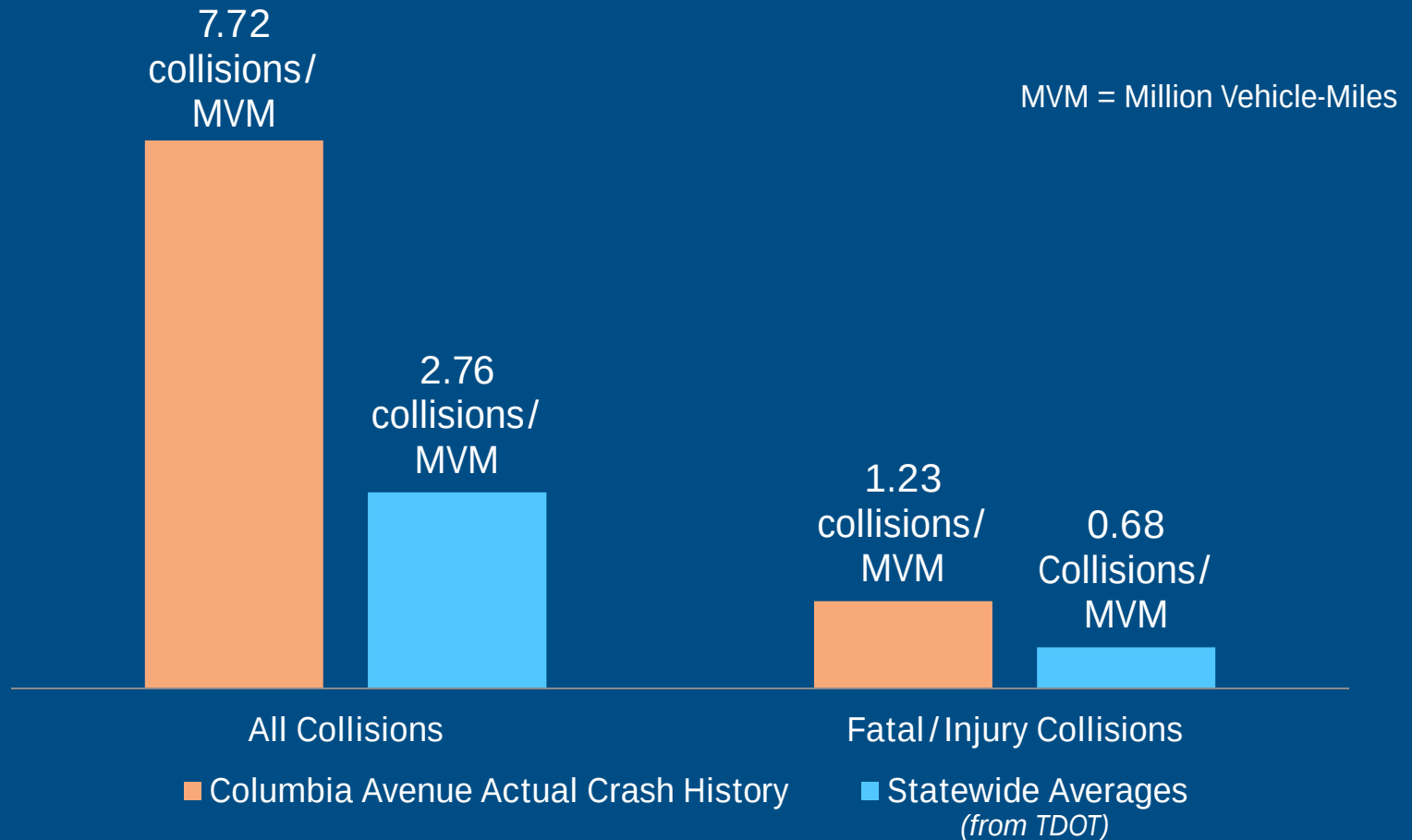
Operations

Corridor Delay for Revised Concepts



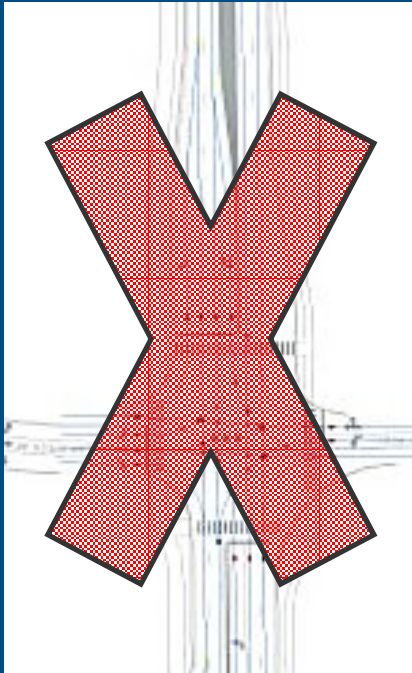
Safety

Collision Data (2013–2016)



Safety

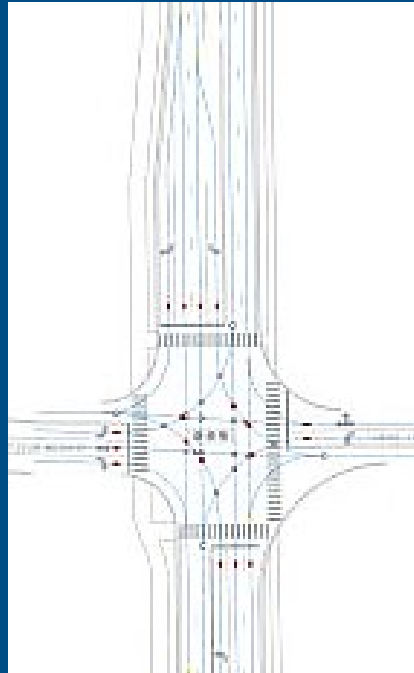
Conflict Points for *Original* Concepts



Four-Lane Median
Divided Concept

340

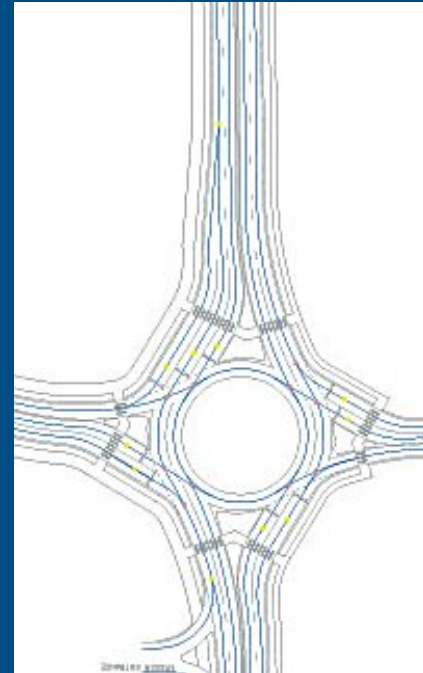
conflict points



Five-Lane
Signalized Concept

583

conflict points
(377 with access mgmt)



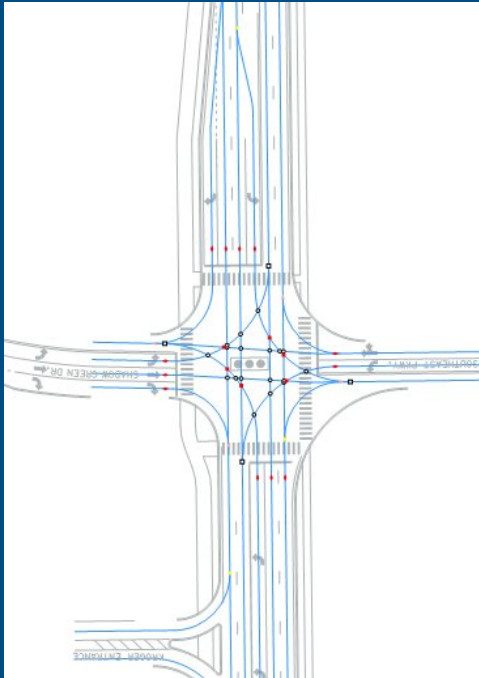
Roundabout
Concept

243

conflict points

Safety

Conflict Points for Revised Concepts



Five-Lane Signalized
Concept, revised

385

conflict points



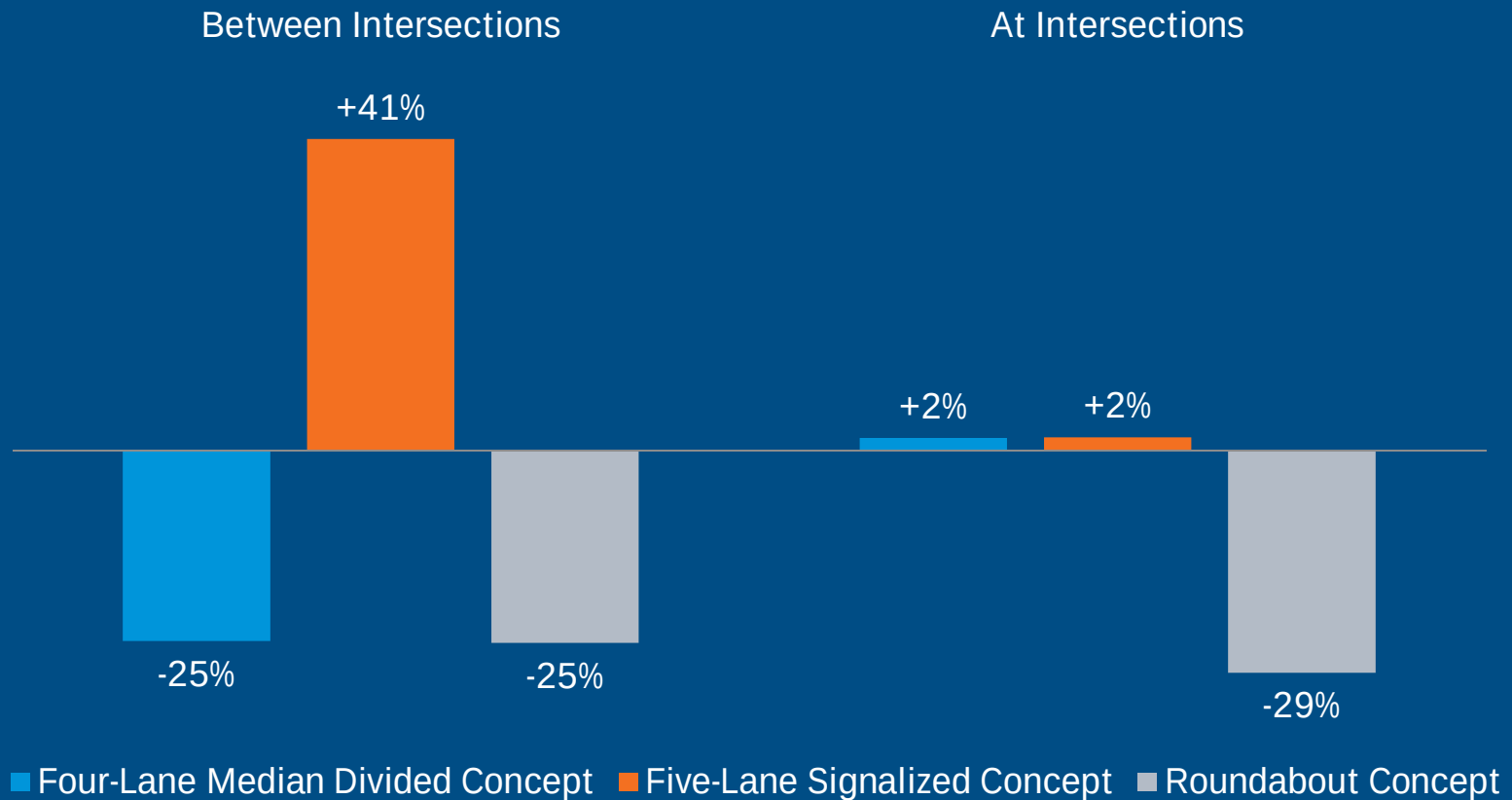
Roundabout
Concept, revised

258

conflict points

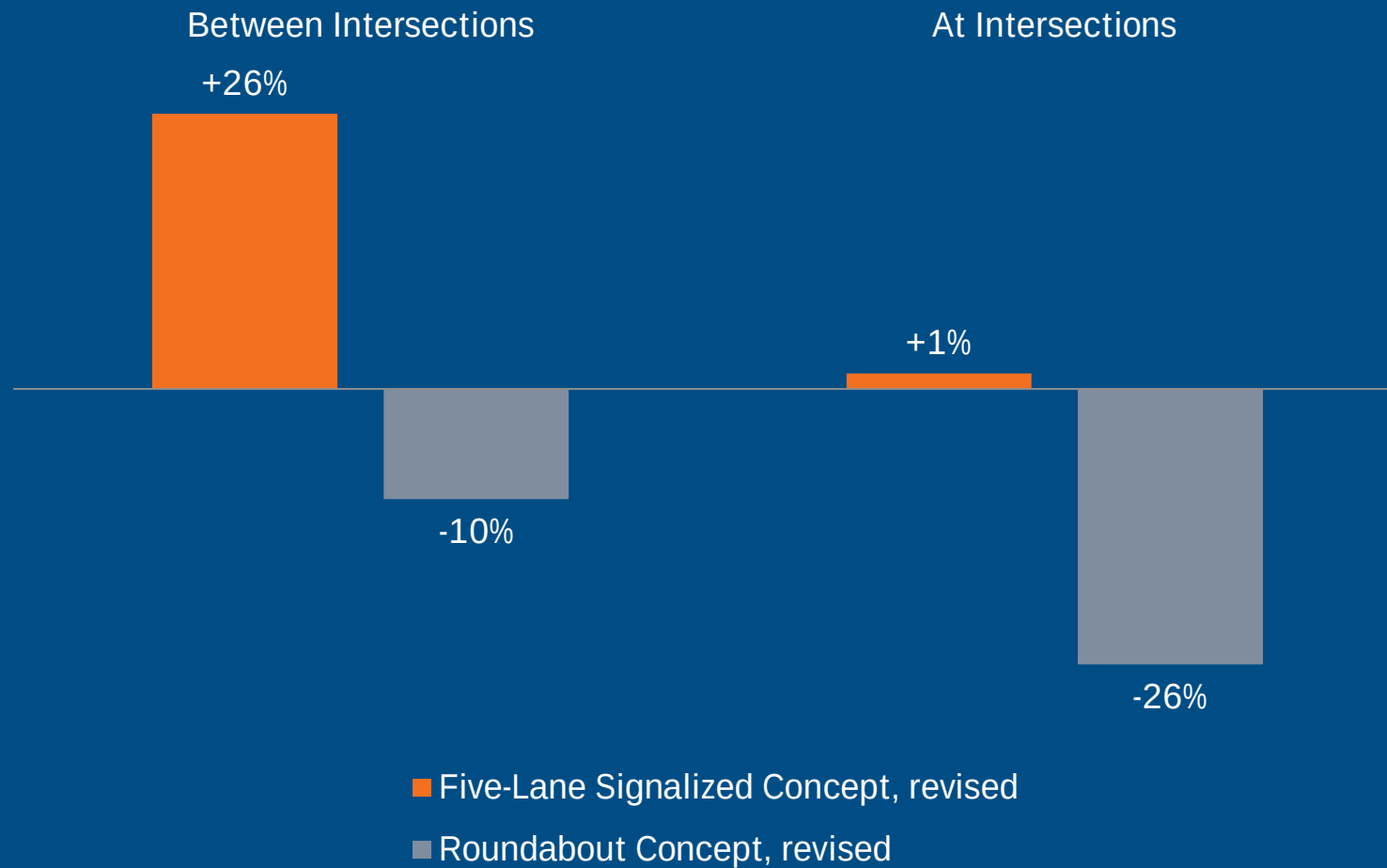
Safety

2041 Anticipated Change in Traffic Collisions for Original Concepts



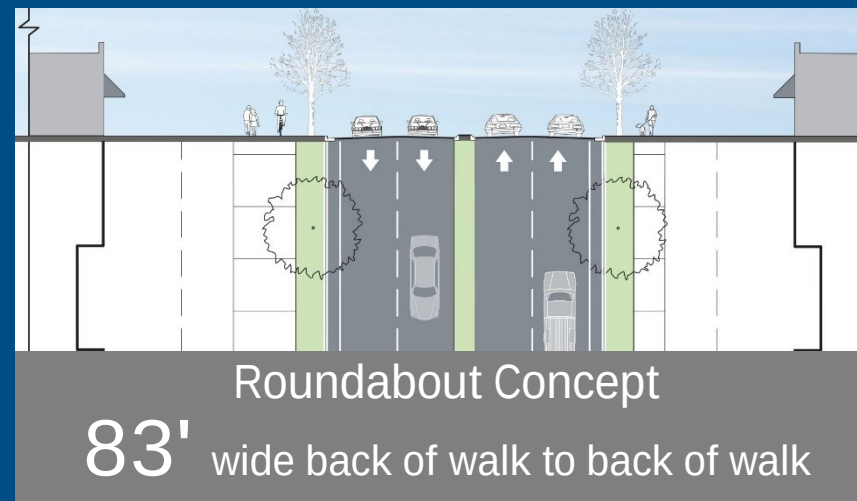
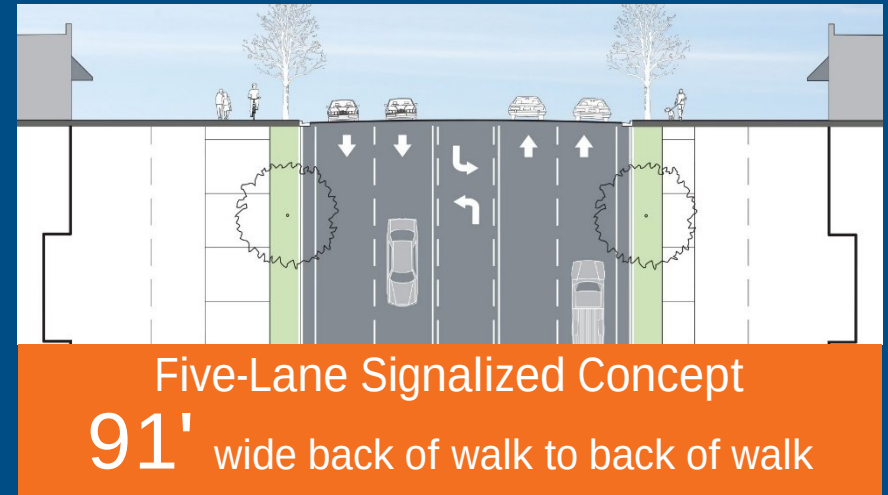
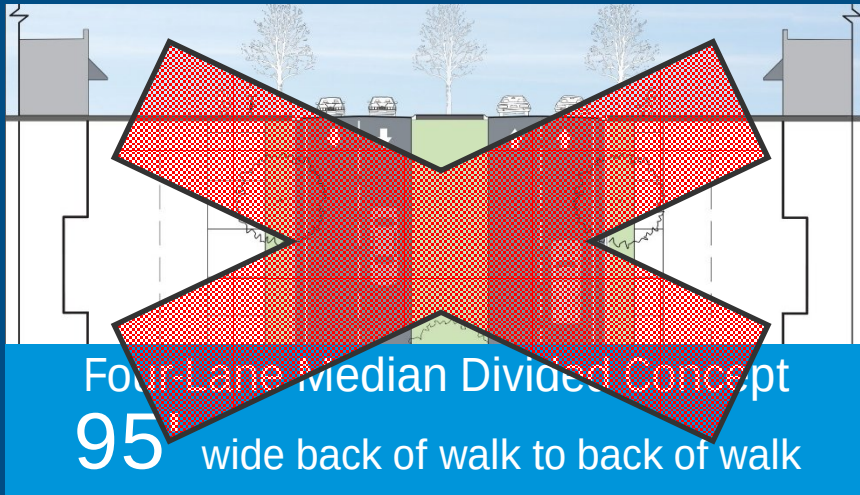
Safety

2041 Anticipated Change in Traffic Collisions for Revised Concepts

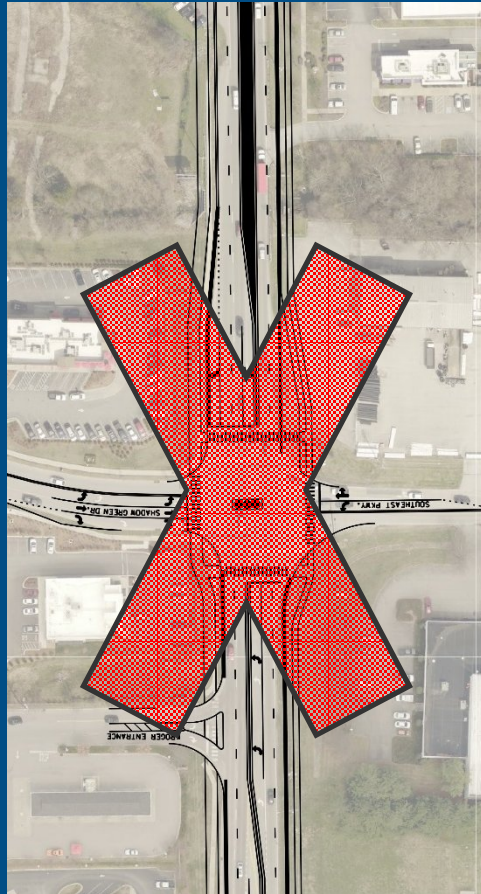


Physical Impact

Typical Sections



Physical Impact



Four-Lane Median
Divided Concept



Five-Lane Signalized
Concept



Roundabout
Concept

Data Summary

<i>ORIGINAL CONCEPTS</i>		Four-Lane Median Divided Concept	Five-Lane Signalized Concept	Roundabout Concept
Operational Performance	Thru Traffic Delay	185 sec/veh	155 sec/veh	145 sec/veh
	Side Street Delay	255 sec/veh	375 sec/veh	70 sec/veh
	Average Travel Time	5:30	4:50	4:35
Safety Performance	Between Intersections	-25% fewer collisions	+41% more collisions	-25% fewer collisions
	At Intersections	+2% more collisions	+2% more collisions	-29% fewer collisions
Physical Impact	Between Intersections	95' total width	91' total width	83' total width
	At Intersections	AVERAGE footprint	AVERAGE footprint	INCREASED footprint

Data Summary

<i>REVISED CONCEPTS</i>		Five-Lane Signalized Concept, revised (with increased access management)	Roundabout Concept, revised (with loosened access management)
Operational Performance	Thru Traffic Delay	145 (sec/veh)	130 (sec/veh)
	Side Street Delay	230 (sec/veh)	110 (sec/veh)
	Average Travel Time	4:40	4:35
Safety Performance	Between Intersections	+26% (more collisions)	-10% (fewer collisions)
	At Intersections	+1% (more collisions)	-26% (fewer collisions)
Physical Impact	Between Intersections	91' total width	83' total width
	At Intersections	AVERAGE footprint	INCREASED footprint

next step

BOMA selects
preferred concept
to bring forward to
detailed design.

— CITY OF FRANKLIN, TENNESSEE —

Columbia Avenue

Widening & Improvements Project

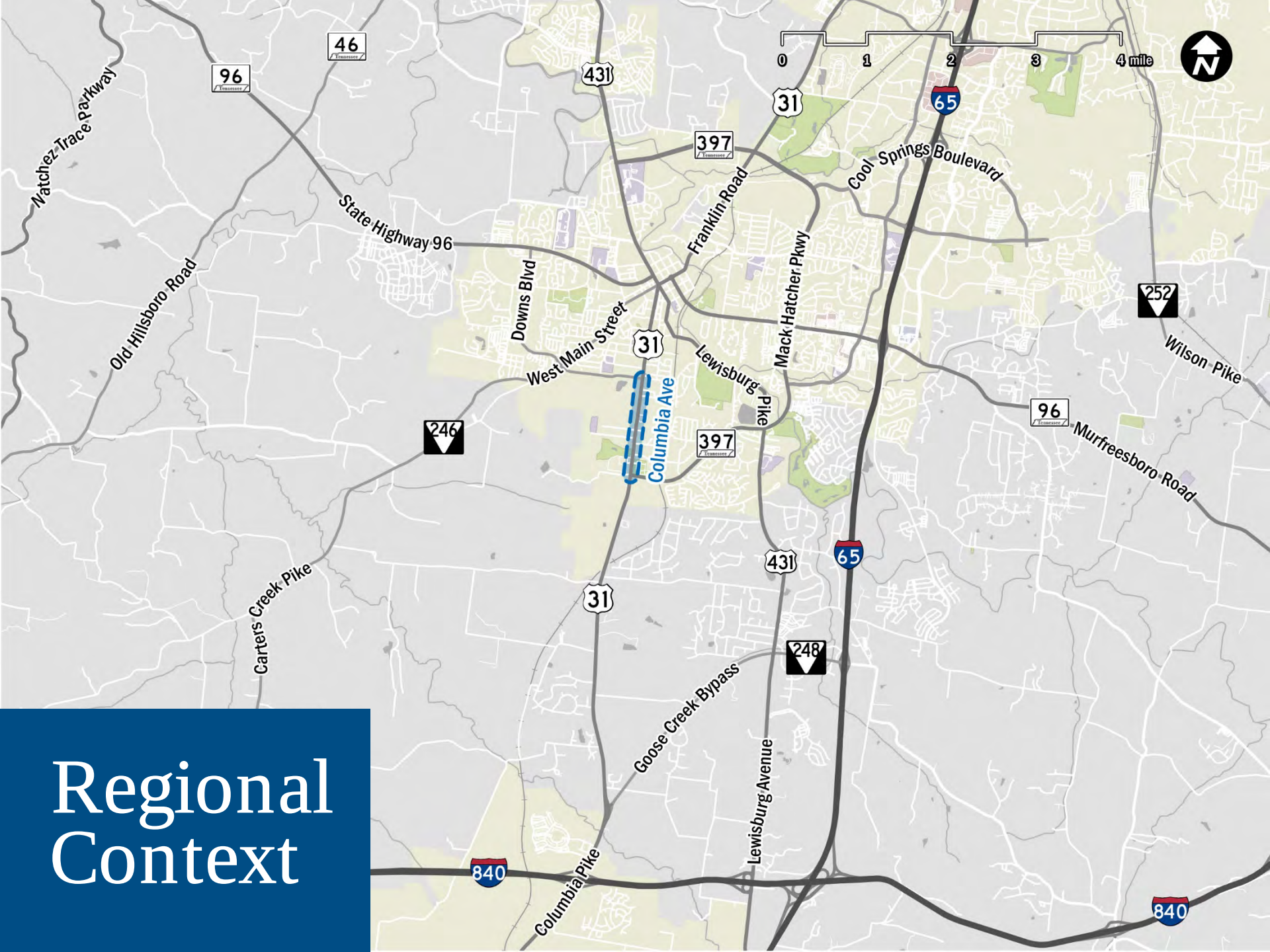
BOMA Work Session | July 11, 2017





Project Location

Regional Context

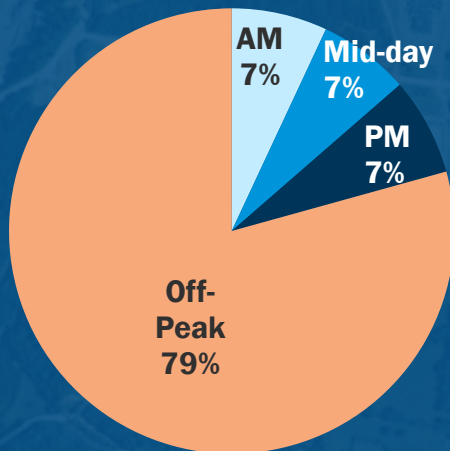


May 2016

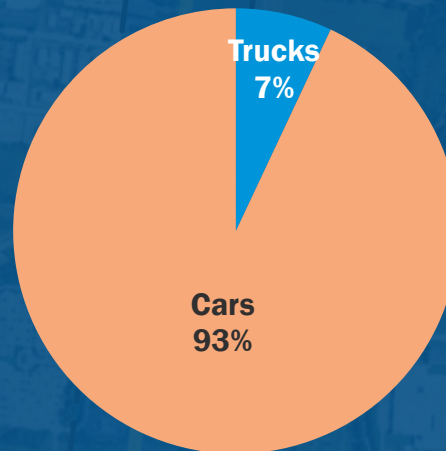
18,900

vehicles/day

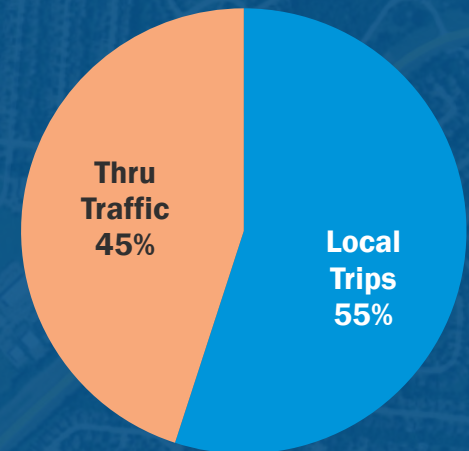
DAILY
TRAFFIC



TRAFFIC
COMPOSITION



TRAFFIC
TYPE



11% Peak

April 2016 travel time

from Battle Avenue to
Winstead Elementary School,
in minutes.

3:10

with no traffic

5:10

average day

10:20

longest recorded

Future Growth

2016

EXISTING
CONDITIONS

based on data from City and
TDOT count stations

18,900

vehicles/day

2021

BUILD
YEAR

forecast conditions at
project completion

19,800

vehicles/day

2041

DESIGN
YEAR

improvements are designed to
accommodate 20 years of growth

25,400

vehicles/day

3

components of
comparison

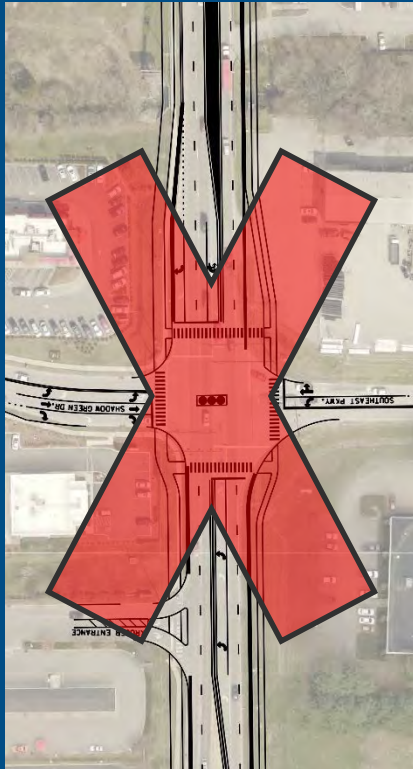
Operations

Safety

Physical
Impact

Corridor Concepts

Example: Columbia Avenue at Southeast Parkway



Four-Lane Median Divided Concept

with center median
and left-turn lanes



Five-Lane Signalized Concept

with continuous
two-way, left-turn lane

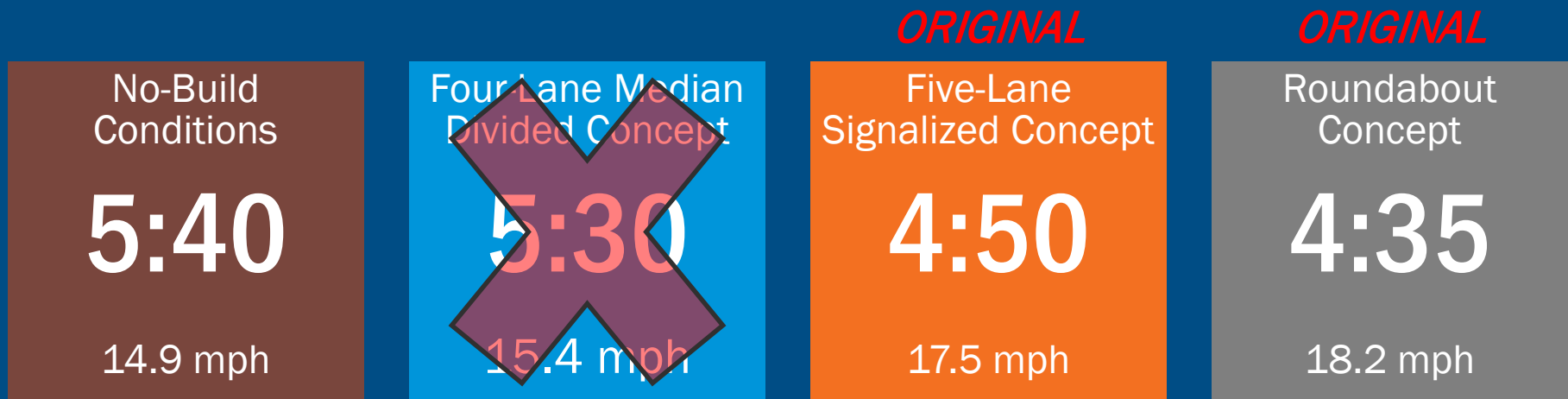


Roundabout Concept

with 4-foot
center median

Operations

Anticipated Travel Time and Average Speed, 2041 Volumes (Columbia Avenue)



NOTE: Average travel time of Northbound and Southbound traffic for the four (4) study peak hours (i.e. AM + Midday + PM + busiest hour on Saturday)

Operations

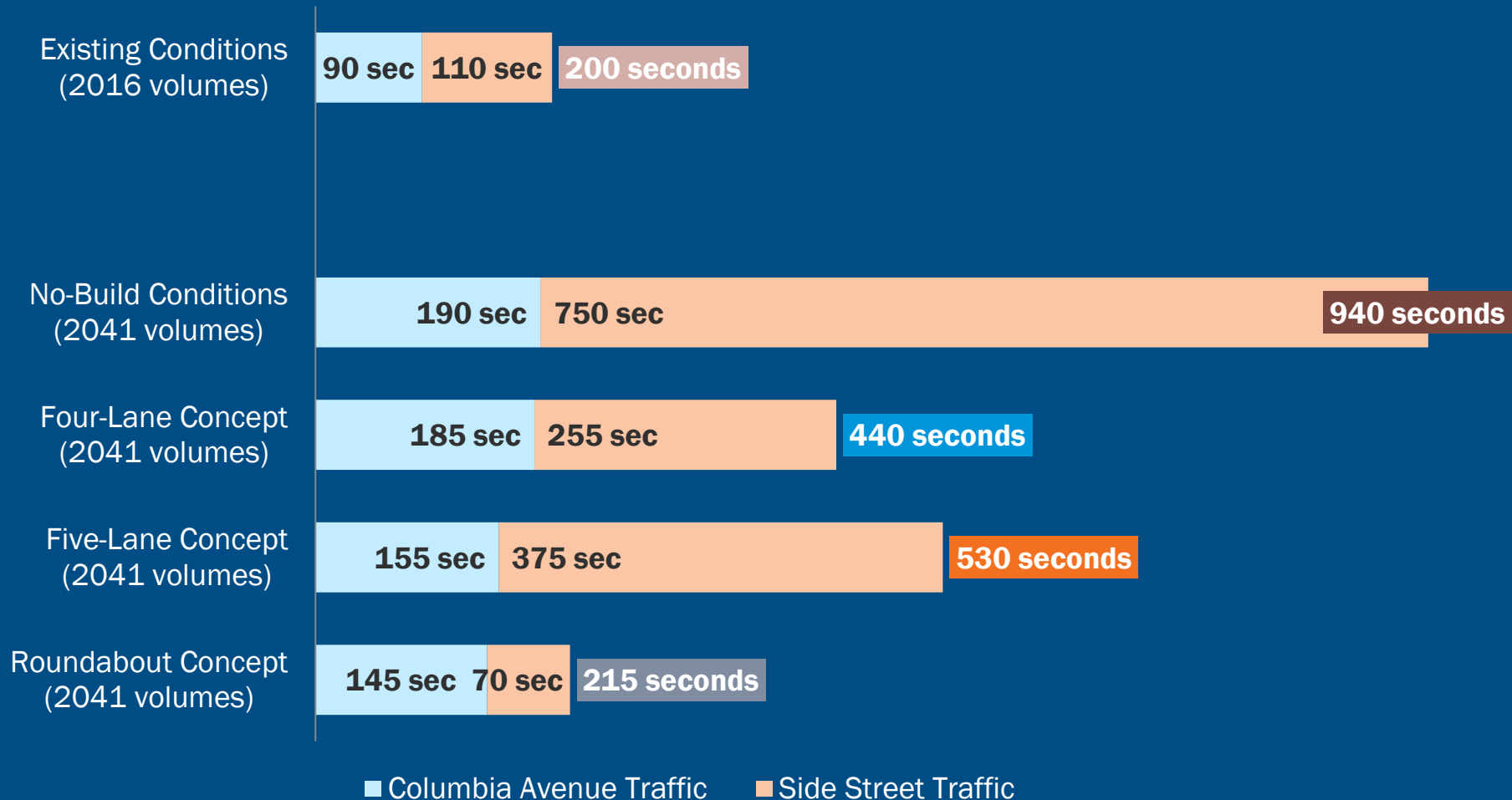
Anticipated Travel Time and Average Speed, 2041 Volumes (Columbia Avenue)



NOTE: Average travel time of Northbound and Southbound traffic for the four (4) study peak hours (i.e. AM + Midday + PM + busiest hour on Saturday)

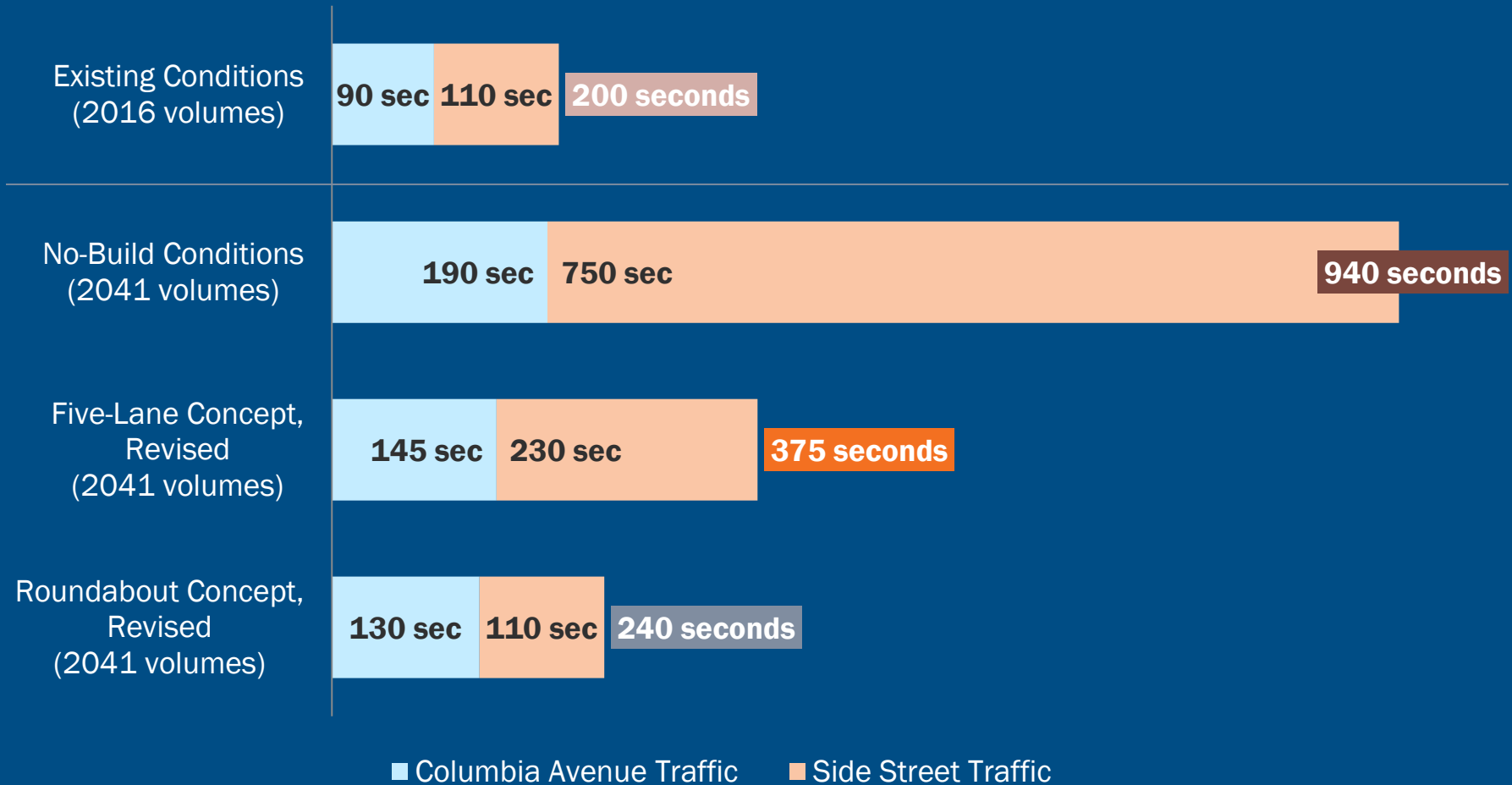
Operations

Corridor Delay for Original Concepts



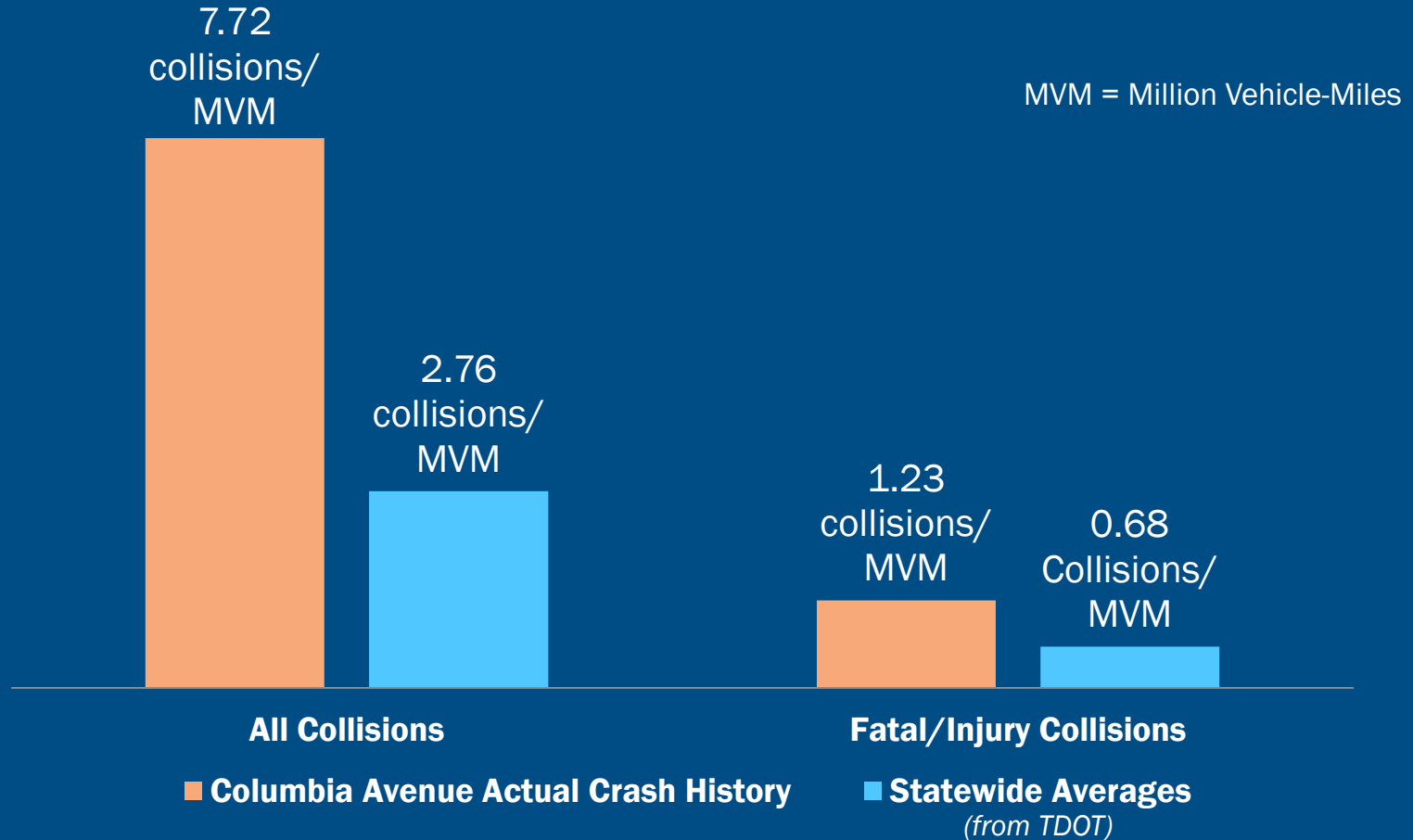
Operations

Corridor Delay for Revised Concepts



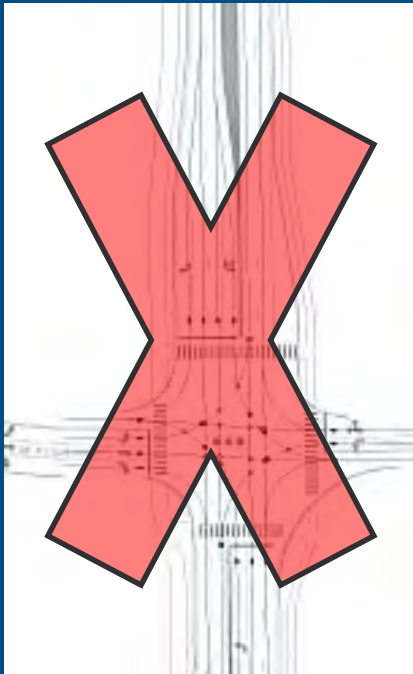
Safety

Collision Data (2013–2016)



Safety

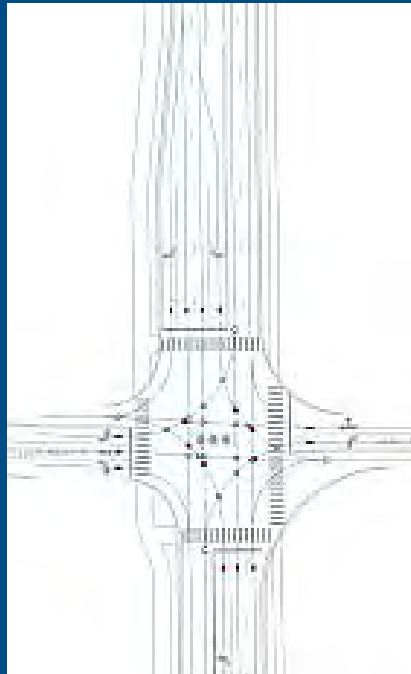
Conflict Points for *Original* Concepts



Four-Lane Median
Divided Concept

340

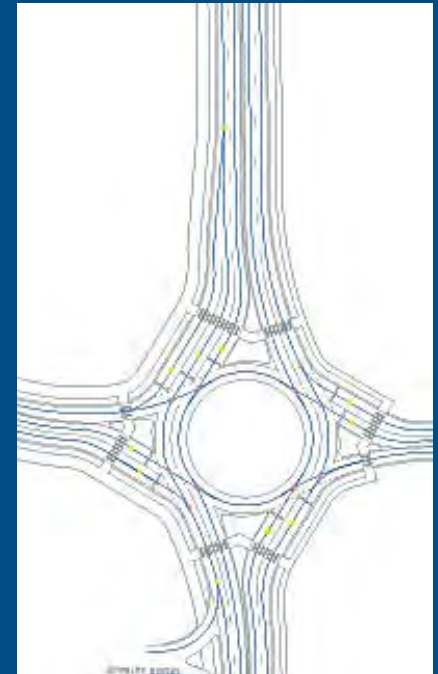
conflict points



Five-Lane
Signalized Concept

583

conflict points
(377 with access mgmt)



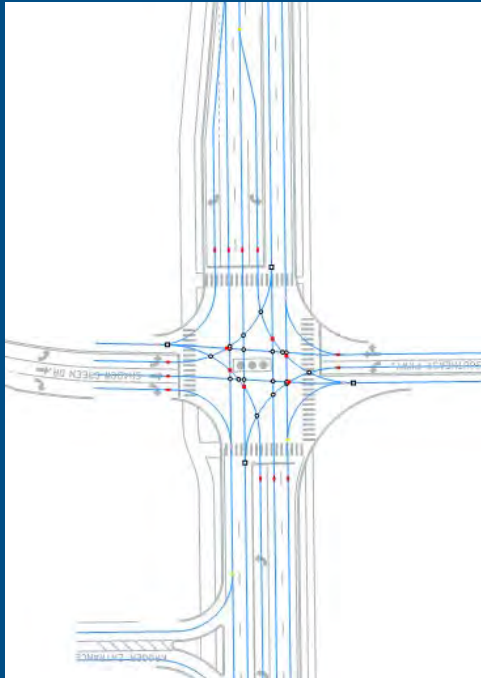
Roundabout
Concept

243

conflict points

Safety

Conflict Points for Revised Concepts



Five-Lane Signalized
Concept, revised

385

conflict points



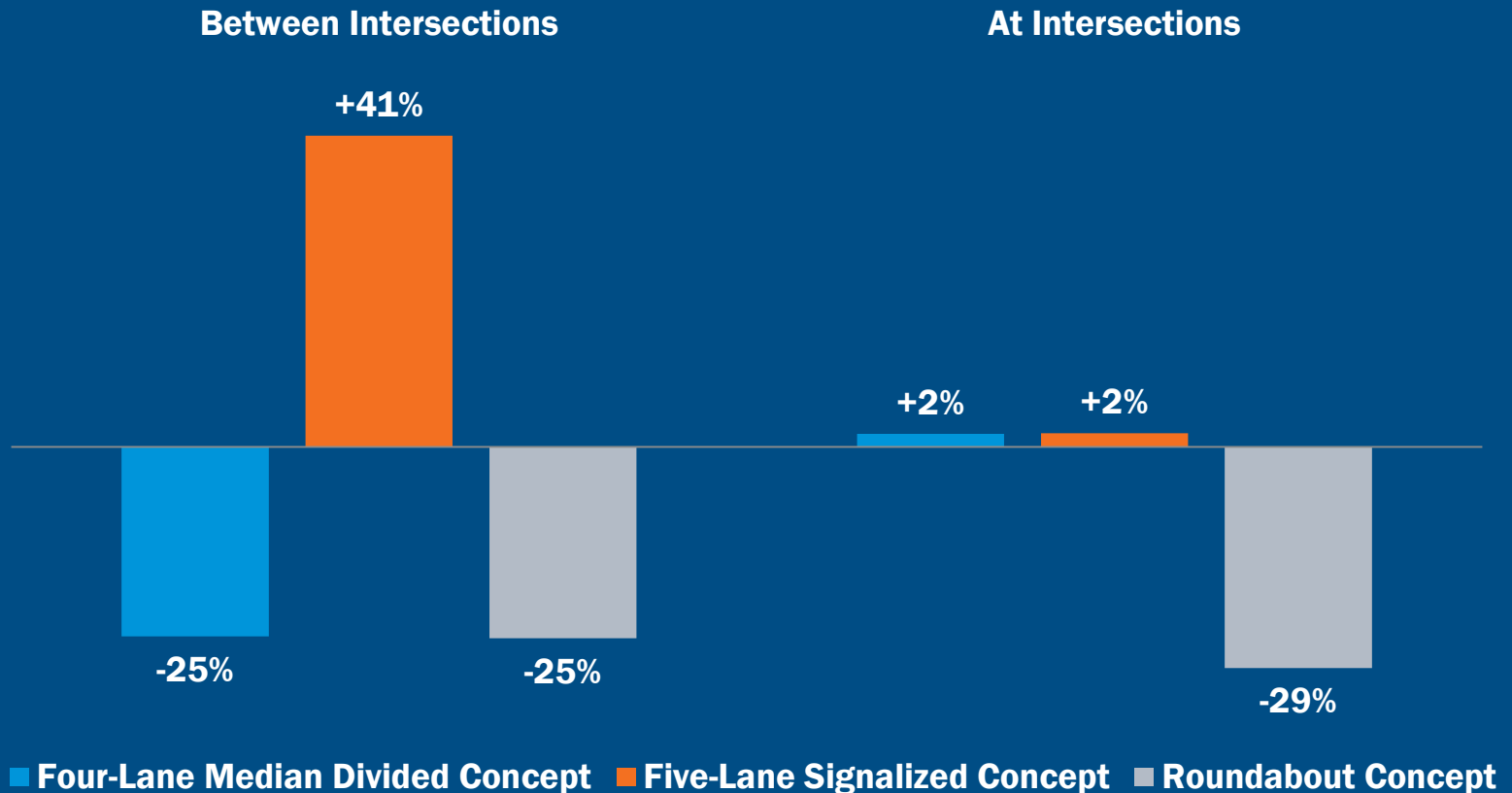
Roundabout
Concept, revised

258

conflict points

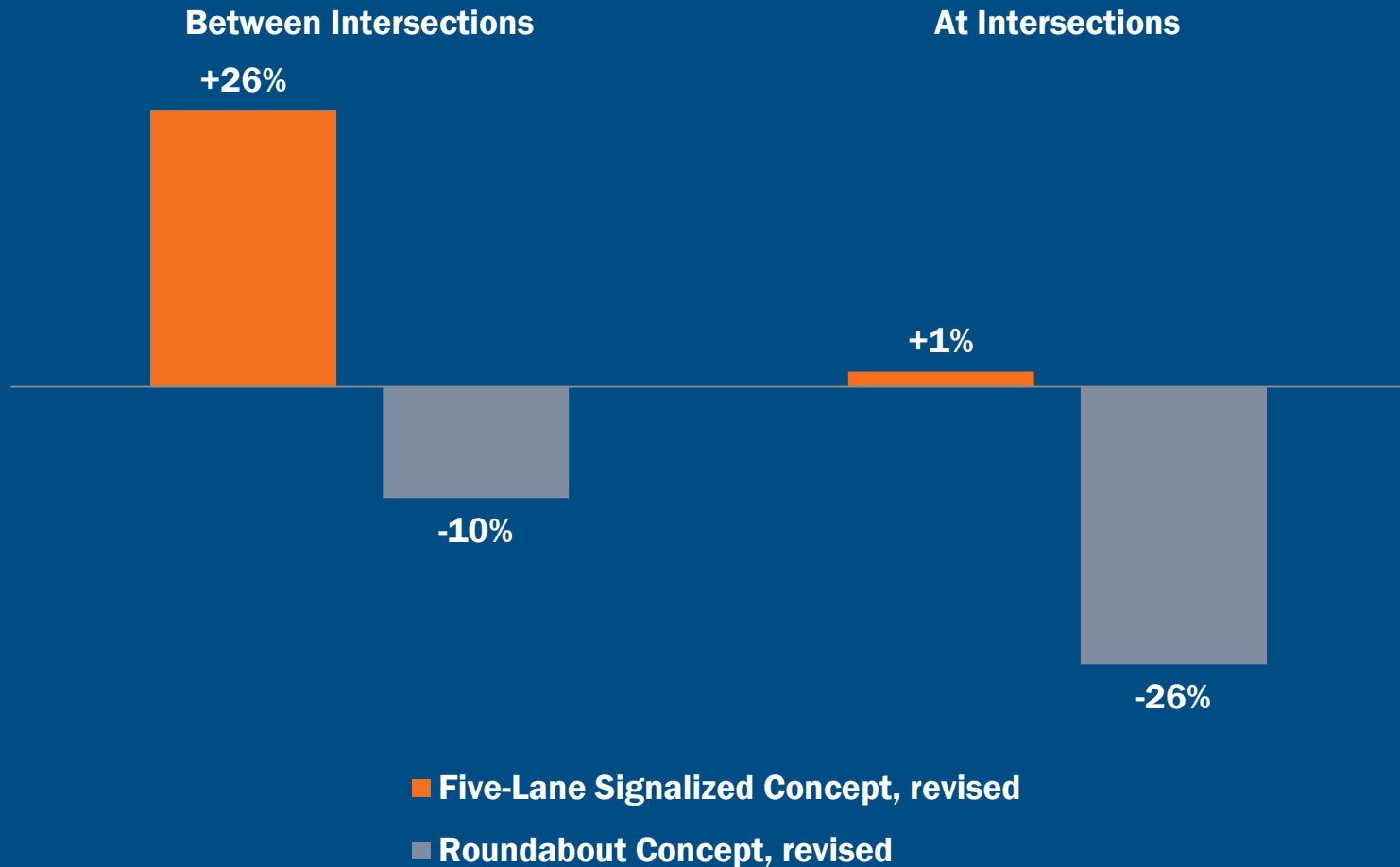
Safety

2041 Anticipated Change in Traffic Collisions for Original Concepts



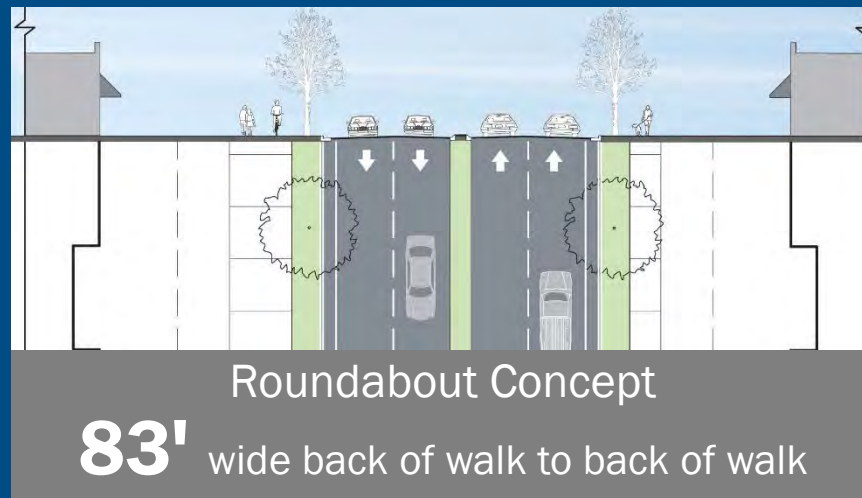
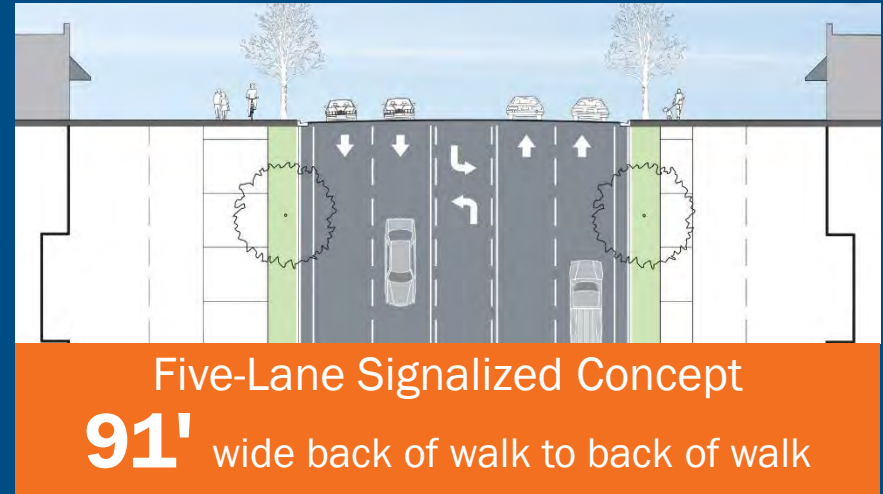
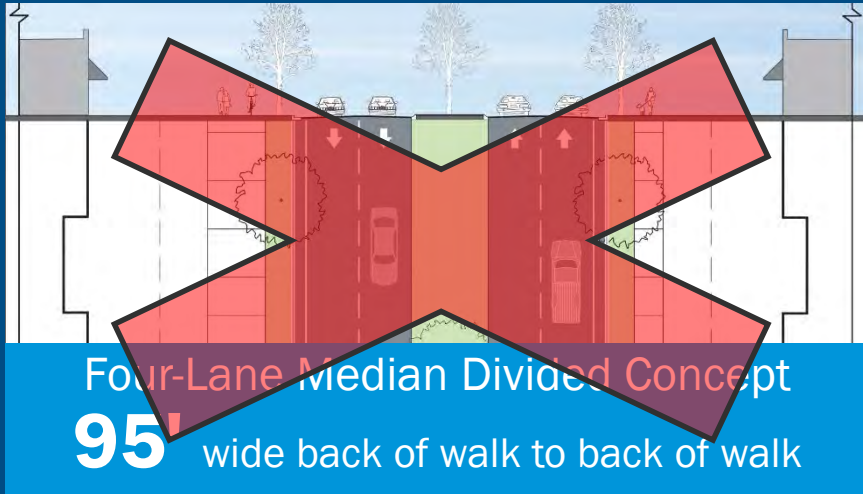
Safety

2041 Anticipated Change in Traffic Collisions for Revised Concepts

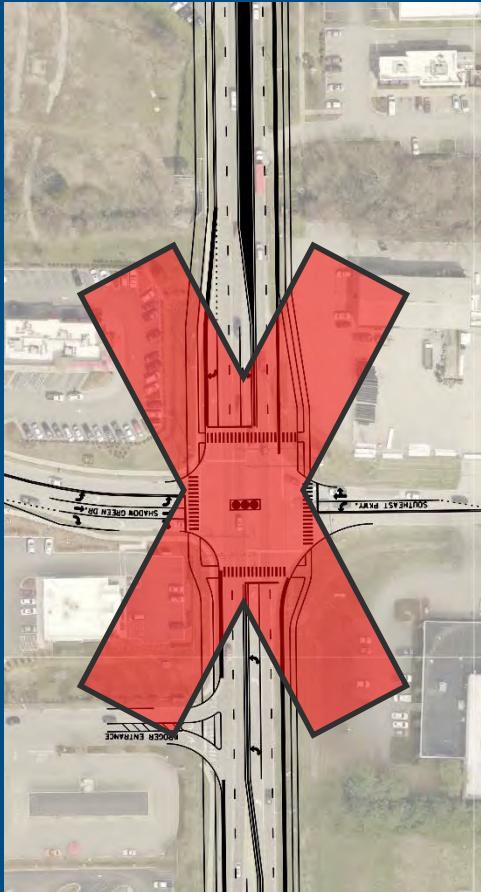


Physical Impact

Typical Sections



Physical Impact



Four-Lane Median
Divided Concept



Five-Lane Signalized
Concept



Roundabout
Concept

Data Summary

<i>ORIGINAL CONCEPTS</i>		Four-Lane Median Divided Concept	Five-Lane Signalized Concept	Roundabout Concept
Operational Performance	Thru Traffic Delay	185 sec/veh	155 sec/veh	145 sec/veh
	Side Street Delay	255 sec/veh	375 sec/veh	70 sec/veh
	Average Travel Time	5:30	4:50	4:35
Safety Performance	Between Intersections	-25% fewer collisions	+41% more collisions	-25% fewer collisions
	At Intersections	+2% more collisions	+2% more collisions	-29% fewer collisions
Physical Impact	Between Intersections	95' total width	91' total width	83' total width
	At Intersections	AVERAGE footprint	AVERAGE footprint	INCREASED footprint

Data Summary

<i>REVISED CONCEPTS</i>		Five-Lane Signalized Concept, revised (with increased access management)	Roundabout Concept, revised (with loosened access management)
Operational Performance	Thru Traffic Delay	145 (sec/veh)	130 (sec/veh)
	Side Street Delay	230 (sec/veh)	110 (sec/veh)
	Average Travel Time	4:40	4:35
Safety Performance	Between Intersections	+26% (more collisions)	-10% (fewer collisions)
	At Intersections	+1% (more collisions)	-26% (fewer collisions)
Physical Impact	Between Intersections	91' total width	83' total width
	At Intersections	AVERAGE footprint	INCREASED footprint

next step

BOMA selects
preferred concept
to bring forward to
detailed design.

CITY OF FRANKLIN, TENNESSEE

Columbia Avenue

Widening & Improvements Project

Work Session | June 26, 2017



Corridor Concepts

Example: Columbia Avenue at Southeast Parkway



Four-Lane Median
Divided Concept

with center median
and left-turn lanes



Five-Lane
Signalized Concept

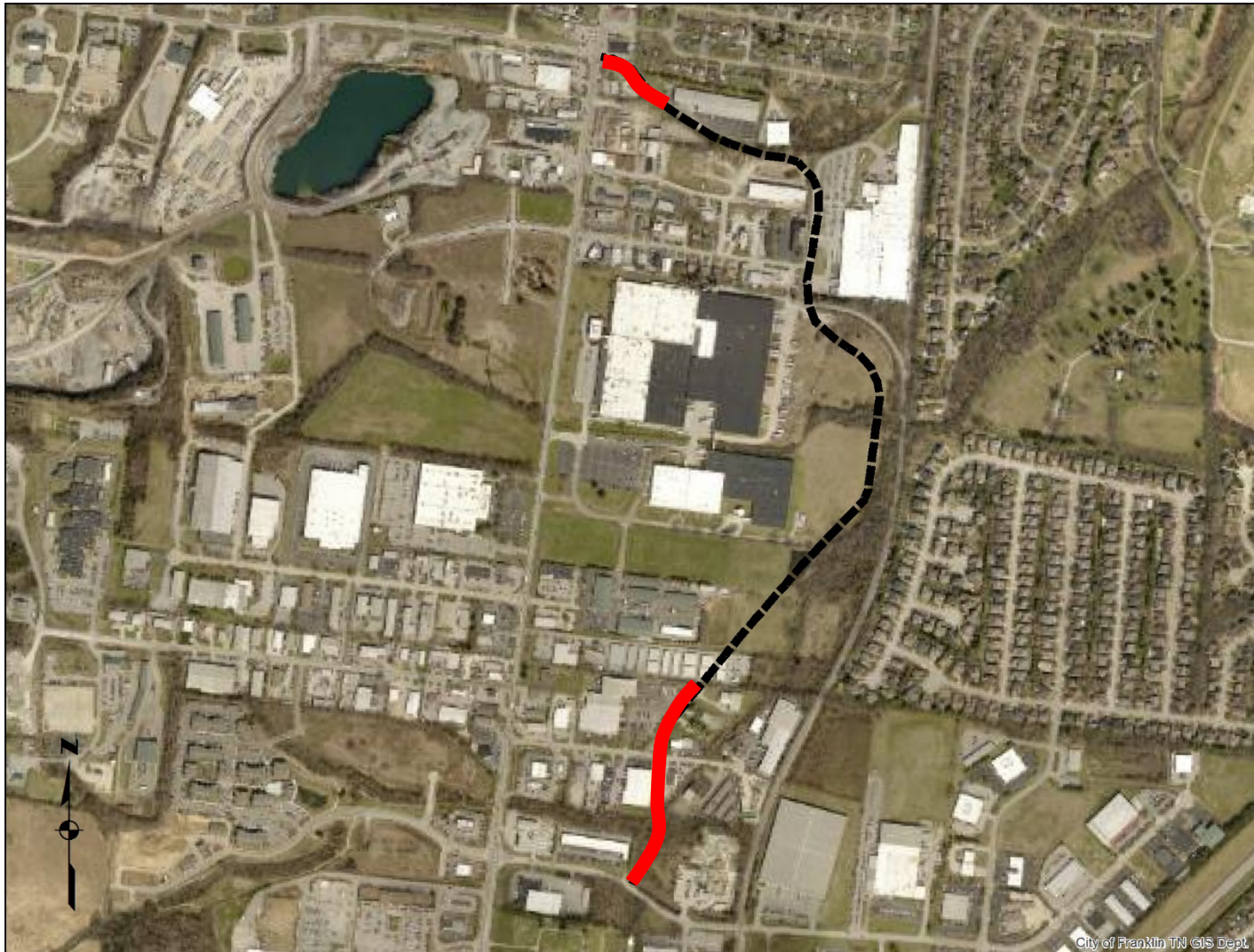
with continuous
two-way, left-turn lane



Roundabout
Concept

with 4-foot
center median

Columbia Ave Local Network Plan



Columbia Ave Local Network Plan



Estimated Project Cost: \$4,306,00

BOMA Ranking: 0 of 9 Votes

Staff Ranking: 1 Star Project

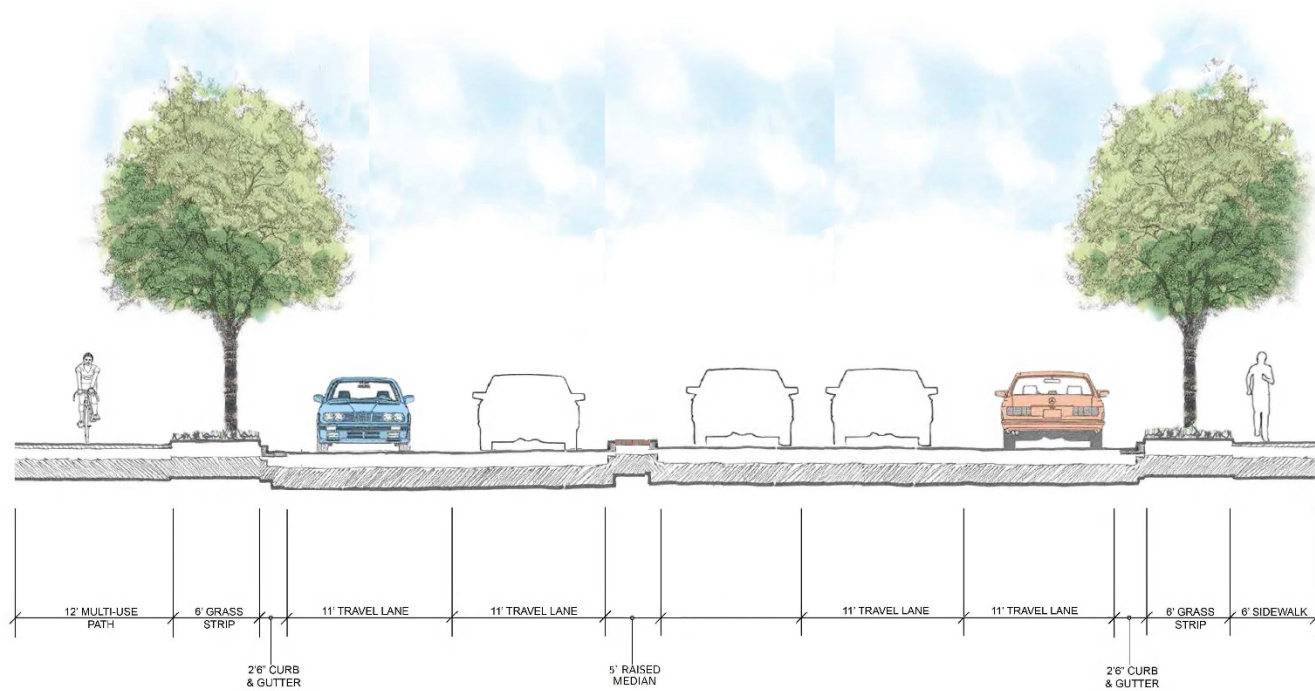
FIVE-LANE ROADWAY CONCEPT TYPICAL SECTION 1



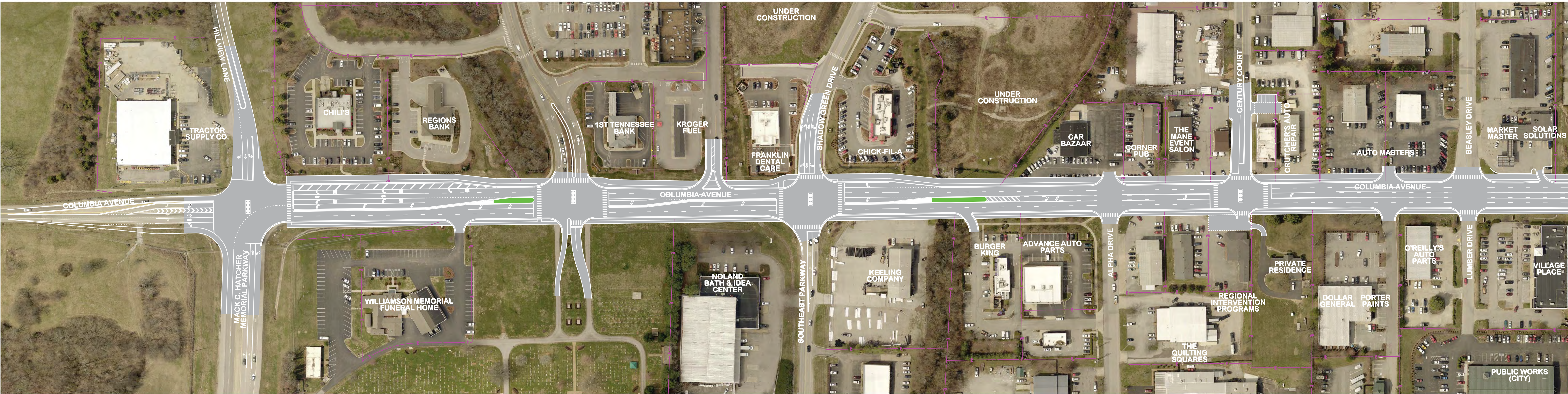
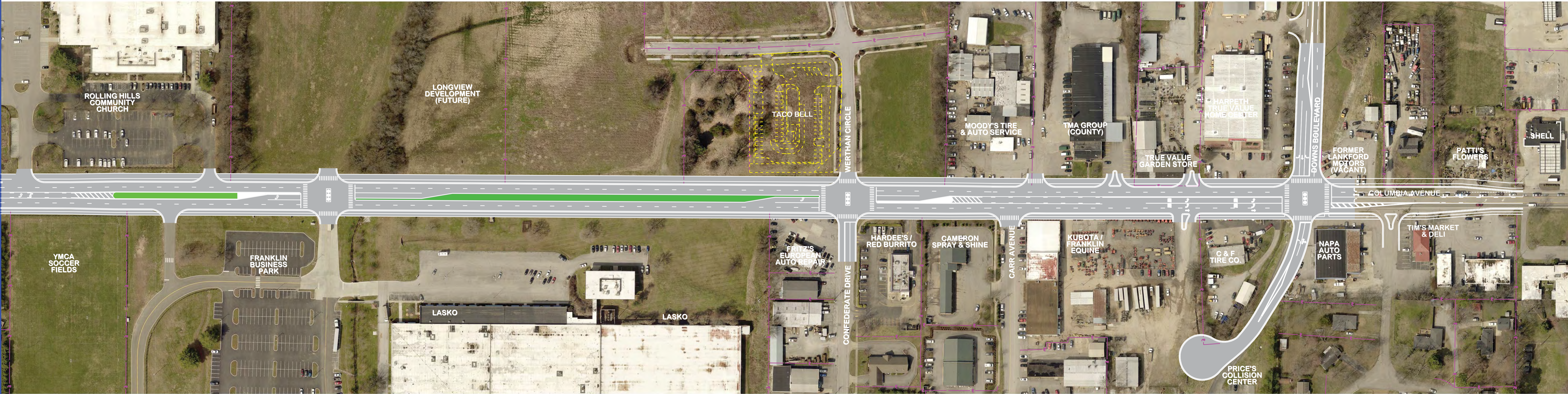
FIVE-LANE ROADWAY CONCEPT TYPICAL SECTION 2



FIVE-LANE ROADWAY CONCEPT TYPICAL SECTION 3



MATCH LINE - SEE THIS SHEET



MATCH LINE - SEE THIS SHEET

REV.	DATE	CHK.	DATE	DESCRIPTION
1	09-12-2017	LW		ISSUED FOR REVIEW

FILE NO. 36291-00

FIVE-LANE SIGNALIZED CONCEPT WITH ACCESS MANAGEMENT

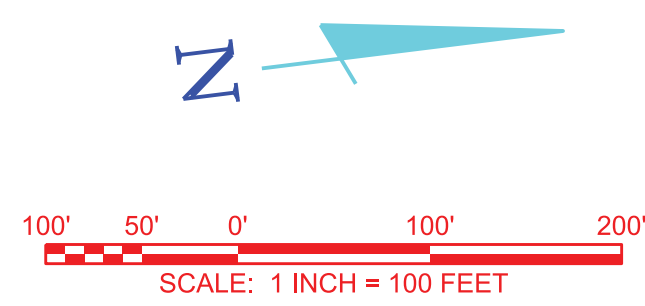
COLUMBIA AVENUE
CITY OF FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE



BARGE
WAGGONER
SUMNER &
CANNON, INC.
HISTORIC
FRANKLIN
TENNESSEE



What is a roundabout?

A roundabout is a one-way, circular intersection without traffic signal equipment in which traffic flows around a center island.

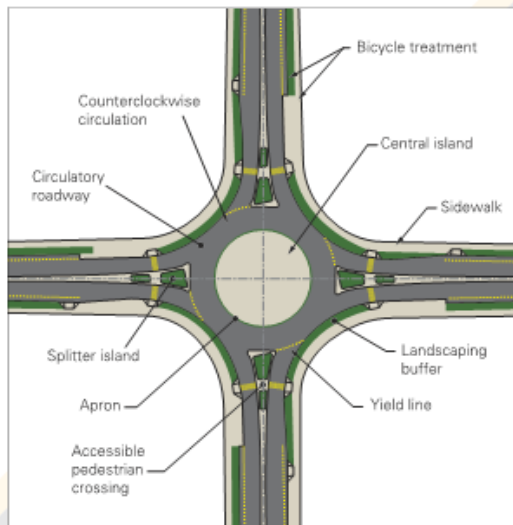
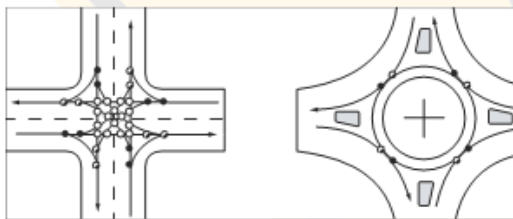


Illustration of potential conflict points in traffic intersections.

Through proper design, roundabouts can easily accommodate emergency and large sized vehicles. Drivers should behave in the same manner as they would on any other road if an emergency vehicle approaches: carefully move your vehicle as far right as possible and, if necessary, stop until the emergency vehicle passes.



Signaled intersection:
32 conflict points

Roundabout:
8 conflict points

All roundabouts have these features:

Yield-at-entry

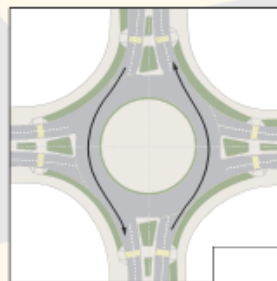
- Traffic entering the circle yields to traffic already in the circle.

Traffic deflection

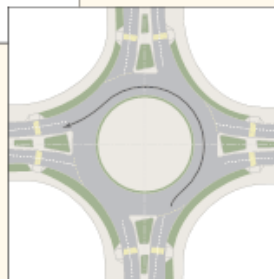
- Pavement markings and raised islands direct traffic into a one-way counterclockwise flow.

Geometric curvature

- The radius of the circular road and the angles of entry can be designed to slow the speed of vehicles.



Driving straight
through a roundabout



Left-hand turn

Because the only movement allowed upon entry or exit from a roundabout is a right turn, the occurrence of crashes that result in injury is substantially reduced. Small-angle collisions, the type of collisions that can occur as a result of a right-hand turn, are typically less severe than other types of collisions.

Benefits of a roundabout:

Lives saved

- Up to a 90% reduction in fatalities
- 76% reduction in injury crashes
- 30-40% reduction in pedestrian crashes
- 75% fewer conflict points than four way intersections

Slower vehicle speeds (under 30 mph)

- Drivers have more time to judge and react to other cars or pedestrians
- Advantageous to older and novice drivers
- Reduces the severity of crashes
- Keeps pedestrians safer

Efficient traffic flow

- 30-50% increase in traffic capacity

Reduction in pollution and fuel use

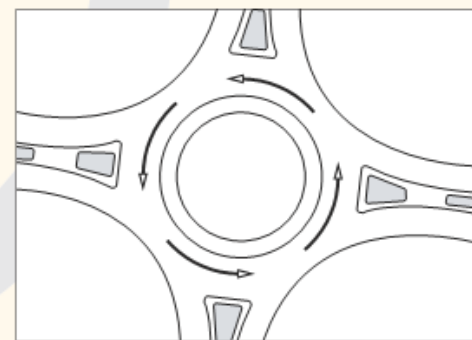
- Improved traffic flow for intersections that handle a high number of left turns
- Reduced need for storage lanes

Money saved

- No signal equipment to install and repair
- Savings estimated at an average of \$5,000 per year in electricity and maintenance costs
- Service life of a roundabout is 25 years (vs. the 10-year service life of signal equipment)

Community benefits

- Traffic calming
- Aesthetic landscaping



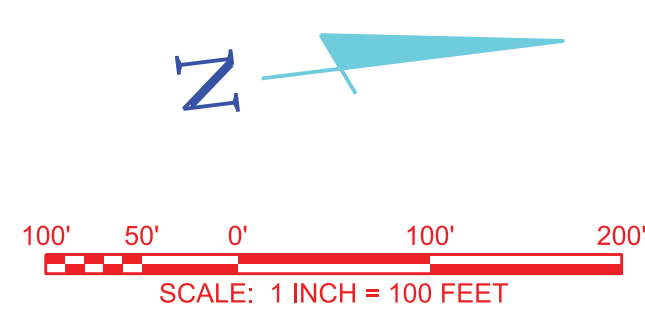
Continuous counterclockwise traffic flow

Roundabouts save lives...

ROUNDBABOUT CONCEPT



MATCH LINE - SEE THIS SHEET



MATCH LINE - SEE THIS SHEET

REVISION INFORMATION			
REV.	DATE	DESCRIPTION	ISSUED FOR REVIEW
1	09-12-2017		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

FILE NO. 36291-00

ROUNDABOUT CONCEPT
COLUMBIA AVENUE
CITY OF FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PRELIMINARY
NOT FOR
CONSTRUCTION
DATE

Next steps

- 1) Review and Present Operations, Safety and Physical Impact associated with the two preferred concepts.
- 2) BOMA selects preferred roadway concept
- 3) Evaluate pedestrian facilities, transit facilities and utility impacts/relocations
- 4) Finalize the NEPA Phase of the Project.

CITY OF FRANKLIN, TENNESSEE

Columbia Avenue

Widening & Improvements Project

Public Meeting | May 16, 2017



BWSC | BARGE
WAGGONER
SUMNER &
CANNON, INC.

Agenda

6:00 – 6:30

Formal Presentation

6:30 – 8:00

Town Hall Forum



Project Location

Project Timeline

Planning



Project Timeline

Planning, continued

Preliminary Design

**September
2015**

TDOT Notice to
Proceed for
Preliminary
Engineering
(Environmental)
Phase

**May
2016**

Public Meeting
#1: Corridor
Visioning

**January
2017**

Public Meeting
#2: Concept
Layout

**May
2017**

Public Meeting
#3: Concept
Analysis (today!)
Plus meetings
with BOMA and
property owners

**Next
Step:**

BOMA selects
preferred concept
to bring forward to
detailed design

Regional Context

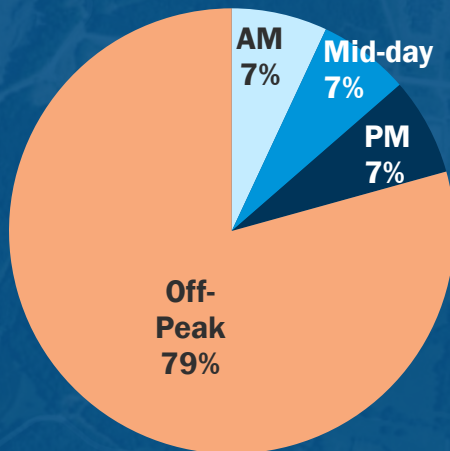


May 2016

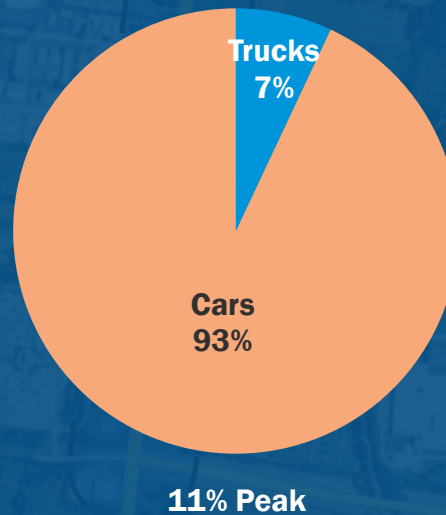
18,900

vehicles/day

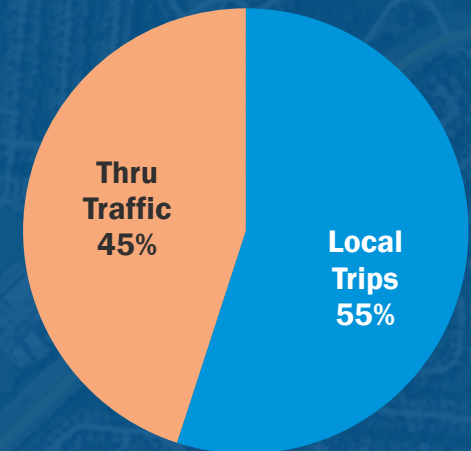
DAILY
TRAFFIC



TRAFFIC
COMPOSITION



TRAFFIC
TYPE



April 2016 travel time

from Battle Avenue to
Winstead Elementary School,
in minutes.

3:10

with no traffic

5:10

average day

10:20

longest recorded

Future Growth

2016

EXISTING
CONDITIONS

based on data from City and
TDOT count stations

18,900

vehicles/day

2021

BUILD
YEAR

forecast conditions at
project completion

19,800

vehicles/day

2041

DESIGN
YEAR

improvements are designed to
accommodate 20 years of growth

25,400

vehicles/day

3

components of
comparison

Operations

Safety

Physical
Impact

Corridor Concepts

Example: Columbia Avenue at Southeast Parkway



Four-Lane Median Divided Concept

with center median
and left-turn lanes



Five-Lane Signalized Concept

with continuous
two-way, left-turn lane

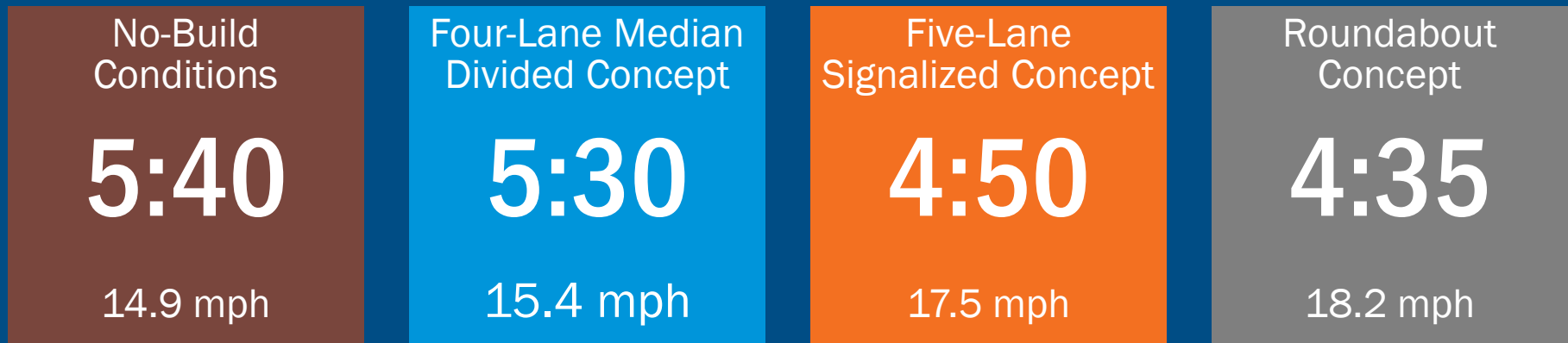


Roundabout Concept

with 4-foot
center median

Operations

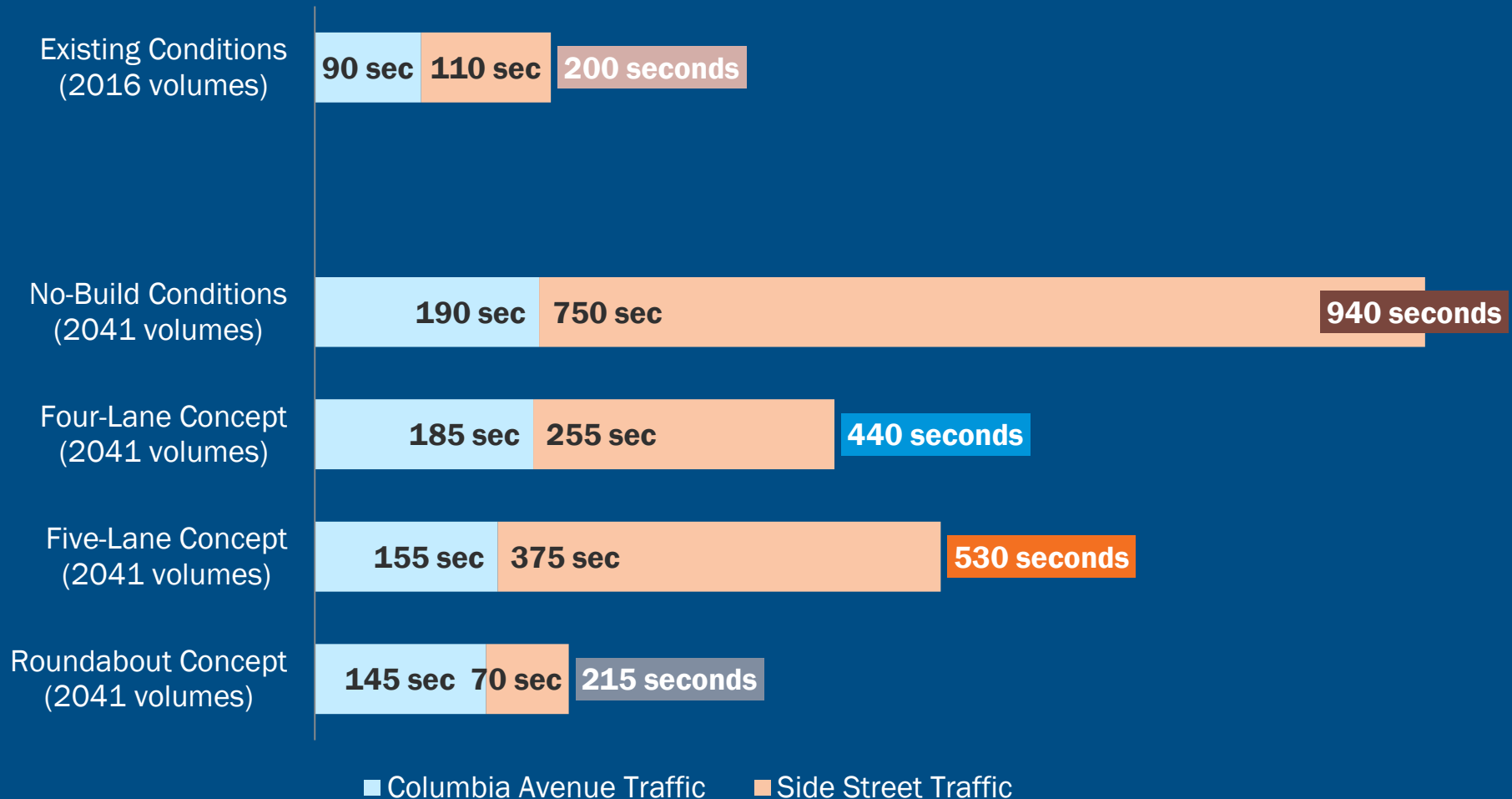
Anticipated Travel Time and Average Speed, 2041 Volumes (Columbia Avenue)



Average of 35,000+ simulated vehicles between
Fairground Street and Winstead Hill Park

Operations

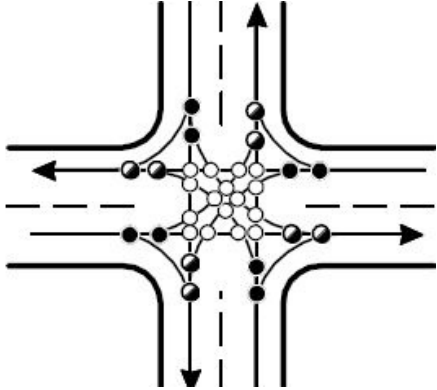
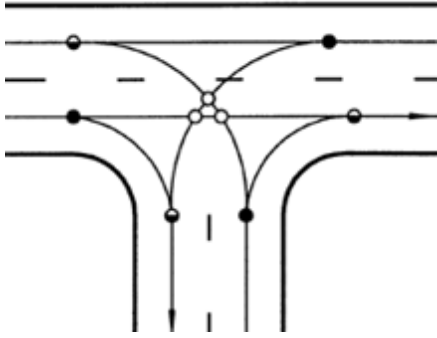
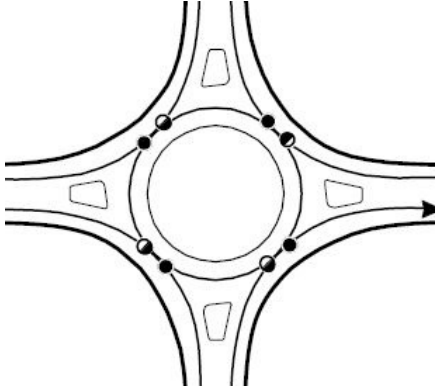
Corridor Delay



Safety

Vehicle Conflict Points (Potential for Collision)

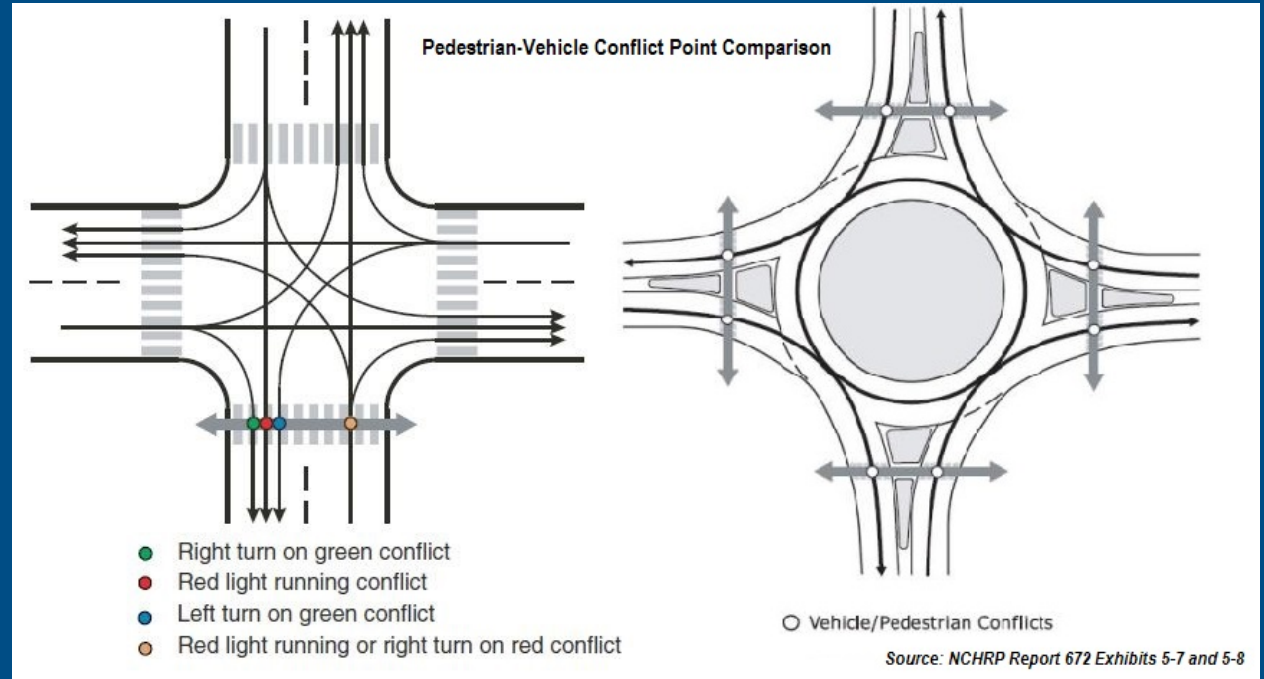
Source: FHWA

● Diverging ◐ Merging ○ Crossing			
Conflict Type	Signal	Driveway (full access)	Roundabout
Diverging	8	3	4
Merging	8	3	4
Crossing	16	3	0
Total Vehicle Conflicts	32	9	8

Safety

Pedestrian-Vehicle Conflict Points (Potential for Collision)

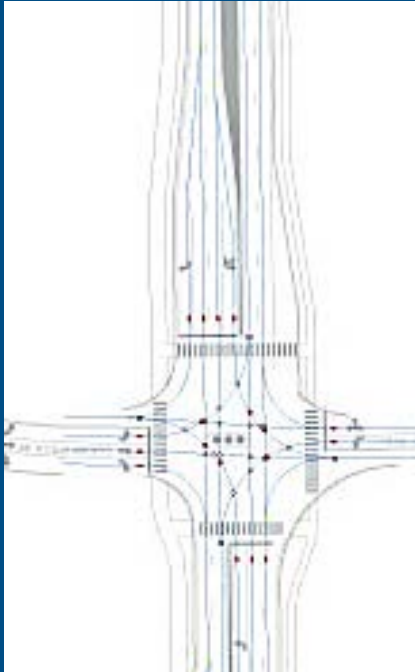
Source: FHWA



	Signal	Roundabout
Total Ped/Bike Conflicts	16	8

Safety

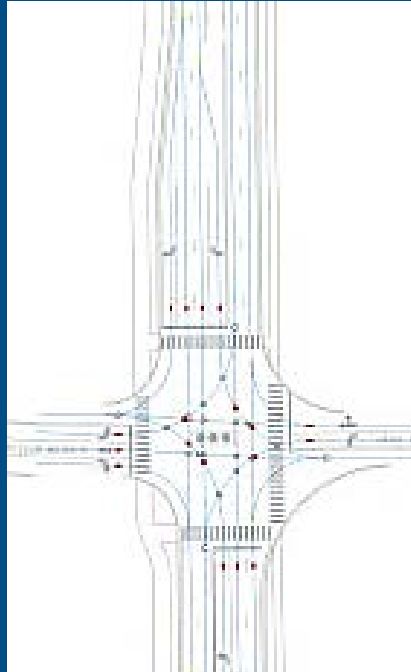
Columbia Avenue Conflict Points



Four-Lane Median
Divided Concept

340

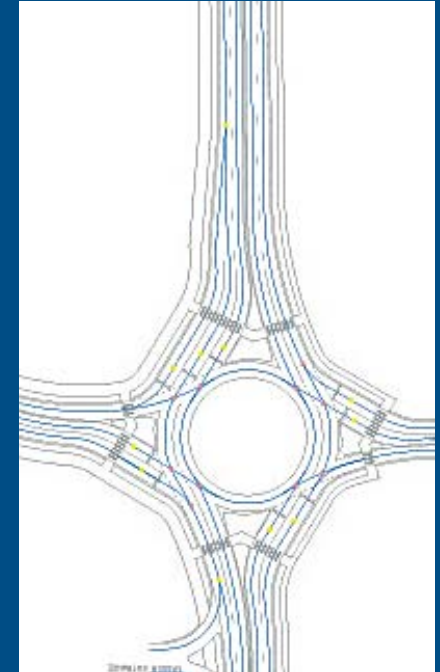
conflict points



Five-Lane
Signalized Concept

583

conflict points
(377 with access mgmt)



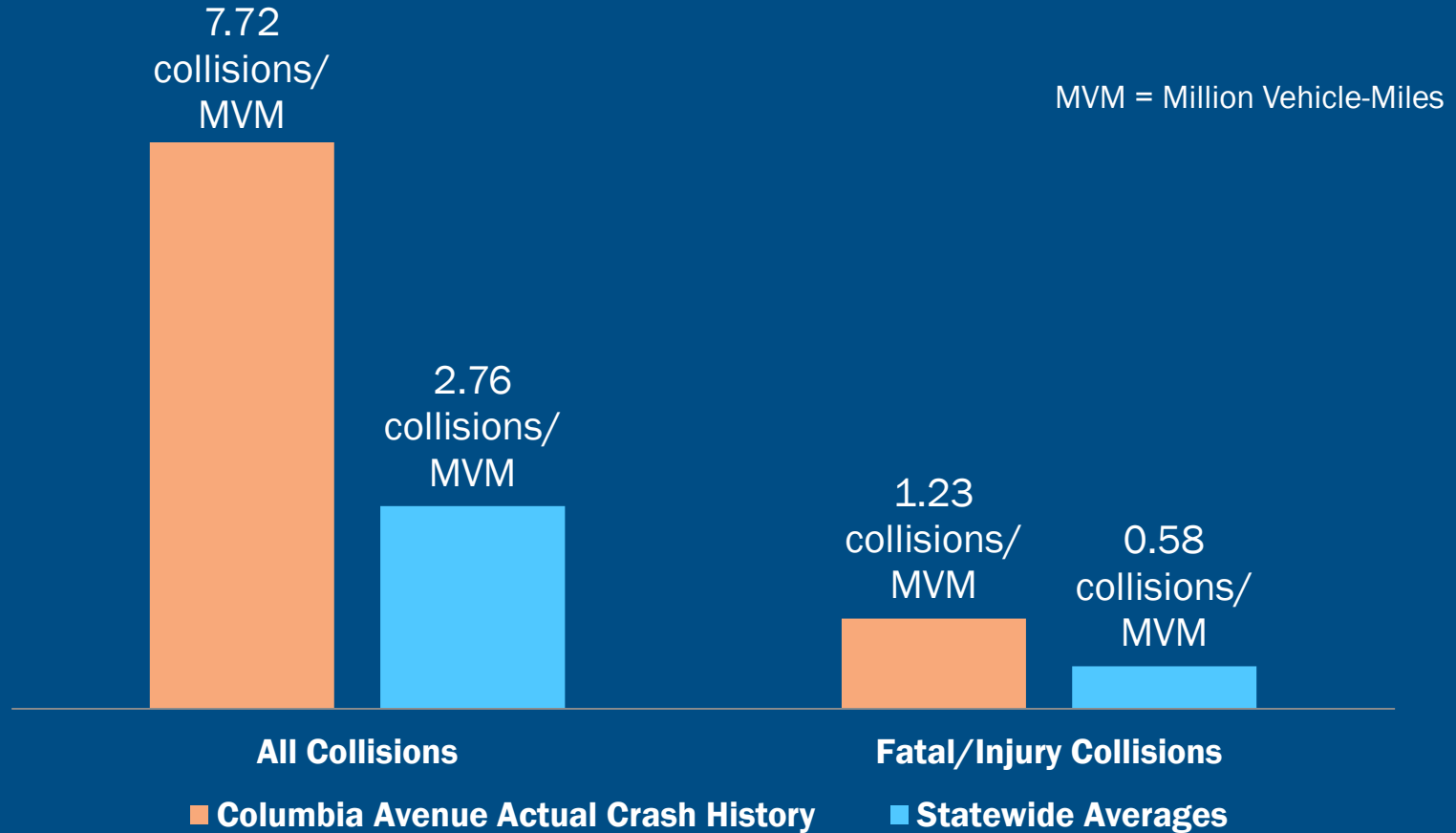
Roundabout
Concept

243

conflict points

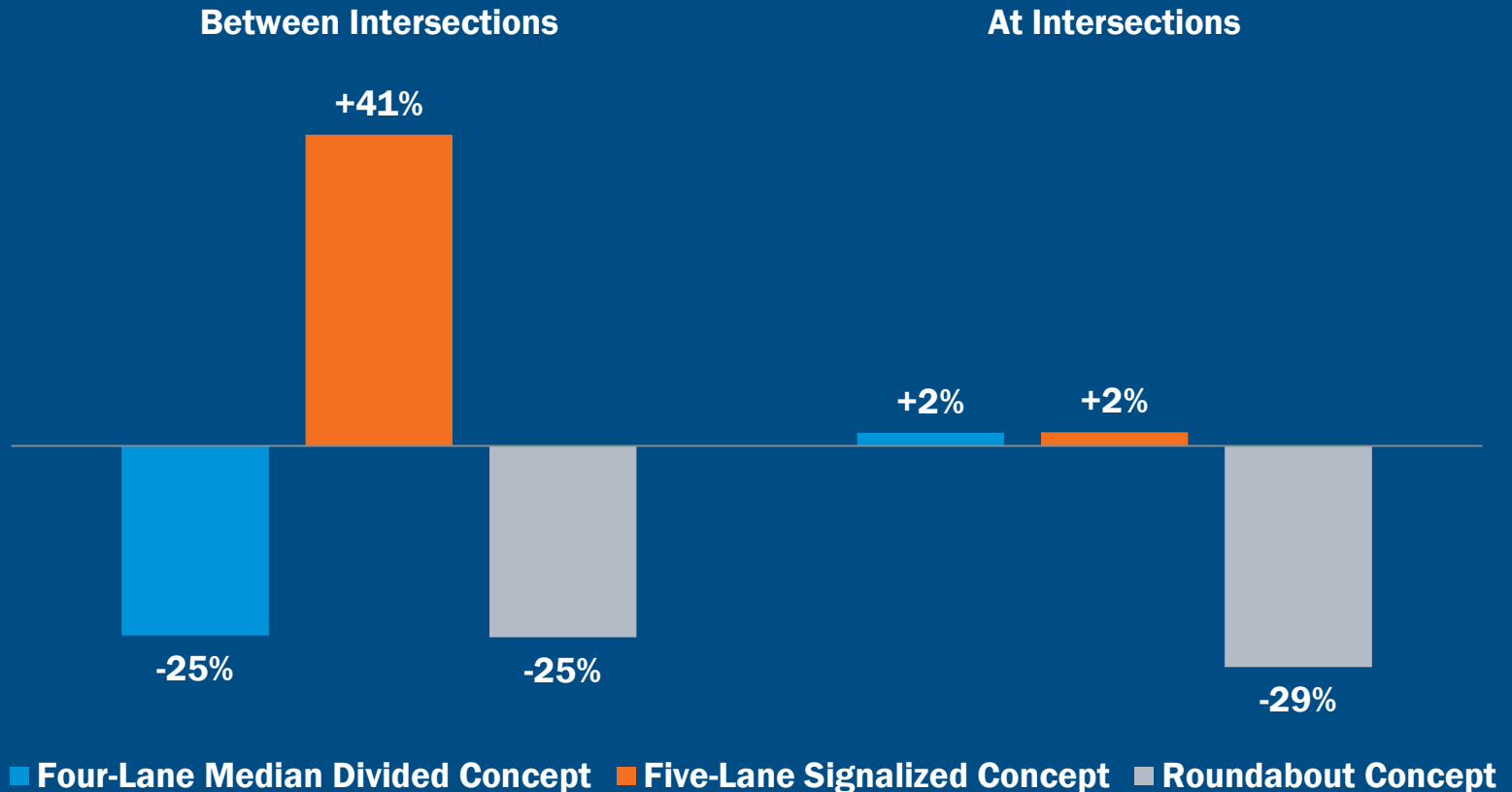
Safety

Collision Data (2013–2016)



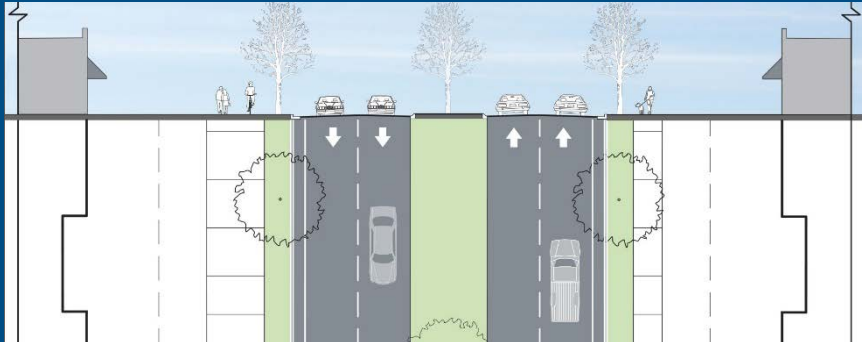
Safety

2041 Anticipated Change in Traffic Collisions

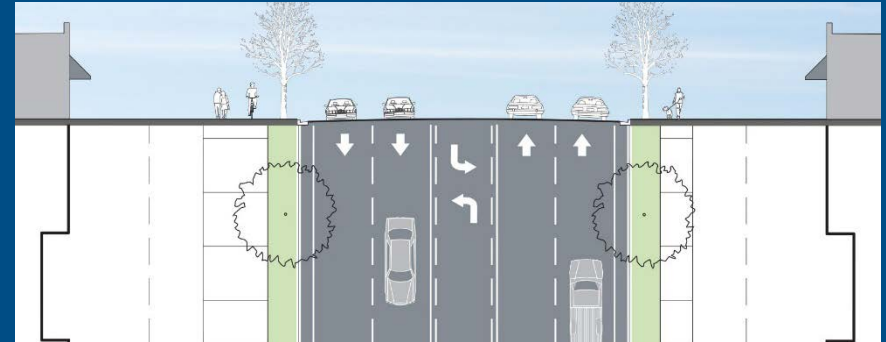


Physical Impact

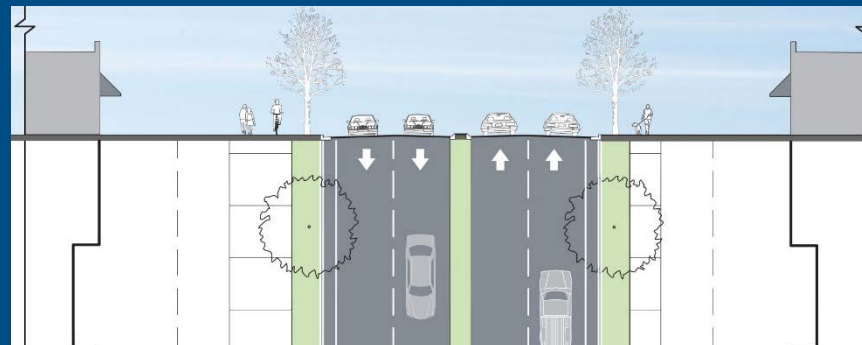
Typical Sections



Four-Lane Median Divided Concept
95' wide back of walk to back of walk



Five-Lane Signalized Concept
91' wide back of walk to back of walk



Roundabout Concept
83' wide back of walk to back of walk

Physical Impact



Four-Lane Median
Divided Concept



Five-Lane Signalized
Concept



Roundabout
Concept

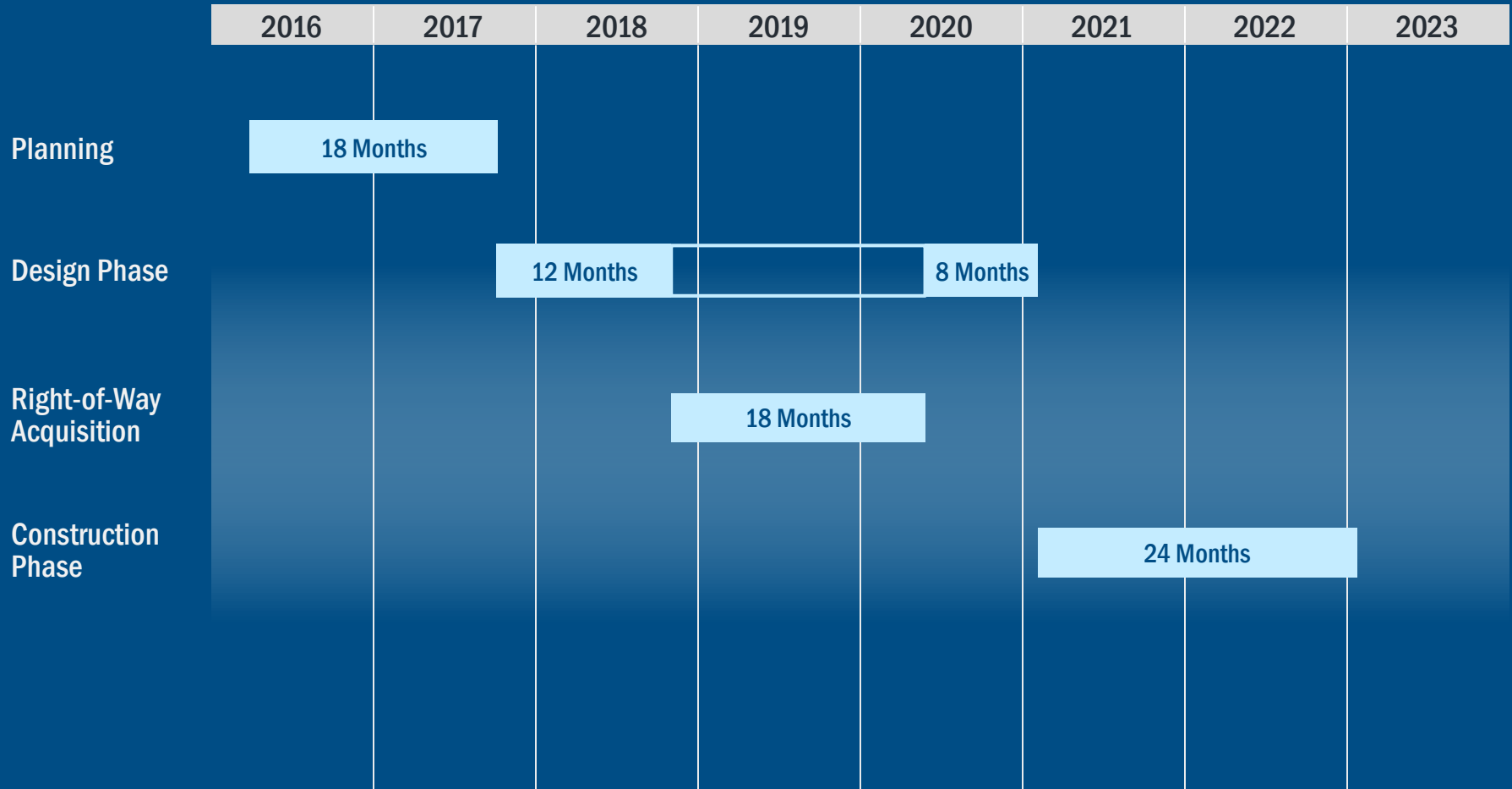
Data Summary

		Four-Lane Median Divided Concept	Five-Lane Signalized Concept	Roundabout Concept
Operational Performance	Thru Traffic Delay	185 sec/veh	155 sec/veh	145 sec/veh
	Side Street Delay	255 sec/veh	375 sec/veh	70 sec/veh
	Average Travel Time	5:30	4:50	4:35
Safety Performance	Between Intersections	-25% fewer collisions	+41% more collisions	-25% fewer collisions
	At Intersections	+2% more collisions	+2% more collisions	-29% fewer collisions
Physical Impact	Between Intersections	95' total width	91' total width	83' total width
	At Intersections	AVERAGE footprint	AVERAGE footprint	INCREASED footprint

next step

BOMA selects
preferred concept
to bring forward to
detailed design.

Schedule



Thank you for coming!

Please visit
the website

franklintn.gov/columbiaavenue

Questions?

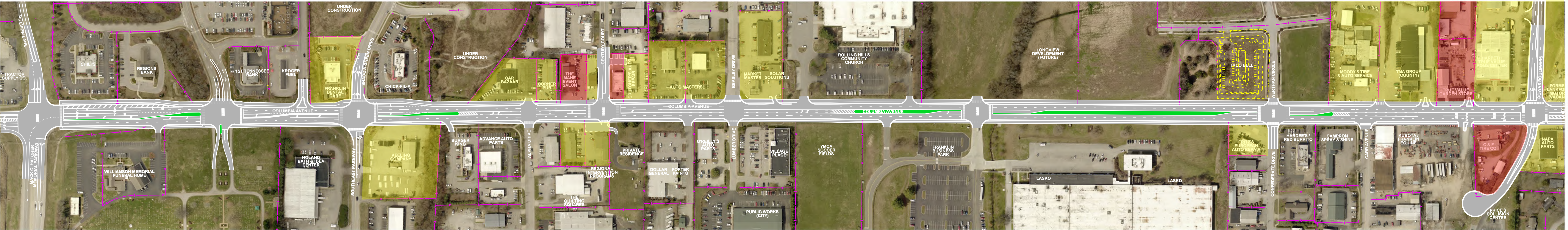
Construction Concerns

What can be done to mitigate disruption to local businesses during construction?

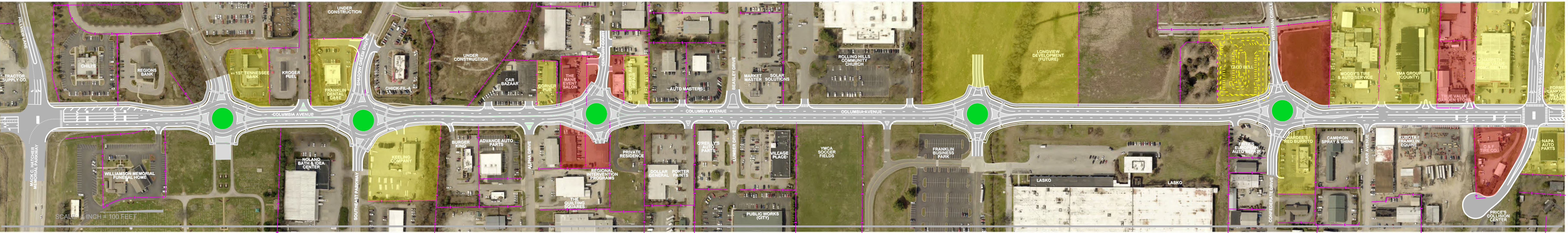
- **INCENTIVE** – Offer incentive to contractor to complete construction early.
- **NIGHT WORK** – Perform as much work as possible at night (e.g. during off-peak traffic) to minimize disturbance to surrounding properties.
- **HOUSEKEEPING** – Include items such as frequent street sweeping in the construction contract to minimize dust and debris in the roadway during construction.
- **INFORMATION** – Develop and maintain dedicated website to provide *up-to-date* project information to the public and business owners (Example: www.cumberlandconnect.com)
- **PARTNERSHIP** – Partner with willing local businesses to reach-out to customers and promote area business (i.e. City-sponsored giveaways, etc.)

How can we focus on making this project a “win-win” for all involved?

5-Lane Access Management Concept



Roundabout Concept



Columbia Avenue Roadway Concept
Franklin, Tennessee



Roundabout Corridors

City	State	Corridor Information							Traffic Count	
		Street Name	From	To	Length (miles)	Number of Roundabouts	Average Spacing (feet)	Year Completed	AADT (Veh. Per Day)	Year
Avon	CO	Avon Road	US-6	I-70	0.5	5	660	1997	25,170	2016
Avon	CO	Post Boulevard	US-6	Swift Gulch Rd.	1.0	6	1056	1999-2004	8,035	2016
Golden	CO	South Golden Road	Ford St./ Jackson St.	Ulysses St.	1.0	5	1320	1998 (2009)	19,211	2016
The Villages	FL	Morse Boulevard	Odell Cir.	E. County Rd. 466	3.3	6	3485	2003-2007	7,600	2016
Lenexa	KS	Renner Boulevard	The Shops & Apartments of Prairie Creek	City Center Dr.	0.8	5	1056	2007	Current Data Unavailable	
Lenexa	KS	Prairie Star Parkway	Canyon Creek Blvd.	Dunraven St.	1.2	7	1056	2009	Current Data Unavailable	
Fulton/Scaggsville	MD	Scaggsville Road	Old Columba Rd./ Westside Blvd.	Ice Crystal Dr./ Columbia Pk. NB Ramp	0.7	4	1232	2002 & 2009	17,320	2016
Jackson	MS	John R. Lynch Street/ Banks Street	John R. Lynch St.	University Blvd./ W. Pascagoula St./ Pearl St.	1.3	5	1716	2004	8,100	2016
Billings	MT	Shiloh Road	Zoo Dr.	Grand Ave.	3.3	8	2489	2009-2010	10,932	2015
Malta	NY	SR-67/Dunning Street	State Farm Blvd./ Medical Park Dr.	Hermes Rd./ Plains Rd.	1.6	7	1408	2006	14,235	2015



MEMORANDUM

May 26, 2017

TO: Board of Mayor and Aldermen (BOMA)

FROM: Eric Stuckey, City Administrator
Paul Holzen, City Engineer/Director of Engineering
Jonathan Marston, Assistant Director of Engineering
William banks

SUBJECT: History of Columbia Avenue Widening & Improvements Project

Timeline

2001

City contracted with Fischbach Transportation Group, Inc. (FTG) and Sullivan Engineering, Inc. (SEI) to complete and Advance Planning Report (APR) for Columbia Avenue (SR-6/US-31) from Mack Hatcher Parkway (SR-397) to Cleburne Street.

October 5, 2001

A field review was conducted and attended by representatives of FTG, SEI, City of Franklin, and TDOT.

March 13, 2002

FTG submitted a draft APR to the City for review and approval

March 20, 2002

City of Franklin held a public meeting to present APR. Subsequently, the BOMA voted to withhold the study from consideration by TDOT, primarily because of concerns about the project's impact to historic properties between Downs Boulevard and Cleburne Street.

July 27, 2004

State Senator Jim Bryson and State Representative submitted a letter to TDOT requesting re-examination of the need to improve Columbia Avenue, between Mack Hatcher Parkway and Fairground Street, to a 5-lane facility.

August 10, 2004

TDOT agreed to conduct a feasibility study to evaluate the request for an improved Columbia Avenue.

August 17, 2004

City submitted copies of the discontinued 2002 draft APR and public meeting transcript to TDOT.

December 2004

The BOMA approved contract with FTG to update and complete the APR for Columbia Avenue

January 2005 – April 2006

FTG worked with the City to develop cross-sections and access management strategies that would complement the City's goals for vehicle capacity, traffic flow, and aesthetics on the Columbia Avenue corridor.

October 19, 2005

The Executive Board of the Nashville Area Metropolitan Planning Organization (MPO) adopted the 2030 Long Range Transportation Plan (LRTP), which included, in Appendix B: 2030 LRTP Project List, the Columbia Avenue project, from Mack Hatcher Parkway to Downs Boulevard.

September 26, 2006

The BOMA approved a contract with FTG to develop a Transportation Planning Report (TPR).

March 28, 2007

TDOT initiated a contract with Long Engineering for the preparation of a TIER 2 Study for Columbia Avenue, from Mack Hatcher Parkway to Downs Boulevard.

June 21, 2007

Draft TIER 2 Study submitted to TDOT.

June 25, 2007

Draft TIER 2 Study submitted to Nashville Area MPO for approval.

August 10, 2007

A field review was conducted and attended by the City, FTG, SEI, TDOT, and the Federal Highway Administration (FHWA).

January 23, 2008

As a part of the development of the TPR, a public meeting was held to discuss the "Build" conditions and solicit comments.

November 17, 2010

TDOT approved the final TPR for Columbia Avenue.

December 15, 2010

The Nashville Area MPO adopted the 2035 Regional Transportation Plan (RTP), which included, in Appendix A: 2035 RTP Project List, the Columbia Avenue project. The MPO also adopted the fiscal years (FY) 2011-2015 Transportation Improvement Program (TIP), which included the Columbia Avenue project. However, the Columbia Avenue project was only shown as locally funded through design and right-of-way.

December 11, 2013

The MPO adopted TIP for FYs 2017-2017, which included Columbia Avenue as a funded project. A funding breakdown of 80% federal funds and 20% local funds was programmed for Columbia Avenue.

March 13, 2014

The BOMA approved Resolution 2014-13, adopting a funding plan for the FY 2014-2018 Capital Investment Program (CIP). Included in this CIP was \$821,500 for the design of Columbia Avenue Improvements, from Mack Hatcher Parkway to Downs Boulevard.

May 6, 2014

Because Columbia Avenue is both a federal and a state route, the City asked TDOT to participate in the project by providing the 20% local match with state funds.

June 4, 2014

TDOT agreed to participate in the Columbia Avenue project by using state funds as the 20% match to the 80% federal funds.

September 9, 2014

The BOMA approved Resolution 2014-63, which authorized the Mayor and City staff to submit the Project Initiation Form and Checklist to TDOT for the Columbia Avenue project.

June 7, 2015

Public advertisement for Letters of Interest (LOIs) and Statements of Qualification (SOQs) for design services on the Columbia Avenue project was issued.

July 8, 2015

City receives LOIs and SOQs from 16 engineering firms interested in the Columbia Avenue project.

July 14, 2015

The BOMA approved the Local Agency Project Agreement (COF Contract No. 2014-0289) with TDOT to begin the Columbia Avenue project.

September 14-15, 2015

City staff interviews top 5 scoring engineering firms.

October 13, 2015

The BOMA approved Resolution 2015-82 to authorize staff to enter contract negotiations with Barge Waggoner Sumner and Cannon, Inc. (BWSC) for the Preliminary Engineering Phase (Environmental Only) for the Columbia Avenue project.

February 9, 2016

The BOMA approved a contract with BWSC for the Preliminary Engineering – National Environmental Policy Act (PE-NEPA) phase of the Columbia Avenue project.

February 17, 2016

The MPO adopted “Middle Tennessee Connected 2016-2040 Regional Transportation Plan,” which included, in Appendix A: Cost-Feasible and Illustrative Project Lists, Columbia Avenue Widening in the 2020 Horizon Year.

February 22, 2016

City held kick-off meeting with BWSC for the Columbia Avenue Widening & Improvements Project.

May 17, 2016

First (1ST) public meeting, as a part of the PE-NEPA phase, was held at Rolling Hills Community Church. This was an open-house style meeting to gather input from the public.

September 27, 2016

City staff presented summary of 1ST public meeting to BOMA.

October 25, 2016

City staff and project team gave presentation on access management strategies and techniques to the BOMA.

November 16, 2016

The MPO adopted the TIP for FYs 2017-2020. This TIP correctly shows the Columbia Avenue project funding distribution as 80% federal and 20% state.

January 24, 2017

City staff and project team presented 3 preliminary design options for Columbia Avenue to the BOMA.

January 31, 2017

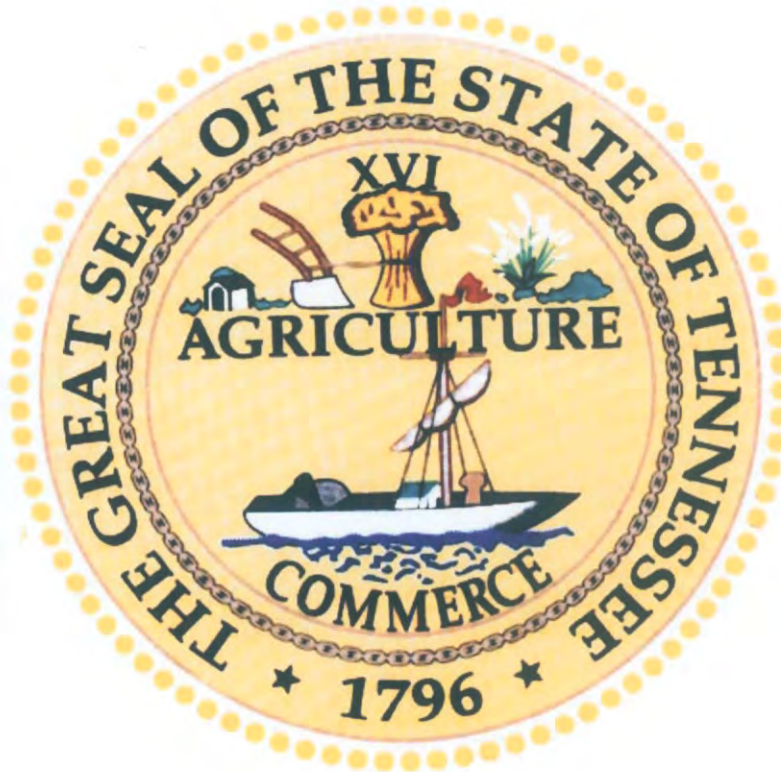
Second (2ND) public meeting, as a part of the PE-NEPA phase, was held at City Hall. City staff and the project team presented the 3 preliminary design options to attendees. The remaining time was utilized as an open-house to answer questions about the presented options.

May 16, 2017

Third (3RD) public meeting, as a part of the PE-NEPA phase, was held at City Hall. City staff presented the 3 design options with a summary of the reasons each option was developed. The remaining time was utilized as a town hall forum to allow attendees to publicly state their concerns and questions.

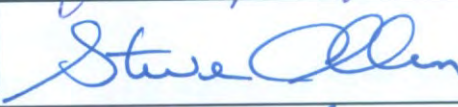
TRANSPORTATION PLANNING REPORT

State Route 6 (Columbia Avenue)
From Mack Hatcher Parkway To Downs Boulevard
CITY OF FRANKLIN, WILLIAMSON COUNTY
PIN 113474.00



PREPARED BY
FISCHBACH TRANSPORTATION GROUP, INC.
AND SULLIVAN ENGINEERING, INC

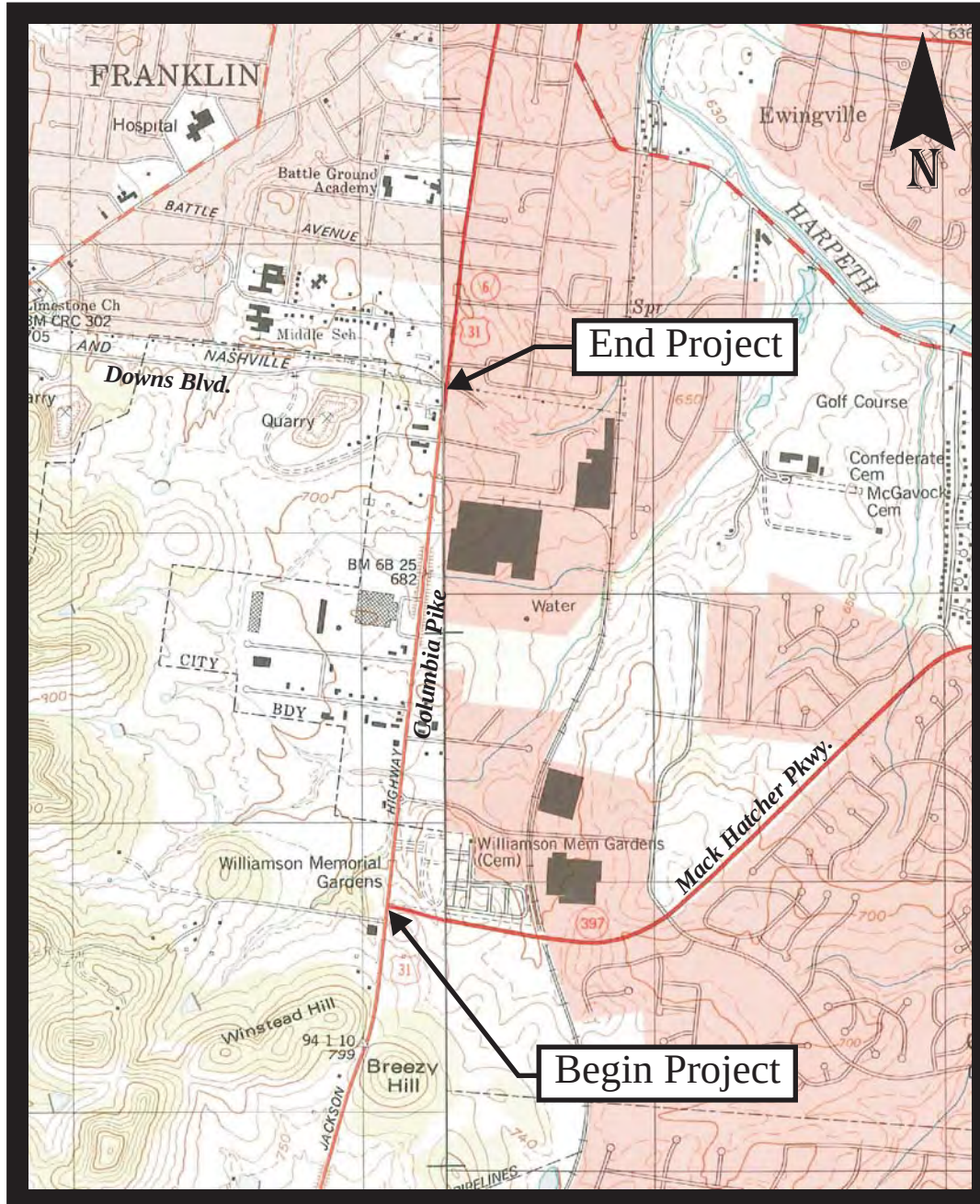
FOR THE CITY OF FRANKLIN
IN COOPERATION WITH THE TENNESSEE DEPARTMENT OF
TRANSPORTATION AND THE NASHVILLE METROPOLITAN
PLANNING ORGANIZATION

Recommended by:	Signature	DATE
CHIEF OF ENVIRONMENT AND PLANNING		11/17/10
TRANSPORTATION DIRECTOR PROJECT PLANNING DIVISION		11-15-10
TRANSPORTATION MANAGER 2 PROJECT PLANNING DIVISION		11/9/10

This document is covered by 23 USC § 409 and its production pursuant to fulfilling public planning requirements does not waive the provisions of § 409.

Table of Contents

PROJECT LOCATION MAP.....	2
1. INTRODUCTION AND BACKGROUND INFORMATION.....	3
1.1 Introduction.....	3
1.2 Project Study Area	4
1.3 Existing Transportation Conditions	5
2. PURPOSE AND NEED.....	8
2.1 Purpose.....	8
2.2 Need	8
2.3 Goals	8
3. PROJECTED TRAFFIC VOLUMES.....	9
TDOT APPROVAL OF TRAFFIC PROJECTIONS	11
4. OPTIONS ANALYZED	12
4.1 No Build.....	12
4.2 Build.....	28
4.3 Columbia Avenue Local Street Plan.....	43
4.4 Signal System Improvements	43
COLUMBIA AVENUE LOCAL STREET PLAN	44
4.5 Reversible Lane	45
5. TDOT’S SEVEN GUIDING PRINCIPLES	46
6. COST ESTIMATE FOR BUILD CONDITIONS	48
7. SUMMARY	49
CHECKLIST OF DETERMINANTS	50
SUMMARY DATA TABLE	51
DESIGN CRITERIA	52
COST ESTIMATES	53
APPENDIX – TRAFFIC PROJECTIONS	54
APPENDIX –TYPICAL CROSS-SECTIONS AND FUNCTIONAL PLANS	81



LOCATION MAP

SCALE: 1"=2000'

1. INTRODUCTION AND BACKGROUND INFORMATION

1.1 Introduction

The purpose of this study is to determine the need for and feasibility of improving the safety and operational capacity of State Route 6 (U.S. Highway 31, Columbia Avenue) from Mack Hatcher Parkway to Downs Boulevard in the City of Franklin, Tennessee.

This report examines a No-Build option that maintains the three-lane cross-section on Columbia Avenue, as well as a Build option that includes widening Columbia Avenue to include two through lanes in each direction with a median-divided section on some roadway segments and dedicated turn lanes at key locations. In addition, the potential effectiveness of several alternative improvements to the Columbia Avenue corridor are discussed.

For the purposes of this study, Year 2012 and Year 2032 traffic projections were developed for the following two scenarios:

1. With the existing roadway network
2. With the planned extension of Mack Hatcher Parkway west of Columbia Avenue

Then, the traffic volumes for each of these network scenarios were applied to both No-Build conditions (Columbia Avenue remains a three-lane facility) and Build conditions (Columbia Avenue is widened to include two travel lanes in each direction, plus dedicated turn lanes at key locations). Capacity analyses were conducted for each of the infrastructure scenarios, and the results of these analyses were used to identify necessary improvements.

The projected traffic volumes, capacity analyses, and potential improvements were discussed during a meeting on August 10, 2007, with representatives from the City of Franklin, the Tennessee Department of Transportation (TDOT), and Fischbach Transportation Group, Inc. Minutes from the meeting are included in the supplemental materials. Also, a public meeting was held at Franklin City Hall on January 23, 2008, in order to discuss the Build conditions and solicit comments. Comment sheets from the meeting are included in the supplemental materials.

In June 2007, a *Tier 2 – Detailed Analysis* was prepared by TDOT and Long Engineering for the Nashville Metropolitan Planning Organization (MPO) for the segment of Columbia Avenue from Mack Hatcher Parkway to Downs Boulevard. Specifically, the summary of the *Tier 2 – Detailed Analysis* states that congestion management strategies, “...may significantly reduce future congestion levels. However, there remains a need for additional capacity based on existing and future traffic volumes. Franklin’s [Major Thoroughfare Plan Update] proposes a multi-lane section with provisions for pedestrians and bicycles. These enhancements, when combined with various CMS toolbox strategies, will increase corridor traffic capacity and reduce congestion, travel time, and delay.”

It is important to note that the widening and improvement of State Route 6 (U.S. Highway 31, Columbia Avenue) is included in the MPO’s Long Range Transportation Plan. Specifically, the

improvement of this facility to three-to-five lanes from Mack Hatcher Parkway to Downs Boulevard is included in the MPO's Long Range Transportation Plan as Project 6027

No environmental survey has been conducted as part of this study. However, a detailed environmental study will need to be performed in conjunction with further advanced planning and design efforts for this improvement.

1.2 Project Study Area

The City of Franklin is located in the center of Williamson County, approximately 20 miles south of Nashville, Tennessee. Columbia Avenue, between Mack Hatcher Parkway and Downs Boulevard, is located immediately south of downtown Franklin.

Williamson County, which is part of the five-county Nashville Metropolitan Planning Organization (MPO), includes approximately 584 square miles and has a population of approximately 164,000 people. The City of Franklin is the county seat, as well as its most populous city with a population of approximately 59,000 persons.

According to the Williamson County Economic Development Office, the population of Williamson County grew 56.3% from 1990 to 2000 and is expected to increase 13.6% between 2007 and 2012. The labor force of Williamson County is approximately 93,500 persons, and the unemployment rate is less than 3%. According to the Nashville Area Metropolitan Planning Organization (MPO), 38% of employees from Williamson County commute to Nashville.

Columbia Avenue is one of the City of Franklin's oldest and most-established arterial corridors. The segment between Mack Hatcher Parkway and Downs Boulevard provides access to downtown Franklin but also provides access to significant commercial and industrial development, as well as the Williamson County Jail, Williamson County Juvenile Court, and Williamson County Rock Quarry. With the future construction of several recently-proposed developments on Columbia Avenue, the land along both sides of the corridor will be substantially built-out.

Several utilities are located within the study area. The utility service providers include:

- City of Franklin Water, Sewer, and Communication Fiber
- AT&T (Telephone)
- Comcast (Television and Internet)
- Atmos Energy (Gas)
- Middle Tennessee Electric Membership Corporation (Electric)

In order to accomplish the improvements identified under Build conditions, these utilities will likely have to be moved or placed underground. However, it is not anticipated that any new utilities will need to be provided.

1.3 Existing Transportation Conditions

In general, the Columbia Avenue corridor travels in a north-south direction between the Cities of Columbia, Spring Hill, and Franklin. The Major Thoroughfare Plan that has been prepared for the City of Franklin classifies this facility as an arterial roadway with a future five-lane cross-section. Currently, the Columbia Avenue corridor includes a three-lane cross-section from Mack Hatcher Parkway to Downs Boulevard. Posted speed limits of 30 mph and 40 mph are found on this portion of Columbia Avenue.

It is important to note that TDOT and the City of Franklin are currently planning an extension of Mack Hatcher Parkway from its existing terminus at Columbia Avenue westward to State Route 96 and Hillsboro Road (State Route 6). This extension, which is included in the City of Franklin's Major Thoroughfare Plan, will improve the vehicular mobility within the City of Franklin. The planned extension of Mack Hatcher Parkway will be constructed with two travel lanes in each direction, separated by a raised grass median.

Currently, the existing eastern half of Mack Hatcher Parkway, including the portion that intersects Columbia Avenue, includes one travel lane in each direction, as well as a depressed grass median. However, TDOT and the City of Franklin are plan to improve this existing facility to include two travel lanes in each direction, separated by a raised grass median.

Recent steady residential and commercial growth has occurred in the City of Franklin, and this growth has placed increasing traffic demands on the roadway infrastructure along the Columbia Avenue corridor. Since 2001, the efforts to address these issues are as follows:

2001

In 2001, the City of Franklin contracted with Fischbach Transportation Group, Inc. and Sullivan Engineering, Inc. to complete an Advance Planning Report for State Route 6 (U.S. Highway 31, Columbia Avenue) from Mack Hatcher Parkway (State Route 397) to Cleburne Street. On October 5, 2001, a field review was conducted and attended by representatives of Fischbach Transportation Group, Inc., Sullivan Engineering, Inc., the City of Franklin, and TDOT.

March 13, 2002

Fischbach Transportation Group, Inc. submitted a draft Advance Planning Report to the City of Franklin Engineering Department for review and approval.

March 20, 2002

A public meeting was held by the City of Franklin Engineering Department. Subsequently, the City of Franklin Board of Mayor and Aldermen voted to withhold the study from consideration by the TDOT, primarily because of concerns about the project's impact on historic properties between Downs Boulevard and Cleburne Street.

July 27, 2004

A letter from State Senator Jim Bryson and State Representative Glen Casada was submitted to Mr. Paul Degges at TDOT, requesting a re-examination of the need to improve State Route 6 (U.S. Highway 31, Columbia Avenue) to a five-lane facility between Mack Hatcher Parkway and Fairground Street.

August 10, 2004

Mr. Degges issued a responding letter to State Senator Bryson and State Representative Casada, indicating that a Feasibility Study would be initiated in order to evaluate their request.

August 17, 2004

Mr. David Parker, Director of the Franklin Engineering Department, submitted copies of the discontinued 2002 Draft Advance Planning Report and the public meeting transcript to Mr. Bill Hart at TDOT.

December 2004

The Franklin Board of Mayor and Alderman approved an agreement with Fischbach Transportation Group, Inc. to update and complete the Advance Planning Report for State Route 6 (U.S. Highway 31, Columbia Avenue).

December 2004

The Franklin Board of Mayor and Alderman approved an agreement with Fischbach Transportation Group, Inc. to update and complete the Advance Planning Report for State Route 6 (U.S. Highway 31, Columbia Avenue).

January 2005 – April 2006

Fischbach Transportation Group, Inc. worked with the City of Franklin in the development of cross-sections and access management strategies that would complement the City's goals for vehicle capacity, traffic flow, and aesthetics on the Columbia Avenue corridor.

May 10, 2006

A partially-updated copy of the Advance Planning Report for State Route 6 (U.S. Highway 31, Columbia Avenue) from Mack Hatcher Parkway to Downs Boulevard was submitted to TDOT's Project Planning Division by Fischbach Transportation Group, Inc.

August 23, 2006

A meeting was held by representatives from TDOT and Fischbach Transportation Group, Inc. in order to discuss TDOT's new requirements for Transportation Planning Reports (TPRs) and updated traffic data coordination with the Nashville MPO.

March 28, 2007

TDOT's Project Planning Division initiated a contract with Long Engineering for the preparation of a TIER 2 Study for State Route 6 (U.S. Highway 31, Columbia Avenue) from Mack Hatcher Parkway to Downs Boulevard.

June 21, 2007

The draft TIER 2 Study was submitted to TDOT.

June 25, 2007

The draft TIER 2 Study was submitted to the Nashville Area MPO for approval.

August 10, 2007

A field review was conducted and attended by representatives of Fischbach Transportation Group, Inc., Sullivan Engineering, Inc., the City of Franklin, TDOT, and the Federal Highway Administration (FHWA).

2. PURPOSE AND NEED

2.1 Purpose

The purpose of widening Columbia Avenue is to provide the capacity necessary to accommodate the projected traffic volumes on this facility. In particular, as residential development continues to increase south and west of Columbia Avenue, this roadway segment will become an increasingly-important link to commercial developments, as well as employment centers on Columbia Avenue and in downtown Franklin.

2.2 Need

Currently, only Columbia Avenue, Lewisburg Pike, and Interstate 65 provide north-south access between southern Williamson County and downtown Franklin. Columbia Avenue and Lewisburg Pike each include only one through lane in each direction, even though both of these facilities provide direct access to the core of Franklin. Because of the existing and future development on Columbia Avenue, between Mack Hatcher Parkway and Downs Boulevard, this facility in particular will require additional capacity in order to accommodate the travel demand.

2.3 Goals

The goals of an improvement to Columbia Avenue are to:

- Relieve traffic congestion on Columbia Avenue
- Improve access to downtown Franklin from areas south of the core
- Increase accessibility to existing and future development on Columbia Avenue

3. PROJECTED TRAFFIC VOLUMES

The following projected traffic Design Hourly Volumes (DHVs) and Average Annual Daily Traffic Volumes (AADTs) are included in the [Appendix](#):

- 2012 DHVs for the Existing Network (no extension of Mack Hatcher Parkway)
- 2032 DHVs for the Existing Network (no extension of Mack Hatcher Parkway)
- 2012 DHVs for the Future Network (with extension of Mack Hatcher Parkway)
- 2032 DHVs for the Future Network (with extension of Mack Hatcher Parkway)
- 2012 and 2032 AADTs for the Existing Network (no extension of Mack Hatcher Parkway)
- 2012 and 2032 AADTs for the Future Network (with extension of Mack Hatcher Parkway)

Specifically, projected traffic volumes were developed for the following intersections:

1. Columbia Avenue and Downs Boulevard
2. Columbia Avenue and Confederate Drive (existing) / Longview Circle (future)
3. Columbia Avenue and Beasley Drive
4. Columbia Avenue and Century Court
5. Columbia Avenue and Southeast Parkway (existing) / Through the Green access (future)
6. Columbia Avenue and Mack Hatcher Parkway

For the existing roadway network (no extension of Mack Hatcher Parkway), the Year 2012 DHVs were developed by collecting Year 2007 ground counts and then adding the traffic that will be generated by the following three projects that have been approved or proposed for construction on Columbia Avenue:

1. Construction of the Longview Office Park with retail and office land uses (on the west side of Columbia Avenue, opposite Confederate Drive)
2. Redevelopment of the Lasko industrial complex as the Franklin Business Park, with office and warehouse land uses (on the east side of Columbia Avenue, south of Confederate Drive)
3. Redevelopment of the Through the Green property with residential, retail, and office land uses (on the west side of Columbia Avenue, opposite Southeast Parkway).

Then, the Year 2032 DHVs for the existing roadway network (no extension of Mack Hatcher Parkway) were developed by increasing the Year 2012 DHVs by 30% in order to account for an average annual growth rate of approximately 1.5%.

For the future roadway network (with extension of Mack Hatcher Parkway), the Year 2012 DHVs were developed by reassigning the Year 2012 DHVs for the existing network in order to account for the change in travel patterns that will occur with the extension of Mack Hatcher Parkway. Specifically, this reassignment was completed with guidance from the transportation model that was developed by the Tennessee Department of Transportation (TDOT) and the Metropolitan Planning Organization (MPO).

Then, the Year 2032 DHVs for the future roadway network (with extension of Mack Hatcher Parkway) were developed by increasing the Year 2012 DHVs by 30% in order to account for an average annual growth rate of approximately 1.5%.

Average Annual Daily Traffic Volumes (AADTs) were established by averaging the AM and PM peak hour volumes and multiplying by 10, based on the assumption that peak hour volumes account for approximately 10% of daily traffic volumes.

The traffic volumes for each of these network scenarios were applied to both No-Build conditions (Columbia Avenue remains a three-lane facility) and Build conditions (Columbia Avenue is widened to include two travel lanes in each direction, plus dedicated turn lanes at key locations).

It is important to note that the projected traffic volumes were reviewed and approved by TDOT's Project Planning Division. The following page includes the letter of approval from TDOT.



STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
PROJECT PLANNING DIVISION
SUITE 1000, JAMES K. POLK BUILDING
505 Deaderick Street
NASHVILLE, TENNESSEE 37243-0344

Gerald F. Nicely
Commissioner

Phil Bredesen
Governor

July 26, 2007

Mrs. Gillian Parton
Fischbach Transportation Group, Inc.
3326 Aspen Grove Dr., Suite 130
Franklin Tn. 37067

Subject : Columbia Pike Transportation Planning Report (TPR)
Franklin, Williamson County

Dear Gillian,

We have reviewed the traffic projections and after our discussion with Steve Allen yesterday the traffic figures have our approval for your use in the study for the city of Franklin. If I can be of further assistance, please contact me.

Sincerely,

Tony Armstrong
Transportation Manager 1

cc: file

4. OPTIONS ANALYZED

4.1 No Build

Using the peak hour traffic volumes projected for No Build conditions, capacity analyses were conducted for the intersections within the study area. Specifically, in order to identify peak hour levels of operation within the study area, the capacity calculations were performed according to the methods outlined in the Highway Capacity Manual 2000 (HCM 2000). These analyses result in the determination of a Level of Service (LOS), which is a measure of evaluation used to describe how well an intersection operates. LOS A represents free flow traffic operations, and LOS F suggests that the traffic demand exceeds the available capacity. Typically, LOS D is considered to be the minimum acceptable LOS. However, the City of Franklin considers LOS C to be the minimum acceptable LOS. The following tables present the descriptions of LOS for signalized intersections, unsignalized intersections, and arterial corridors.

The analyses conducted for the existing roadway network are based on the assumption that all existing laneage and traffic control within the study area will be maintained and no improvements will be provided. The analyses conducted for the future roadway network are based on the assumption that a second eastbound through lane and a second westbound through lane will be provided on Mack Hatcher Parkway at the intersection with Columbia Avenue. For all other intersections, it was assumed that the existing laneage and traffic control within the study area will be maintained and no improvements will be provided. The results of the capacity analyses for the peak hour traffic volumes are shown in the following tables, and the supplemental materials include the capacity analyses worksheets.

The capacity analyses indicate, with the existing roadway network (no extension of Mack Hatcher Parkway), all of the signalized intersections studied will operate poorly during both peak hours in Years 2012 and 2032. Also, the eastbound and westbound turning movements at the intersection of Columbia Avenue and Beasley Drive will operate poorly during both peak hours in Years 2012 and 2032. Finally, as a whole, the corridor will operate poorly in both directions in both peak hours in Years 2012 and 2032.

With the planned extension of Mack Hatcher Parkway, the through volumes on Columbia Avenue will be reduced, and so the capacity analyses indicate that vehicle delays and queues will be reduced in Years 2012 and 2032, compared to the existing roadway network. However, these reductions are not significant enough to provide adequate operations at all of the intersections studied through the Year 2032.

DESCRIPTIONS OF LOS FOR SIGNALIZED INTERSECTIONS

Level of Service	Description	Average Control Delay per Vehicle (sec)
A	Operations with very low control delay. Progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.	≤ 10
B	Operations with stable flows. This generally occurs with good progression, short cycle lengths, or both. More vehicles stop than for LOS A, causing higher levels of average delay.	> 10 and ≤ 20
C	Operations with stable flow. Occurs with fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant, although many still pass through the intersection without stopping.	> 20 and ≤ 35
D	Approaching unstable flow. The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high v/c ratios. Many vehicles stop.	> 35 and ≤ 55
E	Unstable flow. In many cases, this is considered to be the limit for acceptable delay. These high delays generally indicate poor progression, long cycle lengths, and high v/c ratios.	> 55 and ≤ 80
F	Unacceptable delay. This condition often occurs with oversaturation or with high v/c ratios. Poor progression and long cycle lengths may also cause such delay levels.	> 80

Source: Highway Capacity Manual 2000 (HCM2000)

DESCRIPTIONS OF LOS FOR UNSIGNALIZED INTERSECTIONS

Level of Service	Description	Average Control Delay (sec/veh)
A	Minimal delay	≤ 10
B	Brief delay	> 10 and ≤ 15
C	Average delay	> 15 and ≤ 25
D	Significant delay	> 25 and ≤ 35
E	Long delay	> 35 and ≤ 50
F	Extreme delay	> 50

Source: Highway Capacity Manual 2000 (HCM 2000)

DESCRIPTIONS OF LOS FOR ARTERIAL CORRIDORS

Level of Service	Description	Average Travel Speed * (mph)
A	Minimal delay	> 35
B	Brief delay	> 28 and < 2355
C	Average delay	> 22 and < 28
D	Significant delay	> 17 and < 22
E	Long delay	> 13 and < 17
F	Extreme delay	≤ 13

Source: Highway Capacity Manual 2000 (HCM 2000)

* For Class II urban streets with a free-flow speed of 35-45 mph.

YEAR 2012 PEAK HOUR LEVELS OF SERVICE**NO-BUILD CONDITIONS WITH THE EXISTING ROADWAY NETWORK
(WITHOUT MACK HATCHER PARKWAY EXTENSION)**

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Columbia Avenue and Downs Boulevard (existing laneage and traffic control)	Northbound Left Turns	LOS F 456 sec/veh	75 veh	LOS F 264 sec/veh	125 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns / Thrus		10 veh		12 veh
	Eastbound Right Turns		163 veh		79 veh
	Westbound Left/Thru/Right Turns		1 veh		1 veh
Columbia Avenue and Confederate Drive/ Longview Circle (existing laneage plus new Longview Circle and new traffic signal installation)	Northbound Left Turns	LOS F 131 sec/veh	6 veh	LOS F 127 sec/veh	1 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns		2 veh		15 veh
	Westbound Left Turns		1 veh		5 veh
Columbia Avenue and Beasley Drive (existing laneage and traffic control)	Northbound Left Turns	LOS B	1 veh	LOS B	1 veh
	Southbound Left Turns	LOS B	1 veh	LOS B	1 veh
	Eastbound Left Turns	LOS F	4 veh	LOS F	12 veh
	Eastbound Thru/Right Turns	LOS D	1 veh	LOS F	3 veh
	Westbound Left/Thru/Right Turns	LOS F	8 veh	LOS F	12 veh

YEAR 2012 PEAK HOUR LEVELS OF SERVICE, CONT.**NO-BUILD CONDITIONS WITH THE EXISTING ROADWAY NETWORK
(WITHOUT MACK HATCHER PARKWAY EXTENSION)**

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Columbia Avenue and Century Court (existing laneage and traffic control)	Northbound Left Turns	LOS F 82 sec/veh	3 veh	LOS F 183 sec/veh	2 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns / Thrus		4 veh		30 veh
	Eastbound Right Turns		18 veh		13 veh
	Westbound Left/Thru/Right Turns		1 veh		1 veh
Columbia Avenue and Southeast Parkway/ Through the Green (existing laneage plus new Through the Green access and new traffic signal installation)	Northbound Left Turns	LOS F 630 sec/veh	2 veh	LOS F 456 sec/veh	6 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns		3 veh		8 veh
	Westbound Left Turns		3 veh		6 veh
Columbia Avenue and Mack Hatcher Parkway (existing laneage and traffic control)	Northbound Left Turns	LOS F 414 sec/veh	2 veh	LOS F 373 sec/veh	3 veh
	Southbound Left Turns		18 veh		63 veh
	Eastbound Left Turns		2 veh		4 veh
	Eastbound Thru/Right Turns		10 veh		43 veh
	Westbound Left Turns		11 veh		75 veh
	Westbound Throughs		9 veh		19 veh
	Westbound Right Turns		248 veh		43 veh

YEAR 2012 ARTERIAL LEVELS OF SERVICE**NO-BUILD CONDITIONS WITH THE EXISTING ROADWAY NETWORK
(WITHOUT MACK HATCHER PARKWAY EXTENSION)**

DIRECTION	CORRIDOR SEGMENT	LEVEL OF SERVICE	
		AM PEAK HOUR	PM PEAK HOUR
Northbound Columbia Avenue	Between Southeast Parkway and Century Court	LOS F	LOS C
	Between Century Court and Confederate Drive	LOS B	LOS F
	Between Confederate Drive and Downs Boulevard	LOS B	LOS B
	OVERALL	LOS D	LOS F
Southbound Columbia Avenue	Between Downs Boulevard and Confederate Drive	LOS F	LOS B
	Between Confederate Drive and Century Court	LOS A	LOS E
	Between Century Court and Southeast Parkway	LOS D	LOS F
	OVERALL	LOS F	LOS F

YEAR 2032 PEAK HOUR LEVELS OF SERVICE**NO-BUILD CONDITIONS WITH THE EXISTING ROADWAY NETWORK
(WITHOUT MACK HATCHER PARKWAY EXTENSION)**

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Columbia Avenue and Downs Boulevard (existing laneage and traffic control)	Northbound Left Turns	LOS F 984 sec/veh	138 veh	LOS F 724 sec/veh	270 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns / Thrus		14 veh		24 veh
	Eastbound Right Turns		335 veh		177 veh
	Westbound Left/Thru/Right Turns		1 veh		1 veh
Columbia Avenue and Confederate Drive/ Longview Circle (existing laneage plus new Longview Circle and new traffic signal installation)	Northbound Left Turns	LOS F 265 sec/veh	6 veh	LOS F 259 sec/veh	1 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns		2 veh		15 veh
	Westbound Left Turns		1 veh		5 veh
Columbia Avenue and Beasley Drive (existing laneage and traffic control)	Northbound Left Turns	LOS B	1 veh	LOS C	1 veh
	Southbound Left Turns	LOS C	1 veh	LOS C	1 veh
	Eastbound Left Turns	LOS F	6 veh	LOS F	15 veh
	Eastbound Thru/Right Turns	LOS F	3 veh	LOS F	8 veh
	Westbound Left/Thru/Right Turns	LOS F	14 veh	LOS F	undefined

YEAR 2032 PEAK HOUR LEVELS OF SERVICE, CONT.**NO-BUILD CONDITIONS WITH THE EXISTING ROADWAY NETWORK
(WITHOUT MACK HATCHER PARKWAY EXTENSION)**

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Columbia Avenue and Century Court (existing laneage and traffic control)	Northbound Left Turns	LOS F 330 sec/veh	22 veh	LOS F 424 sec/veh	2 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns / Thrus		4 veh		47 veh
	Eastbound Right Turns		18 veh		29 veh
	Westbound Left/Thru/Right Turns		1 veh		1 veh
Columbia Avenue and Southeast Parkway/ Through the Green (existing laneage plus new Through the Green access and new traffic signal installation)	Northbound Left Turns	LOS F 964 sec/veh	2 veh	LOS F 881 sec/veh	6 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns		3 veh		8 veh
	Westbound Left Turns		3 veh		6 veh
Columbia Avenue and Mack Hatcher Parkway (existing laneage and traffic control)	Northbound Left Turns	LOS F 847 sec/veh	3 veh	LOS F 999+ sec/veh	9 veh
	Southbound Left Turns		37 veh		479 veh
	Eastbound Left Turns		2 veh		3 veh
	Eastbound Thru/Right Turns		10 veh		15 veh
	Westbound Left Turns		153 veh		300 veh
	Westbound Throughs		9 veh		12 veh
	Westbound Right Turns		481 veh		331 veh

YEAR 2032 ARTERIAL LEVELS OF SERVICE**NO-BUILD CONDITIONS WITH THE EXISTING ROADWAY NETWORK
(WITHOUT MACK HATCHER PARKWAY EXTENSION)**

DIRECTION	CORRIDOR SEGMENT	LEVEL OF SERVICE	
		AM PEAK HOUR	PM PEAK HOUR
Northbound Columbia Avenue	Between Southeast Parkway and Century Court	LOS F	LOS F
	Between Century Court and Confederate Drive	LOS F	LOS F
	Between Confederate Drive and Downs Boulevard	LOS C	LOS F
	OVERALL	LOS D	LOS F
Southbound Columbia Avenue	Between Downs Boulevard and Confederate Drive	LOS F	LOS F
	Between Confederate Drive and Century Court	LOS D	LOS F
	Between Century Court and Southeast Parkway	LOS F	LOS F
	OVERALL	LOS F	LOS F

YEAR 2012 PEAK HOUR LEVELS OF SERVICE**NO-BUILD CONDITIONS WITH THE FUTURE ROADWAY NETWORK
(WITH MACK HATCHER PARKWAY EXTENSION)**

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Columbia Avenue and Downs Boulevard (existing laneage and traffic control)	Northbound Left Turns	LOS F 175 sec/veh	4 veh	LOS D 36 sec/veh	20 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns / Thrus		11 veh		15 veh
	Eastbound Right Turns		80 veh		9 veh
	Westbound Left/Thru/Right Turns		1 veh		1 veh
Columbia Avenue and Confederate Drive/ Longview Circle (existing laneage plus new Longview Circle and new traffic signal installation)	Northbound Left Turns	LOS F 83 sec/veh	6 veh	LOS E 74 sec/veh	1 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns		2 veh		11 veh
	Westbound Left Turns		1 veh		4 veh
Columbia Avenue and Beasley Drive (existing laneage and traffic control)	Northbound Left Turns	LOS A	1 veh	LOS B	1 veh
	Southbound Left Turns	LOS B	1 veh	LOS A	1 veh
	Eastbound Left Turns	LOS F	1 veh	LOS F	5 veh
	Eastbound Thru/Right Turns	LOS C	1 veh	LOS D	1 veh
	Westbound Left/Thru/Right Turns	LOS F	2 veh	LOS F	4 veh

YEAR 2012 PEAK HOUR LEVELS OF SERVICE, CONT.**NO-BUILD CONDITIONS WITH THE FUTURE ROADWAY NETWORK
(WITH MACK HATCHER PARKWAY EXTENSION)**

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Columbia Avenue and Century Court (existing laneage and traffic control)	Northbound Left Turns	LOS B 11 sec/veh	3 veh	LOS C 24 sec/veh	2 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns / Thrus		4 veh		9 veh
	Eastbound Right Turns		7 veh		8 veh
	Westbound Left/Thru/Right Turns		1 veh		1 veh
Columbia Avenue and Southeast Parkway/Through the Green (existing laneage plus new Through the Green access and new traffic signal installation)	Northbound Left Turns	LOS F 289 sec/veh	2 veh	LOS F 162 sec/veh	6 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns		3 veh		8 veh
	Westbound Left Turns		3 veh		6 veh
Columbia Avenue and Mack Hatcher Parkway (with second eastbound and westbound through lanes)	Northbound Left Turns	LOS E 61 sec/veh	17 veh	LOS F 168 sec/veh	12 veh
	Southbound Left Turns		13 veh		35 veh
	Eastbound Left Turns		20 veh		7 veh
	Eastbound Thru/Right Turns		15 veh		26 veh
	Westbound Left Turns		8 veh		35 veh
	Westbound Throughs		8 veh		8 veh
	Westbound Right Turns		41 veh		18 veh

YEAR 2012 ARTERIAL LEVELS OF SERVICE**NO-BUILD CONDITIONS WITH THE FUTURE ROADWAY NETWORK
(WITH MACK HATCHER PARKWAY EXTENSION)**

DIRECTION	CORRIDOR SEGMENT	LEVEL OF SERVICE	
		AM PEAK HOUR	PM PEAK HOUR
Northbound Columbia Avenue	Between Southeast Parkway and Century Court	LOS C	LOS A
	Between Century Court and Confederate Drive	LOS B	LOS F
	Between Confederate Drive and Downs Boulevard	LOS B	LOS A
	OVERALL	LOS B	LOS F
Southbound Columbia Avenue	Between Downs Boulevard and Confederate Drive	LOS F	LOS B
	Between Confederate Drive and Century Court	LOS A	LOS C
	Between Century Court and Southeast Parkway	LOS D	LOS F
	OVERALL	LOS D	LOS D

YEAR 2032 PEAK HOUR LEVELS OF SERVICE

NO-BUILD CONDITIONS WITH THE FUTURE ROADWAY NETWORK
(WITH MACK HATCHER PARKWAY EXTENSION)

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Columbia Avenue and Downs Boulevard (existing laneage and traffic control)	Northbound Left Turns	LOS F 588 sec/veh	5 veh	LOS F 232 sec/veh	106 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns / Thrus		14 veh		51 veh
	Eastbound Right Turns		197 veh		17 veh
	Westbound Left/Thru/Right Turns		1 veh		1 veh
Columbia Avenue and Confederate Drive/ Longview Circle (existing laneage plus new Longview Circle and new traffic signal installation)	Northbound Left Turns	LOS F 183 sec/veh	6 veh	LOS F 168 sec/veh	1 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns		2 veh		15 veh
	Westbound Left Turns		1 veh		5 veh
Columbia Avenue and Beasley Drive (existing laneage and traffic control)	Northbound Left Turns	LOS B	1 veh	LOS B	1 veh
	Southbound Left Turns	LOS B	1 veh	LOS B	1 veh
	Eastbound Left Turns	LOS F	3 veh	LOS F	12 veh
	Eastbound Thru/Right Turns	LOS D	1 veh	LOS E	2 veh
	Westbound Left/Thru/Right Turns	LOS F	8 veh	LOS F	12 veh

YEAR 2032 PEAK HOUR LEVELS OF SERVICE, CONT.**NO-BUILD CONDITIONS WITH THE FUTURE ROADWAY NETWORK
(WITH MACK HATCHER PARKWAY EXTENSION)**

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Columbia Avenue and Century Court (existing laneage and traffic control)	Northbound Left Turns	LOS C 23 sec/veh	5 veh	LOS E 72 sec/veh	2 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns / Thrus		4 veh		31 veh
	Eastbound Right Turns		8 veh		13 veh
	Westbound Left/Thru/Right Turns		1 veh		1 veh
Columbia Avenue and Southeast Parkway/ Through the Green (existing laneage plus new Through the Green access and new traffic signal installation)	Northbound Left Turns	LOS F 405 sec/veh	2 veh	LOS F 310 sec/veh	6 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns		3 veh		8 veh
	Westbound Left Turns		3 veh		6 veh
Columbia Avenue and Mack Hatcher Parkway (with second eastbound and westbound through lanes)	Northbound Left Turns	LOS F 503 sec/veh	173 veh	LOS F 671 sec/veh	15 veh
	Southbound Left Turns		21 veh		43 veh
	Eastbound Left Turns		14 veh		8 veh
	Eastbound Thru/Right Turns		131 veh		140 veh
	Westbound Left Turns		167 veh		245 veh
	Westbound Throughs		13 veh		22 veh
	Westbound Right Turns		40 veh		28 veh

YEAR 2032 ARTERIAL LEVELS OF SERVICE**NO-BUILD CONDITIONS WITH THE FUTURE ROADWAY NETWORK
(WITH MACK HATCHER PARKWAY EXTENSION)**

DIRECTION	CORRIDOR SEGMENT	LEVEL OF SERVICE	
		AM PEAK HOUR	PM PEAK HOUR
Northbound Columbia Avenue	Between Southeast Parkway and Century Court	LOS C	LOS C
	Between Century Court and Confederate Drive	LOS B	LOS F
	Between Confederate Drive and Downs Boulevard	LOS B	LOS B
	OVERALL	LOS B	LOS F
Southbound Columbia Avenue	Between Downs Boulevard and Confederate Drive	LOS F	LOS B
	Between Confederate Drive and Century Court	LOS B	LOS C
	Between Century Court and Southeast Parkway	LOS E	LOS F
	OVERALL	LOS F	LOS E

4.2 Build

Based on the projected operations of the Columbia Avenue corridor between Mack Hatcher Parkway and Downs Boulevard and the existing land uses within the study area, consideration was given to widening this facility to include two travel lanes in each direction. Also, the cross-sections developed include a raised, grassy median from Confederate Drive to Southeast Parkway, with median cuts to allow full operations at the future intersection with Longview Circle (south) and Franklin Business Park and the existing intersection with Century Court. With this improvement, no median would be provided north of Confederate Drive or south of Southeast Parkway.

Also, it is important to note that two options were developed for terminating the second northbound through lane at the northern terminus of the study area:

Option 1

The new northbound through lane would terminate as a dedicated right turn lane onto James Avenue.

Option 2

The new northbound through lane would terminate as a second left turn lane onto Downs Boulevard. In conjunction with this improvement, Downs Boulevard would be widened for approximately 250 feet to accommodate the second northbound left turn lane.

Based on the projected traffic volumes, the City of Franklin Engineering Department has identified Option 2 as the preferred alternative.

At the southern end of the study area, the new southbound through lane would transition into a dedicated southbound right turn lane. The additional width would be maintained and striped out in order to accommodate any future widening of Columbia Avenue south of Mack Hatcher Parkway.

Typical cross-sections and a functional layout of the Build conditions are included in the [Appendix](#).

In conjunction with the proposed improvement, the existing and planned traffic signal installations at the following locations will need to be rebuilt:

1. Downs Boulevard (existing)
2. Confederate Drive and Longview Circle North (future)
3. Franklin Business Park and Longview Circle South (future)
4. Century Court (existing)
5. Southeast Parkway and Through the Green (future)
6. Parkway Commons Shopping Center (existing)
7. Mack Hatcher Parkway / Hillview Lane (existing)

Each traffic signal installation should include steel poles and mast arms in accordance with City of Franklin standards.

Because of the nature of the land uses and high traffic volumes on Columbia Avenue, an urban cross-section with curb-and-gutter drainage was identified. Also, the curbed cross-section and the median section from Confederate Drive to Southeast Parkway will facilitate the City of Franklin's access management initiatives and limit the driveway cuts to the extent possible. These efforts will reduce the potential for vehicle conflicts and facilitate safe and efficient traffic operations.

Because of right-of-way constraints from Downs Boulevard to Confederate Drive, sidewalks will be provided on the west side from Downs Boulevard to Confederate Drive and, on the east side, from Carr Avenue to Confederate Drive. However, sidewalks will be provided on both sides of the roadway from Confederate Drive to Mack Hatcher Parkway. Because of right-of-way constraints, bicycle lanes will only be provided from Alpha Drive to Mack Hatcher Parkway. However, at Alpha Drive, the bicycle lanes will be able to tie in to the future bicycle facilities included on the City of Franklin's Columbia Avenue Local Street Plan, as described in Section 4.3. It is important to note that the provision of sidewalks and bicycle lanes on both sides of the roadway throughout the entire corridor would require the displacement of existing businesses and right-of-way costs that would make the project fiscally infeasible.

The analyses conducted for the existing roadway network (no extension of Mack Hatcher Parkway) are based on the assumption that, at the intersection with Downs Boulevard, a second northbound left turn lane will be provided and the permissive left turn signal phase will be eliminated. For the intersections with 1.) Confederate Drive and Longview Circle North, 2.) Century Court, and 3.) Southeast Parkway, it was assumed that a second northbound through lane and a second southbound through lane will be provided at each location. The Build conditions include a second northbound through lane north of Mack Hatcher, and so the existing laneage at the intersection with Mack Hatcher Parkway will not change with the proposed improvements. Also, the Build conditions include the construction of a median across Beasley Drive, creating a right-in, right-out intersection. Therefore, capacity analyses for the Build conditions were not conducted for the intersection with Beasley Drive.

The analyses conducted for the future roadway network (with the extension of Mack Hatcher Parkway) are based on the assumption that a second eastbound through lane and a second westbound through lane will be provided on Mack Hatcher Parkway at the intersection with Columbia Avenue. For all other intersections within the future roadway network, it was assumed that no additional improvements will be provided. The results of the capacity analyses for the peak hour traffic volumes are shown in the following tables, and the supplemental materials include the capacity analyses worksheets.

The capacity analyses indicate, with the existing roadway network (no extension of Mack Hatcher Parkway), most of the signalized intersections studied will operate well during both peak hours in Years 2012 and 2032. Also, as a whole, the corridor will generally operate acceptably in both directions in both peak hours in Years 2012 and 2032. Although the intersection with Downs Boulevard and the intersection with Mack Hatcher Parkway will

operate poorly, these results are expected because they mark the termini of the widening project. In each direction, the additional laneage on Columbia Avenue will transition into narrower cross-sections.

With the planned extension of Mack Hatcher Parkway, the through volumes on Columbia Avenue will be reduced, and so the capacity analyses indicate that vehicle delays and queues will be reduced in Years 2012 and 2032, compared to the existing roadway network. Specifically, most of the signalized intersections studied will operate well during both peak hours in Years 2012 and 2032. Also, as a whole, the corridor will operate acceptably in both directions in both peak hours in Years 2012 and 2032. Although the intersection with Downs Boulevard and the intersection with Mack Hatcher Parkway will operate poorly, these results are expected because they mark the termini of the widening project. In each direction, the additional laneage on Columbia Avenue will transition into narrower cross-sections.

YEAR 2012 PEAK HOUR LEVELS OF SERVICE

BUILD CONDITIONS WITH THE EXISTING ROADWAY NETWORK
(WITHOUT MACK HATCHER PARKWAY EXTENSION)

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Columbia Avenue and Downs Boulevard (with second northbound left turn lane and removal of northbound permissive left turn signal phase)	Northbound Left Turns	LOS F 387 sec/veh	23 veh	LOS F 121 sec/veh	38 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns / Thrus		10 veh		10 veh
	Eastbound Right Turns		163 veh		25 veh
	Westbound Left/Thru/Right Turns		1 veh		1 veh
Columbia Avenue and Confederate Drive/ Longview Circle (with second northbound and southbound through lanes, plus new Longview Circle and new traffic signal installation)	Northbound Left Turns	LOS B 14 sec/veh	4 veh	LOS C 23 sec/veh	1 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns		2 veh		10 veh
	Westbound Left Turns		1 veh		4 veh
Columbia Avenue and Century Court (with second northbound and southbound through lanes)	Northbound Left Turns	LOS A 7 sec/veh	3 veh	LOS B 17 sec/veh	2 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns / Thrus		4 veh		8 veh
	Eastbound Right Turns		7 veh		7 veh
	Westbound Left/Thru/Right Turns		1 veh		1 veh

* The intersection of Columbia Avenue and Beasley Drive will be a T-intersection under Build conditions, and so this intersection is not included in this table.

YEAR 2012 PEAK HOUR LEVELS OF SERVICE, CONT.**BUILD CONDITIONS WITH THE EXISTING ROADWAY NETWORK
(WITHOUT MACK HATCHER PARKWAY EXTENSION)**

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Columbia Avenue and Southeast Parkway/ Through the Green (with second northbound and southbound through lanes plus new Through the Green access and new traffic signal installation)	Northbound Left Turns	LOS B 17 sec/veh	2 veh	LOS C 27 sec/veh	6 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns		3 veh		7 veh
	Westbound Left Turns		3 veh		5 veh
Columbia Avenue and Mack Hatcher Parkway (existing laneage and traffic control)	Northbound Left Turns	LOS F 414 sec/veh	2 veh	LOS F 373 sec/veh	3 veh
	Southbound Left Turns		18 veh		63 veh
	Eastbound Left Turns		2 veh		4 veh
	Eastbound Thru/Right Turns		10 veh		43 veh
	Westbound Left Turns		11 veh		75 veh
	Westbound Throughs		9 veh		19 veh
	Westbound Right Turns		248 veh		43 veh

* At the intersection of Columbia Avenue and Mack Hatcher Parkway, the Build conditions include the provision of a second northbound through lane, north of Mack Hatcher Parkway. Therefore, the approach laneage at this intersection will not change, and the results shown are the same as those shown for No-Build conditions.

YEAR 2012 ARTERIAL LEVELS OF SERVICE**BUILD CONDITIONS WITH THE EXISTING ROADWAY NETWORK
(WITHOUT MACK HATCHER PARKWAY EXTENSION)**

DIRECTION	CORRIDOR SEGMENT	LEVEL OF SERVICE	
		AM PEAK HOUR	PM PEAK HOUR
Northbound Columbia Avenue	Between Southeast Parkway and Century Court	LOS C	LOS C
	Between Century Court and Confederate Drive	LOS B	LOS C
	Between Confederate Drive and Downs Boulevard	LOS B	LOS C
	OVERALL	LOS B	LOS C
Southbound Columbia Avenue	Between Downs Boulevard and Confederate Drive	LOS B	LOS B
	Between Confederate Drive and Century Court	LOS A	LOS B
	Between Century Court and Southeast Parkway	LOS C	LOS E
	OVERALL	LOS B	LOS C

YEAR 2032 PEAK HOUR LEVELS OF SERVICE**BUILD CONDITIONS WITH THE EXISTING ROADWAY NETWORK
(WITHOUT MACK HATCHER PARKWAY EXTENSION)**

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Columbia Avenue and Downs Boulevard (with second northbound left turn lane and removal of northbound permissive left turn signal phase)	Northbound Left Turns	LOS F 885 sec/veh	48 veh	LOS F 458 sec/veh	57 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns / Thrus		14 veh		24 veh
	Eastbound Right Turns		335 veh		177 veh
	Westbound Left/Thru/Right Turns		1 veh		1 veh
Columbia Avenue and Confederate Drive/ Longview Circle (with second northbound and southbound through lanes, plus new Longview Circle and new traffic signal installation)	Northbound Left Turns	LOS C 26 sec/veh	6 veh	LOS C 33 sec/veh	1 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns		2 veh		11 veh
	Westbound Left Turns		1 veh		4 veh
Columbia Avenue and Century Court (with second northbound and southbound through lanes)	Northbound Left Turns	LOS A 9 sec/veh	5 veh	LOS B 13 sec/veh	2 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns / Thrus		4 veh		9 veh
	Eastbound Right Turns		7 veh		8 veh
	Westbound Left/Thru/Right Turns		1 veh		1 veh

* The intersection of Columbia Avenue and Beasley Drive will be a T-intersection under Build conditions, and so this intersection is not included in this table.

YEAR 2032 PEAK HOUR LEVELS OF SERVICE, CONT.**BUILD CONDITIONS WITH THE EXISTING ROADWAY NETWORK
(WITHOUT MACK HATCHER PARKWAY EXTENSION)**

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Columbia Avenue and Southeast Parkway/ Through the Green (with second northbound and southbound through lanes plus new Through the Green access and new traffic signal installation)	Northbound Left Turns	LOS C 26 sec/veh	2 veh	LOS C 35 sec/veh	7 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns		3 veh		7 veh
	Westbound Left Turns		3 veh		5 veh
Columbia Avenue and Mack Hatcher Parkway (existing laneage and traffic control)	Northbound Left Turns	LOS F 414 sec/veh	2 veh	LOS F 373 sec/veh	3 veh
	Southbound Left Turns		18 veh		63 veh
	Eastbound Left Turns		2 veh		4 veh
	Eastbound Thru/Right Turns		10 veh		43 veh
	Westbound Left Turns		11 veh		75 veh
	Westbound Throughs		9 veh		19 veh
	Westbound Right Turns		248 veh		43 veh

* At the intersection of Columbia Avenue and Mack Hatcher Parkway, the Build conditions include the provision of a second northbound through lane, north of Mack Hatcher Parkway. Therefore, the approach laneage at this intersection will not change, and the results shown are the same as those shown for No-Build conditions.

YEAR 2032 ARTERIAL LEVELS OF SERVICE**BUILD CONDITIONS WITH THE EXISTING ROADWAY NETWORK
(WITHOUT MACK HATCHER PARKWAY EXTENSION)**

DIRECTION	CORRIDOR SEGMENT	LEVEL OF SERVICE	
		AM PEAK HOUR	PM PEAK HOUR
Northbound Columbia Avenue	Between Southeast Parkway and Century Court	LOS C	LOS C
	Between Century Court and Confederate Drive	LOS B	LOS D
	Between Confederate Drive and Downs Boulevard	LOS C	LOS F
	OVERALL	LOS B	LOS E
Southbound Columbia Avenue	Between Downs Boulevard and Confederate Drive	LOS C	LOS B
	Between Confederate Drive and Century Court	LOS B	LOS B
	Between Century Court and Southeast Parkway	LOS D	LOS E
	OVERALL	LOS B	LOS C

YEAR 2012 PEAK HOUR LEVELS OF SERVICE**BUILD CONDITIONS WITH THE FUTURE ROADWAY NETWORK
(WITH MACK HATCHER PARKWAY EXTENSION)**

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Columbia Avenue and Downs Boulevard (with second northbound left turn lane and removal of northbound permissive left turn signal phase)	Northbound Left Turns	LOS F 176 sec/veh	4 veh	LOS C 29 sec/veh	19 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns / Thrus		11 veh		13 veh
	Eastbound Right Turns		80 veh		8 veh
	Westbound Left/Thru/Right Turns		1 veh		1 veh
Columbia Avenue and Confederate Drive/ Longview Circle (with second northbound and southbound through lanes, plus new Longview Circle and new traffic signal installation)	Northbound Left Turns	LOS B 12 sec/veh	3 veh	LOS C 21 sec/veh	1 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns		2 veh		10 veh
	Westbound Left Turns		1 veh		4 veh
Columbia Avenue and Century Court (with second northbound and southbound through lanes)	Northbound Left Turns	LOS A 7 sec/veh	3 veh	LOS B 11 sec/veh	1 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns / Thrus		4 veh		9 veh
	Eastbound Right Turns		7 veh		8 veh
	Westbound Left/Thru/Right Turns		1 veh		1 veh

* The intersection of Columbia Avenue and Beasley Drive will be a T-intersection under Build conditions, and so this intersection is not included in this table.

YEAR 2012 PEAK HOUR LEVELS OF SERVICE, CONT.**BUILD CONDITIONS WITH THE FUTURE ROADWAY NETWORK
(WITH MACK HATCHER PARKWAY EXTENSION)**

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Columbia Avenue and Southeast Parkway/ Through the Green (with second northbound and southbound through lanes plus new Through the Green access and new traffic signal installation)	Northbound Left Turns	LOS B 14 sec/veh	2 veh	LOS C 25 sec/veh	5 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns		3 veh		6 veh
	Westbound Left Turns		3 veh		4 veh
Columbia Avenue and Mack Hatcher Parkway (with second eastbound and westbound through lanes)	Northbound Left Turns	LOS F 414 sec/veh	2 veh	LOS F 373 sec/veh	3 veh
	Southbound Left Turns		18 veh		63 veh
	Eastbound Left Turns		2 veh		4 veh
	Eastbound Thru/Right Turns		10 veh		43 veh
	Westbound Left Turns		11 veh		75 veh
	Westbound Throughs		9 veh		19 veh
	Westbound Right Turns		248 veh		43 veh

* At the intersection of Columbia Avenue and Mack Hatcher Parkway, the Build conditions include the provision of a second northbound through lane, north of Mack Hatcher Parkway. Therefore, the approach laneage at this intersection will not change, and the results shown are the same as those shown for No-Build conditions.

YEAR 2012 ARTERIAL LEVELS OF SERVICE**BUILD CONDITIONS WITH THE FUTURE ROADWAY NETWORK
(WITH MACK HATCHER PARKWAY EXTENSION)**

DIRECTION	CORRIDOR SEGMENT	LEVEL OF SERVICE	
		AM PEAK HOUR	PM PEAK HOUR
Northbound Columbia Avenue	Between Southeast Parkway and Century Court	LOS C	LOS C
	Between Century Court and Confederate Drive	LOS B	LOS B
	Between Confederate Drive and Downs Boulevard	LOS B	LOS B
	OVERALL	LOS B	LOS B
Southbound Columbia Avenue	Between Downs Boulevard and Confederate Drive	LOS B	LOS B
	Between Confederate Drive and Century Court	LOS A	LOS B
	Between Century Court and Southeast Parkway	LOS C	LOS E
	OVERALL	LOS B	LOS C

YEAR 2032 PEAK HOUR LEVELS OF SERVICE**BUILD CONDITIONS WITH THE FUTURE ROADWAY NETWORK
(WITH MACK HATCHER PARKWAY EXTENSION)**

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Columbia Avenue and Downs Boulevard (with second northbound left turn lane and removal of northbound permissive left turn signal phase)	Northbound Left Turns	LOS F 586 sec/veh	6 veh	LOS F 91 sec/veh	27 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns / Thrus		15 veh		51 veh
	Eastbound Right Turns		216 veh		17 veh
	Westbound Left/Thru/Right Turns		1 veh		1 veh
Columbia Avenue and Confederate Drive/ Longview Circle (with second northbound and southbound through lanes, plus new Longview Circle and new traffic signal installation)	Northbound Left Turns	LOS B 19 sec/veh	6 veh	LOS C 24 sec/veh	1 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns		2 veh		10 veh
	Westbound Left Turns		1 veh		4 veh
Columbia Avenue and Century Court (with second northbound and southbound through lanes)	Northbound Left Turns	LOS A 7 sec/veh	3 veh	LOS B 15 sec/veh	2 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns / Thrus		4 veh		8 veh
	Eastbound Right Turns		7 veh		7 veh
	Westbound Left/Thru/Right Turns		1 veh		1 veh

* The intersection of Columbia Avenue and Beasley Drive will be a T-intersection under Build conditions, and so this intersection is not included in this table.

YEAR 2032 PEAK HOUR LEVELS OF SERVICE, CONT.**BUILD CONDITIONS WITH THE FUTURE ROADWAY NETWORK
(WITH MACK HATCHER PARKWAY EXTENSION)**

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Columbia Avenue and Southeast Parkway/ Through the Green (with second northbound and southbound through lanes plus new Through the Green access and new traffic signal installation)	Northbound Left Turns	LOS B 15 sec/veh	2 veh	LOS C 31 sec/veh	5 veh
	Southbound Left Turns		1 veh		1 veh
	Eastbound Left Turns		3 veh		6 veh
	Westbound Left Turns		3 veh		4 veh
Columbia Avenue and Mack Hatcher Parkway (with second eastbound and westbound through lanes)	Northbound Left Turns	LOS F 414 sec/veh	2 veh	LOS F 373 sec/veh	3 veh
	Southbound Left Turns		18 veh		63 veh
	Eastbound Left Turns		2 veh		4 veh
	Eastbound Thru/Right Turns		10 veh		43 veh
	Westbound Left Turns		11 veh		75 veh
	Westbound Throughs		9 veh		19 veh
	Westbound Right Turns		248 veh		43 veh

* At the intersection of Columbia Avenue and Mack Hatcher Parkway, the Build conditions include the provision of a second northbound through lane, north of Mack Hatcher Parkway. Therefore, the approach laneage at this intersection will not change, and the results shown are the same as those shown for No-Build conditions.

YEAR 2032 ARTERIAL LEVELS OF SERVICE**BUILD CONDITIONS WITH THE FUTURE ROADWAY NETWORK
(WITH MACK HATCHER PARKWAY EXTENSION)**

DIRECTION	CORRIDOR SEGMENT	LEVEL OF SERVICE	
		AM PEAK HOUR	PM PEAK HOUR
Northbound Columbia Avenue	Between Southeast Parkway and Century Court	LOS C	LOS D
	Between Century Court and Confederate Drive	LOS B	LOS C
	Between Confederate Drive and Downs Boulevard	LOS B	LOS B
	OVERALL	LOS B	LOS C
Southbound Columbia Avenue	Between Downs Boulevard and Confederate Drive	LOS B	LOS B
	Between Confederate Drive and Century Court	LOS B	LOS B
	Between Century Court and Southeast Parkway	LOS D	LOS E
	OVERALL	LOS B	LOS C

4.3 Columbia Avenue Local Street Plan

In an effort to help address the existing and projected capacity constraints on Columbia Avenue, as well as to improve access and mobility for the land uses along this corridor, the City of Franklin has developed a Local Street Plan, shown on the following page. This plan identifies several alignments for new local streets that would be parallel to Columbia Avenue, and the City of Franklin has required the incorporation of these new rights-of-way into proposed developments. For example, the north-south roadway identified from Beasley Drive to the Parkway Commons is being implemented in part by the City and in part by the developers of the mixed-use project that has been approved for the former Through the Green property. In addition, this project will provide the east-west corridor directly opposite Southeast Parkway and facilitate the future extension of this new corridor to the future extension of Mack Hatcher Parkway.

As previously noted, the Build conditions include the provision of new bicycle lanes from Alpha Drive to Mack Hatcher Parkway. However, at Alpha Drive, the bicycle lanes will be able to tie in to future bicycle facilities on Alpha Drive, Beta Drive, and the future north-south local street identified on the plan.

If implemented, the roadway network identified on the City's Columbia Avenue Local Street Plan will extend the service life of the existing facility, as well as any future widening of Columbia Avenue. However, even with these improvements, the existing three-lane cross-section will not provide adequate capacity for the projected traffic volumes, either with or without the future extension of Mack Hatcher Parkway.

4.4 Signal System Improvements

In an effort to help address the existing and projected capacity constraints on Columbia Avenue, as well as to improve access and mobility for the land uses along this corridor, the City of Franklin has developed a time-based signal coordination system for the existing traffic signals on Columbia Avenue. As new traffic signals are installed and as a fiber communications network is installed on Columbia Avenue, a communications-based signal system should be implemented. Also, video surveillance cameras should be provided so that the existing and future traffic signals on Columbia Avenue can be incorporated into the monitoring procedures that occur at the City of Franklin's Traffic Operations Center (TOC).

If implemented, a thorough communications-based signal system on Columbia Avenue will extend the service life of the existing facility, as well as any future widening of Columbia Avenue. However, even with these improvements, the existing three-lane cross-section will not provide adequate capacity for the projected traffic volumes, either with or without the future extension of Mack Hatcher Parkway.

Columbia Avenue Local Street Plan



1 inch equals 500 feet



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 hereon. All data and material © Copyright 2007, City of Franklin, TN. All rights reserved.

Legend

- Proposed Centerline
- Existing Streets
- Proposed Mack Hatcher Pkwy.
- Existing Property Lines & Right-of-Way

4.5 Reversible Lane

Additional consideration was given to modifying the existing cross-section on Columbia Avenue to provide a reversible through lane within the existing the center turn lane. Reversible lanes are most appropriate where the peak hour traffic is markedly directional in nature. However, with the approval and construction of several large mixed-use projects on this segment of Columbia Avenue, the directional nature of peak hour traffic on this facility will decrease. Also, such a modification would negatively affect all of the existing left turns into the land uses on each side of Columbia Avenue. Specifically, the provision of a reversible through lane within the existing center turn lane would require that all of the existing traffic signals be modified to eliminate the left turn signal phases.

Because a reversible through lane within the existing center turn lane on Columbia Avenue would only facilitate directional peak hour traffic and would be at the expense of protected left turn movements throughout the corridor, the City of Franklin Engineering Department has eliminated this option from consideration for either short-term or long-term implementation.

5. **TDOT'S SEVEN GUIDING PRINCIPLES**

The Tennessee Department of Transportation (TDOT) has adopted seven guiding principles against which all transportation projects are to be evaluated: system management, mobility, economic growth, safety, community, environmental stewardship, and fiscal responsibility. The options identified for Columbia Avenue, Mack Hatcher Parkway to Downs Boulevard, are evaluated against these guiding principles as follows:

Guiding Principle 1: Preserve and Manage the Existing Transportation System

The existing three-lane cross-section on Columbia Avenue is expected to fail by the Year 2012, whether or not Mack Hatcher Parkway is extended to the west. Also, the implementation of the City of Franklin's Columbia Avenue Local Street Plan and/or signal system improvements will improve mobility and reduce travel times but will not significantly extend the service life of the Columbia Avenue corridor. Finally, the provision of a reversible lane within the existing center turn lane would marginally facilitate through traffic but compromise left turn movements along the corridor. Only the Build conditions, which include widening Columbia Avenue to include two travel lanes in each direction, as well as dedicated turn lanes, will provide adequate capacity, reduce traffic density, and increase flow rate.

Guiding Principle 2: Move a Growing, Diverse, and Active Population

As previously discussed, Williamson County in general and the City of Franklin in particular are growing at dramatic rates. Also, there is limited public transportation available to the existing population. Based on the projected traffic volumes on Columbia Avenue, from Mack Hatcher Parkway to Downs Boulevard, the existing three-lane cross-section will not be adequate to provide safe and efficient traffic operations, whether or not Mack Hatcher Parkway is extended to the west. Only the Build conditions, which include widening Columbia Avenue to include two travel lanes in each direction, as well as dedicated turn lanes, will provide adequate capacity, reduce traffic density, and improve flow rate.

Guiding Principle 3: Support the State's Economy

The City of Franklin is Williamson County's most-populous and fastest-growing jurisdiction. Within the City, Columbia Avenue provides direct access to the vibrant downtown core and serves a variety of commercial and industrial land uses that are owned and operated by both public and private entities. In particular, three large mixed-use projects have been proposed for construction on this portion of Columbia Avenue, and two of these projects have been approved by the City of Franklin. Combined, these two projects will bring nearly 1,000,000 square feet of new commercial and office space, as well as 200 residential units, to the Columbia Avenue corridor. The improvements identified in the Build conditions will improve access to these projects, as well as improve access to downtown Franklin's ample shopping and workforce opportunities. All efforts to support the City's economy and the County's economy will also support the State's economy.

Guiding Principle 4: Maximize Safety and Security

TDOT's June 2007, *Tier 2 – Detailed Analysis* identifies recent crash data and calculates crash rates for the segment of Columbia Avenue from Mack Hatcher Parkway to Downs Boulevard. As stated, the actual crash rate for this segment of Columbia Avenue is more than the statewide average for similar roadways. Also, the actual crash rates is more than the critical crash rate, which defines statistically how the actual rates differs from the statewide average. The ratio of the actual crash rate to the critical crash rate indicates that a safety problem may exist.

The No Build option would likely result in additional vehicle conflicts because of extensive vehicle queues and delays. With a widening of Columbia Avenue and the provision of a median, turning movements will be completed with less vehicle conflict. Also, with the additional travel lanes on Columbia Avenue, fire and police response times will be reduced.

Guiding Principle 5: Build Partnerships for Livable Communities

For the first time in recent history, a residential project has been proposed and approved for construction on Columbia Avenue. Specifically, the residential component of the Through the Green redevelopment project will be integrated with existing and proposed residential and commercial developments in an effort to create a sustainable community. Also, throughout future planning and design efforts for the improvement of Columbia Avenue, from Mack Hatcher Parkway to Downs Boulevard, the City of Franklin and the Tennessee Department of Transportation (TDOT) will continue the public involvement process as mandated by the provisions of the National Environmental Policy Act (NEPA).

Guiding Principle 6: Promote Stewardship of the Environment

The improvements identified with the Build conditions follow the existing alignment of Columbia Avenue. Also, every attempt was made to limit the amount of right-of-way acquisition that would be necessary to accomplish the improvements. Therefore, the environmental impact of the proposed improvements is expected to be minimal. A future environmental assessment will identify specific impacts to an existing waterway and cemetery.

Guiding Principle 7: Promote Financial Responsibility

The cost estimates, as depicted in this report, are offered for comparison purposes and will fluctuate with inflation and any unexpected conditions. It is TDOT's goal to follow a comprehensive transportation planning process, promote coordination among public and private operators of transportation systems, and support efforts to provide stable funding for the public component of the transportation system. This entails exercising financial responsibility in the development and implementation of roadway projects and minimizing costs to the taxpayers. Also, it is important to note that the results of the capacity analyses indicate that the existing and projected congestion on Columbia Avenue will be untenable, and the costs of not improving Columbia Avenue – as levied on motorists, taxpayers, and the City of Franklin – will likely outpace the cost of improving this roadway segment.

6. COST ESTIMATE FOR BUILD CONDITIONS

Cost estimates were prepared for the Build conditions identified. The costs are summarized in the Summary Data Tables and Itemized Cost Estimates provided in this report, and the cost estimate calculations are located in the supplemental materials.

7. SUMMARY

The analyses conducted for the purposes of this study indicate that the No Build option does not address the purpose, needs, or goals discussed in this report. Specifically, a widening of Columbia Avenue is needed to accommodate the projected traffic volumes, whether or not Mack Hatcher Parkway is extended west of Columbia Avenue. Also, the Build option will increase mobility to and from downtown Franklin, as well as address the need for improved access along the Columbia Avenue corridor. These results are consistent with TDOT's June 2007, *Tier 2 – Detailed Analysis* for this corridor.

The Build option is compatible with the City of Franklin's Major Thoroughfare Plan and is estimated to cost \$18,439,000.

CHECKLIST OF DETERMINANTS

If preliminary field reviews indicate the presence of any of the following facilities or ESE categories, place an "X" in the blank opposite the item. Where more than one alternate is to be considered, place its letter designation in the blank.

Agricultural land usage	
Airport (existing or proposed)	
Commercial area, shopping center.....	X
Floodplains.....	X
Forested land.....	
Historical, archaeological, cultural, or natural landmark, or	
Cemeteries.....	X
Industrial park, factory.....	X
Institutional usages:	
1. School or other educational institution	
2. Church or other religious institution.....	
3. Hospital or other medical facility	X
4. Public building, e.g., fire station.....	X
5. Defense installation.....	
Recreational usages	
1. Park or recreational area, State Natural Area	
2. Wildlife refuge or Wildlife Management Area.....	
Residential establishment	X
Urban area, town, city, or community	X
Waterway, lake, pond, river, stream, spring, wetland	X
Permits required:	
Coast Guard	
Section 404	X
Section 10	
TVA Section 26a Review	
NPDES.....	X
Aquatic Resource Alteration Permit	X
Class V Injection Wells Permit.....	
Location coordinated with local officials	X
Railroad Crossings.....	
Hazardous Material Site.....	
Other	

SUMMARY DATA TABLE

ITEM	EXISTING	PROPOSED
Functional Class	Urban Minor Arterial	Urban Minor Arterial
System	STP	STP
Length (Miles)	1.17	1.17
Cross Section (Feet)	See Appendix	See Appendix
Columbia Ave. (US 31, SR 6) Year 2012 AADT	See Appendix	See Appendix
Columbia Ave. (US 31, SR 6) Year 2032 AADT	See Appendix	See Appendix
Columbia Ave. (US 31, SR 6) DHVs		10%
% Trucks on Columbia Avenue		4%
Estimated Right-of-Way Acquisition (Acres)		8.23
Estimated Right-of-Way Tracts Effected		44
Estimated Family Displacements		0
Estimated Business Displacements		0
Estimated Non-Profit Displacements		0
Estimated Right-of-Way Cost		\$3,639,000
Estimated Utility Cost Reimbursable		\$0
Estimated Utility Cost Non-Reimbursable		\$4,090,000
Estimated Construction Cost		\$9,917,000
Estimated Preliminary Engineering Cost (8%)		\$793,000
Total Estimated Project Cost		\$18,439,000

DESIGN CRITERIA**ROUTE** Columbia Avenue (US 31, SR 6) **ALTERNATE** N/A **SECTION** N/A**REGION** 3 **COUNTY** Williamson **PROJECT NO.** N/A**LOCATION: FROM:** Mack Hatcher Parkway**TO:** Downs BoulevardColumbia Avenue (US 31, SR 6), 2012 AADT..... See AppendixColumbia Avenue (US 31, SR 6), 2032 AADT..... See AppendixColumbia Avenue (US 31, SR 6), Percent Trucks..... 4%DHV 10%FUNCTIONAL CLASSIFICATION..... Urban Minor ArterialMINIMUM DESIGN SPEED..... 40 mphACCESS CONTROL..... N/AMINIMUM CURVE 10 Deg 00' (S.E. 0.04%)MAXIMUM GRADE 8.0%MINIMUM STOPPING SIGHT DISTANCE..... 275' - 325'SURFACE WIDTH 5@12'NUMBER OF LANES 5USABLE SHOULDER WIDTH 6 – 30 C&GMEDIAN WIDTH 12' Turn LaneMINIMUM RIGHT-OF-WAY 84'*SIGNALIZATION..... ****REMARKS:**

* Easement will be required outside Right-of-Way.

** Modify existing signal installations and install new traffic signals with mast arm poles per City standards.

COST ESTIMATES**PROJECT:** Columbia Avenue (U.S. Highway 31, State Route 6)**LOCATION: FROM:** Mack Hatcher Parkway**TO:** Downs Boulevard**LENGTH:** 1.17 linear miles**CROSS SECTION:** various (See Appendix)**Right-of-Way**

Land, Improvements, and Damages (8.23 ac)	\$3,487,000
Incidentals (44 Tracts)	\$152,000
Relocation Payments (0 Residences, 0 Businesses, 0 Non-Profits)	\$0
Total Right-of-Way Cost.....	\$3,639,000

Utility Relocation

Reimbursable	\$3,990,000
Non-Reimbursable	\$100,000
Total Adjustment Cost	\$4,090,000

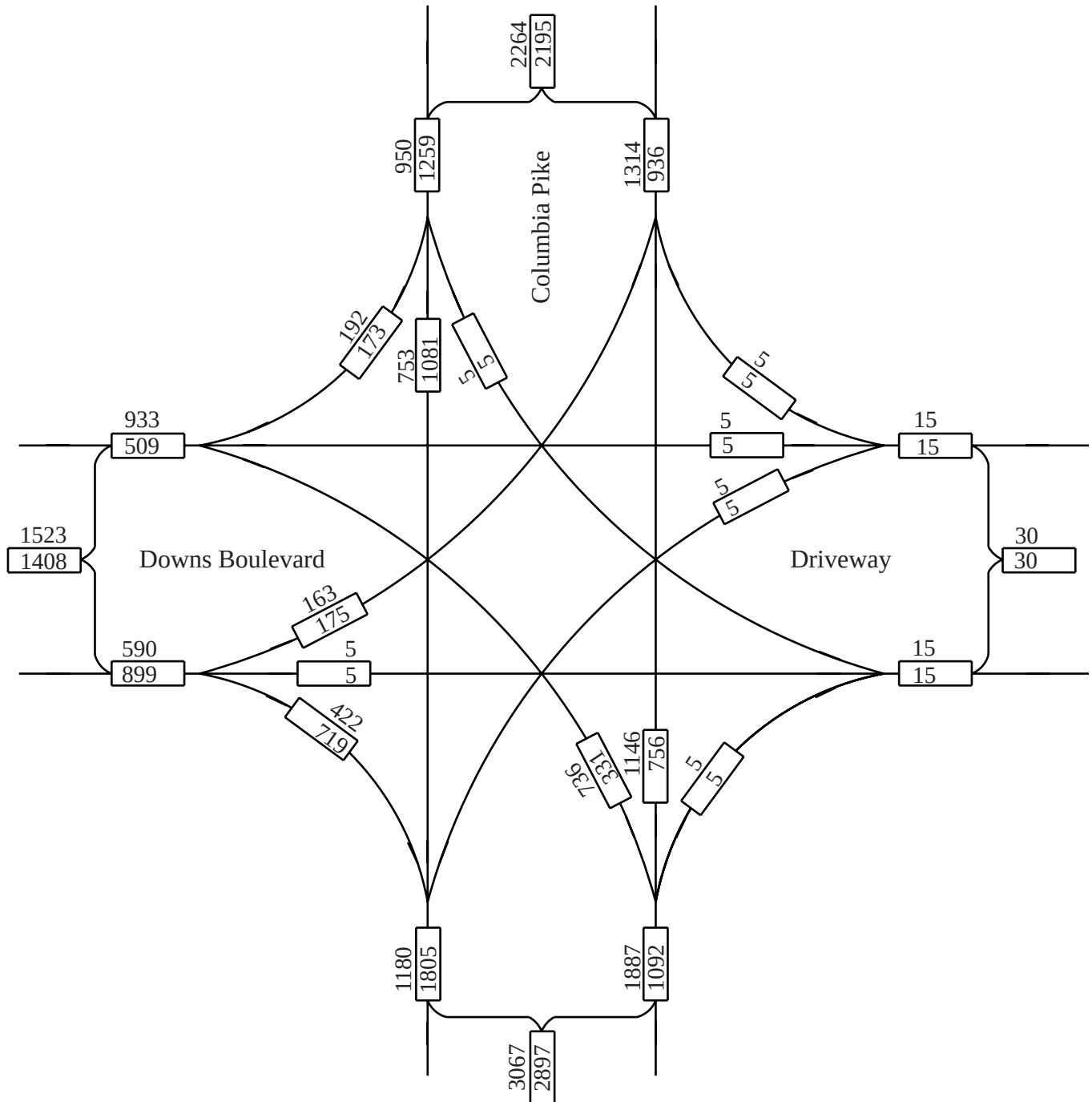
Construction

Clear and Grubbing.....	\$64,000
Earthwork.....	\$468,000
Pavement Removal	\$98,000
Drainage (Includes Erosion Control).....	\$3,018,000
Structures	\$133,000
Railroad Crossing	\$0
Paving	\$2,833,000
Retaining Walls.....	\$167,000
Maintenance of Traffic	\$409,000
Topsoil	\$106,000
Seeding and Sodding	\$183,000
Landscaping.....	\$0
Signing/Pavement Marking	\$55,000
Signalization and Lighting.....	\$977,000
Fence	\$31,000
Guardrail	\$0
Rip Rap or Slope Protection	\$38,000
Walking/Bike Trail	\$0
Mobilization.....	\$351,000
Miscellaneous and Contingency Allowance.....	\$986,000
Total Construction Cost	\$9,917,000
Preliminary Engineering (8% of Construction)	\$793,000

TOTAL SECTION COST \$18,439,000

APPENDIX – TRAFFIC PROJECTIONS

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

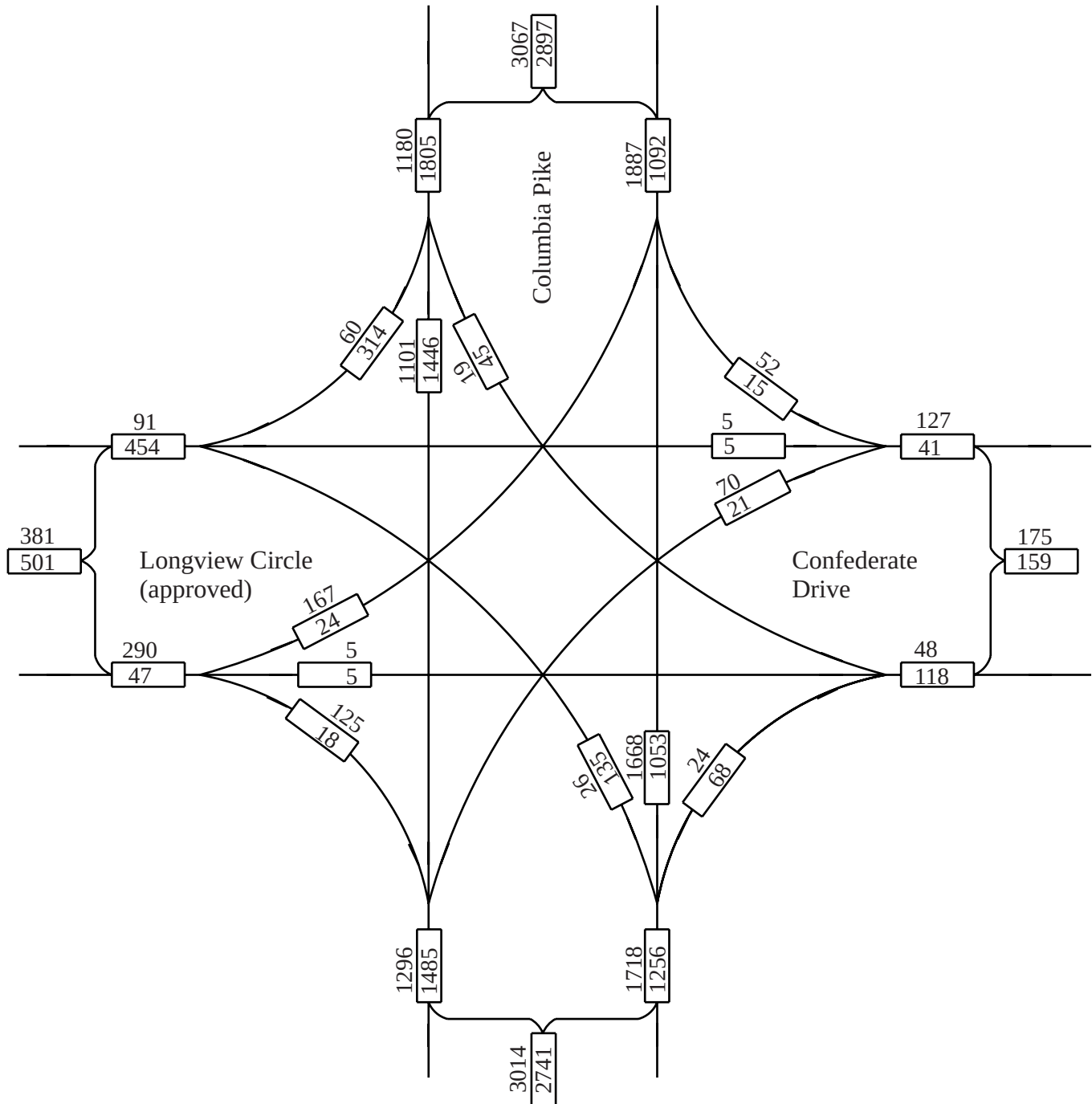


No Scale

XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Downs Boulevard
 Year Year 2012 DHVs
 Description Existing Roadway Network

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

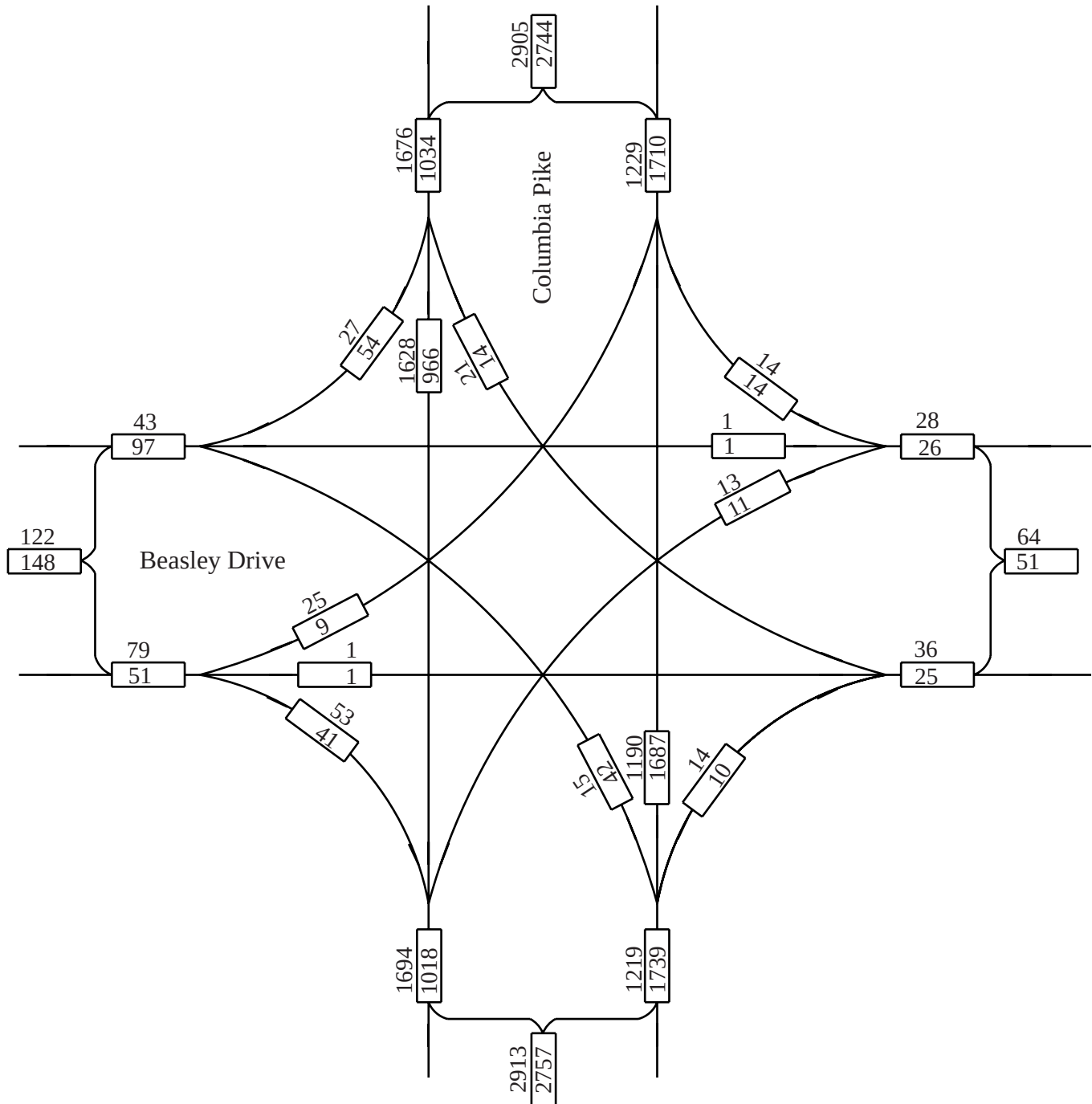


No Scale

XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Confederate Drive
 Year Year 2012 DHVs
 Description Existing Roadway Network

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

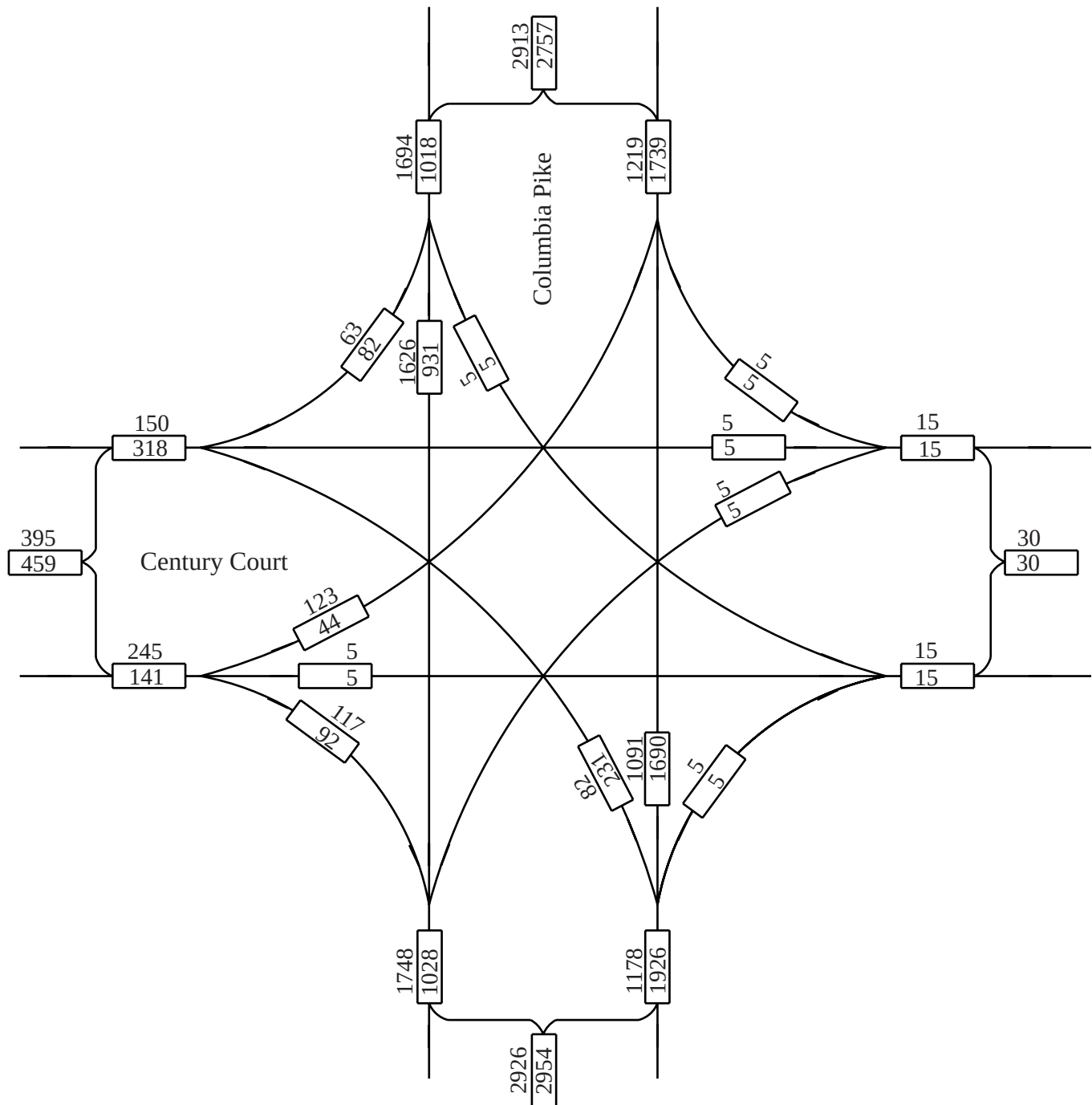


No Scale

XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Beasley Drive
 Year Year 2012 DHVs
 Description Existing Roadway Network

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

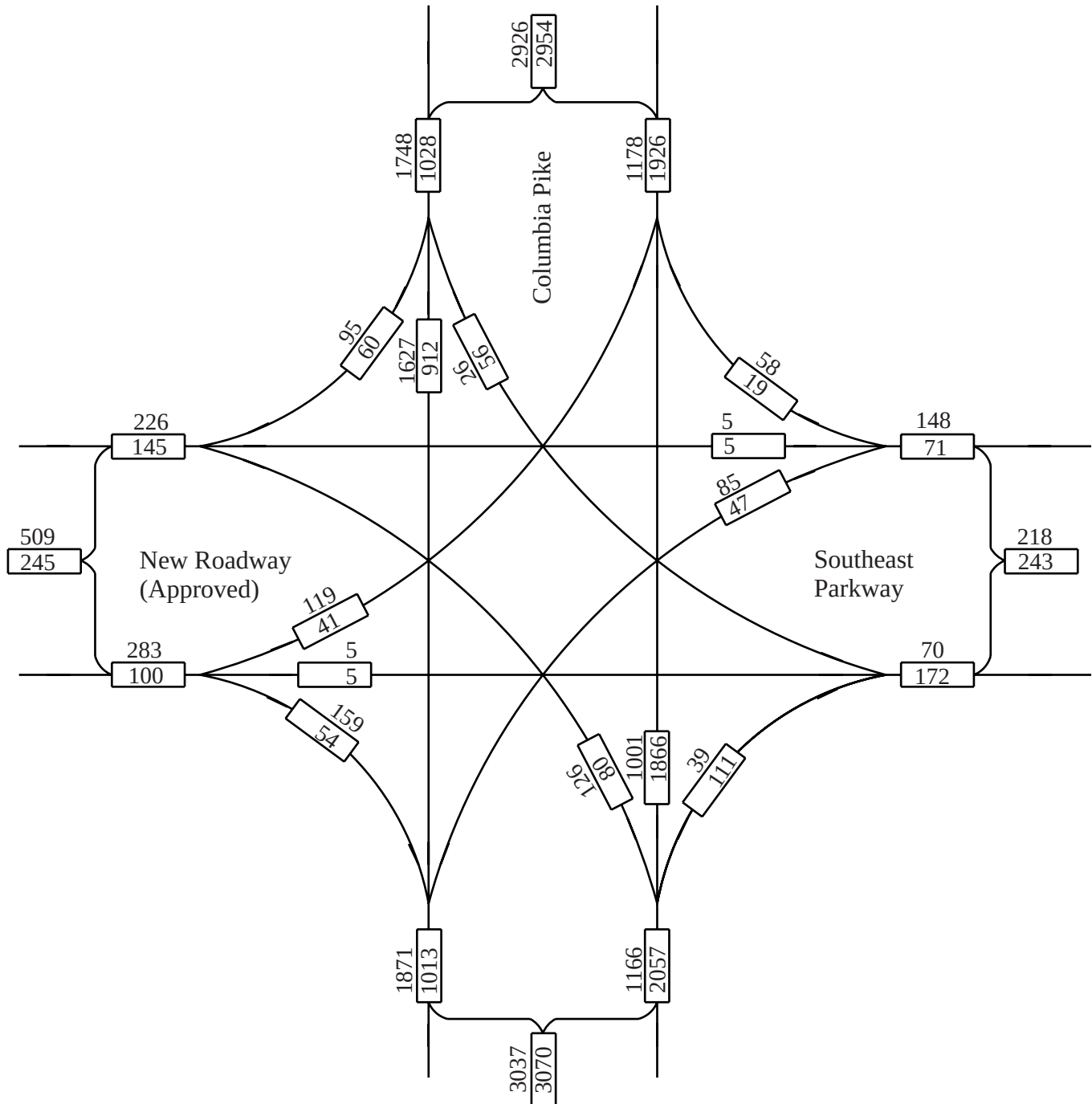


No Scale

XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Century Court
 Year Year 2012 DHVs
 Description Existing Roadway Network

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

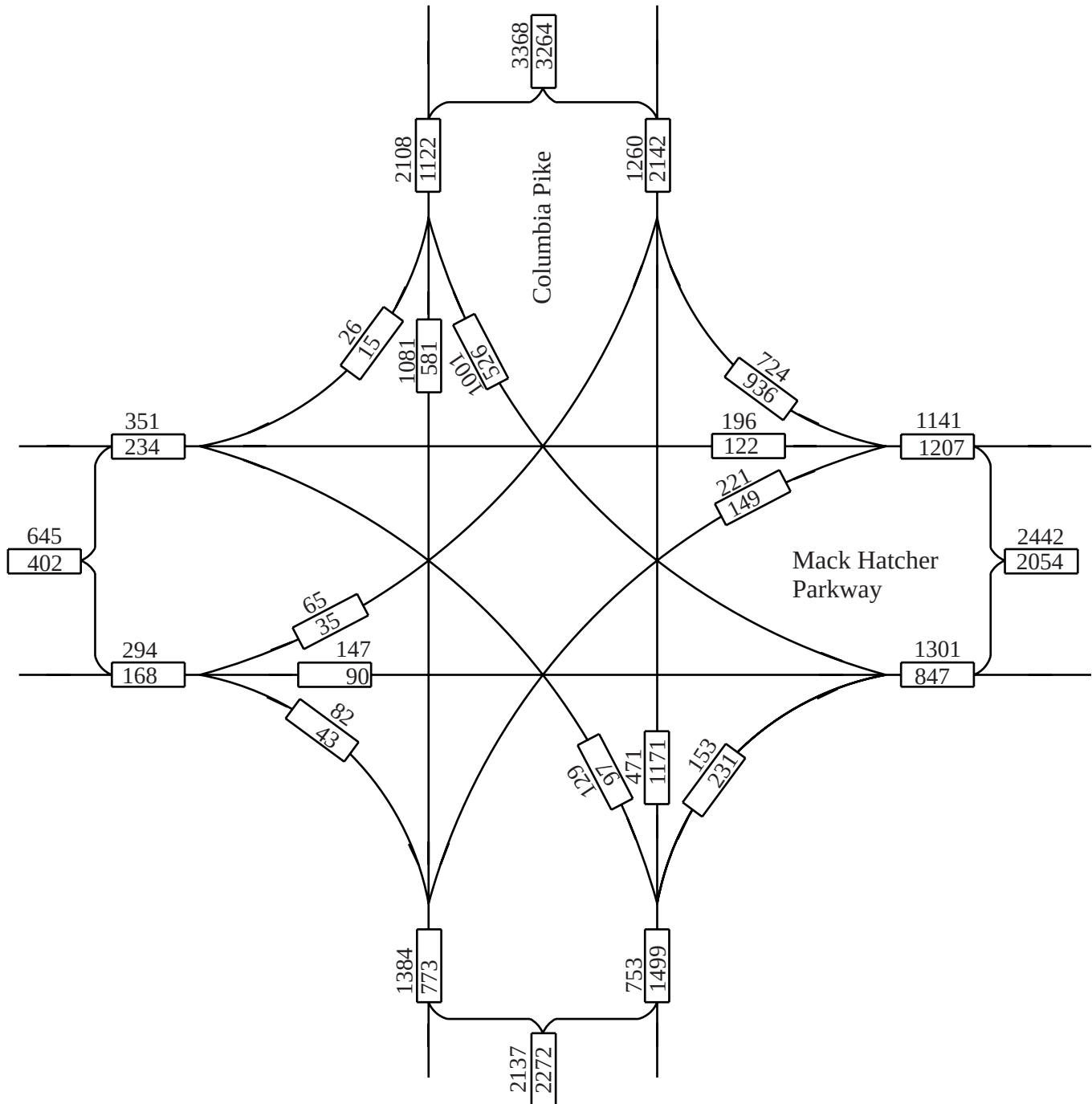


No Scale

XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Southeast Parkway
 Year Year 2012 DHVs
 Description Existing Roadway Network

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

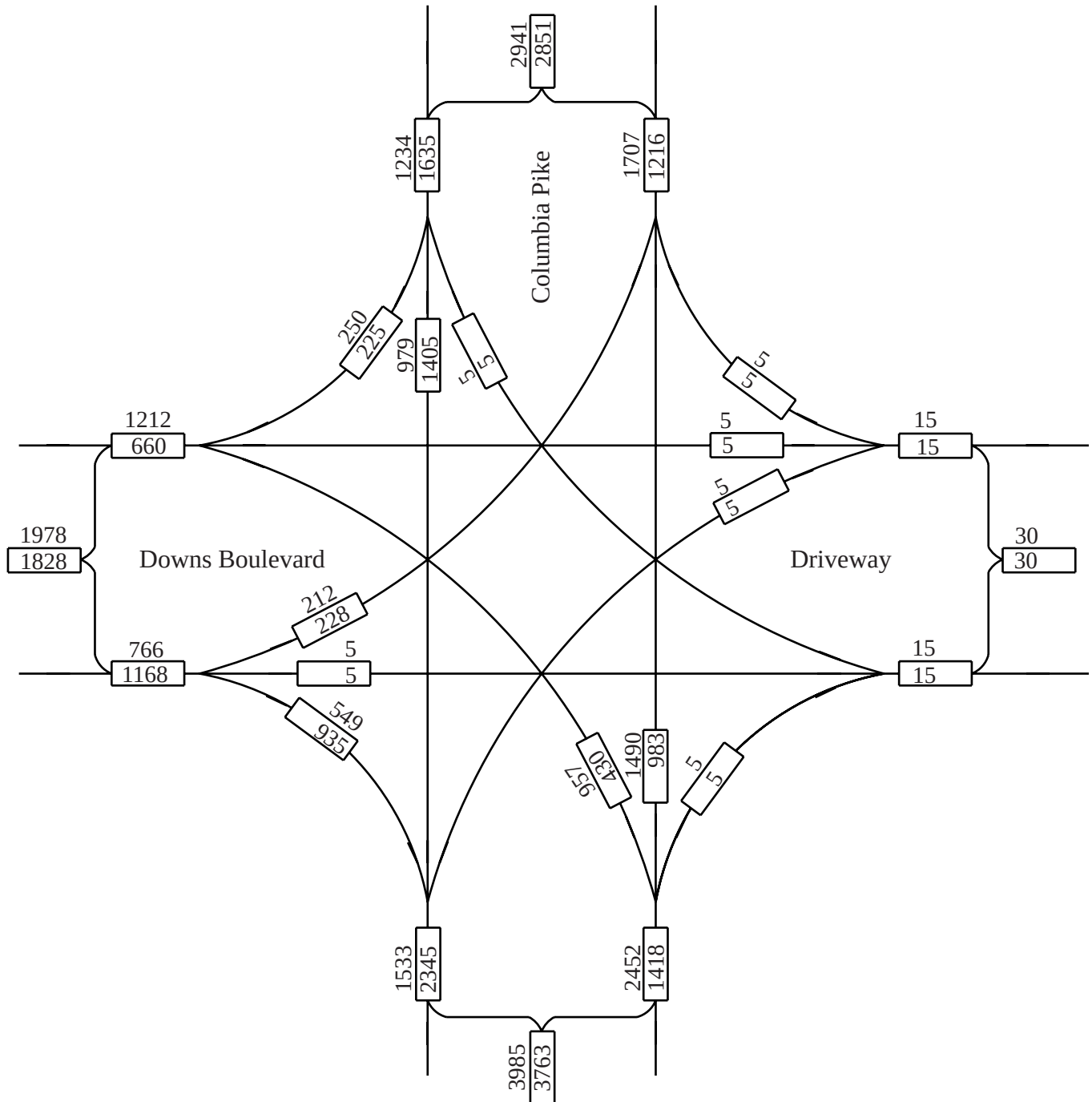


No Scale

XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Mack Hatcher Parkway
 Year Year 2012 DHVs
 Description Existing Roadway Network

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

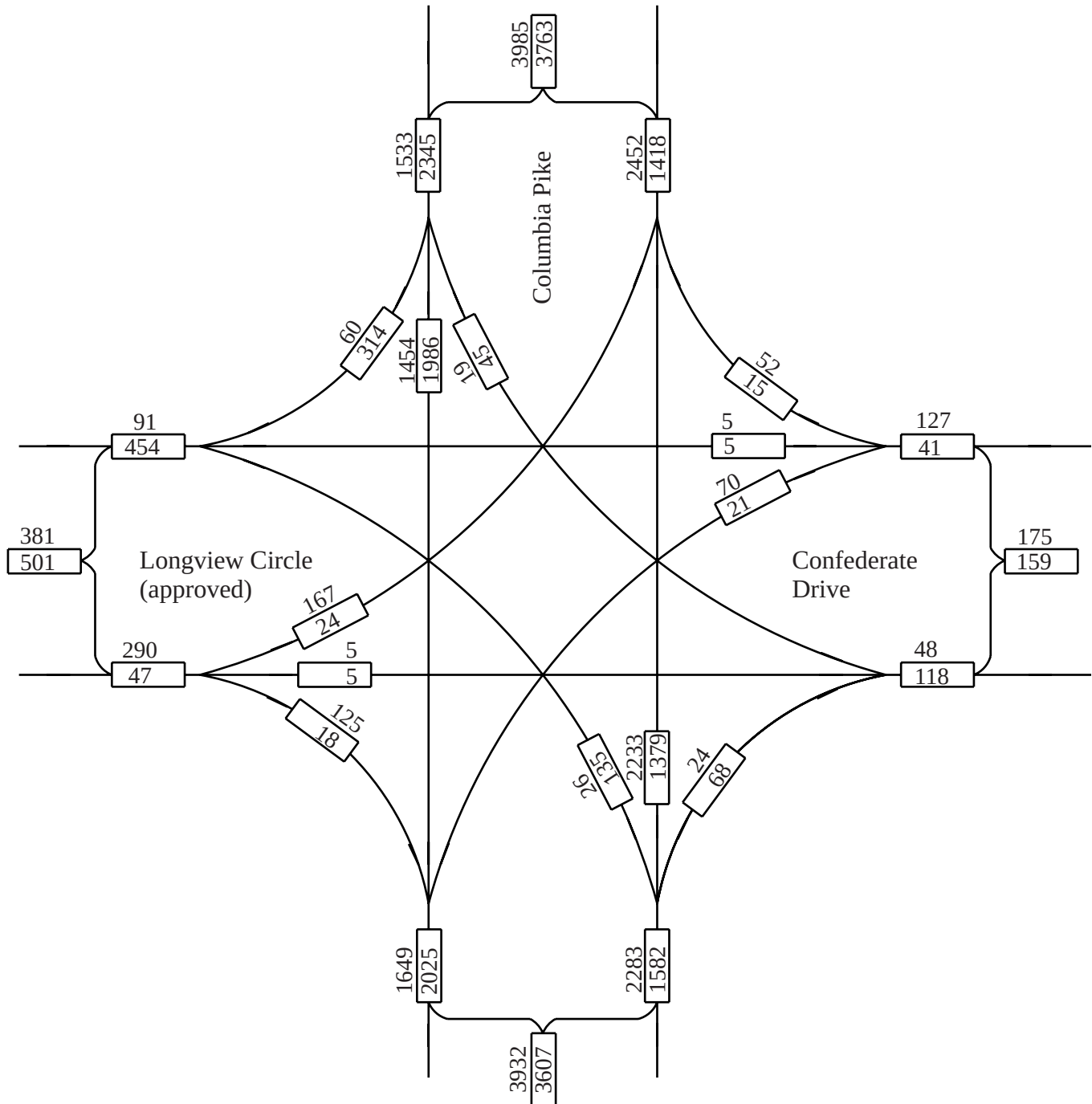


No Scale

XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Downs Boulevard
 Year Year 2032 DHVs
 Description Existing Roadway Network

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

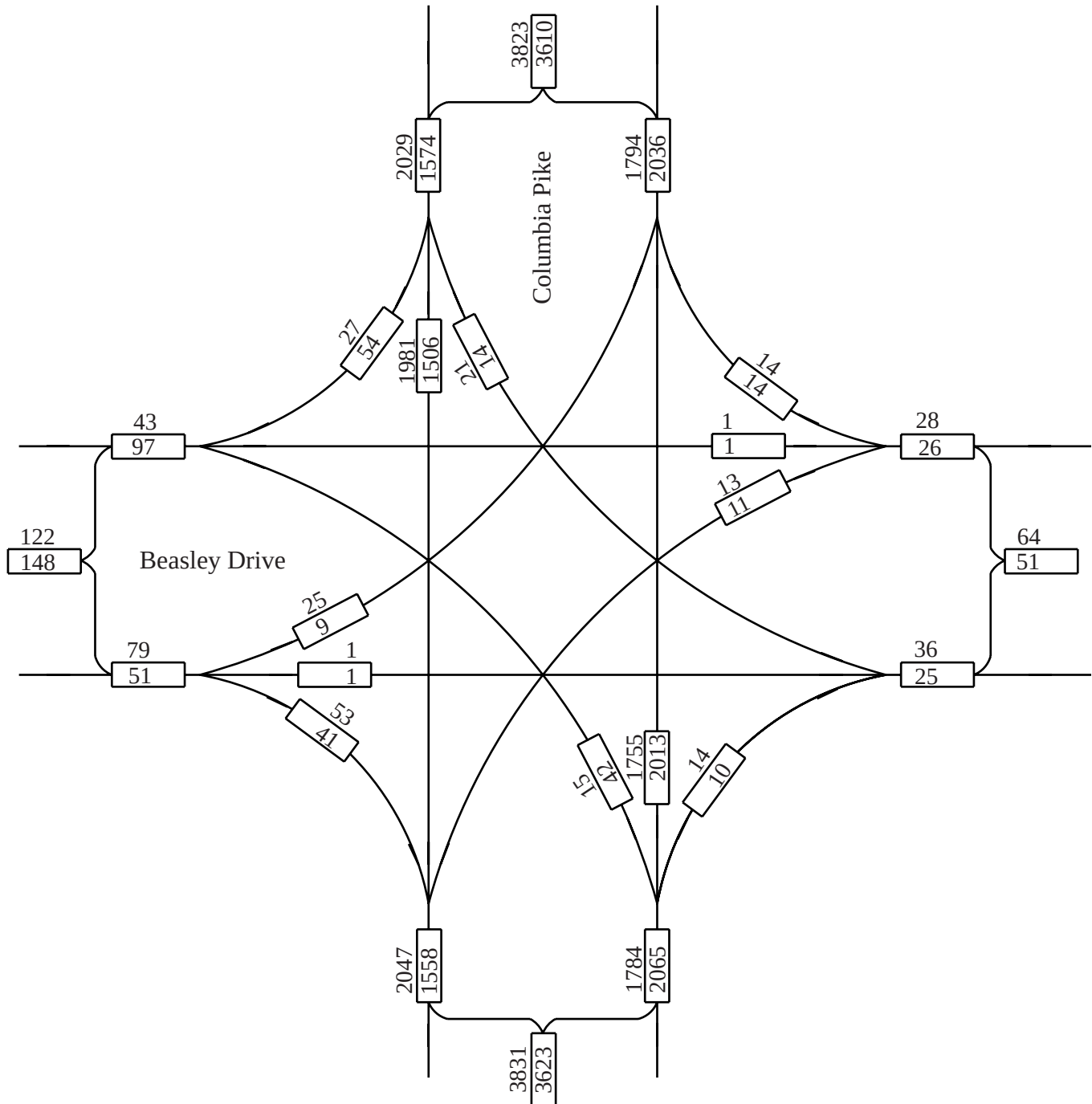


No Scale

XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Confederate Drive
 Year Year 2032 DHVs
 Description Existing Roadway Network

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

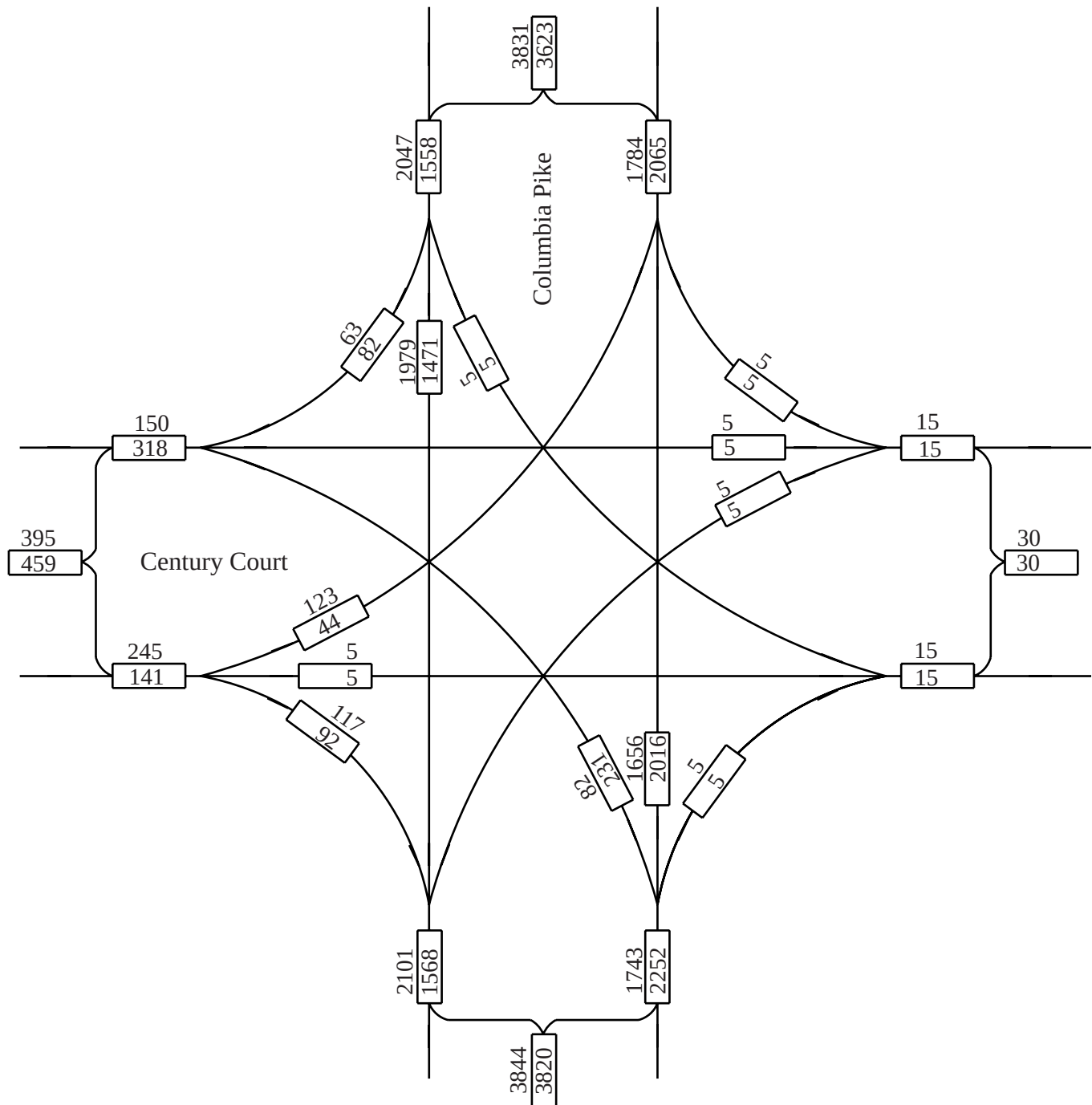


No Scale

XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Beasley Drive
 Year Year 2032 DHVs
 Description Existing Roadway Network

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

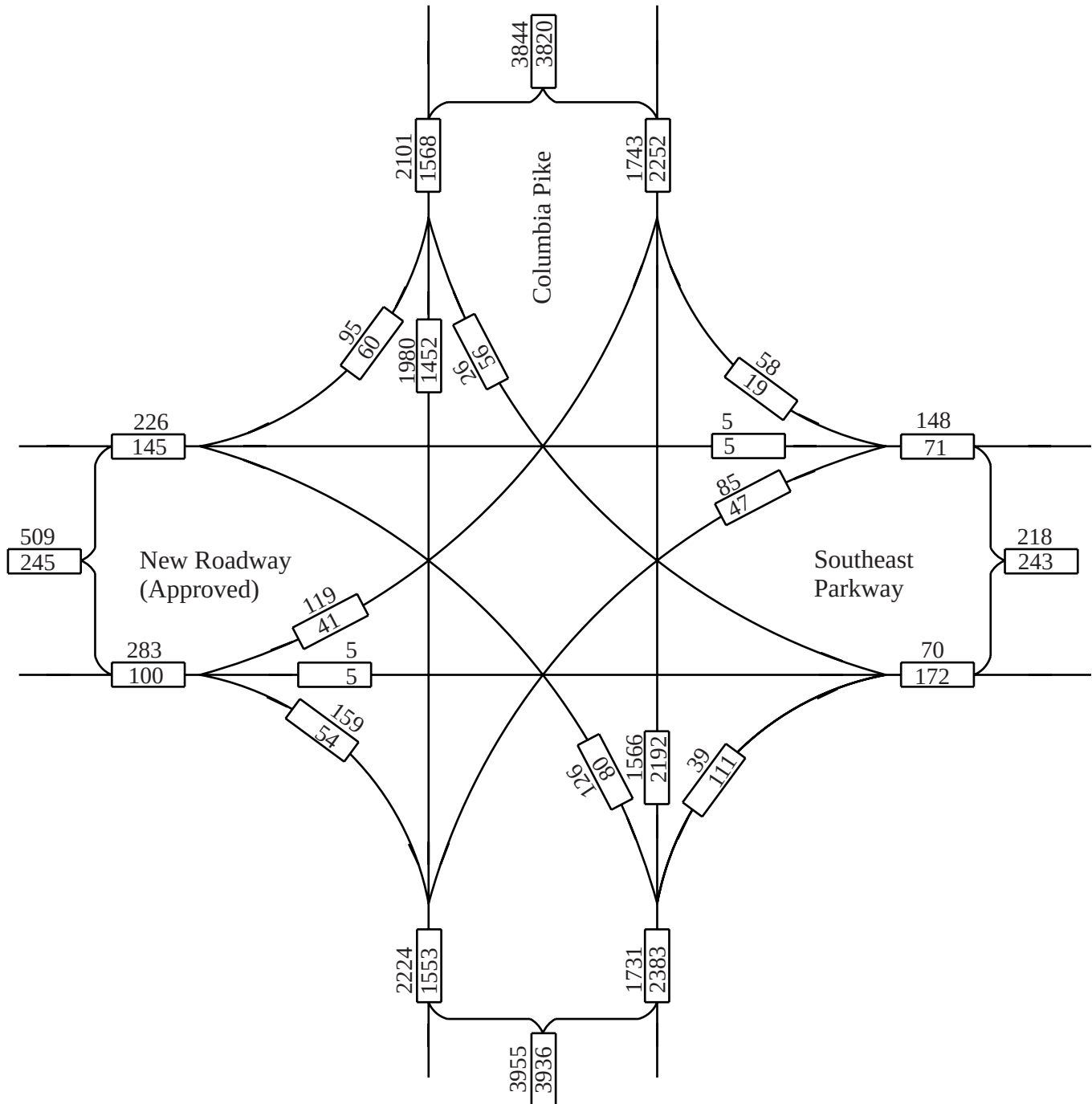


No Scale

XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Century Court
 Year Year 2032 DHVs
 Description Existing Roadway Network

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

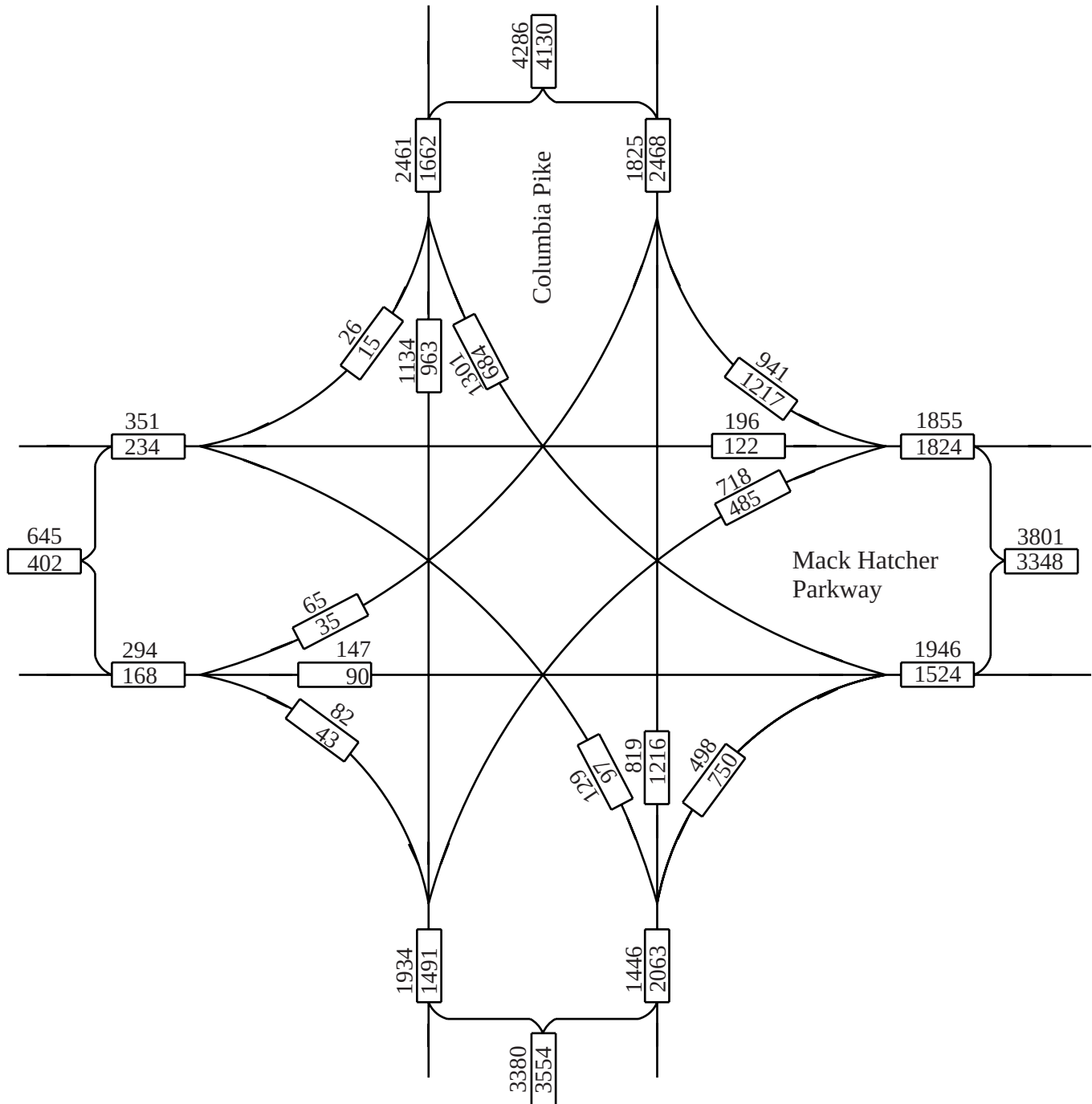


No Scale

XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Southeast Parkway
 Year Year 2032 DHVs
 Description Existing Roadway Network

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning



No Scale

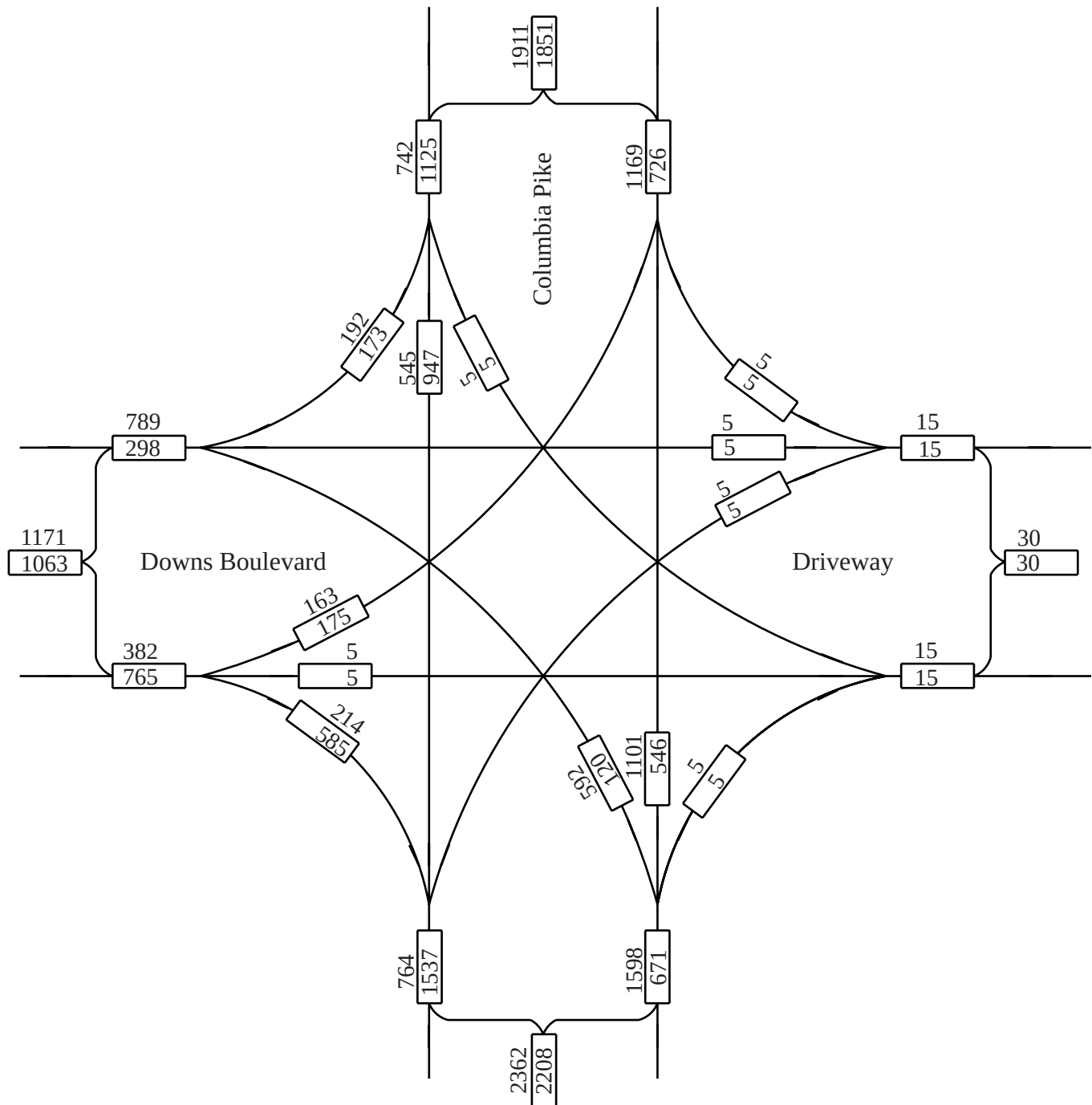
XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Mack Hatcher Parkway

Year Year 2032 DHVs

Description Existing Roadway Network

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

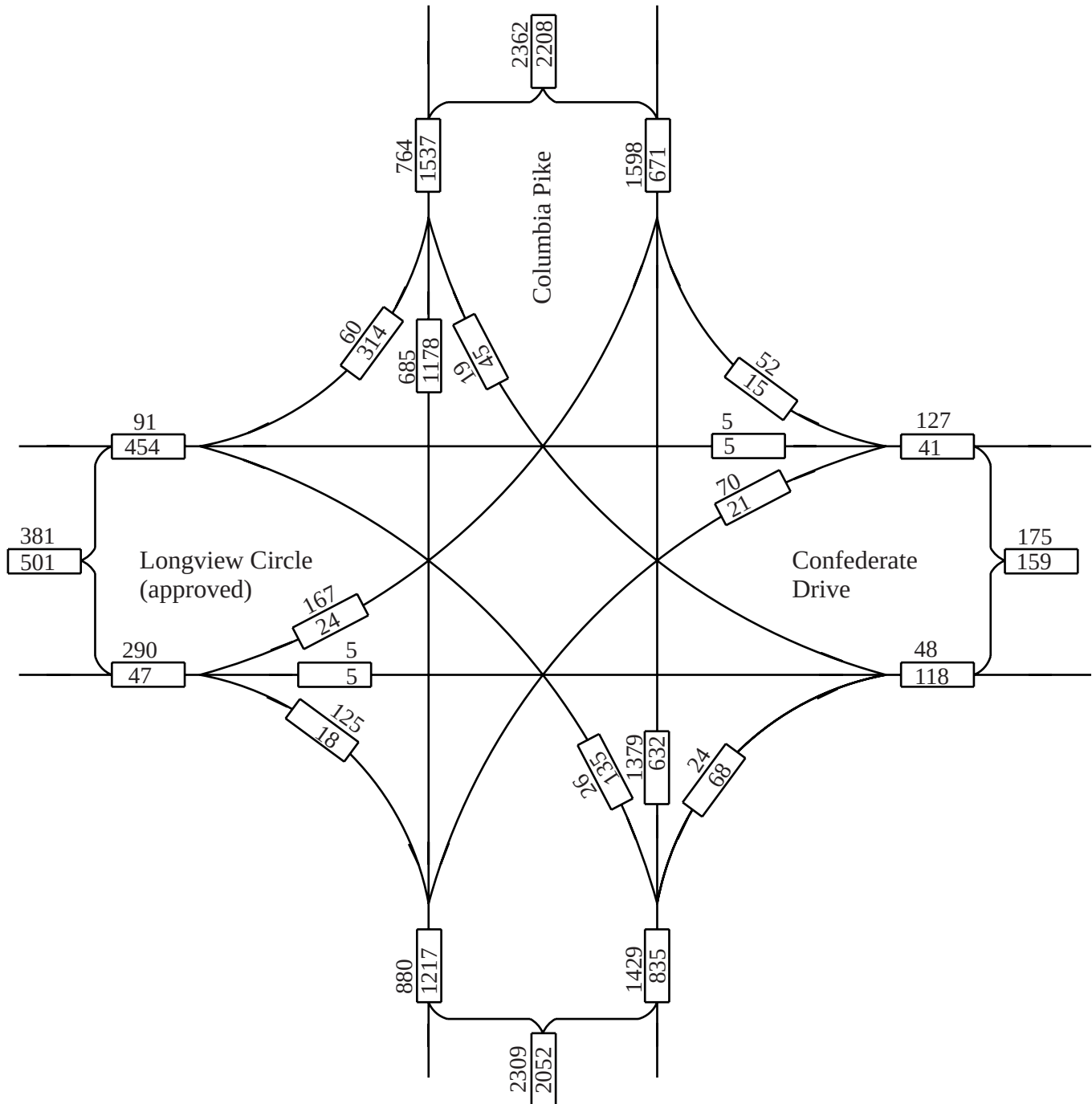


No Scale

XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Downs Boulevard
 Year Year 2012 DHVs
 Description Future Network (with Mack Hatcher Ext.)

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

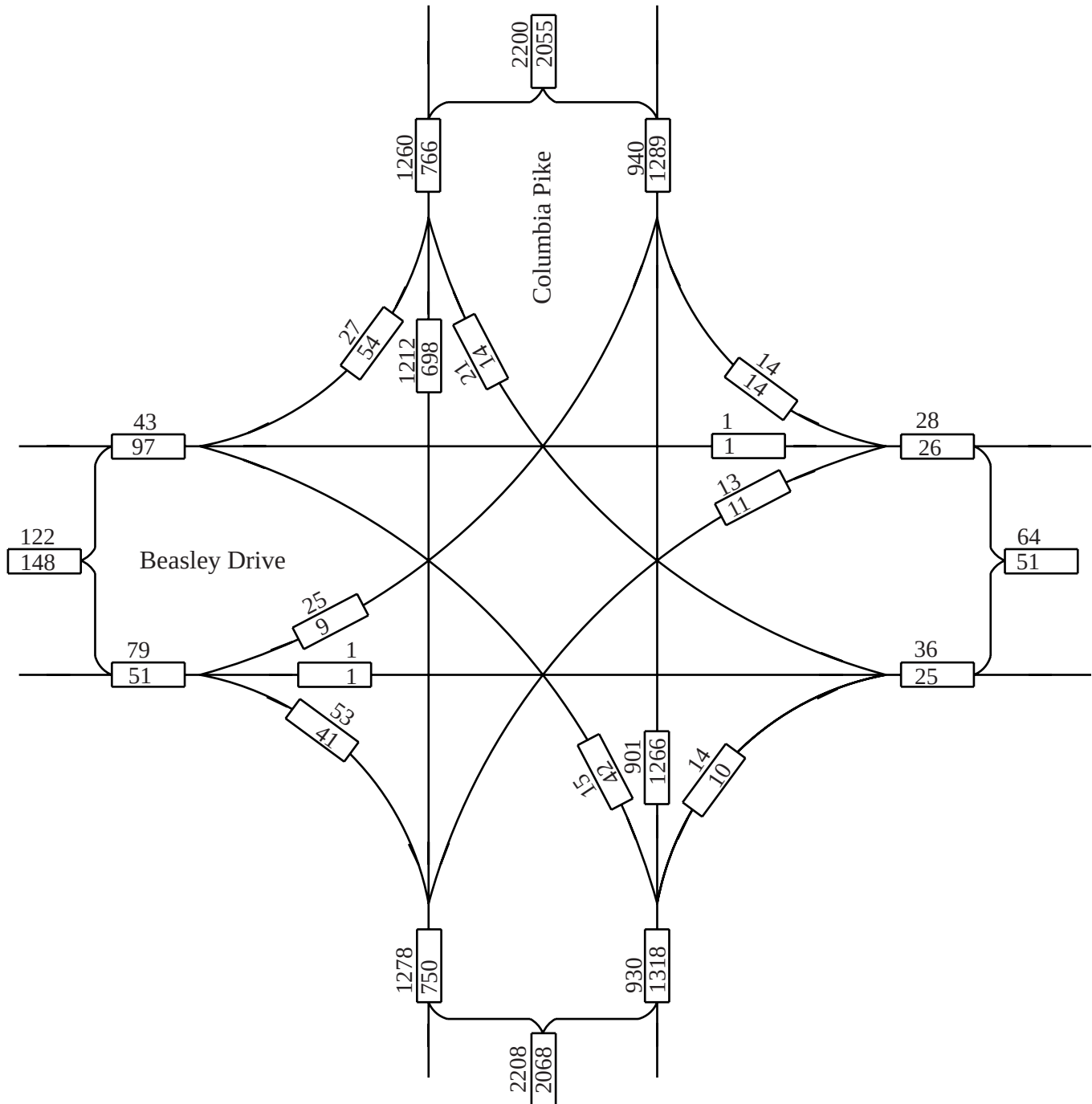


No Scale

XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Confederate Drive
 Year Year 2012 DHVs
 Description Future Network (with Mack Hatcher Ext.)

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning



No Scale

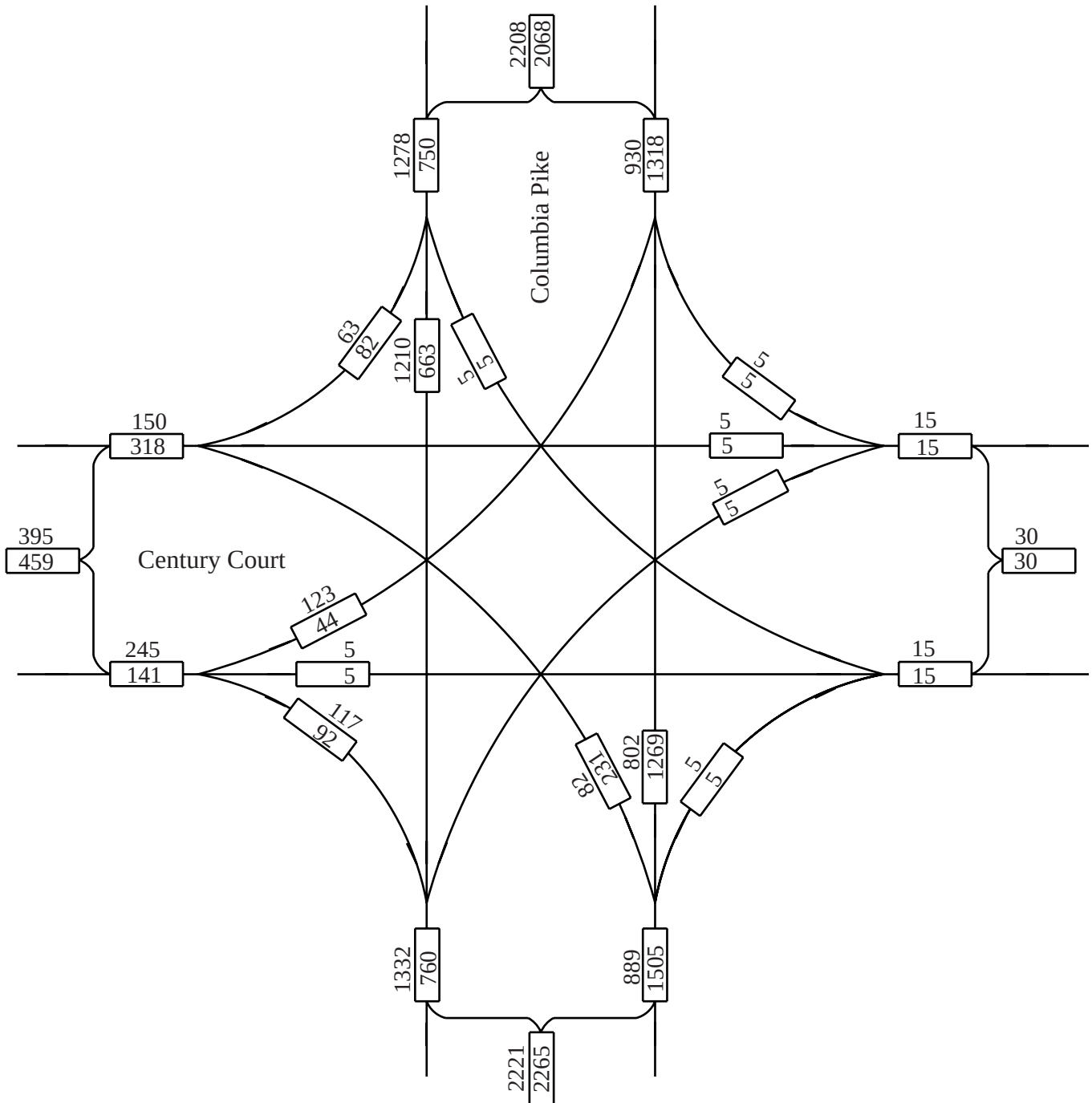
XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Beasley Drive

Year Year 2012 DHVs

Description Future Network (with Mack Hatcher Ext.)

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

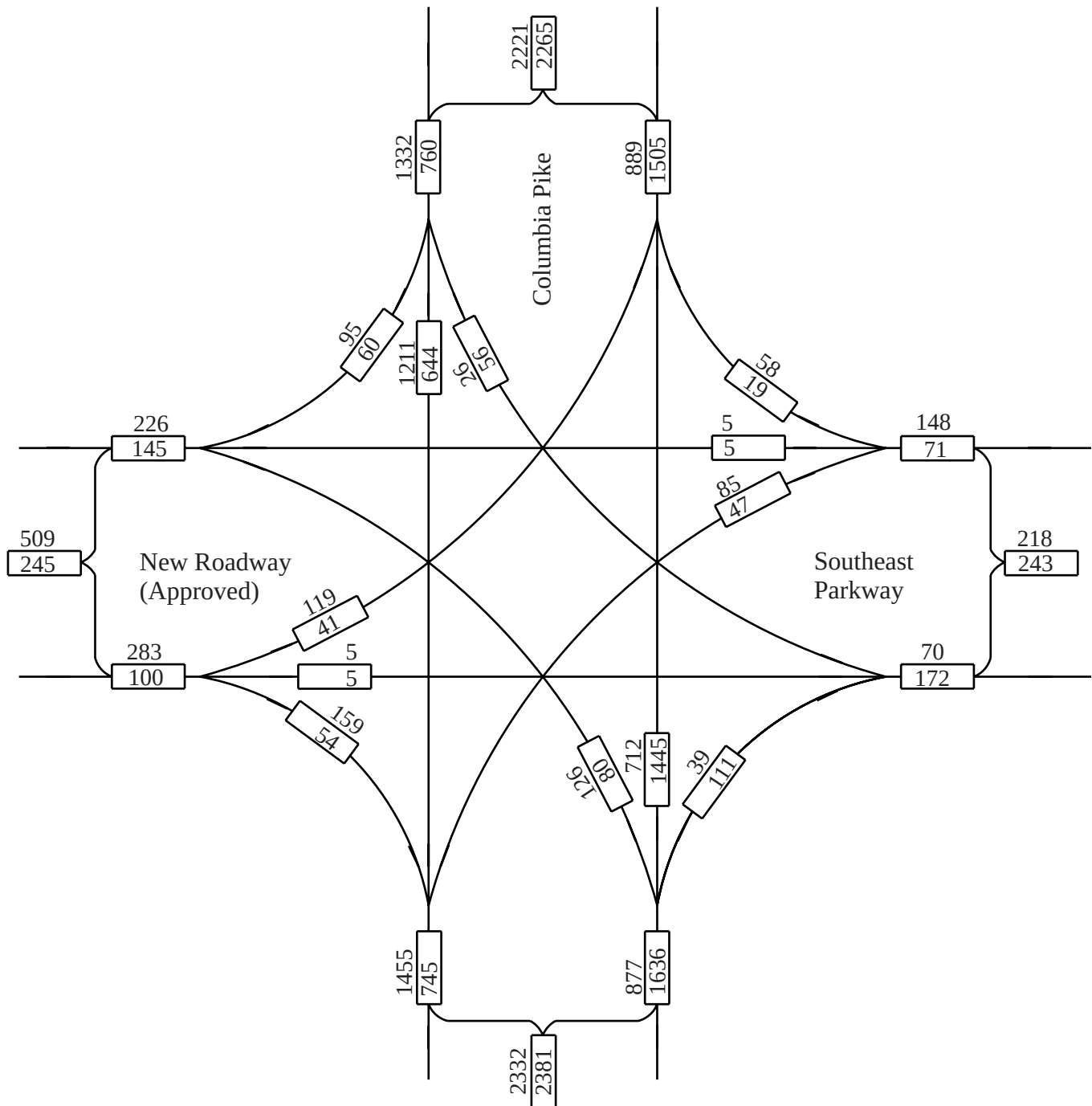


No Scale

XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Century Court
 Year Year 2012 DHVs
 Description Future Network (with Mack Hatcher Ext.)

F i s c h b a c h
Transportation Group, Inc.
Traffic Engineering and Planning



No Scale

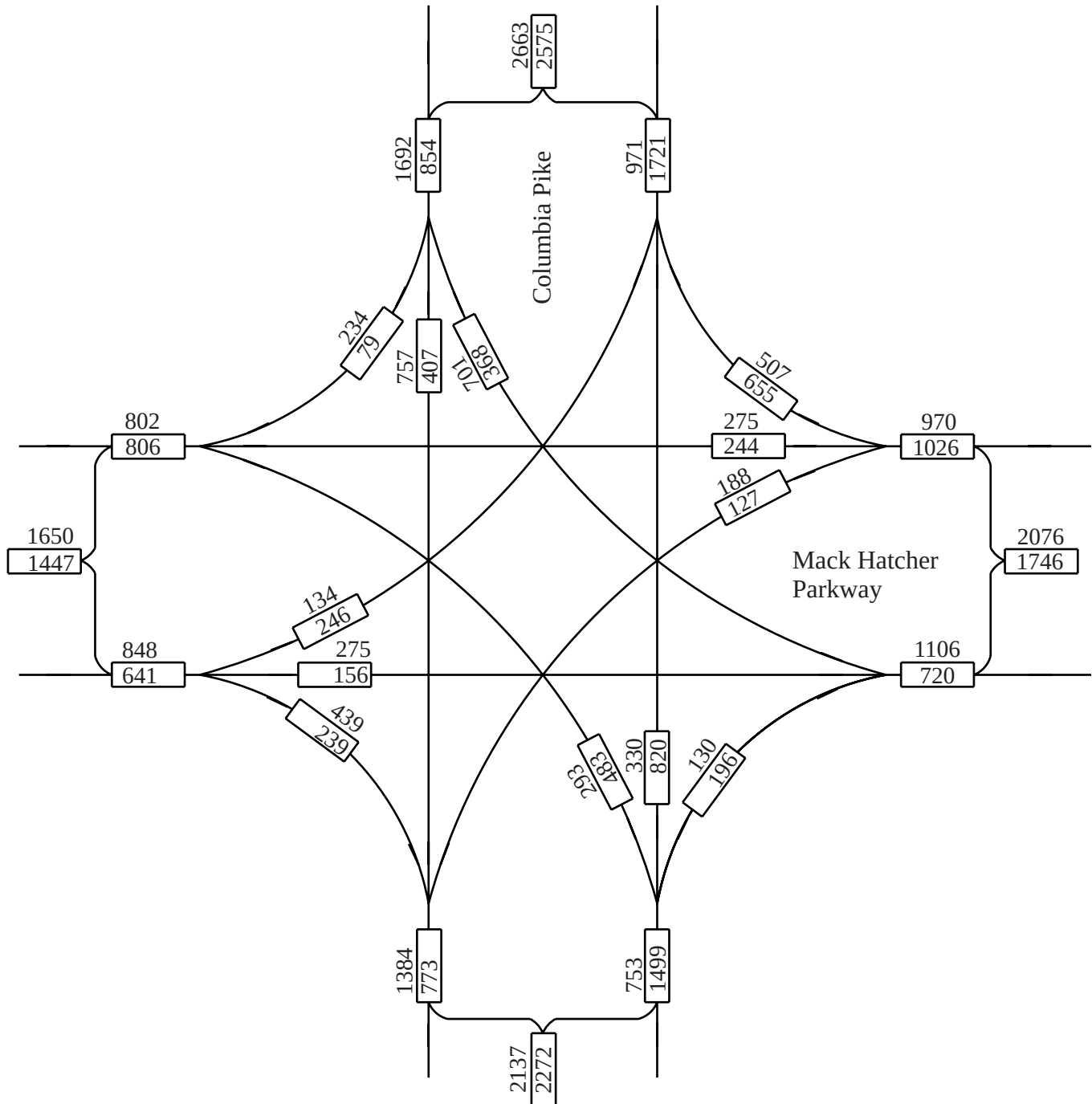
XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location	Columbia Pike and Southeast Parkway
----------	-------------------------------------

Year	Year 2012 DHVs
------	----------------

Description Future Network (with Mack Hatcher Ext.)

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning



No Scale

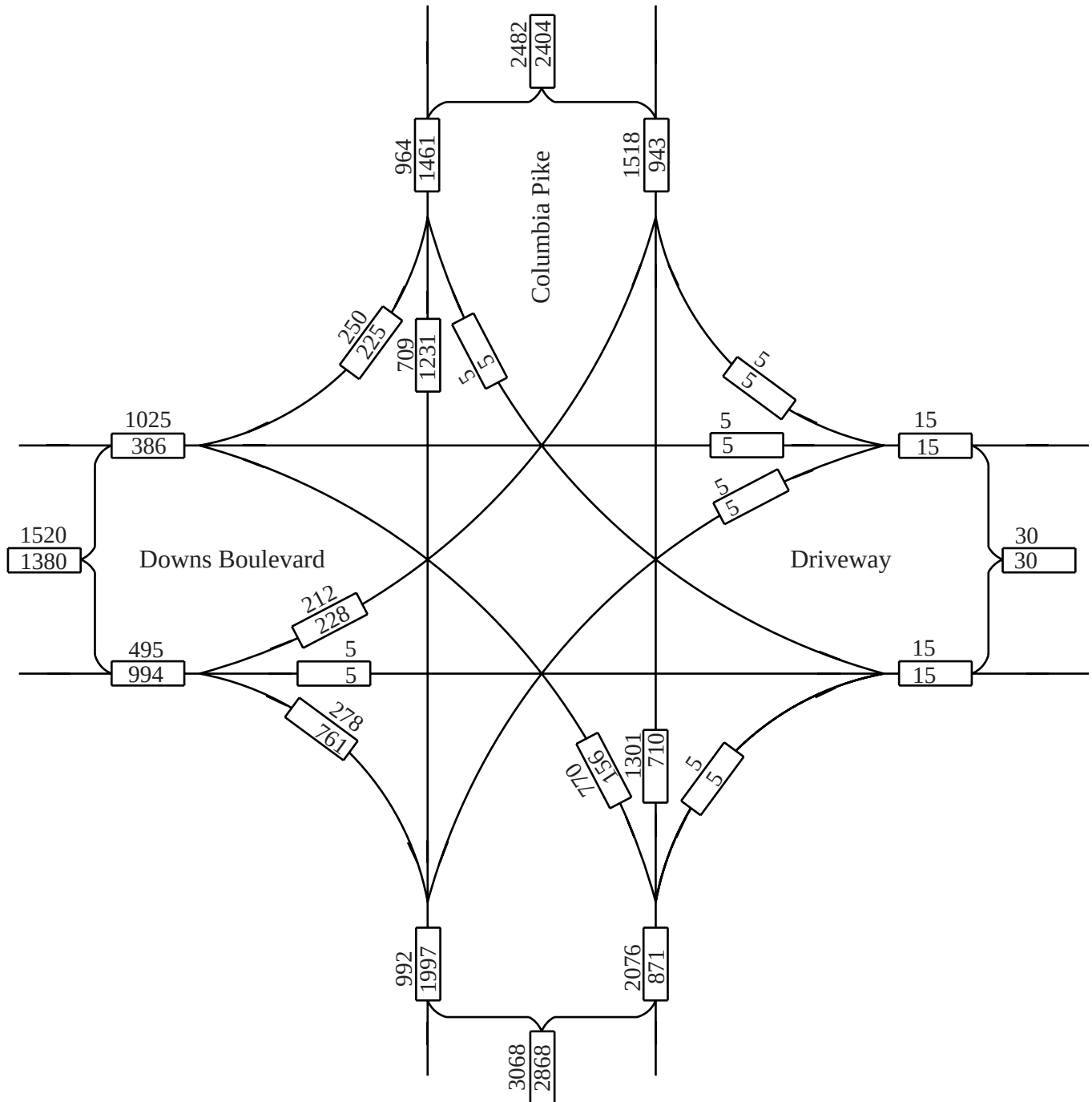
XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Mack Hatcher Parkway

Year Year 2012 DHVs

Description Future Network (with Mack Hatcher Ext.)

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

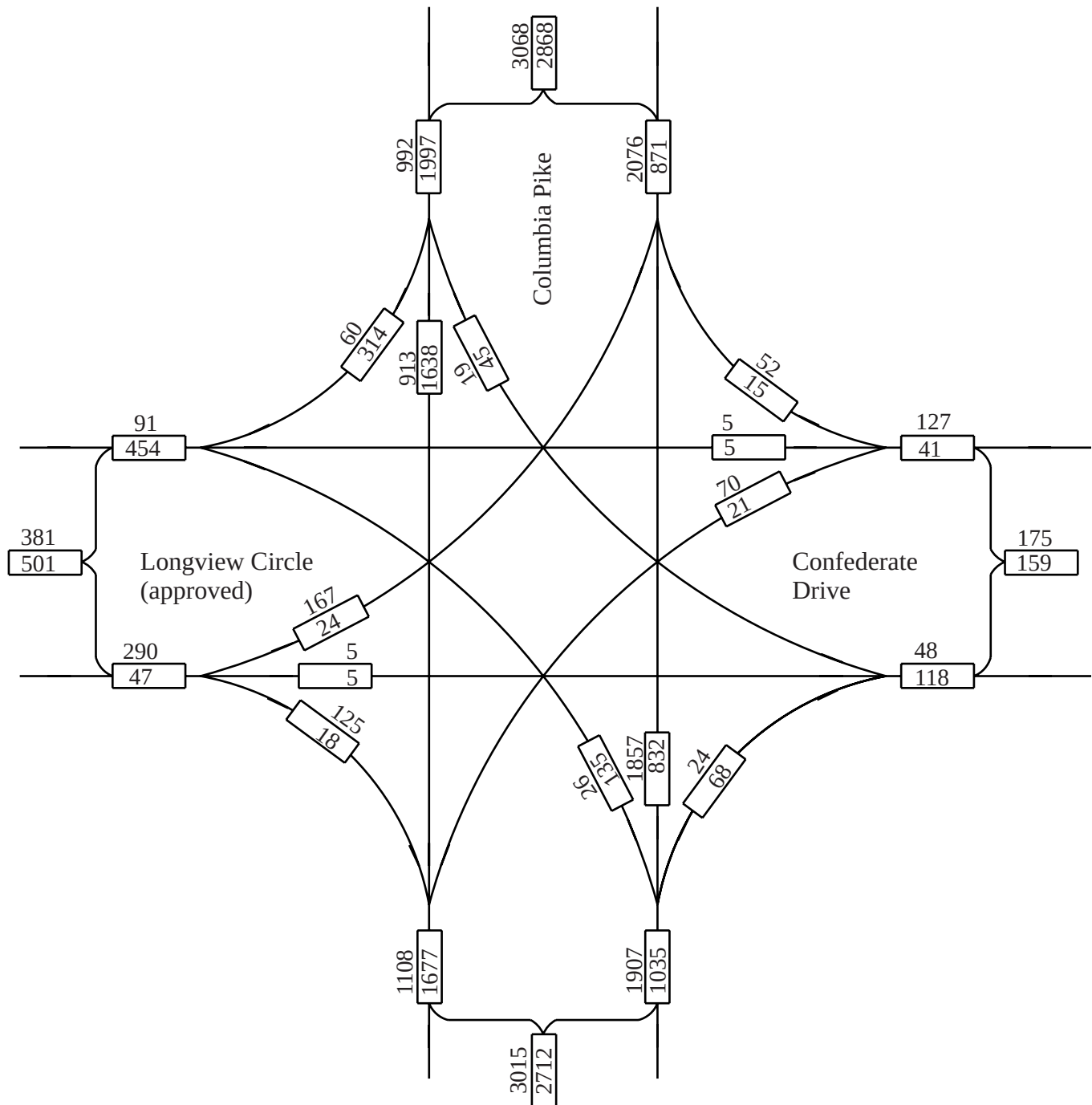


No Scale

XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Downs Boulevard
 Year Year 2032 DHVs
 Description Future Network (with Mack Hatcher Ext.)

F i s c h b a c h
Transportation Group, Inc.
Traffic Engineering and Planning



No Scale

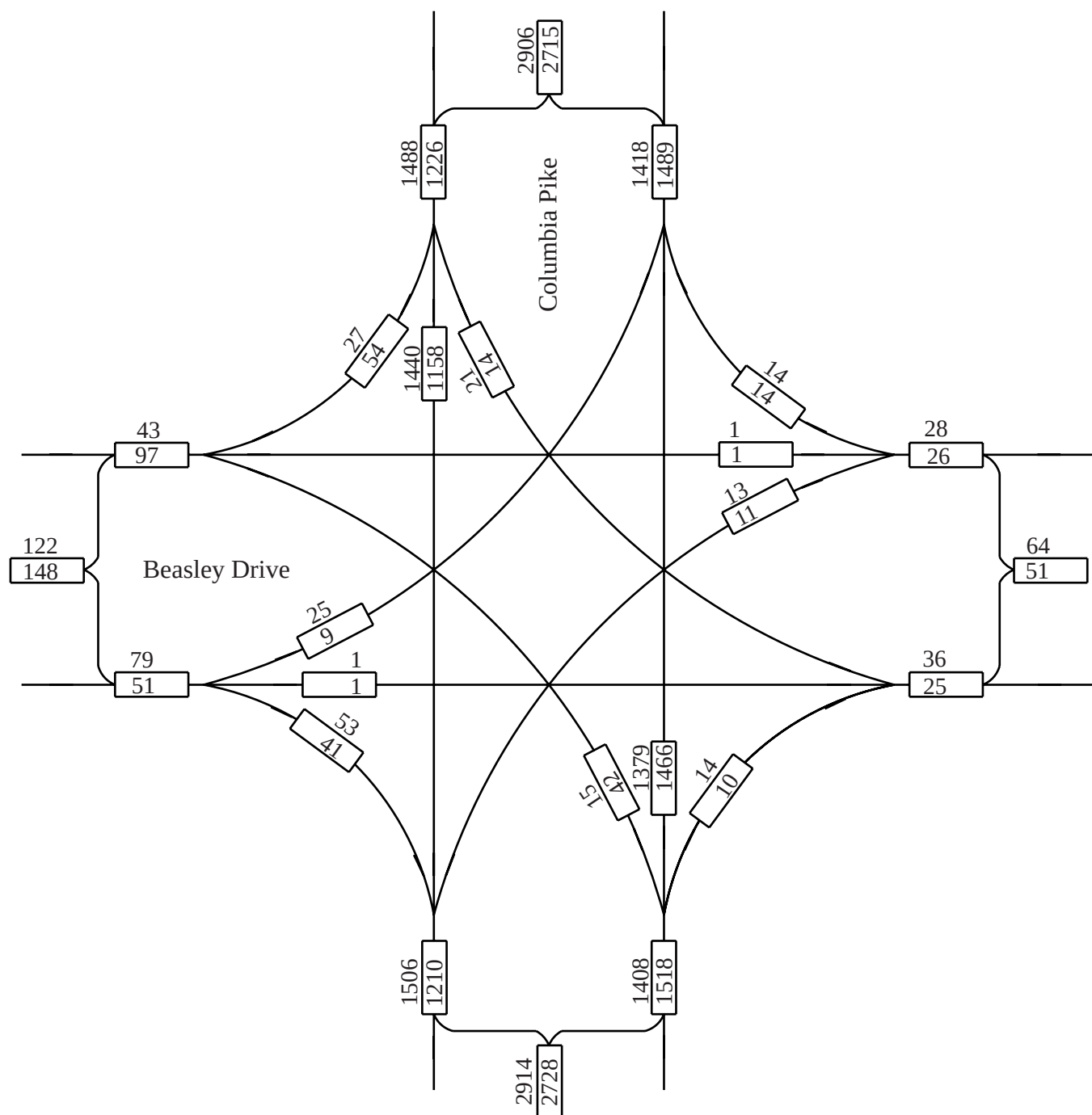
XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location	<u>Columbia Pike and Confederate Drive</u>
----------	--

Year	Year 2032 DHVs
------	----------------

Description Future Network (with Mack Hatcher Ext.)

F i s c h b a c h
Transportation Group, Inc.
Traffic Engineering and Planning



No Scale

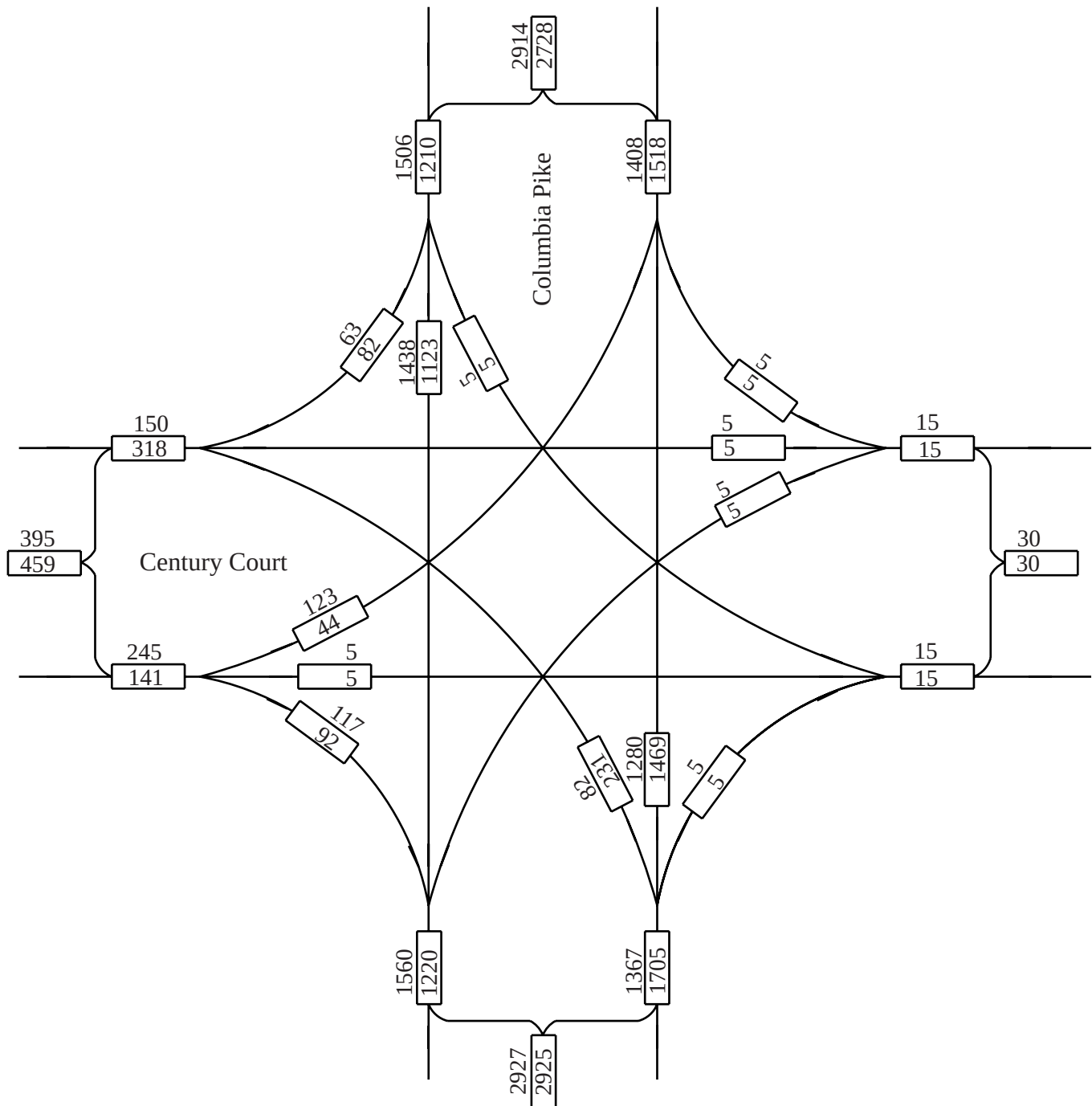
XX - AM Peak Hour Volumes
XX - PM Peak Hour Volumes

Location	Columbia Pike and Beasley Drive
----------	---------------------------------

Year	Year 2032 DHVs
------	----------------

Description Future Network (with Mack Hatcher Ext.)

F i s c h b a c h
Transportation Group, Inc.
Traffic Engineering and Planning



No Scale

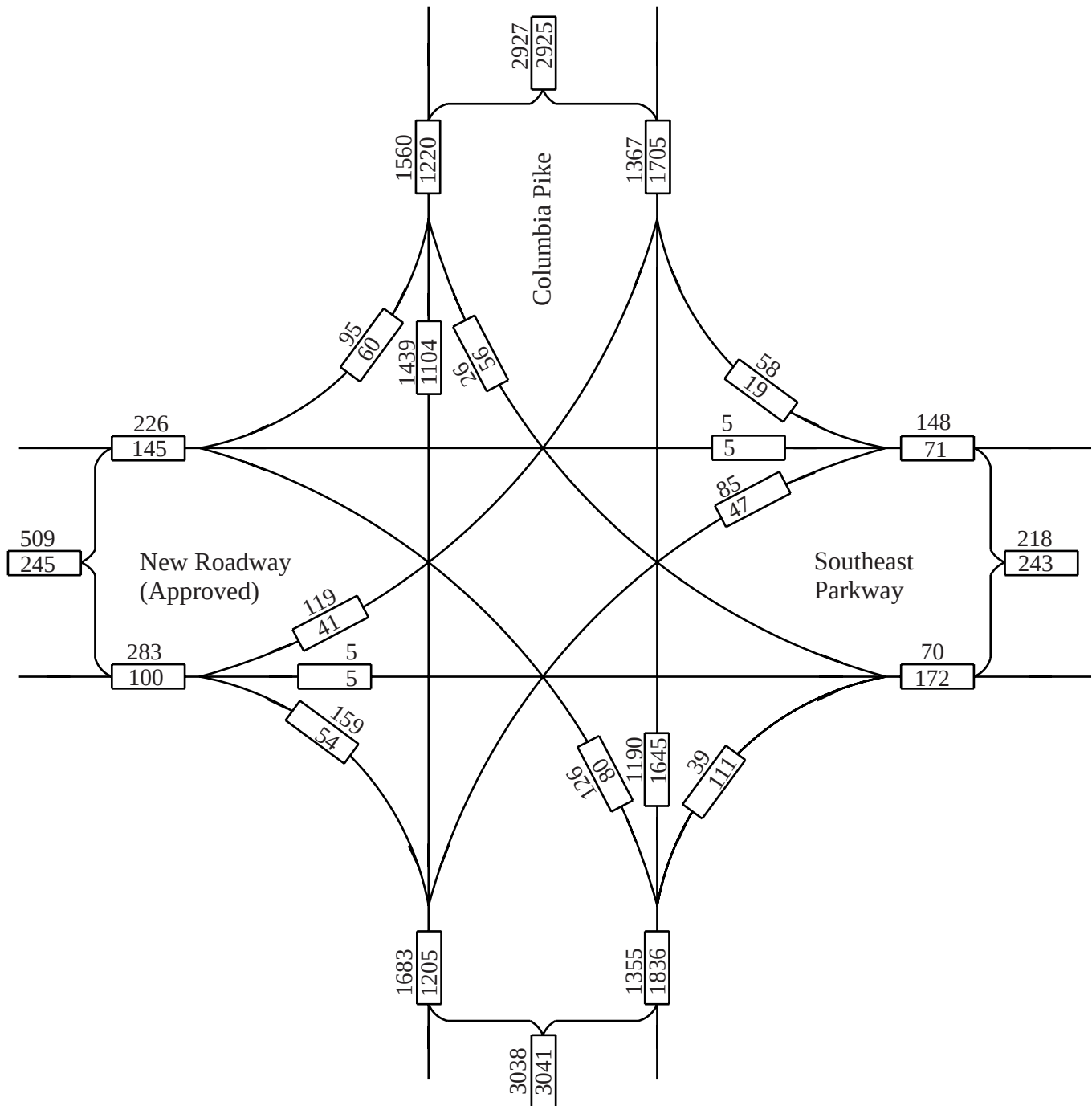
XX - AM Peak Hour Volumes
XX - PM Peak Hour Volumes

Location Columbia Pike and Century Court

Year	Year 2032 DHVs
2020	1,000
2021	1,000
2022	1,000
2023	1,000
2024	1,000
2025	1,000
2026	1,000
2027	1,000
2028	1,000
2029	1,000
2030	1,000
2031	1,000
2032	1,000

Description Future Network (with Mack Hatcher Ext.)

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

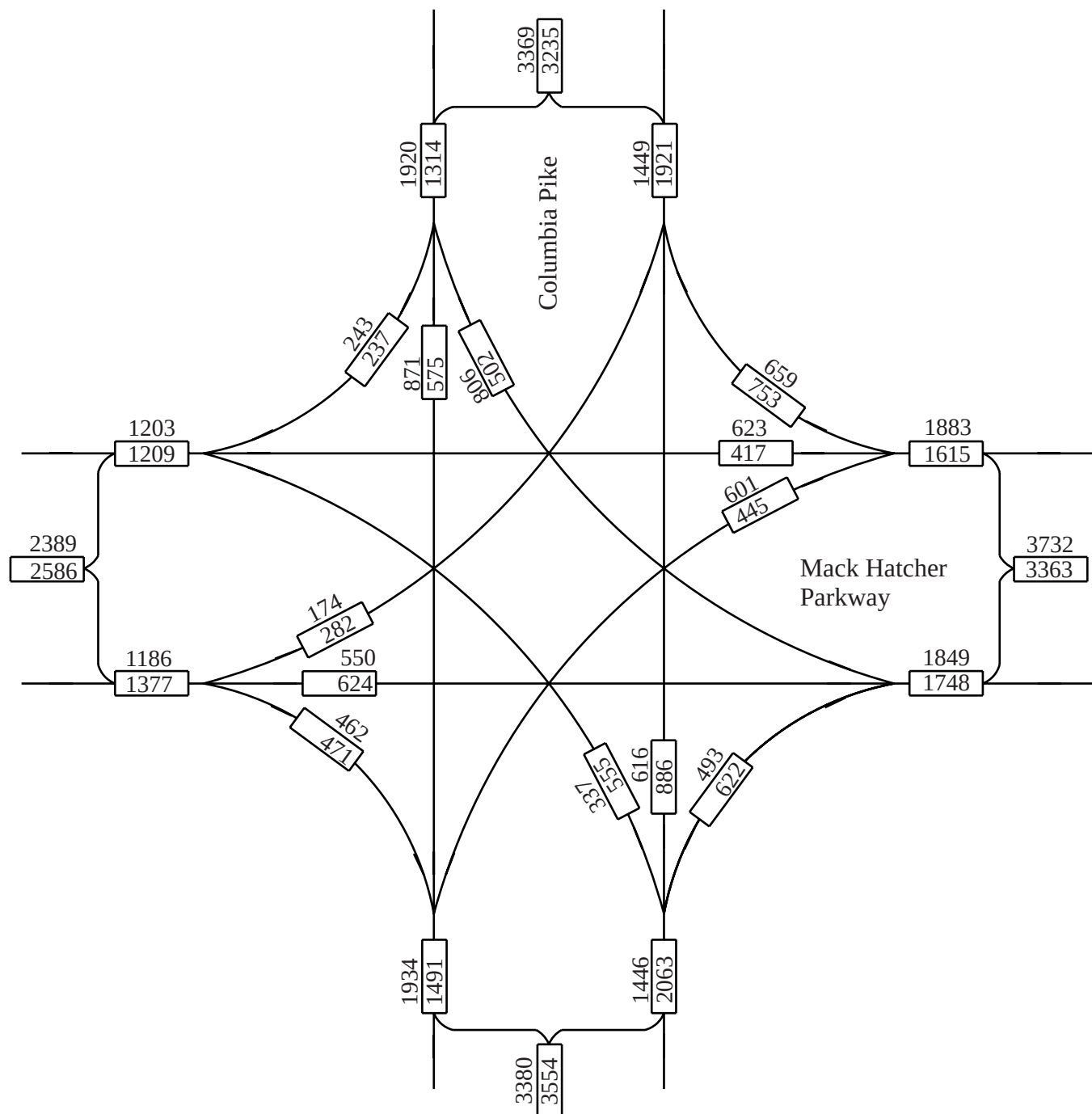


No Scale

XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Southeast Parkway
 Year Year 2032 DHVs
 Description Future Network (with Mack Hatcher Ext.)

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning



No Scale

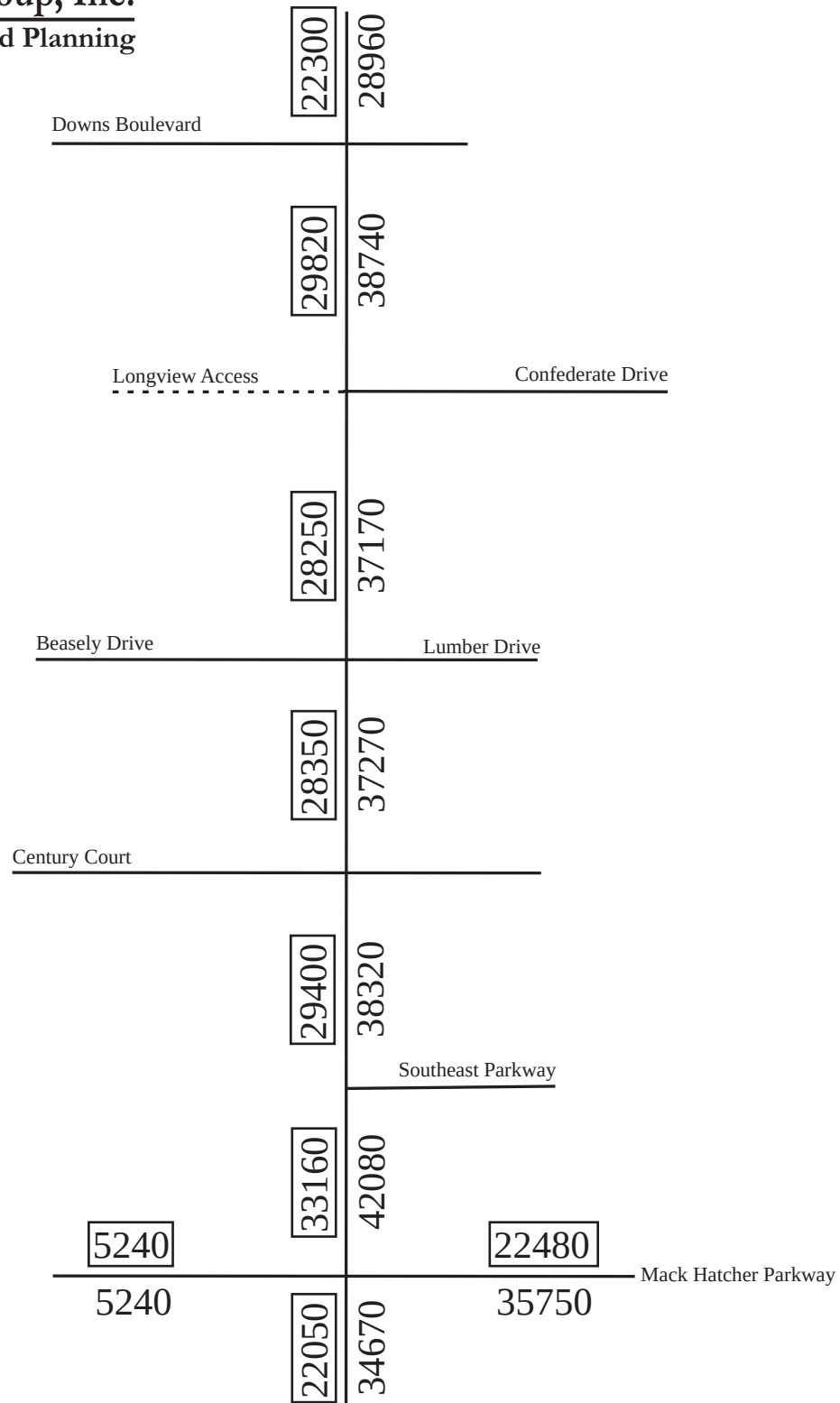
XX - AM Peak Hour Volumes
 XX - PM Peak Hour Volumes

Location Columbia Pike and Mack Hatcher Parkway

Year Year 2032 DHVs

Description Future Network (with Mack Hatcher Ext.)

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

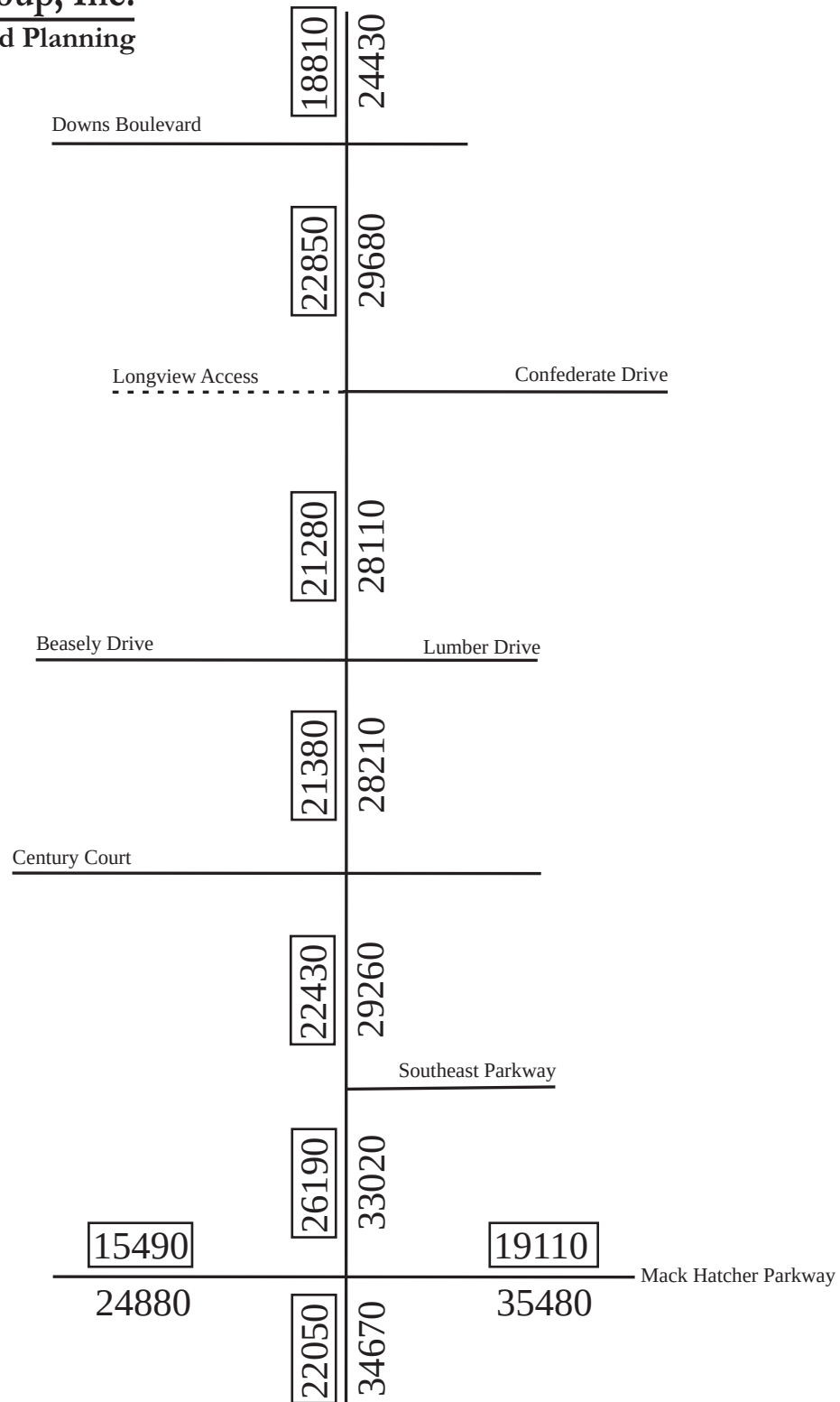


No Scale

XX - Year 2012 ADTs
 XX - Year 2032 ADTs

Location Columbia Pike
 Year Year 2012 and Year 2032 ADTs
 Description Existing Network (w/o Mack Hatcher Ext.)

F i s c h b a c h
Transportation Group, Inc.
 Traffic Engineering and Planning

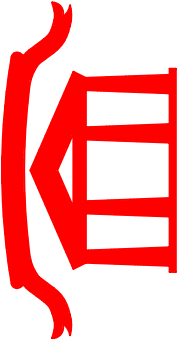


No Scale

XX - Year 2012 ADTs
 XX - Year 2032 ADTs

Location Columbia Pike
 Year Year 2012 and Year 2032 ADTs
 Description Future Network (with Mack Hatcher Ext.)

APPENDIX –TYPICAL CROSS-SECTIONS AND FUNCTIONAL PLANS



S.E.I. PROJECT NO. 612	SHEET NO.
CITY OF FRANKLIN ---	1

INDEX OF SHEETS

FUNCTIONAL PLANS

1
2, 2A
3, 4, 5

TITLE SHEET
TYPICAL SECTIONS
FUNCTIONAL LAYOUTS

CITY OF FRANKLIN
DEPARTMENT OF ENGINEERING
WILLIAMSON COUNTY

COLUMBIA AVENUE (U.S. 31 / S.R. 6)

CITY OF FRANKLIN PROJECT NO.

FROM: MACK HATCHER MEMORIAL PARKWAY (S.R. 397)

TO: DOWNS BLVD.

ARMY CORPS OF ENGINEERS PERMIT

WATER QUALITY PERMIT NO.:

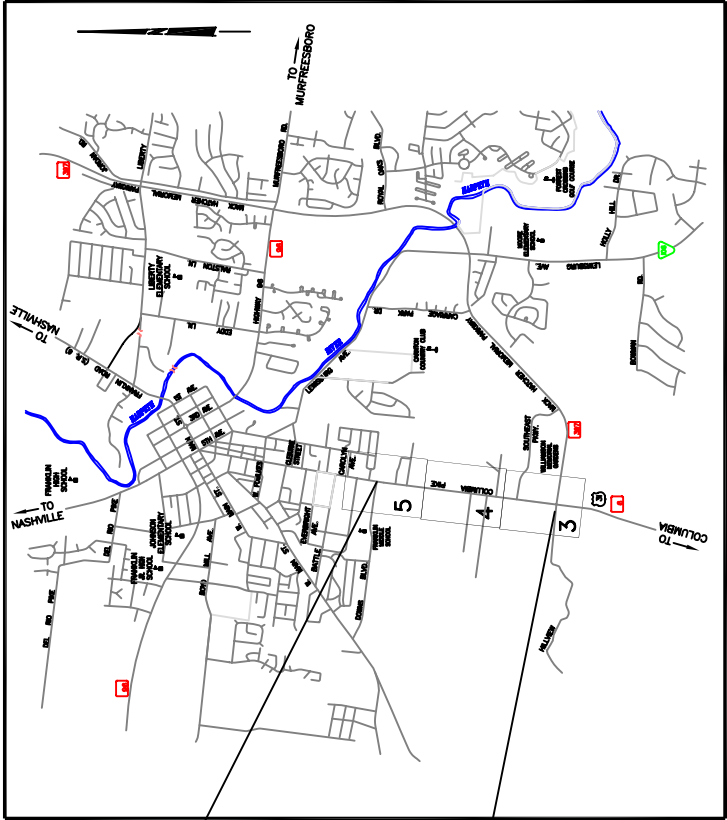
T.D.O.T. PERMIT NO.:

N.P.D.E.S. PERMIT NO.:

FUNCTIONAL

RIGHT-OF-WAY PLANS ISSUED
CONSTRUCTION PLANS ISSUED

NO EQUATIONS, NO EXCLUSIONS



END PROJECT
DOWNS BLVD.
STA. 82+25±

BEGIN PROJECT
MACK HATCHER PKWY.
STA. 20+40

SPECIAL NOTE

PROPOSALS MAY BE REJECTED BY THE FRANKLIN TRANSPORTATION COMMITTEE IF ANY OF THE UNIT PRICES CONTAINED THEREIN ARE OBVIOUSLY UNBALANCED, EITHER EXCESSIVE OR BELOW THE REASONABLE COST ANALYSIS VALUE.

THIS PROJECT TO BE CONSTRUCTED UNDER THE STANDARD SPECIFICATIONS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION DATED: MARCH 1, 2006 AND ADDITIONAL SPECIFICATIONS AND SPECIAL PROVISIONS CONTAINED IN THE CONSTRUCTION DOCUMENTS

DESIGNED BY SULLIVAN ENGINEERING, INC.

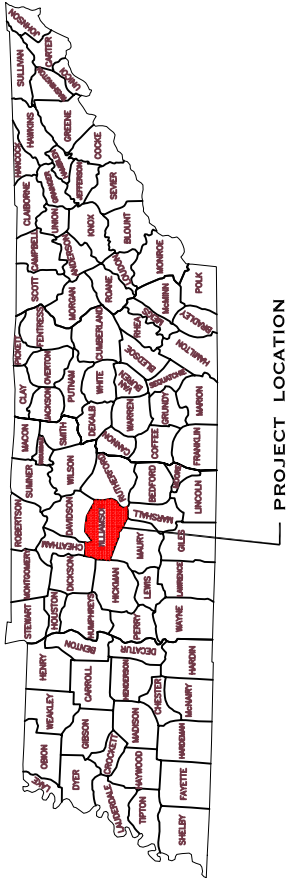
DESIGNER RICHARD D. SULLIVAN, P.E.

CONTACT PAUL V. COLLINS

LOCATION MAP

NOT TO SCALE

APPROX. PROJECT LENGTH 6,185 LF



APPROVED BY:

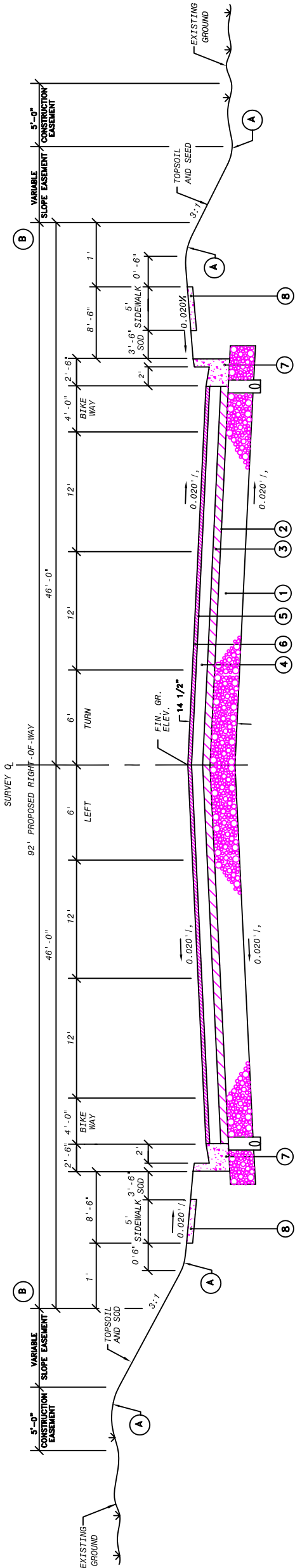
MAYOR, CITY OF FRANKLIN	DATE
DIRECTOR OF ENGINEERING, CITY OF FRANKLIN	DATE

SEI

SULLIVAN ENGINEERING, INC.
1722B GEN. GEO. PATTON DRIVE
SUITE 400 BRENTWOOD, TN. 37027

TYPE	YEAR	PROJECT NO.	SHEET NO.
FUNC.	07	612	2

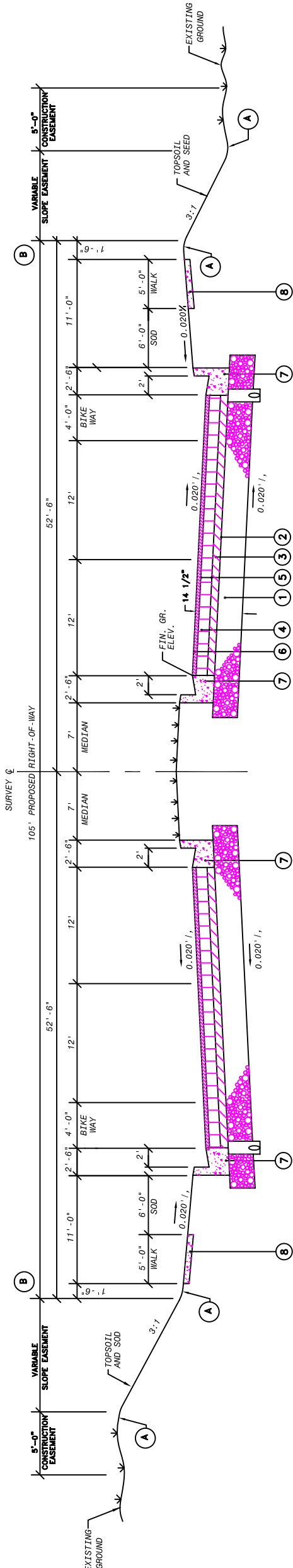
REV. 6-10-05: DELETED PROPOSED
1-LANE TYPICAL SECTION.
REV. 2-27-06: ADDED PROPOSED
1-LANE TYPICAL SECTION.
REV. 9-14-07: REVISED BOTH TYPICAL
SECTIONS.
REV. 11-13-07: REVISED BOTH TYPICAL
SECTIONS.
REV. 11-07-08: REMOVED REFERENCES
TO MULTIPLE OPTIONS.



COLUMBIA AVENUE (U.S. 31/S.R. 6)
PROPOSED 5-LANE TYPICAL SECTION ©

(FOR ADDITIONAL DETAILS NOT SHOWN COORDINATE WITH T.D.O.T. ST. DWG. NO. RD-TS-7A)

FROM: Mack Hatcher Parkway (Begin Project) TO: Southeast Parkway
FROM: Confederate Drive TO: Downs Boulevard



COLUMBIA AVENUE (U.S. 31/S.R. 6)
PROPOSED 4-LANE W/MEDIAN TYPICAL SECTION ©

(FOR ADDITIONAL DETAILS NOT SHOWN COORDINATE WITH T.D.O.T. ST. DWG. NO. RD-TS-7A)

FROM: Southeast Parkway

ASSUMED		PAVING		SCHEDULE	
T.B.O.T. ITEM NO.	DESCRIPTION	T.B.O.T. ITEM NO.	DESCRIPTION		
① 303-01	8" + MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" (TO BE PLACED IN A MAXIMUM OF TWO EQUAL LIFTS)	⑤ 403-01	BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.02 GAL./SQ. YD.)		
② 402-01	BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30 - 0.35 GAL./SQ. YD.)	⑥ 411-01.01	MINERAL AGGREGATE (ACS) GRADING "D"		
402-02	AGGREGATE FOR COVER MATERIAL (PC) (8 - 12 LB./SQ. YD.)	411-01.02	ASPHALT CEMENT (ACS) GRADING "D" (1 1/2" ± THICKNESS, 158 LBS./SQ. YD.)		
③ 307-03.09	BITUMINOUS PLANT MIX BASE (HOT MIX) GRADING A (3" ± THICKNESS, 345 LBS./SQ. YD.)	⑦ 702-03	CONCRETE COMBINED CURB AND GUTTER (TYPE 6 - 30) (COORDINATE WITH I.D.O.T. STANDARD DRAWING NO. RP-NMC-11)		
④ 307-03.16	BITUMINOUS PLANT MIX BASE (HOT MIX) GRADING BM-2 (2" ± 228 LBS./SQ. YD.)	⑧ 701-01.01	CONCRETE SIDEWALK (A*)		

THE CITY OF
FRANKLIN

 SULLIVAN ENGINEERING, INC.
17540 GRIFFIN RD., PLYMOUTH HILLS
OHIO 43084
614.885.7700 FAX 614.885.7707

**COLUMBIA PIKE
(U.S. 31 / S.R. 6)**

TYPICAL SECTIONS

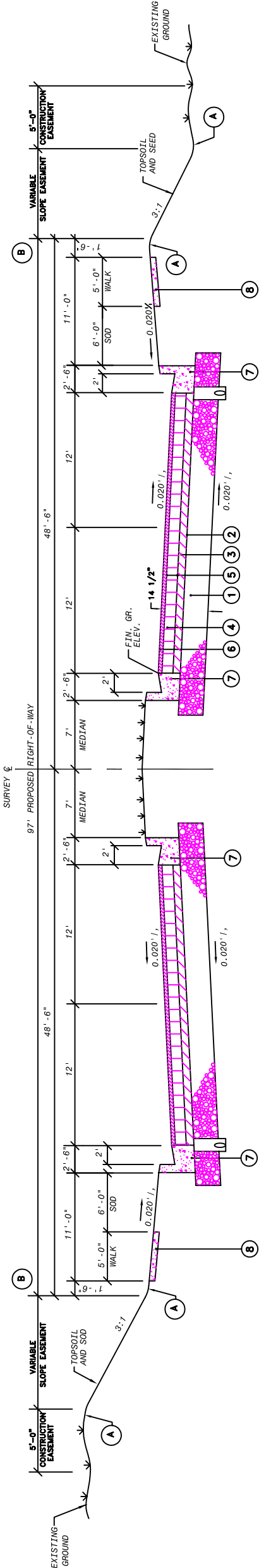
NOT TO SCALE

NOTES	
A COORDINATE W/STD. DWG. NO. RD-S-11 & RD-S-11A FOR ROUNDING DETAILS. B UTILITIES ARE TO BE LOCATED IN THE OUTERMOST 5'-0" OF THE RIGHT-OF-WAY. C COORDINATE WITH FUNCTIONAL LAYOUTS FOR PAVEMENT TRANSITIONS.	

TYPE	YEAR	PROJECT NO.	SHEET NO.
FUNC.	07	612	2A

REV. 11-13-07: ADDED THIS SHEET TO THE PLANS.

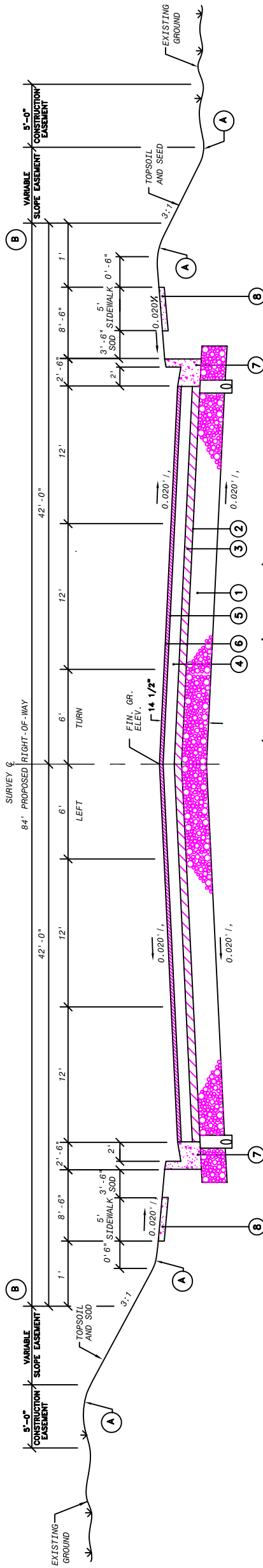
REV. 11-07-08: REMOVED REFERENCES TO MULTIPLE OPTIONS.



COLUMBIA AVENUE (U.S. 31/S.R. 6)
PROPOSED 4-LANE W/MEDIAN TYPICAL SECTION C

(FOR ADDITIONAL DETAILS NOT SHOWN COORDINATE WITH T.D.O.T. ST. DWG. NO. RD-TS-7A)

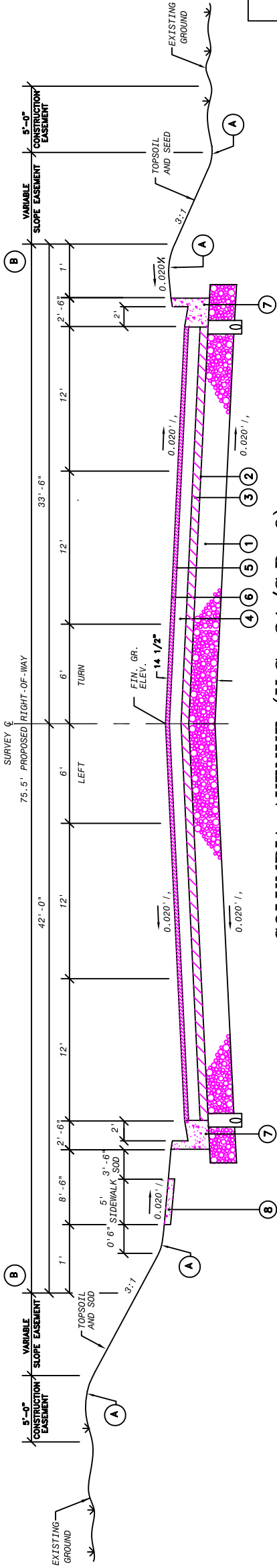
FROM: Alpha Drive TO: Confederate Drive



COLUMBIA AVENUE (U.S. 31/S.R. 6)
PROPOSED 5-LANE TYPICAL SECTION C

(FOR ADDITIONAL DETAILS NOT SHOWN COORDINATE WITH T.D.O.T. ST. DWG. NO. RD-TS-7A)

FROM: Confederate Drive TO: James Avenue (End Project)



COLUMBIA AVENUE (U.S. 31/S.R. 6)
PROPOSED 5-LANE TYPICAL SECTION C

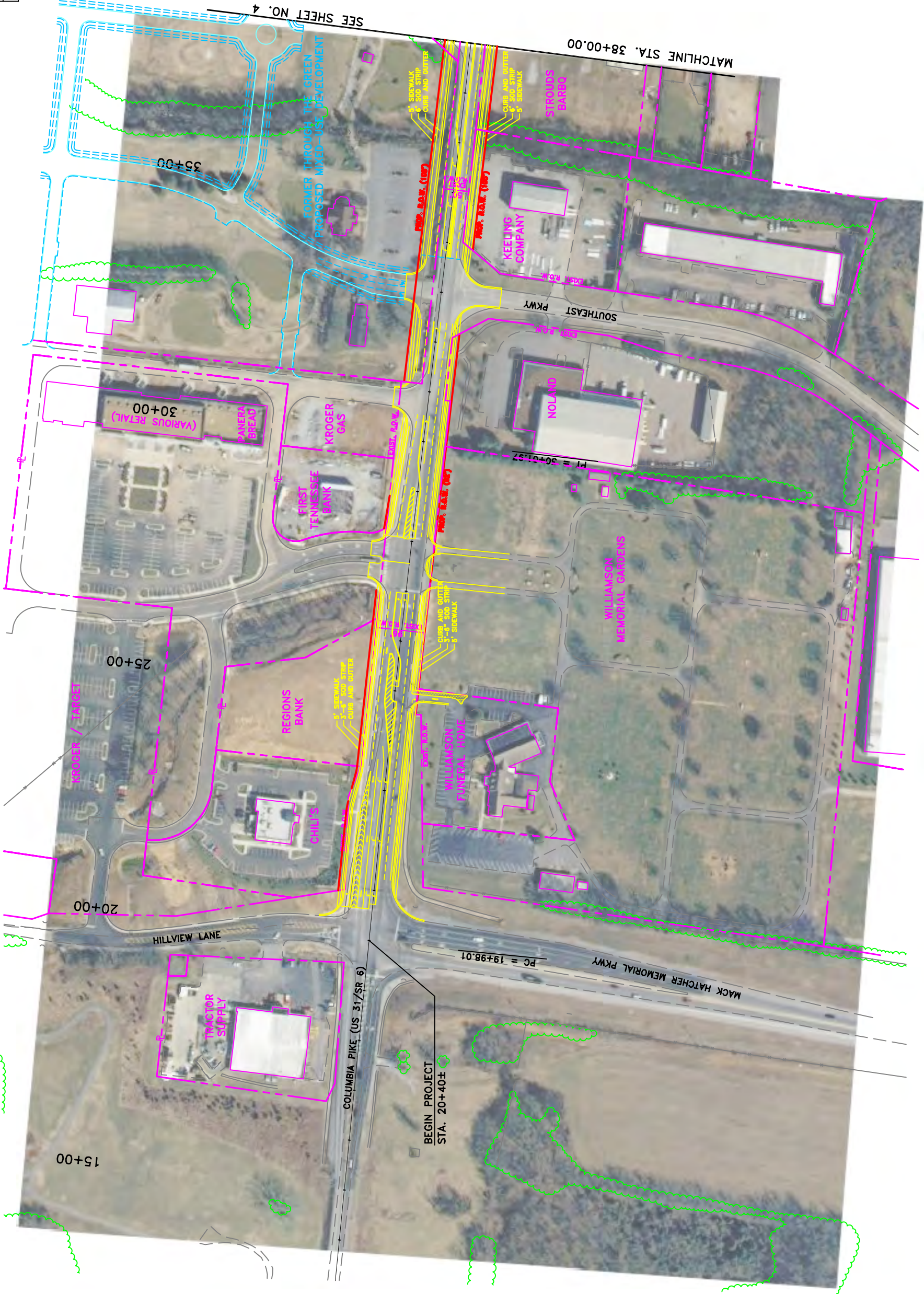
(FOR ADDITIONAL DETAILS NOT SHOWN COORDINATE WITH T.D.O.T. ST. DWG. NO. RD-TS-7A)

FROM: Confederate Drive TO: James Avenue (End Project)

NOTES
(A) COORDINATE W/STD. DWG. NO. RD-S-11 & RD-S-11A FOR ROUNDING DETAILS.
(B) UTILITIES ARE TO BE LOCATED IN THE OUTERMOST 5'-0" OF THE RIGHT-OF-WAY
(C) COORDINATE WITH FUNCTIONAL LAYOUTS FOR PAVEMENT TRANSITIONS.

THE CITY OF FRANKLIN
SEI SULLIVAN ENGINEERING, INC. 17000 CUM. AND PARTIAL PARTS BUREAU, FRANKLIN, TENNESSEE 37067
COLUMBIA PIKE (U.S. 31 / S.R. 6)
TYPICAL SECTIONS
NOT TO SCALE

TYPE	YEAR	PROJECT NO.	SHEET NO.
FUNC.	07	612	3



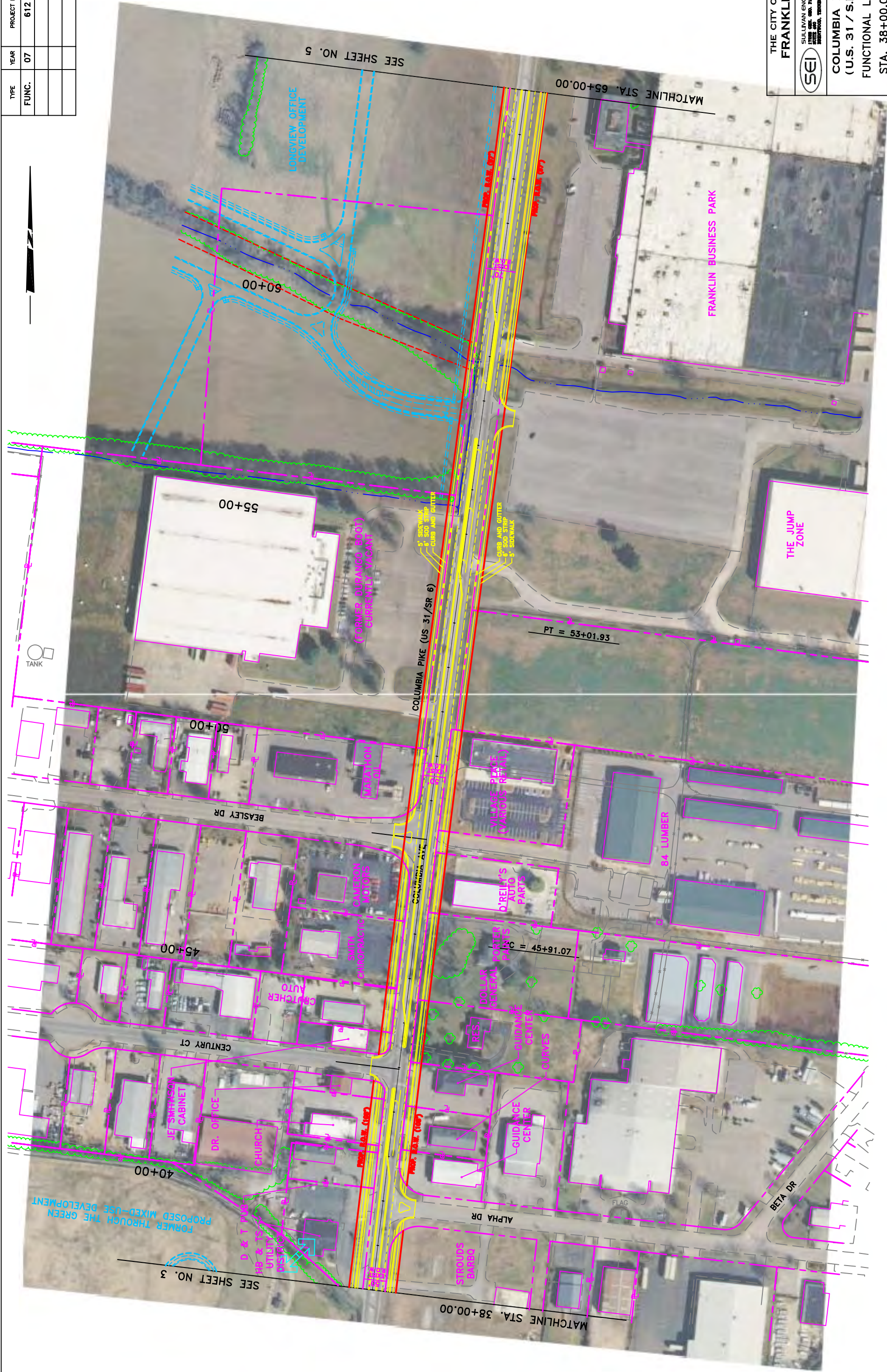
THE CITY OF
FRANKLIN



SULLIVAN ENGINEERING, INC.
1000 PATTEN DRIVE
NASHVILLE, TENNESSEE 37203

COLUMBIA PIKE
(U.S. 31 / S.R. 6)
FUNCTIONAL LAYOUT
BEGIN PROJECT TO
STA. 38+00.00
SCALE: 1"=100'

TYPE	YEAR	PROJECT NO.	SHEET NO.
FUNC.	07	612	4



THE CITY OF
FRANKLIN



SULLIVAN ENGINEERING, INC.
SULLIVAN ENGINEERING, INC.
SULLIVAN ENGINEERING, INC.
SULLIVAN ENGINEERING, INC.
SULLIVAN ENGINEERING, INC.

COLUMBIA PIKE
(U.S. 31 / S.R. 6)

FUNCTIONAL LAYOUT
STA. 38+00.00 TO
STA. 65+00.00
SCALE: 1"=100'

